
CAIRNGORMS NATIONAL PARK AUTHORITY

DEVELOPMENT PROPOSED:

Erection of 23 affordable houses at Land 115M NE Of Craig An Darach, High Street, Kingussie

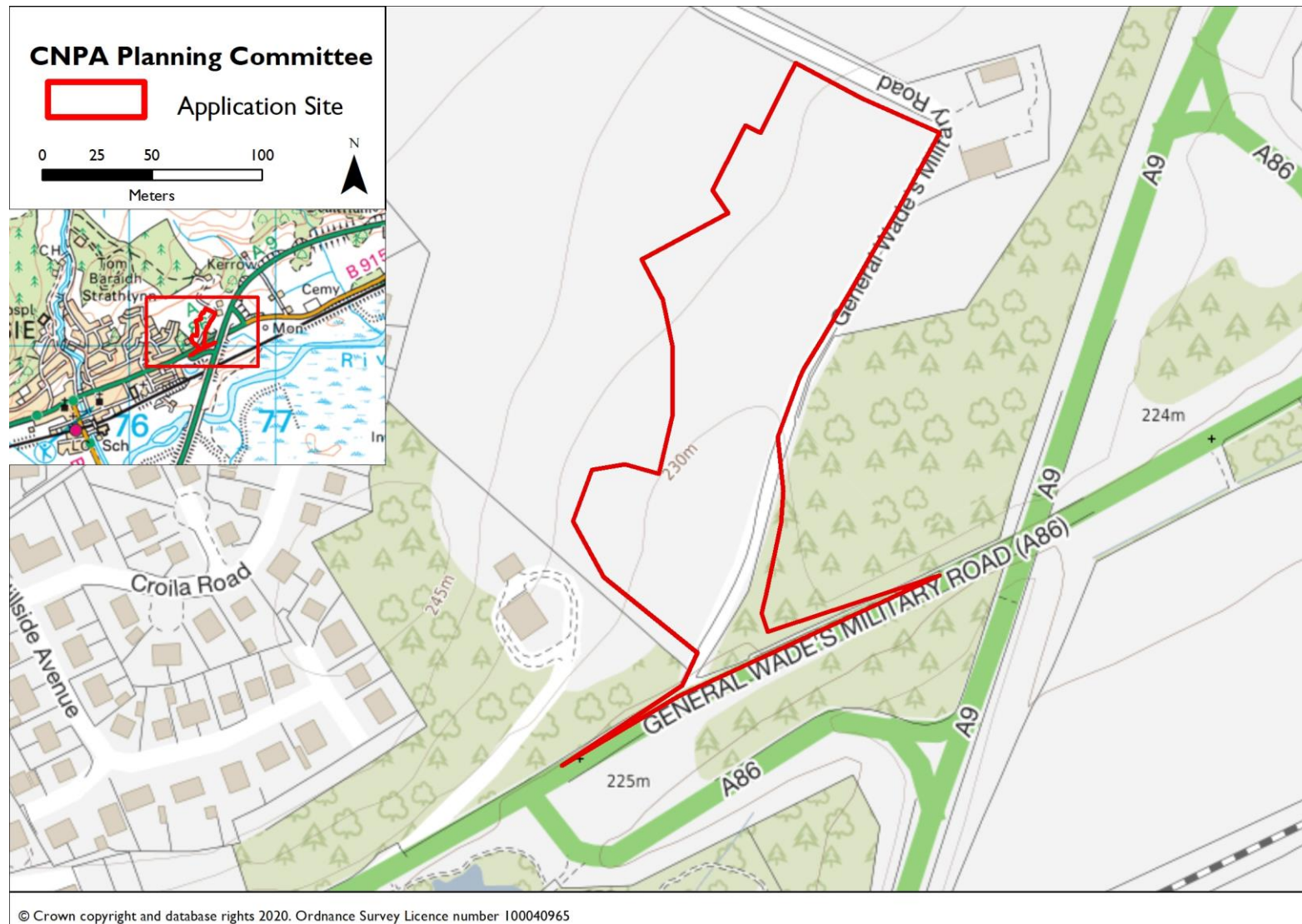
REFERENCE: 2020/0067/DET

APPLICANT: Davall Developments Ltd

DATE CALLED-IN: 9 March 2020

RECOMMENDATION: Approve Subject to Conditions

CASE OFFICER: Robbie Calvert, Graduate Planner



SITE DESCRIPTION, PROPOSAL AND HISTORY

Site Description

1. The site lies on the eastern edge of Kingussie, to the north of the A86 from which access will be taken. The site's eastern boundary follows the line of General Wade's Military Road. The site is currently fields covering approximately 1.36 hectares, sloping northwards with the property Craig-an-Darach lying to the west. The site is readily visible from the south from the opposite side of the Strath.

Proposal

2. The drawings and documents associated with this application are listed below and are available on the Cairngorms National Park Authority website unless noted otherwise:
<http://www.eplanningnpa.co.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q6PS3MSI0CH00>

Title	Drawing Number	Date on Plan*	Date Received
Location Plan	AL(0)01	-	09/02/20
Site Plan – Site Layout Plan	AL(0)02	19/12/17	09/02/20
Site Plan – Site Layout as Existing	AL(0)02 – Rev P	19/12/17	09/02/20
Site Levels Plan	12474/006–5030 Rev 1	24/02/20	15/07/20
Elevation Plan – House Type A - A	AL(0)10 Rev A	-	09/02/20
Elevation Plan – House Type A – A1	AL(0)11 Rev A	-	09/02/20
Elevation Plan – House Type B1 – B1	AL(0)12 Rev A	-	
Elevation Plan – House Type B1 - C	AL(0)13 Rev A	-	09/02/20
Elevation Plan - House Type B – B B	AL(0)14 Rev A	-	09/02/20
Elevation Plan – House Type B - C	AL(0)15 Rev A	-	09/02/20
Elevation Plan – House Type C - B	AL(0)16 Rev A	-	09/02/20
Elevation Plan – House Type D	AL(0)17 Rev A	-	09/02/20
Elevation Plan – House Type E	AL(0)18 Rev A	-	09/02/20
Plan - House Type F	AL(0)19 Rev A	-	09/02/20
Plan – Landscaping Layout	AL(9)01 Rev 0	23/01/18	01/09/20
Roads Layout Plan	12474/006 – 5001 Rev 3	24/02/20	18/08/20
