

**THE HIGHLAND COUNCIL**

**SOUTH PLANNING APPLICATIONS COMMITTEE**  
**28 February 2017**

Agenda Item	6.8
Report No	PLS 018/17

**16/04228/FUL: Carrbridge Hotel**  
**Carrbridge**

**Report by Area Planning Manager – South/Major Developments**

**SUMMARY**

**Description:** Proposed erection of new bedroom block, creation of storage facilities and enlargement of parking area

**Recommendation: GRANT**

**Ward:** 21 – Badenoch and Strathspey

**Development category:** Local

**Pre-determination hearing:** Not required

**Reason referred to Committee:** 5 or more objections

**1. PROPOSED DEVELOPMENT**

- 1.1 This proposal is for the erection of a new bedroom block in the northeast corner of the rear car park and the reconfiguration of the rear split-level service yard area to create storage facilities which will then enable the expansion of the existing car park area.
- 1.2 The stand alone bedroom block is of symmetrical design with identical elevations facing onto the A938 and the private access road serving Dalrachney Lodge Hotel. It is two storey with the second floor contained within a mansard roof and features a corner turret, mirroring the existing turret design located on the northwest corner of the main hotel building. It can be considered pastiche design, taking inspiration from elements of the existing hotel.
- 1.3 The applicant engaged in the Council's pre-application advice service in 2015. It led to the submission of a planning application in March 2016 which was subsequently withdrawn after siting and design concerns were highlighted. This application is for a revised design and amended positioning of the bedroom block.
- 1.4 The hotel has its principal elevation facing west, onto and adjacent to the B9153 as it enters the main part of the village. To the rear is a large car park and yard area which is accessed from the A938 road. Water and drainage connections are

proposed to the public network.

- 1.5 A design statement has been submitted in support of the application.
- 1.6 **Variations:** The initial design of the bedroom block has been reduced in height from three storeys with the third floor contained within a mansard roof to a two storey design with the second floor contained within a mansard roof.

## **2. SITE DESCRIPTION**

- 2.1 The site is an existing hotel at the northern end of the village of Carrbridge, a popular tourist village which lies to the east of the A9 trunk road and approximately 8 miles north of Aviemore.
- 2.2 The main hotel dates from 1803 and is three storeys in height, with the third floor contained within the roofspace and features a twin gabled principal elevation, of stone construction with slate roof and white rendered side elevation. A large lean-to conservatory has been added to the front of the building. Later extensions to the hotel include a three storey addition to the north of the hotel, featuring a turret and mansard roof. A more recent long and narrow bedroom extension has been added to the rear elevation, extending eastwards towards the site boundary.
- 2.3 The A938 road to the north sits at a higher level than the B9153 to the front of the hotel and the hotel development is arranged over several levels. The three storey turret extension is two storey where it fronts the A938. The rear bedroom extension is also three storeys in height, with the third floor contained within a mansard roof, although only the upper storey and mansard roof are visible from the site car park and the A938 due to the difference in levels.

## **3. PLANNING HISTORY**

- 3.1 16.03.1999 - Advertisement consent granted for display of illuminated advertisement. (99/00035/ADVBS);  
  
17.02.2000 - Planning permission granted for alterations and extension. (00/00001/FULBS);  
  
17.09.2003 - Planning permission granted for function suite and bedroom wing extension, staff accommodation block and amended access and parking. (03/00028/FULBS);  
  
03.03.2004 - Planning permission granted for alterations and change of bar area to bedrooms. (03/00385/FULBS);  
  
10.01.2006 - Planning permission granted for erection of a managers house. (05/00014/FULBS);  
  
09.06.2008 - Planning permission granted for variation to 03/00028/FULBS to include service corridor and glazing to function suite. (08/00131/FULBS);  
  
25.11.2011 - Planning permission granted for bedroom wing extension.

(11/03966/FUL);

25.11.2011 - Planning permission granted for installation of photovoltaic panels. (11/03967/FUL);

03.08.2012 - Discharge of Section 75 tied to 05/00014/FULBS granted. (12/00946/S75D);

22.10.2012 - Planning permission granted for installation of biomass heating system. (12/02548/FUL);

24.03.2014 - Planning permission granted for conversion of attic space to form self-contained annex. (14/00044/FUL);

19.06.2015 - Pre-application advice given on proposed erection of bedroom block in northeast corner of site. (15/01882/PREAPP);

04.12.2015 - Planning permission granted for installation of PV panels on staff block. (15/04132/FUL);

16.09.2016 - Planning application withdrawn for new bedroom block, storage facilities and enlargement of car parking area. (16/00723/FUL).

#### **4. PUBLIC PARTICIPATION**

4.1 Advertised: Unknown Neighbour. Expired 13.10.2016

Representation deadline: 13.10.2016 and 14.02.2017 following re-notification of neighbours and interested parties.

Timeous representations: Nine representations from six households

Late representations: None

4.2 Material considerations raised are summarised as follows:

- Impact on residential amenity of occupiers of properties to the east including privacy, daylight provision and noise from guests and vehicles;
- Road safety concerns relating to existing site access and parking capacity;
- Design of bedroom block;
- Lack of amenity space.

