

THE HIGHLAND COUNCIL

**SOUTH PLANNING APPLICATIONS COMMITTEE
10 November 2015**

Agenda Item	6.1
Report No	PLS/075/15

**15/03622/PAN: Cairngorm Mountain Ltd
Cairngorm Mountain, Glenmore, Aviemore PH22 1RB**

Report by Head of Planning and Building Standards

Proposal of Application Notice

Description : Re-development of the existing Cairngorm Mountain Ski Resort base station buildings.

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 06 October 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 The proposal involves re-development of the existing Cairngorm Mountain Ski Resort base-station buildings, that is intended to increase the level of current leisure and sport offering, in addition to enhancing the quality and variety of the guest experience all year round.
- 2.2 This will take the form of a substantial extension to the existing Cairngorm Mountain Ski Resort base station buildings and demolition of the existing Day Lodge building. The building gross floor space would be in the region of 6,400m².

3.0 SITE DESCRIPTION

The site is the existing Cairngorm Mountain Ski Resort base-station buildings and car-park area located within the Coire Cas.

4.0 DEVELOPMENT PLAN

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

4.1 Highland Wide Local Development Plan 2012

Not applicable as within the CNPA area.

4.2 Cairngorms Local Development Plan 2015

- Policy 2 Supporting Economic Growth
 - Policy 2.2 Tourism and leisure development
- Policy 3 Sustainable Design
 - 3.2 Replacing Existing Building Stock
- Policy 4 Natural Heritage
- Policy 5 Landscape
- Policy 8 Sport and Recreation
 - Policy 8.1 New Development
- Policy 10 Resources
 - Policy 10.1 Water Resources
 - Policy 10.3 Connection to Sewerage and Policy
 - 10.4 Waste Management and Minimisation
- Policy 11 Developer Contributions

4.4 CNPA Guidance

- Developer contributions (Supplementary Guidance)
- Sustainable design (Non-statutory Guidance)
- Resources (Non-statutory Guidance)
- Natural heritage (Supplementary Guidance)
- Landscape (Non-statutory Guidance)
- Supporting Economic Growth (Non-statutory Guidance)
- Sport and Recreation (Non-statutory Guidance)

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- Economic development
- Improved tourist offering/all year round facility
- Design
- Effect on landscape and visual amenity
- Effect on natural heritage - habitats and species
- Effect on public access
- Effect on public road network and parking - management
- Implications/opportunities for active travel/public transport
- Construction impacts and control
- Drainage and flood risk
- Implications for current visitor management plan (VMP)

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.
- 6.2 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.
- 6.3 Members should note that the planning application, once received, is likely to be called-in by the CNPA for determination.

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 and CNPA's attention.

Designation: Head of Planning and Building Standards

Author: David Mudie, Team Leader - Development Management
(01463) 702255

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 Cairngorm Mountain Ltd..	Agent Natural Retreats.....
Address c/o Natural Retreats.....	Address Whitecroft House.....
.....	51 Water Lane, Wilmslow.....
.....	SK9 5BQ.....
Phone No. c/o Natural Retreats.....	Phone 01625 416 423.....
E-mail c/o Natural Retreats.....	E-mail planning@naturalretreats.com

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

Cairngorm Ski Area, Aviemore, Inverness-shire, PH22 1RB.....

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Description of Development Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² 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.

Please refer to appendix PAN document.....

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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.....X.....

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

A full list of Community Councils is included in the appendix document, all were issued with the PAN notice on 17th September

Names/details of any other parties Date Notice Served

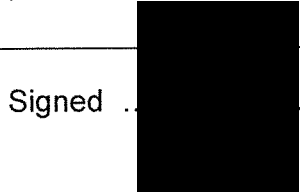
A full list of other parties is included in the appendix document, these parties were issued with the PAN notice on either 18th September or 24th September,

Please give details of proposed consultation

Proposed public event	Venue	Date and time
Exhibition and drop in sessions:	Cairngorm Hotel, Aviemore	26th and 27th October
	Base Station, Cairngorm	28th October
	Base Station, Cairngorm	4th and 5th November

Newspaper Advert – name of newspaper Advert date(where known)
Strathspey & Badenoch Herald.....

Details of any other consultation methods (date, time and with whom)
Please refer to appendix PAN document.....