Roads Longitudinal Sections	12474/006 – 5011 Rev 1	24/02/20	27/05/20
Roads Kerbing Layout	12474/006 – 5014 Rev 1	24/02/20	18/08/20
Roads Adoption Plan	12474/006 – 5013 Rev 1	24/02/20	18/08/20
Swept Path Analysis	12474/006 – 5015 Rev 3	24/02/20	18/08/20

Drainage Layout Plan	12474/006 – 5020 Rev 3	24/02/20	18/08/20
Drainage Construction Details	12474/006 – 5022 Rev 1	25/06/20	15/07/20
Drainage Overland Flow Route	12474/006 – 5024 Rev 2	25/06/20	18/08/20
Drainage Longitudinal Sections (Foul and Surface Water)	12474/006 - 5021	24/02/20	15/07/20
Drainage Catchment Area	12474/006 - 5004	25/06/20	15/07/20
SuDS Construction Details	12474/006 – 5023 Rev 1	25/06/20	15/07/20
Drainage Overland Flow Route	12474/006 - 5024	25/06/20	15/07/20
Combined Services Layout	12474/006 - 5016	24/05/20	27/05/20
Pumping Station Rising Main Off-Site Connection	12474/006-5025	25/06/20	15/07/20

* Where no specific day of month has been provided on the plan, the system defaults to the 1st of the month.

3. The application is for a residential development and includes the erection of 23 affordable homes with associated access, parking and landscaping. There will be a mix of 1, 2 and 3 bedroom properties, and one 4 bedroom house. Access will be taken directly from the A86 trunk road. The layout proposes a spine road with houses along the west side and two short cul-de-sacs to the east. A large SUDs pond / basin will be located to the west of the site entrance.
4. The proposal also includes a small diversion to an existing Core Path LBS73 (General Wade's Military Road via Kerrow) and Right of Way of approximately 20 metres in length. This will be incorporated into the site adjacent to the SUDs basin. It is proposed to redirect the right of way along a new section of footway along the existing road (A86) for approximately 30 metres to the junction with the proposed new access road at which point the footway will run for a length of approximately 20 metres before re-joining the core path.
5. Copies of the proposed plans are included in **Appendix I**.