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet [www.wam.highland.gov.uk/wam](http://www.wam.highland.gov.uk/wam). Access to computers can be made available via Planning and Development Service offices.

## 5. CONSULTATIONS

- 5.1 **Transport Planning:** No objection. There is sufficient parking on site and the bays are the correct size. Coach parking is sufficient for the existing and proposed bedrooms. A swept path analysis has been carried out and confirms coaches can manoeuvre in the car park and leave the site in forward gear.
- 5.2 **Cairngorm National Park Authority:** No call-in.

## 6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

### 6.1 Cairngorms National Park Local Development Plan 2015

2	Supporting Economic Growth
3	Sustainable Design
10	Resources
11	Developer Contributions

## 7. OTHER MATERIAL CONSIDERATIONS

### 7.1 Draft Development Plan

Not applicable

### 7.2 Cairngorms national Park Planning Guidance

2	Supporting Economic Growth (Non-statutory guidance)
3	Sustainable Design (Non-statutory guidance)
10	Resources (Non-statutory guidance)
11	Developer Contributions (Supplementary guidance)

### 7.3 Scottish Government Planning Policy and Guidance

Scottish Planning Policy  
Planning Circular 3/2013 Development Management Procedures

## 8. PLANNING APPRAISAL

- 8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

### 8.3 **Development Plan Policy Assessment**

- 8.3.1 The proposal is broadly supported in terms of the development plan as it would enhance leisure related infrastructure in the form of providing additional accommodation. However this is dependant on the proposal having no adverse environmental impacts on the site or neighbouring area and making a positive contribution to the sector.
- 8.3.2 The key determining issues in assessing this application are therefore whether the design of the bedroom block is in keeping with local character, whether the proposal protects the amenity of nearby neighbours and whether the access and parking arrangements are acceptable.

### 8.4 **Material Considerations**

#### Design

- 8.4.1 The design of the bedroom block as initially submitted was for a three storey building with mansard roof providing 24 bedrooms over three levels. It featured a corner three storey turret. This would have resulted in the bedroom block being the tallest structure on the site when viewed from the A938, with an approximate height of 8.6 metres to the top of the mansard roof and 13.5 metres to the top of the turret.
- 8.4.2 As submitted, the scale and massing of the building was unacceptable. It would dominate the collection of buildings that make up the existing hotel as well as have an overbearing presence over the neighbouring single storey house to the east, located just over 22 metres away. The applicant was advised that the design would need to be scaled down.
- 8.4.3 An amended design was subsequently submitted which reconfigured the layout of the building whilst retaining the same footprint, and accommodating the bedrooms over two levels, i.e. ground floor and within the mansard roof. The resultant building sits more comfortably within the site and is considered to respect the scale of surrounding development, including the existing hotel complex and the adjoining house. The height of the revised building is reduced to approximately 6.9 metres to the top of the mansard roof and 11.5 metres to the top of the turret.
- 8.4.4 The design is very similar to the existing corner extension on the north side of the hotel, which also features a corner turret. The architectural detailing and external finishes replicate this earlier extension. As a consequence the proposal is considered to be sympathetic to the traditional pattern and character of the area, respecting and complimenting the scale and massing of existing buildings in the vicinity.
- 8.4.5 Concerns have been raised in connection with the lack of amenity space for guests staying in the proposed bedroom block. Whilst it is acknowledged that the development plan seeks to encourage appropriate levels of amenity space within developments, this has to be considered within the context of the proposal as submitted. This is a well established existing hotel that is seeking to provide additional accommodation. It is not uncommon for such establishments, especially

those in urban areas, to feature little or no dedicated amenity space associated with their use and operation and it is not considered in this instance that the absence of amenity space has any material affect on the acceptability or otherwise of the proposal.

#### Impact on Residential Amenity

- 8.4.6 The nearest property to be potentially affected by the development is the single storey house which lies just over 22 metres to the east of the site. Because of the positioning of the building tight in the northeast corner of the site there are no windows in the bedroom block that are directly opposite the house. This is in stark contrast to the previous planning application which placed the building parallel with the eastern boundary of the site and directly in front of the house to the east. In this revised application, the closest windows (which would be to the end bedrooms on the first and second floors) are just offset from the window in the adjacent house. This distance increases and the resultant positioning of the other windows become increasingly off-set the closer they are to the A938. These distances are well in excess of the generally accepted minimum distance of 18 metres for directly opposing windows in habitable rooms and therefore the impact in terms of privacy and overlooking is considered to be insignificant.
- 8.4.7 The impact in terms of noise is unlikely to be significant given the modest level of accommodation being provided, the nature of the use, and the separation distances from the nearest noise sensitive receptors.