Signed

Date..... 17th September 2015

Red areas: building and car park works

Red boundary: improvements to mountainous areas to mountainous facilities

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Agency: [blank]
Project: [blank]
Site: [blank]
Scale: 1:5000

Natural Retreats

Callaghan Mountain

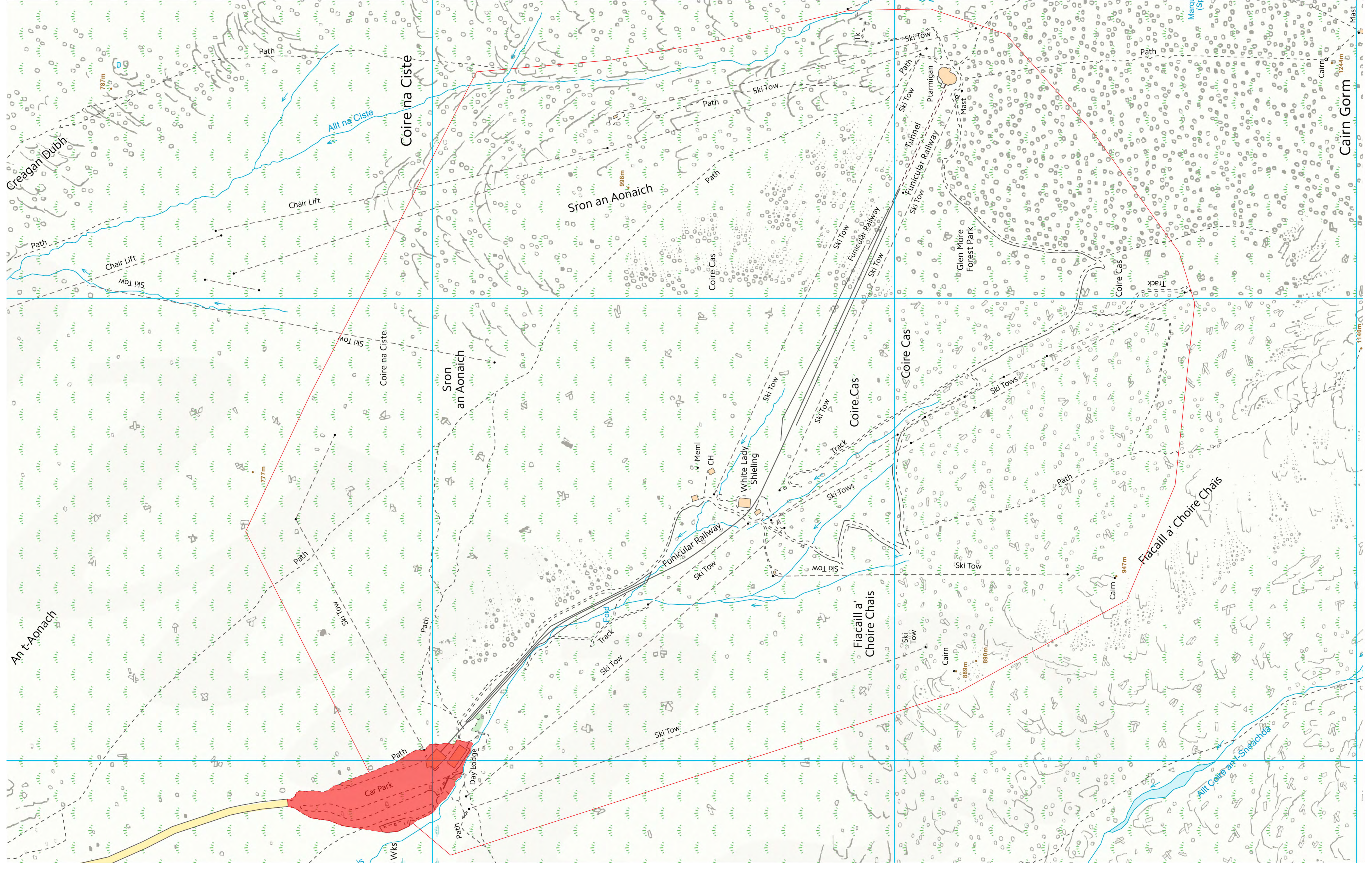
Site Boundary

P15-156

15/03/21

FOR PLANNING

Sheet 1 of 1



Cragan Dubh
787m
Path
Chair Lift
Ski Tow

777m
Ski Tow
Coire na Ciste
Sron an Aonaich

An t-Aonach
1177m
Ski Tow
Path
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Car Park
Day Lodge

799m
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890m
947m
Cairn
Fiacail a' Choire Chais

Coire na Ciste
Sron an Aonaich
998m
Coire Cas
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Ski Tow

White Lady Shieling
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Funicular Railway
Ski Tow

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