History

6. Part of this site has an active planning permission (2018/0067/DET) and a Road Construction Consent (19/00523/RCC) that has been initiated. However, an error in stand-off distance from a Scottish Water mains pipe means that the original consent cannot be completed. The current application is effectively a duplicate application of that previously consented by the CNPA, using the same access but the with the main development located a few meters further from the Scottish Water mains pipe.
7. The following details the planning history of the larger site which this site forms part of:

- a) **2020/0013/DET** – application for planning permission for 22 apartments, formation of access road, SUDS and landscaping at Land 65M South Of 22 Kerrow Drive was granted planning permission on 28 August 2020.
 - b) **2015/0317/DET** – application under Section 42 for variation or non-compliance with conditions 4 (haul road), 7 (landscaping) and 8 (re-seeding of plots) for Phase I Housing Development of 37 serviced plots and 18 affordable dwellings granted under Planning Permission Ref. PPA-001-2013 – permission granted 29 March 2017.
 - c) **2015/0316/DET** – application for planning permission for a haul road – planning permission granted 29 March 2017.
 - d) **2013/0190/MSD – Part 1** – approval of a number of matters specified in conditions including a masterplan of the entire site and details of layout and servicing of Phase I (55 residential units – 37 serviced plots and 18 affordable houses), construction of a haul road to east of Phase I with new junction onto A86 trunk road and proposal for residential access (post construction) for Phase I to Dunbarry Road/Dunbarry Terrace – planning permission refused by CNPA. Subsequent appeal upheld by DPEA 2014 approving majority of conditions of 09/048/CP.
 - e) **2013/0190/MSD – Part 2** – Section 42 application for planning permission without compliance with Condition 4 of 09/048/CP to permit access from Dunbarry Terrace/Road and Kerrow Drive network – planning permission refused by CNPA. Subsequent appeal upheld by DPEA who issued a revised planning permission in principle reference PPA-001-2013 which included a new condition allowing 55 houses in Phase I to be accessed from the Dunbarry Terrace/Dunbarry Road/Kerrow Drive network but with access to the remaining phases to be taken via a single main access point onto the A86.
 - f) **09/048/CP** – development for housing, economic and community uses – planning permission in principle granted on 18 January 2013 following conclusion of legal agreement.
8. An application for the erection of 23 houses (2020/0193/DET) on land north-west of the site has also been called in by the CNPA.

DEVELOPMENT PLAN CONTEXT

Policies

National Policy	Scottish Planning Policy 2014	
Strategic Policy	Cairngorms National Park Partnership Plan 2017 - 2022	
Local Plan Policy	Cairngorms National Park Local Development Plan (2015) Those policies relevant to the assessment of this application are marked with a cross	
POLICY 1	NEW HOUSING DEVELOPMENT	X
POLICY 2	SUPPORTING ECONOMIC GROWTH	
POLICY 3	SUSTAINABLE DESIGN	X
POLICY 4	NATURAL HERITAGE	X
POLICY 5	LANDSCAPE	X
POLICY 6	THE SITING AND DESIGN OF DIGITAL COMMUNICATIONS EQUIPMENT	

POLICY 7	RENEWABLE ENERGY	
POLICY 8	SPORT AND RECREATION	
POLICY 9	CULTURAL HERITAGE	
POLICY 10	RESOURCES	X
POLICY 11	DEVELOPER CONTRIBUTIONS	X

9. All new development proposals require to be assessed in relation to policies contained in the adopted Local Development Plan. The full wording of policies can be found at:
<http://cairngorms.co.uk/uploads/documents/Park%20Authority/Planning/LDPI5.pdf>

Planning Guidance

10. Supplementary guidance also forms part of the Local Development Plan and provides more details about how to comply with the policies. Guidance that is relevant to this application is marked with a cross.