#### Access, Parking and General Road Safety

- 8.4.8 The existing car park area is unsurfaced. It has long been acknowledged that the car parking standards fall short of the Council's guidelines. The nature of the business and the manner in which it is operated has however been a significant factor in the weight given to those standards, and in particular whether there is a reasoned justification in relaxing those guidelines.
- 8.4.9 The applicant submitted supporting information, both with this application and the earlier 2016 submission, indicating that the operation of the hotel is largely coach based. Following detailed assessment of this information, along with further clarification and additional information from the applicant, the Transport Planning team has concluded that the proposed level of car parking is sufficient to service the requirements of the hotel.
- 8.4.10 Technical information consisting of a swept path analysis has also been provided that has demonstrated that there will be sufficient space within the car park for coaches to manoeuvre and leave the car park in forward gear and to be able to do so whilst all the car parking spaces are occupied. The proposed level of parking is therefore considered to be acceptable.
- 8.4.11 The total number of bedrooms to be provided is 24 with a potential occupancy level of 48 people. It is reasonable to assume that visitors will stay at the hotel for at least one night. Therefore the impact of the development is likely to be limited to the arrival of a single full sized coach per day, over and above the existing level of

activity. Given the extent of car park improvements planned by the applicant, this impact is considered to be negligible.

## 8.5 **Other Considerations – not material**

8.5.1 Concerns have been expressed that the proposed development will further exacerbate existing problems with how coaches access the site and other activities by drivers such as reversing on the public road, indiscriminate parking and obstruction. Vehicle movements on a public road are not matters that can be controlled through the planning system.

8.5.2 Objectors have highlighted the absence of a design statement at the time of submission of the application, drawing attention to Policy 3 of the LDP which states that “*a design statement must accompany all development proposals...*” and questioning the validity of the application. Whilst it is indeed the case that the LDP states this, it is at odds with the regulations that govern when a design statement is required, and the Scottish Government’s Planning Circular 3/2013 Development Management Procedures, which provides advice on how the legislation works. In essence, a design statement is not a statutory requirement for a local development within the national park. Whilst the applicant did subsequently provide a design statement, its absence would not have been a material consideration in determining the application.

8.5.3 It has been highlighted that the applicant has failed to comply with conditions imposed on earlier planning permissions relating to works to the car park area. At least one of those earlier permissions is now time-barred from enforcement action and is lawful. Whilst alleged breaches of planning control associated with earlier planning permissions are not a material consideration in the determination of this application, members are asked to note that if they are minded to approve the proposal, officers will take steps to ensure the conditions recommended for imposing on the subsequent planning permission are effectively monitored and enforced if required.

## 8.6 **Matters to be secured by Section 75 Agreement**

Not applicable.

## 9. **CONCLUSION**

9.1 The rationale behind the application is to ensure the long term economic success and viability of the business, including safeguarding existing jobs, and in order to facilitate this the applicant has deemed it necessary to seek to increase the level of accommodation that can be provided at the site. Essentially, this would enable the hotel to accommodate one additional coach load of visitors. Whilst the principle of this development is supported in terms of the development plan, it has been subject to consideration of a number of other material factors.

9.2 The design of the extension is based largely on the existing extension to the north of the main hotel. It has been significantly amended since submission and is of a scale and massing that respects local character and is in keeping with other

developments on the site as well as demonstrating sensitive siting in relation to its impact on neighbouring properties and residential amenity.

- 9.3 The application has been assessed against all relevant technical guidelines and standards and the proposed alterations to the car park, creation of additional parking space, and the allocated number and sizing of the spaces is considered acceptable.
- 9.4 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

## 10. RECOMMENDATION

<b>Action required before decision issued</b>	N
Notification to Scottish Ministers	N
Notification to Historic Scotland	N
Conclusion of Section 75 Agreement	N
Revocation of previous permission	N

**Subject to the above,** it is recommended the application be **Granted** subject to the following conditions and reasons / notes to applicant:

1. No development or work shall commence until a detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

**Reason:** To ensure that the development is sensitive to, and compatible with, its context and local architectural styles.

2. No development shall commence until full details of all surface water drainage provision within the application site (which should accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Second Edition, or any superseding guidance prevailing at the time) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved details shall be implemented and all surface water drainage provision shall be completed prior to the first occupation of the new bedroom block.

**Reason:** To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment.

3. Prior to the first occupation of the new bedroom block hereby approved, the car and coach parking and access arrangements detailed on approved plan reference



1415-101 Revision F shall be completed in full and made available for use. Thereafter, all car and coach parking spaces shall be maintained for this use in perpetuity.

**Reason:** In order to ensure that the level of off-street parking is adequate and provided timeously.

4. Prior to first occupation of the new bedroom block hereby approved, the existing stone wall shown within the western visibility splay on approved plan reference 1415-102 Revision A shall be removed.

