

AGENDA ITEM 8

APPENDIX 3a

2018/0139/DET

REPRESENTATIONS OBJECTION

The Dulaig
Seafield Avenue
Grantown on Spey
PH26 3JF

1 May 2018

Cairngorms National Park Authority
Planning Team
14 The Square
Grantown on Spey
PH26 3HG

Objection to Planning Application 2018/0139/DET - Erection of dwelling house (Plot 4) - in Land 150M NW of Beachen Court Grantown-on-Spey

I wish to register an objection to this planning application. If this application is brought to the Planning Committee for decision, I request the opportunity to address the Planning Committee.

My objections to this planning application are listed below.

1. Inadequacy of the Design Statement and information in supporting documents

1. The first sentence in the Design Statement is incorrect – Highland Council 15/04398/FUL was not approved, but was withdrawn by the applicant. 16/00780/FUL was subsequently submitted to Highland Council and called in by CNPA and was subsequently approved (CNPA ref: 2016/0060/DET). The Design Statement should be resubmitted with this correction.

2. Ignoring the misleading application reference error, some minimal attempt has been made to link this application Design Statement to the previously approved overarching Design & Access Statement (approved under 2016/0060/DET). However many weaknesses remain in this very brief Design Statement and in the other documents supporting this application. These include:

- no mention of on-plot landscaping – needs to describe what is being proposed (if any)
- no clear contours or sections. From the information provided with the application, plot contours are at best illustrative, the only clear level indicated being the house ground and floor levels. Proposed plot contours have a bearing on design of slopes and plot drainage. Also the proposed house occupies a very prominent position in the development and can be viewed from many areas in and around Grantown on Spey. It is therefore important to demonstrate in this application how the proposed house sits in the development and in the surrounding landscape.
- no indication of design of boundary fencing
- no information on drainage proposals. Given the steep slope of the site, drainage

designed to avoid road flooding is very necessary.

- no appropriate linking of the proposed house design to the Design & Access Statement approved with 2016/0060/DET or the Design Brief which is a supplementary document to the current CNPA Local Development Plan.

Before this application is considered by the Planning Committee, CNPA Planning should request that the Design Statement be further amended to fill in the serious shortcomings in information and ensure that it is clear how this proposed house fits into the overall development and its visual impact on the edge of the town.

2. Proposed Design of the House

I strongly object to the design of the proposed house as most of the house is of two storey construction. My reasons for this objection are:

1. This house design conflicts with the Development Brief for this site, which forms part of the adopted CNPA Local Development Plan, and the Design & Access Statement approved by CNPA as part of 2016/0060/DET.

2. This plot is one of 6 proposed house plots on the highest part of the development site. All these plots are a northerly continuation of existing houses on Revoan Drive and Strathspey Drive and all are at similar heights above sea level. All these existing and proposed houses are on the edge of the settlement boundary for Grantown on Spey. All the existing houses are single storey and have been sympathetically designed to nestle into the landscape and minimise their impact and disruption of the view of the mature woodland surrounding and framing the northern edge of the town. Plot 4 occupies a very prominent position in this development and a two storey house will provide a major disruption to the views of the woodland on this part of the settlement edge. In addition any two storey houses in these plot positions will significantly reduce the amenity enjoyed by occupants of the existing houses in and around Revoan Drive.

3. In contrast, from the illustrations provided, Plot 5 (which is the subject of planning application 2018/0138/DET), appears to minimise its impact on the settlement edge woodland and presents a view of a house nestling into the hillside below the woodland. In stark contrast, the roof line of plot 4 will appear to obscure most the height of the trees behind the plot. A means of visualising the major impact of this proposed house is to compare the height of the roof line to the current temporary stockpile of topsoil – see photograph. I estimate this stockpile to be no more than 7 metres high – thus the proposed house roof line will be even higher than the top of this temporary stockpile.

4. Additionally, CNPA Planning needs to consider the overall effect of all 6 proposed house plots and their visual impact on this prominent position on the settlement edge. The two planning applications being considered for Plots 4 and 5 present very different visual impacts on the settlement edge. If CNPA Planning continues to accept planning applications for these plots without a clear a coherent overarching Design Statement for all the plots, the risk is that an incoherent and higgledy-piggledy row of houses will result. CNPA needs to insist on high design standards – especially in

prominent positions on the edge of settlements.

For all these valid reasons this two storey house design must be rejected and serious consideration needs to be given to having a clear Design Statement covering all the proposed house plots in this Major Development.

3. Conflict with the CNPA Local Development Plan and Design Brief

The current LDP has these statements in the section on Grantown on Spey:

General Design Principles include:

- *ensure the quality of surrounding woodland, and sensitive valuable habitats is not compromised. This should include improvements to the woodland setting and woodland structure for Grantown on-Spey;*
- *reflect existing housing development in terms of positions, density and scale;*
- *maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;*

The Development Brief for this development states:

- *Boundaries of the proposed development are particularly important – they may form the edge of the village and are therefore important to its identity. They should be treated as key design elements. Good boundary treatments consisting predominately of stone walling, with hedge planting or limited timber fencing should be used on the site edges and for internal boundaries.*
- *The topography of the site and location in relation to the town and its surroundings is the most significant factor affecting development. It offers considerable opportunities to maximise the benefits afforded by the views looking outwards, but the visual prominence of the site from external viewpoints is a major constraint. This will require careful and sensitive design to overcome, most particularly on the mid to higher levels of the site.*
- *For buildings higher on the hillside, bright white colouring should be avoided, as should excessive reflective surfaces. Any coloured render should echo the soft natural tones of the surrounding countryside. Built form should be carefully integrated with the terraced topography of the site, working together with and in sympathy with the slopes to preserve the excellent views over the rooflines of houses below, but avoiding unacceptable engineering operations such as platform creation.*

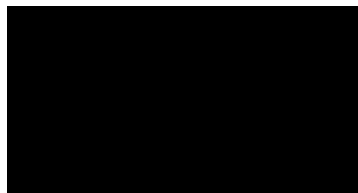
This planning application is clearly contrary to all of the above statements taken from the consulted on and approved CNPA Planning documents.

As this application is in many respects contrary to the guidance contained in the CNPA Local Development Plan and the Development Brief for this development, this application should be rejected.

4. Affordable Housing Contribution

I assume that the applicant for this house plot will be required to make a contribution to affordable houses in line with the requirements in the LDP. This should be a condition on any planning permission granted.

Yours faithfully,



Dr Gordon Bulloch