Policy 1	New Housing Development Non-Statutory Guidance	X
Policy 2	Supporting Economic Growth Non-Statutory Guidance	
Policy 3	Sustainable Design Non-Statutory Guidance	X
Policy 4	Natural Heritage Supplementary Guidance	X
Policy 5	Landscape Non-Statutory Guidance	X
Policy 7	Renewable Energy Supplementary Guidance	
Policy 8	Sport and Recreation Non-Statutory Guidance	
Policy 9	Cultural Heritage Non-Statutory Guidance	
Policy 10	Resources Non-Statutory Guidance	X
Policy 11	Developer Contributions Supplementary Guidance	X

Cairngorms National Park Local Development Plan 2019

11. The emerging Cairngorms National Park Local Development Plan (“Proposed Plan”) which will cover the period of 2020 –2025 is currently being progressed. The DPEA Examination report has been published and the CNPA is now making necessary changes recommended by the reporters. The proposed LDP is a material consideration in planning decisions.

CONSULTATIONS

Summary of the Main Issues Raised by Consultees

12. **Transport Scotland** advised that they had no objection to proposals with appropriate conditions attached to ensure adequate access to the site is formed with appropriate visibility splays.
13. **Scottish Water** advised that they had no objection to proposals.
14. **Highland Council Forestry Officer** requested further information including a tree survey, tree constraints plan and arboricultural impact assessment. Works to remove the trees on site to form the visibility splay were subsequently undertaken under the

previous planning permission (2018/0067/DET) so this information is no longer required.

15. **Highland Council Flood Management Team** initially objected to the proposed drainage strategy for the development and sought further information. Following the submission of additional information they have withdrawn their objection, however they recommend that the Highland Council Transport Planning Team are consulted to ensure that the road drainage proposals are acceptable and suitable for vesting along with Scottish Water under the relevant legislation. They also note that the surface water discharge point is into an existing trunk road drainage point and as such agreement from Transport Scotland and Scottish Water should be sought. They recommend a condition that the final drainage design is submitted for review and approval and that Scottish Water are willing to adopt the network and Transport Scotland will accept surface water discharge from the site to their existing network.
16. **Highland Council Transport Planning Team** initially objected to the proposed development, however additional information submitted by the applicants has addressed these concerns. They do recommend conditions relating to private carparking spaces, provision of disable parking, provision of new bus shelters and real-time information displays at the two nearest bus stops.
17. **CNPA Outdoor Access Officer** are satisfied that the short diversion of the core path and Right of Way does not have a significant impact on public access and that the development will otherwise maintain access and connect satisfactorily to other path links.
18. **CNPA Ecology Officer** initially requested further information which was subsequently provided to address all issues identified.
19. **CNPA Landscape Officer** initially requested clarification and additional information with the issues subsequently addressed. The CNPA Landscape Officer confirmed that the level information provided sufficient and concluded that there will be an acceptable fit of the housing to the topography.
20. **Community Council** was consulted have not made any comments at the time of writing.

REPRESENTATIONS

21. No representations for this application have been received.

APPRAISAL

Principle

22. **Policy 1:** New Housing Development, of the Cairngorms National Park Local Development Plan 2015 supports new housing within identified settlement boundaries, where they are on identified sites. The site forms part of larger identified site which already has consent for residential development. Policy 1.5 supports applications for 100% affordable housing where it is supported by evidence. In this case the housing is being provided for affordable housing providers as a direct result of the relevant housing need and demand assessment, Housing Strategy and Highland Council's Strategic Housing Investment Plan.
23. The provision of affordable homes is also a key objective of the Cairngorms National Park Partnership Plan 2017 – 2022. The Plan highlights that it is currently hard for many households that work within the National Park to access housing on the open market given that average incomes are relatively low and house prices high.
24. The principle of the proposed development is considered to be acceptable in terms of policy, subject to compliance with other relevant Local Development Plan policies.

