

**THE HIGHLAND COUNCIL**

**SOUTH PLANNING APPLICATIONS COMMITTEE**  
**23 December 2014**

**14/04079/PAN: REIDHAVEN ESTATE**  
**LAND NORTH-WEST OF DALFABER FARM, AVIEMORE**

**Report by Area Planning Manager – South**

Agenda Item	5.1
Report No	PLS/089/14

**Proposal of Application Notice**

**Description :** Residential Development

**Ward :** 21 - Badenoch and Strathspey

**1.0 BACKGROUND**

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 27<sup>th</sup> October 2014. Members are asked to note this may form the basis of a subsequent planning application. It is expected that any such application will be called in for determination by the Cairngorms National Park Authority.
- 1.3 The submitted information attached includes:
  - Proposal of Application Notice
  - Location Plan
  - Covering e-mail

**2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 The proposal involves a residential development.

**3.0 SITE DESCRIPTION**

The site consists of an irregular shaped area extending to just over 11 hectares in total, mostly level or very gently sloping, lying between existing housing on the north-eastern edge of Aviemore and the “Spey Valley” golf course. The western part of the site has extensive areas of birch woodland (reflected in the peripheral positioning of housing plots as shown on the location plan) but the eastern half is more open.

## **4.0 DEVELOPMENT PLAN**

The following policies are likely to be relevant to the assessment of the proposal:

### **4.1 Highland Structure Plan 2001**

G1 Conformity with Strategy

G2 Design for Sustainability

### **4.2 Cairngorms National Park Local Plan 2010**

3 National Natural Heritage Designations

4 Protected Species

6 Landscape

8 Archaeology

12 Water Resources

16 Design Standards for Development

18 Developer Contributions

19 Contributions to Affordable Housing

20 Housing Development within Settlements

34 Outdoor Access

36 Open Space Provision

### **4.3 Adopted Supplementary Guidance (SG)**

(H = Highland Council SG; C = Cairngorms National Park Authority SG)

- Sustainable Design Guide (C)
- Open Space (C)
- Water Resources (C)
- Natural Heritage (C)
- Developer Contributions (C)
- Affordable Housing (C)

- Managing waste in new developments (H)
- Access to single houses and small housing developments (H)
- Trees, woodlands and development (H)

## 5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- The site is allocated for housing development in the existing Local Plan and is identified as an existing planning permission in the Proposed Local Development Plan
- Relevant policies in the Proposed Cairngorms National Park Local Development Plan 2013 include –

3                    New Housing Development

5                    Sustainable Design

6                    Natural Heritage

7                    Landscape

9                    Sport and Recreation

10                  Cultural Heritage

11                  Resources

12                  Developer Contributions

Chapter 16    Aviemore and vicinity

The Examination Report is also relevant.

- Drainage and Flooding
- Ecology – up to date survey work required for e.g. badgers, mining bees and bats
- Vehicle access to the rest of Aviemore and the wider road network is over an automatic open level crossing (AOLC)
- The value of the woodland as a natural heritage, amenity and recreational resource
- How high quality design/layout can be secured taking account of the landscape setting
- Accessibility and path infrastructure within and links outside the site
- Provision of public access, open space and recreational areas
- Contaminated Land
- Archaeology
- Amenity and safety implications of proximity to golf course
- Developer contributions including affordable housing

The site has previously been granted planning permissions in principle (each for half of the site) on appeal against non determination by the National Park Authority of applications 07/00093/OUTBS and 07/00094/OUTBS. However the imposition by the determining Reporter of standard time limits and wordings for the submission of applications for approvals of matters specified in conditions has led to complications arising from the intention to develop the site as individual plots and small groups of plots by local builders and self builders. There remain

outstanding applications to discharge the matters specified in conditions – applications (CNPA references) 2013/0073/MSC and 2013/0074/MSC. The applicants still hope to resolve those complications through the submission of Section 42 applications (currently registered but not yet made valid).

The PAN represents the first step in a fall-back option of seeking to secure a fresh permission with conditions and/or time limits worded in such a manner as to avoid those complications. Most of the material considerations noted above have previously been addressed in the conditions imposed by the Reporter. These included requirements for developer contributions to upgrading the AOLC and other road network enhancements.

## **6.0 CONCLUSION**

6.1 The report presents the information submitted to date as part of the PAN. Summarised are the policy considerations against which any future planning application will be considered as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

## **7.0 RECOMMENDATION**

It is recommended the Committee notes the submission of the PAN and advises of any material issues it wishes to be brought to the applicant's attention.

Signature: Allan J Todd  
Designation: Area Planning Manager - South  
Author: Andrew McCracken  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 – Location plan

**PROPOSAL OF APPLICATION NOTICE**  
**MOLADH BRATH IARRTAIS**

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006  
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

The Council will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required. Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

Applicant	<i>Reidhaven Estate</i>	Agent	<i>Halliday Fraser Munro</i>
	<i>% Andrew Norval</i>		
Address	[REDACTED]	Address	<i>6 Carden Place</i>
			<i>Aberdeen</i>
			<i>AB10 1UR</i>
Phone No	[REDACTED]	Phone	<i>01224 388700</i>
E-mail	[REDACTED]	E-mail	<i>planning@hfm.co.uk</i>

**Address or Location of Proposed Development** Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice

*Land at Daljaber*  
*(Corrour Road, Aviemore, Scotland, PH22 1SS)*

**Description of Development** Please include detail where appropriate – eg the number of residential units; the gross floorspace in m<sup>2</sup> of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

*Residential Development (11.1ha)*

**Pre-application Screening Notice**

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

If yes please provide a copy of this Opinion.

YES..... NO.....

**Community Consultation** [See checklist of Statutory minimum consultation attached]

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s	Date Notice Served
<i>Aviemore &amp; vicinity Community Council</i>	<i>30<sup>th</sup> Oct 2014</i>

Names/details of any other parties	Date Notice Served

**Please give details of proposed consultation**

Proposed public event	Venue	Date and time
<i>Drop-in exhibition to be run twice (one weekday, one weekend in Aviemore Community Centre. Dates TBC (Nov or Jan)</i>		

Newspaper Advert – name of newspaper	Advert date (where known)
<i>To be placed in the Strathspey &amp; Badenoch Herald prior to exhibition/event (at least 2 weeks notice)</i>	

Details of any other consultation methods (date, time and with whom)

Signed [REDACTED] **[BOB REID]**  
Planning Director  
Halliday Fraser Munro

Date *28/10/2014*





5.922Ha  
PPA/001/2000

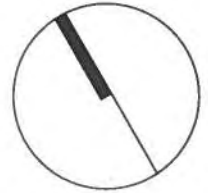
5.182Ha  
PPA/001/2001

Site of Golf Clubhouse

Dalfober

G O L F C O U R S E

River Spey



**HALLIDAY FRASER MUNRO**

CHARTERED ARCHITECTS • PLANNING CONSULTANTS

ABERDEEN • BELFAST • DUNDEE • EDINBURGH • GLASGOW

**Residential Development, Dalfober, Aviemore  
REIDHAVEN ESTATES**

**SITE 1 - LOCATION PLAN + INDICATIVE LAYOUT**

Scale: 1:1250 (A2)

Date: 10 Sept. 2014

Dwg No: P1705/ D(-) 01

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