**Reason:** To ensure that an adequate level of visibility is provided in the interests of road safety.

## **REASON FOR DECISION**

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

## **TIME LIMITS**

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

## **FOOTNOTE TO APPLICANT**

### **Initiation and Completion Notices**

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

### **Accordance with Approved Plans & Conditions**

You are advised that development must progress in accordance with the plans

approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

### **Scottish Water**

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

### **Local Roads Authority Consent**

In addition to planning permission, you may require one or more separate consents (such as dropped kerb consent, a road openings permit, occupation of the road permit etc.) from TECS Roads prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local TECS Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport/roads/Applicationformsforroadoccupation.htm>

### **Mud & Debris on Road**

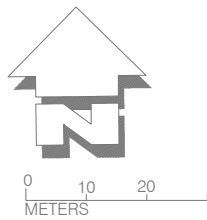
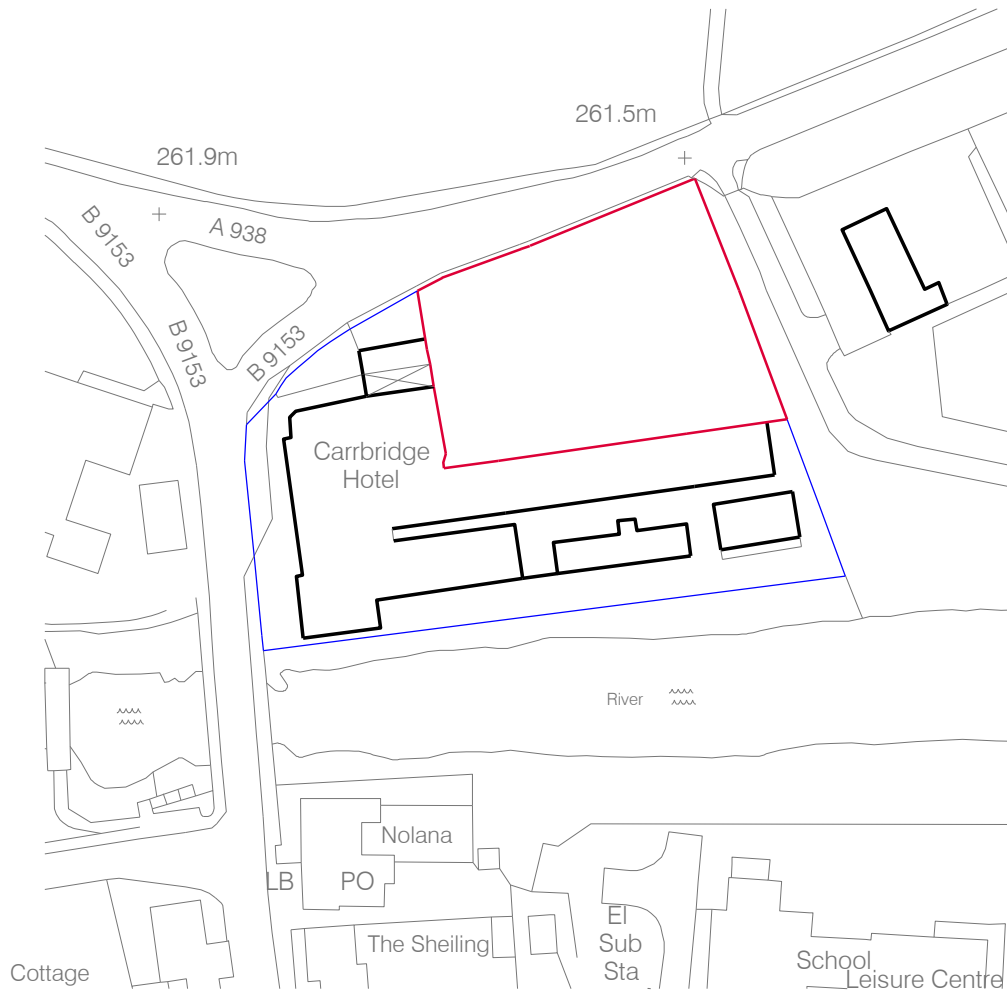
Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Signature: Nicola Drummond  
Designation: Area Planning Manager – South/Major Developments  
Author: John Kelly

Background Papers: Documents referred to in report and in case file.

Relevant Plans:

- Plan 1 – Location Plan (1415-001)
- Plan 2 – Existing Site Plan (1415-002)
- Plan 3 – Proposed Site Plan (1415-101 Rev F)
- Plan 4 – Proposed Floor/Elevations Plan Bedroom Block (1415-100 Rev C)
- Plan 5 – Proposed Sections Plan (1415-104 Rev A)
- Plan 6 – Proposed Ground Floor & Low Level Plan (1415-103)