Layout, Amenity and Design

25. **Policy 1:** New Housing Development and **Policy 3:** Sustainable Design, of the Cairngorms National Park Local Development Plan 2015 seek to reinforce and enhance the character of the existing settlement and encourages new development to be sympathetic to the traditional pattern and character of the area whilst encouraging innovative design and finishes. The proposed layout takes reference from the constraints of the existing landform with properties to the west addressing a central spine road at the base of a slope. Properties to the east are located off two short cul-de-sacs. The site is on the edge of the settlement and the proposed layout and density respects the more open character of this part the town. On this basis the proposals comply with Policies 1 and 3.
26. In terms of residential amenity Policy 3: Sustainable Design, of the Cairngorms National Park Local Development Plan 2015 seeks to ensure that new development protects the amenity currently enjoyed by neighbours and affords sufficient private amenity ground and off street parking. Each property will be set within reasonably sized plots with sufficient distance between them to ensure there will be no issues of overlooking and loss of privacy and an adequate level of amenity will be afforded to future occupants. The closest residential property (Craig an Darach) is also located a sufficient distance from the proposed development and as such their amenity will be protected. Each dwelling also has its own private garden and car parking provision. The proposal therefore complies with Policy 3 in this respect.
27. Finally in terms of design, Policy 3: Sustainable Design, of the Cairngorms National Park Local Development Plan 2015 requires that all new development delivers high standards of design and contributes to the sense of place. It should minimise the effect of climate change and make sustainable use of resources. The proposed

dwellings will be a mix of bungalows and two storey dwellings which will incorporate traditional proportions, features and finishing materials. Accordingly the proposed development complies with Policy 3 in terms of design.

Landscape Issues

28. **Policy 5:** Landscape of the Cairngorms National Park Local Development Plan 2015 presumes against development which does not conserve and enhance the landscape character and special qualities of the National Park and in particular the setting of the proposed development.
29. This site forms part of a larger site which has been subject to a full landscape assessment previously. Objectives for the site have been identified as follows:
- a) To develop a character which links with, and in time will continue the well treed character of the settlement of Kingussie;
 - b) To provide a strong landscape structure that gives an attractive internal character to the development with a balance between enclosure, shelter, views out and solar gain;
 - c) To introduce planted 'corridors' which create visual and biodiversity connectivity across the site and opportunities for connectivity for people; and
 - d) To have a landscape management plan and maintenance regimes in place which will secure the delivery of the above.
30. Decisions taken on the wider site have supported the need to ensure a suitable landscape setting is established and maintained for new development here. The current application is for a much smaller site, however, the landscaping proposals endeavour to address these objectives. Clarification and additional information was sought by the Landscape Advisor and issues raised have now been addressed. The CNPA Landscape Officer concluded that the proposed housing will fit acceptably to the topography of the site.
31. A landscape maintenance schedule forms part of the submission which will ensure the proposed landscaping scheme is maintained and the landscape setting and character of the proposed development safeguarded in the long term.
32. The proposed development is therefore considered to comply with Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015.

Environmental Issues

33. **Policy 4:** Natural Heritage of the Cairngorms National Park Development Plan 2015 seeks to restrict development that would have an adverse impact on protected species and where this cannot be avoided that appropriate mitigation measures are provided.
34. Concerns were expressed by consultees over requiring refreshed bat roost surveys for the mature Scots Pine trees on the south side of Wade's Road before their removal. The trees were subsequently removed under the active planning consent to

form the visibility splay under the current planning permission (2018/0067/DET).
There is therefore no further requirement for tree surveys or bat roost surveys.

35. The proposed development incorporates substantial tree planting of varying size and species around the boundary and within the site adjacent to the SUDs basin, as recommended by the Landscape Advisor. This will compensate for the proposed tree loss and will encourage wildlife potential onto the site. It is also proposed to include meadow mix grassed areas which, with a reduced cutting regime, will provide a floral resource to the benefit of wildlife and the ecological value of the site.
36. The proposed development is therefore considered to comply with Policy 4: Natural Heritage of the Cairngorms National Park Local Development Plan 2015.

