

**THE HIGHLAND COUNCIL**

**SOUTH PLANNING APPLICATIONS COMMITTEE  
18 August 2015**

**15/02620/PAN: Grantown-On-Spey Caravan Park  
Land east of Seafield Avenue, Grantown-On-Spey**

**Report by Area Planning Manager – South**

Agenda Item	5.3
Report No	PLS/055/15

**Proposal of Application Notice**

**Description :** Extension to existing caravan park (approx. 2.6 Ha / approx. 50 additional caravan pitches)

**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 29 July 2015. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The submitted information attached includes:
  - Proposal of Application Notice
  - Location Plan

**2.0 DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 Proposed extension of existing caravan park to provide approximately 50 additional caravan pitches.

**3.0 SITE DESCRIPTION**

The site is an area of partially wooded countryside immediately to the north-east of the existing caravan park, which itself is located north-west of Grantown-On-Spey. The land rises to the north-west and is bounded by the disused Strathspey railway line which runs across the top of the site.

**4.0 DEVELOPMENT PLAN**

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

- 4.1 **Cairngorms National Park Local Development Plan – adopted March 2015**

3	Sustainable Design
4	Natural Heritage
7	Landscape
11	Developer Contributions

#### 4.2 **Cairngorms National Park Draft Supplementary Guidance**

SG2	Supporting Economic Growth
SG3	Sustainable Design
SG4	Natural Heritage
SG7	Landscape
SG11	Developer Contributions

### 5.0 **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

The site is not allocated in the adopted Cairngorms National Park Local Development Plan and sits just outside the defined settlement boundary of Grantown-on-Spey. The settlement boundary encompasses the existing caravan park to the south-west of the site. The relevant policies in the adopted Local Development Plan are noted above.

Key considerations will be to take into account and to assess the suitability of the site for the development proposed having due regard to the relevant policies of the Development Plan, Supplementary Planning Guidance and Scottish Planning Policy and Guidance. In addition, the following issues will be taken into account:

- Impact of the proposed development on existing woodland;
- Potential impact on European protected species;
- Scale, form and layout of development, including appropriate landscaping;
- Provision of developer contributions;
- Transport assessment.

### 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: John Kelly  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 – Location plan/Site 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.**

<p>Applicant ..... Granttown on Spey Caravan Park</p> <p>Address ..... Seafield Avenue</p> <p>..... Granttown on Spey</p> <p>.....</p> <p>.....</p> <p>Phone No. ....</p> <p>E-mail .....</p>	<p>Agent ..... Simon Harrison Associates</p> <p>Address ..... Ben y Vrackie</p> <p>..... Seafield Avenue</p> <p>..... Granttown on Spey</p> <p>..... PH26 3JE</p> <p>.....</p> <p>.....</p> <p>Phone ..... 07876 656444</p> <p>E-mail ..... Simonharrison4@icloud.com</p> <p>.....</p>
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**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 Adjacent to Granttown-on-Spey Caravan Park, Seafield Avenue, Granttown-on-Spey , PH 26 3JQ

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**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.

Extension to existing caravan park (approx. 2.6 ha/ approx 50 additional caravan pitches)

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**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.....<sup>x</sup>.....

**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

Grantown on Spey Community Council  
.....

27 July 2015

Names/details of any other parties

Date Notice Served

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**Please give details of proposed consultation**

Proposed public event

Venue

Date and time

Exhibition/drop-in public meeting/event

Grantown on Spey - Inveralmond Church Hall

Saturday 5 September 2015  
(9.30am-12.30pm)

Presentation to GoS Community Council  
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GoS -Town House

Tuesday 18 August 2015 (7.30pm)

Newspaper Advert – name of newspaper

Advert date(where known)

Strathspey & Badenoch Herald  
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Details of any other consultation methods (date, time and with whom)

Direct mail shot to local residents, retailers/businesses and key agencies (schools, doctors, dentists surgeries)

Week of 3 and 10 August 2015

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Signed



Date.....

27 July 2015