RED LINE - APPLICATION SITE  
BLUE LINE - APPLICANT'S OWNERSHIP

Rev	Date

Client  
CARRBRIDGE HOTEL

Project  
PROPOSED ADDITIONAL  
BEDROOM ACCOMMODATION

Detail

LOCATION PLAN

Drg No	Rev
1415-001	

Scale	Date
1/1250@A4	APR 14

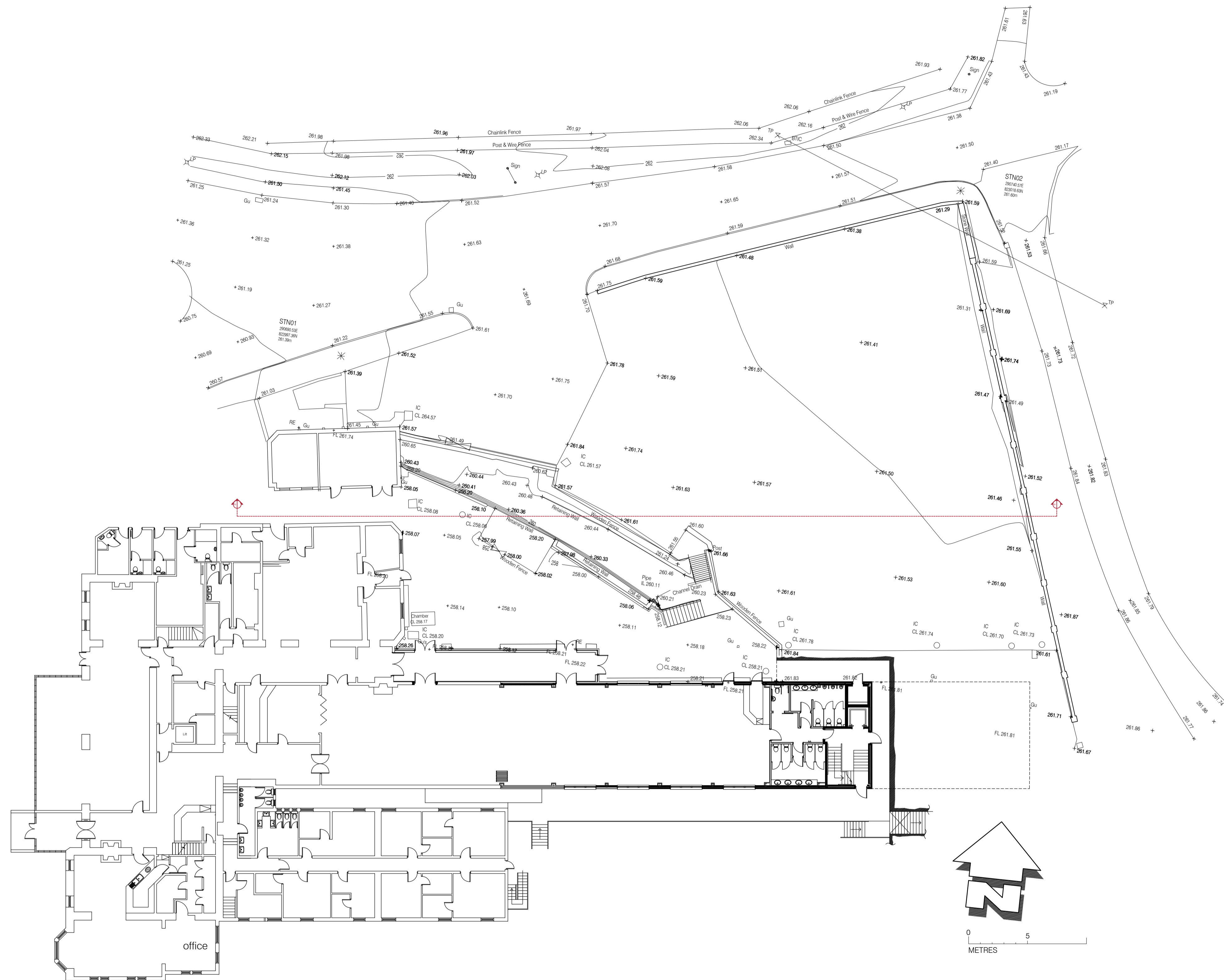
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JB	

**Leslie R Hutt**  
Chartered Architect

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Verify all dimensions and levels.  
 Do not scale from this drawing. This drawing is to be used in conjunction with the consultants drawings and the specification. Any discrepancies to be referred to the Architect.



Rev	Date
Drawing status	
PLANNING	
Client	
CARRBRIDGE HOTEL	
Project	
PROPOSED ADDITIONAL BEDROOM ACCOMMODATION	
Detail	
GROUND FLOOR PLAN & SITE AS EXISTING	
Drg No	Rev
1415-002	
Scale	Date
1/200@A1	JAN 16
Drawn	Checked
JB	

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F:15/216  
PLAN ALTERED FOLLOWING REDESIGN OF NEW BUILDING  
E:21/116  
NEIGHBOURING HOUSE SHOWN  
D:21/116  
PARKING ALTERED  
C:11/116  
PARKING ALTERED  
B:15/116  
AMENDED TO SHOW EXTENT OF EXISTING HOTEL  
A:10/16  
LAYOUT AMENDED