Flooding and Surface Water Drainage

37. **Policy 10:** Resources of the Cairngorms National Park Local Development Plan 2015 requires that all development should be free from significant risk of flooding, not increase the risk of flooding elsewhere, not add to the area of land requiring flood prevention measures and not affect the ability of the functional flood plain to store or move flood waters. The policy also requires that all development should avoid detrimental impacts on the water environment, with existing and potential impacts up and downstream of the development, particularly in respect of potential flooding, to be addressed. It presumes against unnecessary culverting of watercourses and any unnecessary engineering works in the water environment. This policy also requires that surface water be treated in accordance with the SUDs manual.
38. The Council are now satisfied with the proposed drainage design but recommend a condition for the final design to be submitted for approval. This should also seek the agreement from Scottish Water to adopt the network and from Transport Scotland that they will accept surface water discharge from the site to their existing network.
39. Subject to the appropriate conditions the proposed development is considered to comply with Policy 10: Resources of the Cairngorms National Park Local Development Plan 2015.

Servicing and Access

40. **Policy 3:** Sustainable Design and **Policy 10:** Resources of the Cairngorms National Park Local Development Plan 2015 seek any new development to satisfactorily services and without causing harm to resources or the environment.
41. The Transport Planning Team are now satisfied with the proposals. Issues that remain can addressed through appropriate conditions. The technical issues they have raised will addressed through the Road Construction Consent (RCC) process which is separate from the planning process.
42. Subject to appropriate conditions, the proposed development is considered to be in accordance with Policy 3 and Policy 10 of the Cairngorms National Park Local Development Plan.

Infrastructure and Developer Contributions

43. **Policy 11:** Developer Contributions of the Cairngorms National Park Local Development Plan 2015 states that where development gives rise to a need to increase or improve public services, facilities or infrastructure, or mitigate adverse effects, then the developer will normally be required to make a fair and reasonable contribution towards additional costs or requirements.
44. There is capacity at both the catchment Primary and Secondary schools to accommodate this development and as such no mitigation is necessary. No further improvements to existing services and facilities have been identified therefore there is no requirement for the applicants to make any contributions in this instance.

CONCLUSION

45. The proposed development is for 100% affordable housing in a location where it will help meet local need. The site is considered capable of being developed and serviced in this way without significant landscape or environmental effects. The remaining points of detail that have not been sufficiently addressed through the application can be resolved by applying conditions to ensure they are resolved. Subject to those conditions, the proposed development is considered to fully comply with the Local Development Plan and we recommend approval of the application.

RECOMMENDATION

That Members of the Committee support a recommendation to approve the Erection of 23 affordable houses at Land 115M NE Of Craig An Darach High Street Kingussie subject to the following conditions:

** Those conditions listed below in bold text are suspensive conditions, which require to be discharged prior to implementation of the development.*

Conditions

1. **No works shall commence on site until visibility splays have been provided (and will be maintained) on each side of the new access to the satisfaction of the Cairngorms Park Planning Authority acting as Planning Authority in consultation with the Highland Council Transport Planning Team and Transport Scotland. These splays are the triangles of ground bounded on 2 sides by the first 4.5 metres of the centreline of the access driveway (the set back dimension) and the nearside trunk road carriageway measured 160 metres to the right and 215 metres to the left (the y dimension) from the intersection of the access with the trunk road. In a vertical plane, nothing shall obscure visibility measured from a driver's eye height of between 1.05 metres and 2.00 metres positioned at the set back dimension to an object height of between 0.26 metres and 1.05 metres anywhere along the y dimension.**

Reason: In the interests of road safety and to ensure safe access and egress for the development and with minimum interference to the safety and free flow of traffic on the trunk road in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

2. **No development shall commence until full details of the final drainage design are submitted to and approved in writing to the Cairngorms National Park Authority acting as Planning Authority in consultation with the Highland Council's Transport Planning and Flood Management teams. These shall also include confirmation from Scottish Water that they are willing to adopt the network and Transport Scotland are willing to accept surface water discharge from the site to their existing network.**

The approved drainage scheme shall be implemented and maintained in accordance with the approved details in full prior to the occupation of any dwellings within the development.

Reason: To ensure that satisfactory arrangements for the disposal of surface water are provided in accordance with the approved details in full prior to the occupation of any dwellings within the development.