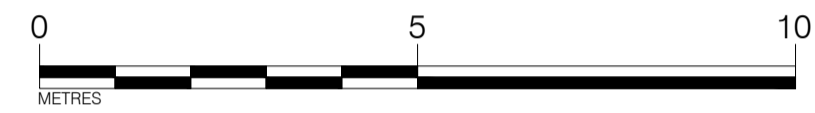
Rev	Date
Drawing status	
<b>PLANNING</b>	
Client	
CARRBRIDGE HOTEL	
Project	
PROPOSED BEDROOM BLOCK CARRBRIDGE HOTEL	
Detail	
PROPOSED SITE LAYOUT & FIRST FLOOR TO EXISTING HOTEL	
Drg No 1415-101	Rev F
Scale 1/125@A1	Date DEC 16
Drawn JB	Checked

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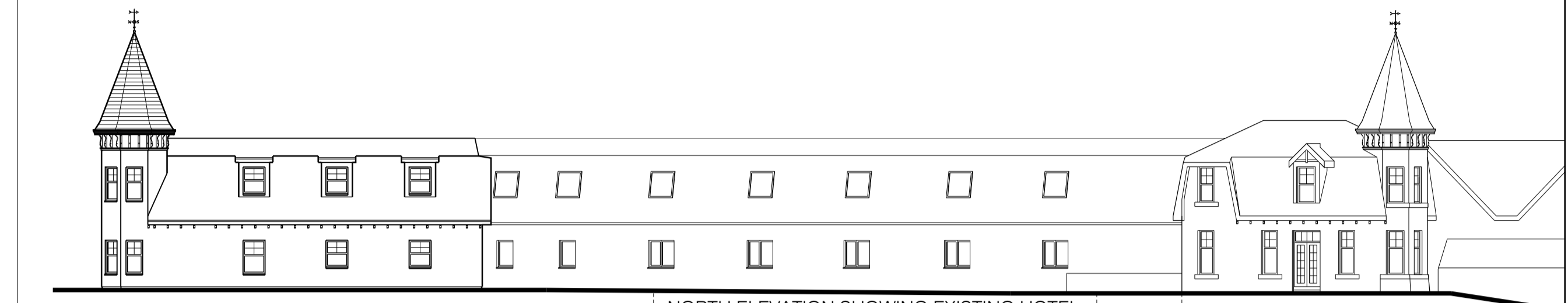
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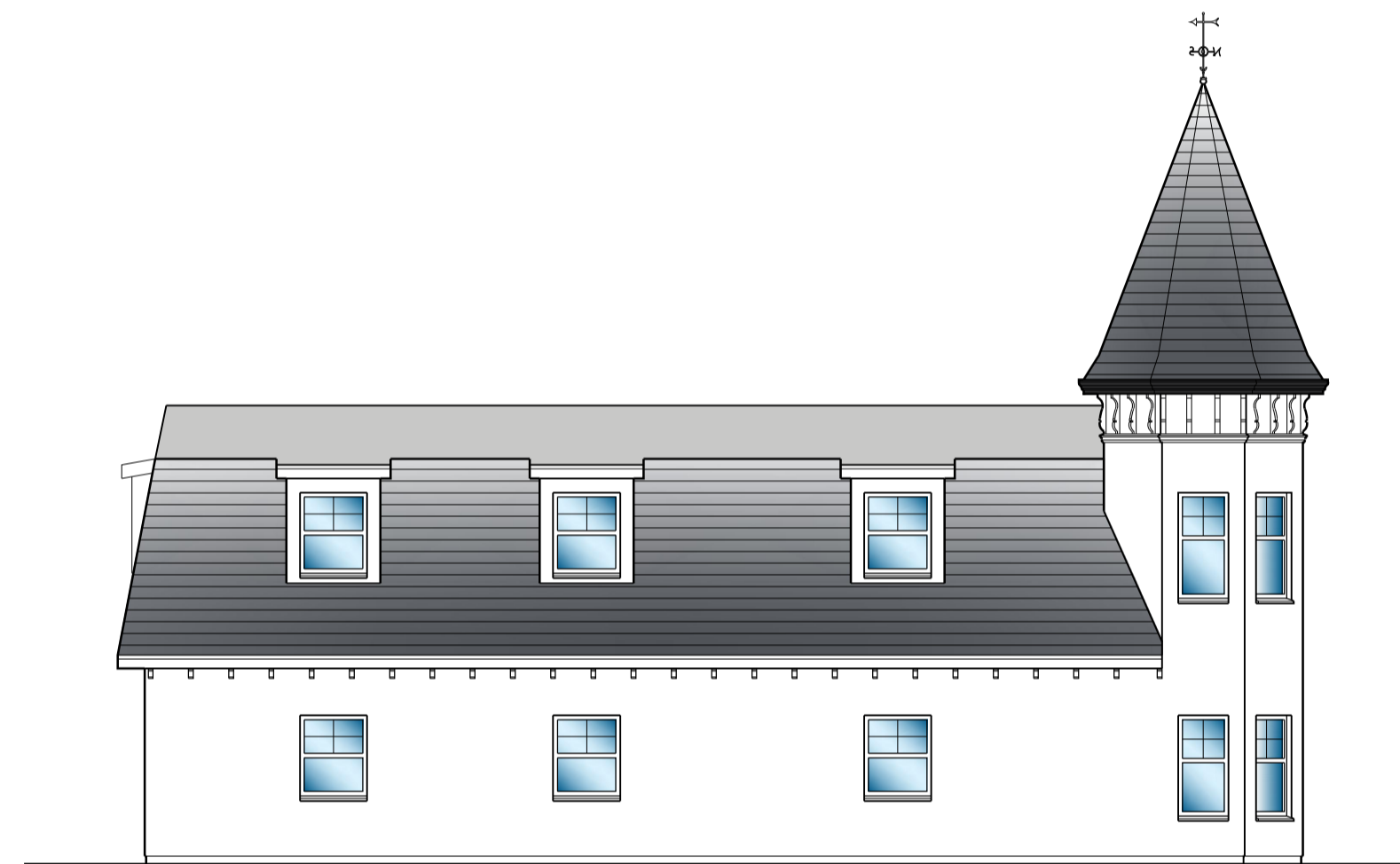
WEST ELEVATION



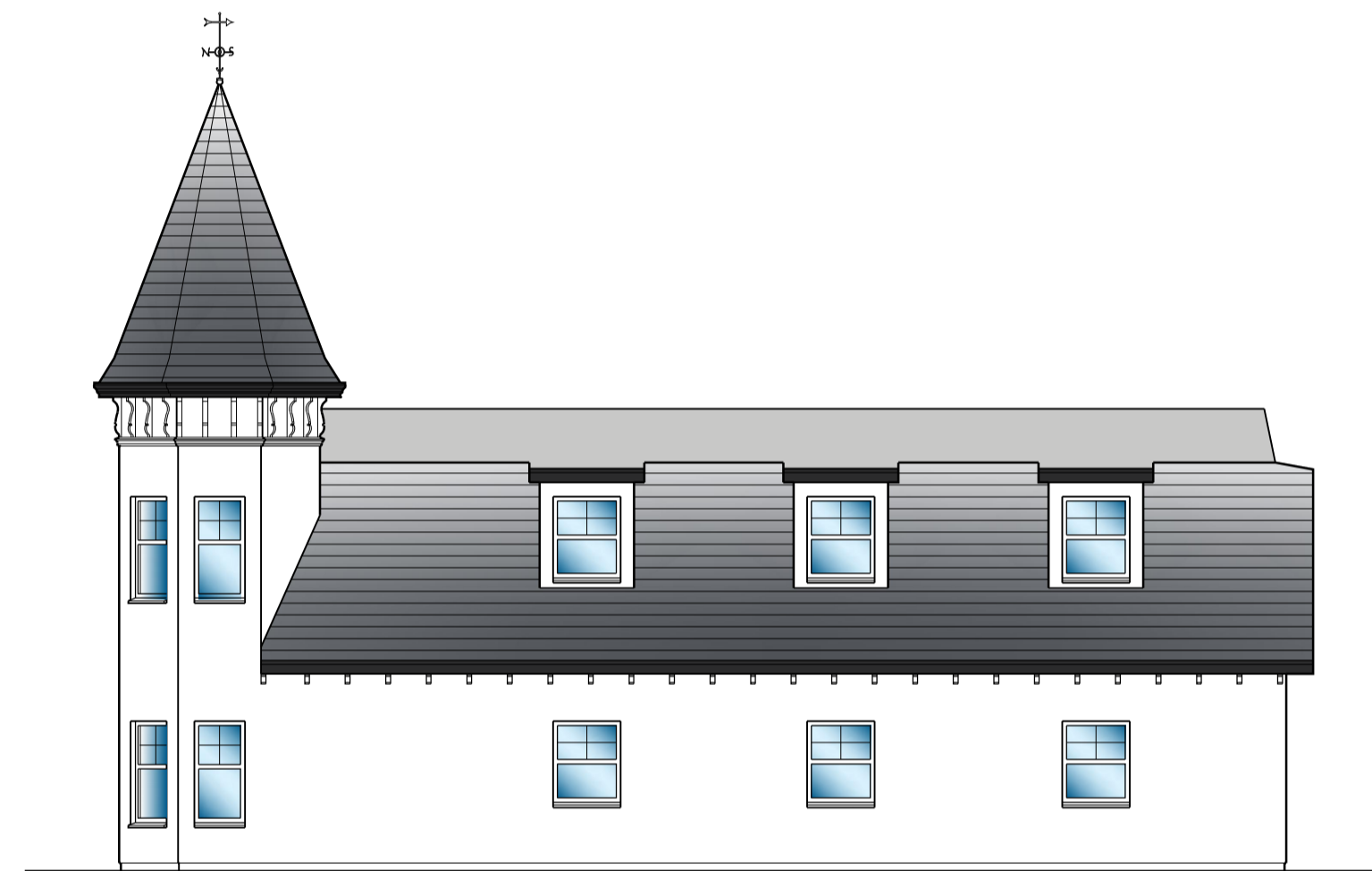
SOUTH ELEVATION



NORTH ELEVATION SHOWING EXISTING HOTEL  
NEW LOW LEVEL STORE AND  
SERVICE COURTYARD



EAST ELEVATION



NORTH ELEVATION



SECTION A-A



GROUND FLOOR PLAN



FIRST FLOOR PLAN

C:15/12/16  
BUILDING REDESIGNED TO TWO STOREYS  
B:15/9/16  
FENESTRATION ALTERED  
A:12/9/16  
CLIENT REVISIONS

Rev	Date

Drawing status  
**PLANNING**

Client  
CARRBRIDGE HOTEL

Project  
PROPOSED BEDROOM BLOCK  