3. **No development shall commence until either:**
- A. a scheme for the delivery of two bus shelters and real-time information displays for the two nearest bus stops is submitted to and approved in writing by the Cairngorms National Park acting as Planning Authority in consultation with the Highland Council Public Transport unit. The scheme shall include details of the design, locations, associated groundworks /site works and a timetable for delivery. The shelters and real-time information displays shall thereafter be installed and retained in accordance with the approved details; or**
 - B. Highland Council Public Transport unit confirm their satisfaction with other arrangements for the delivery of two bus shelters and real time information displays.**

Reason: To promote and facilitate the use of public transport and sustainable travel in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

4. **No development shall commence on site until revised parking arrangements/driveways that meet the Highland Council's Roads and Transport Guidelines for New Development for plots 1, 12, 14 and 15 are submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority in consultation with the Highland Council Transport Planning Team.**

Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the provision of satisfactory off-street parking in the interests of road safety and in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015

5. **No development shall commence on site until disabled parking provision that meets the Highland Council's Roads and Transport Guidelines for New Development is submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority in consultation with the Highland Council Transport Planning Team.**

Reason: To ensure the provision of satisfactory disabled parking spaces in the interests of road safety and in accordance with Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015

6. **No development shall commence on site until the new access is formed and the existing access to the site is closed off.**

Reason: To ensure that the use of the existing access is discontinued and the safety of traffic on the trunk road is improved.

7. The development hereby approved shall be constructed in accordance with the approved plans and sections.

Reason: To ensure that the development conserves and enhances the landscape character of the area in accordance with Policy 5: Landscape and Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

Informatives

1. The development hereby approved must commence within 3 years of the date of this decision notice. If development has not commenced within this period then this planning permission will lapse.
2. The applicant should be informed that the granting of planning consent does not carry with it the right to carry out works within the trunk road boundary and that permission must be granted by Transport Scotland Trunk Road and Bus Operations. Where any works are required on the trunk road, contact details are provided on Transport Scotland's response to the planning authority which is available on the Council's planning portal.
3. Trunk road modification works shall, in all respects, comply with the Design Manual for Roads and Bridges and the Specification for Highway Works published by HMSO. The developer shall issue a certificate to that effect, signed by the design organisation
4. Trunk road modifications shall, in all respects, be designed and constructed to arrangements that comply with the Disability Discrimination Act: Good Practice Guide

for Roads published by Transport Scotland. The developer shall provide written confirmation of this, signed by the design organisation.

5. The road works which are required due to the above Conditions will require a Road Safety Audit as specified by the Design Manual for Roads and Bridges.
6. Construction work on the application site (including the loading/unloading of delivery vehicles, plant or other machinery) should not take place out with the hours of 0800 hours to 1900 hours Mondays to Fridays, 0800 hours to 1300 hours on Saturdays or at any time on Sundays or Bank Holidays in order to minimise disturbance to residents in the area.
7. The person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. Attached to this decision notice is a Notice of Initiation of Development for completion and submission. Submission of this information assists the Cairngorms National Park Authority Monitoring and Enforcement Officer in monitoring active work within the area to ensure compliance with the approved details and to identify and correct any potential problems, as they arise, rather than later when it may be more difficult and more costly to rectify. Failure to give notice would constitute a breach of planning control which may result in enforcement action being taken.
8. Following completion of the development, a notification of the completion shall, as soon as practicable, be given to the Planning Authority. Attached to this decision notice is a Notice of Completion of Development for completion and submission. Submission of this form will assist the Cairngorms National Park Authority Monitoring and Enforcement Officer in making a final inspection and checking compliance with the approved drawings and conditions. If the development hereby approved is to be carried out in phases, then a notice of completion should be submitted at the completion of each phase.

The map on the first page of this report has been produced to aid in the statutory process of dealing with planning applications. The map is to help identify the site and its surroundings and to aid Planning Officers, Committee Members and the Public in the determination of the proposal. Maps shown in the Planning Committee Report can only be used for the purposes of the Planning Committee. Any other use risks infringing Crown Copyright and may lead to prosecution or civil proceedings. Maps produced within this Planning Committee Report can only be reproduced with the express permission of the Cairngorms National Park Authority and other Copyright holders. This permission must be granted in advance.