CARRBRIDGE HOTEL

Detail  
PROPOSED PLANS & ELEVATIONS

Dwg No	Rev
1415-100	C

Scale	Date
1/100&1/200@A1	DEC 16

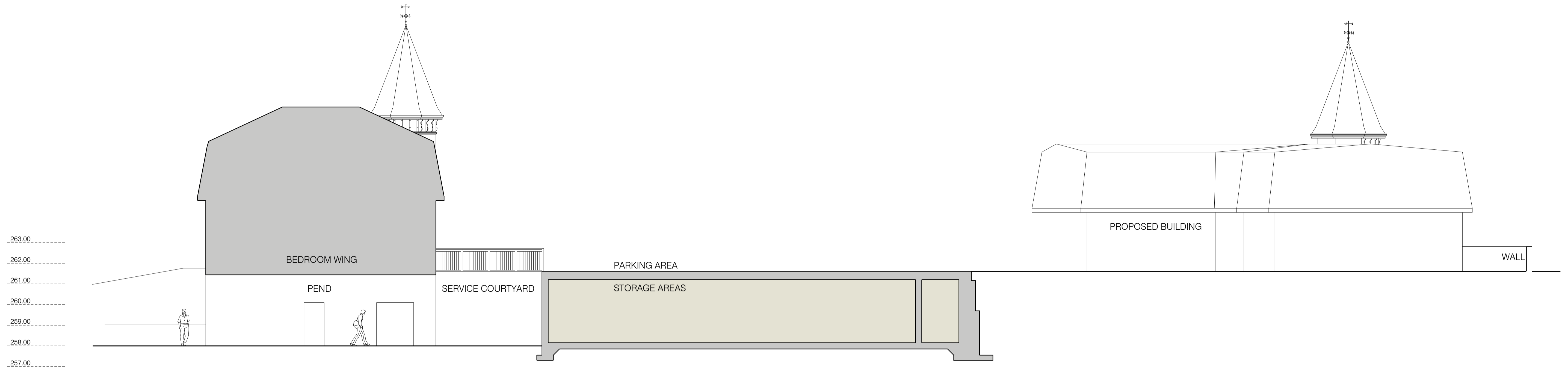
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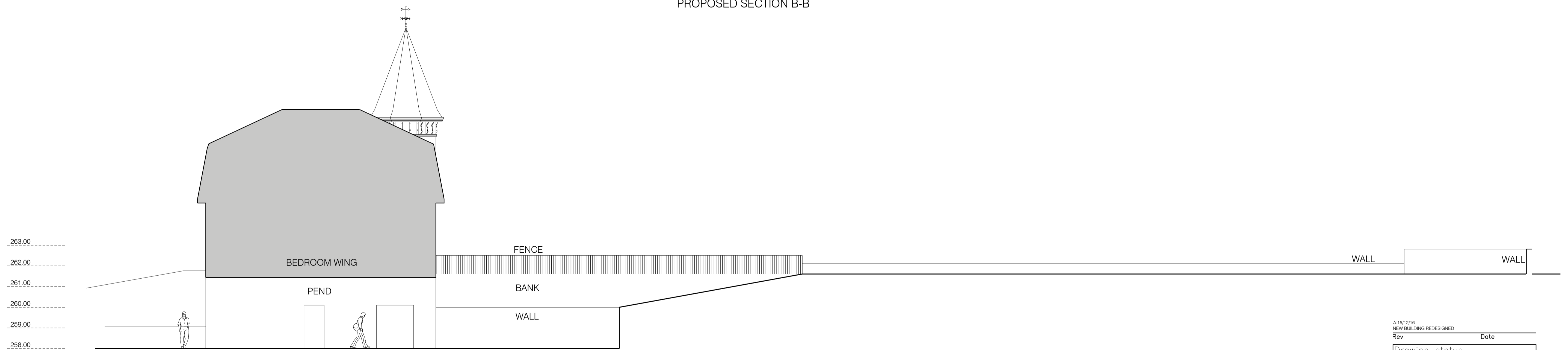
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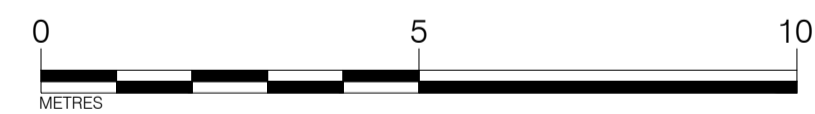
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PROPOSED SECTION B-B



EXISTING SECTION B-B

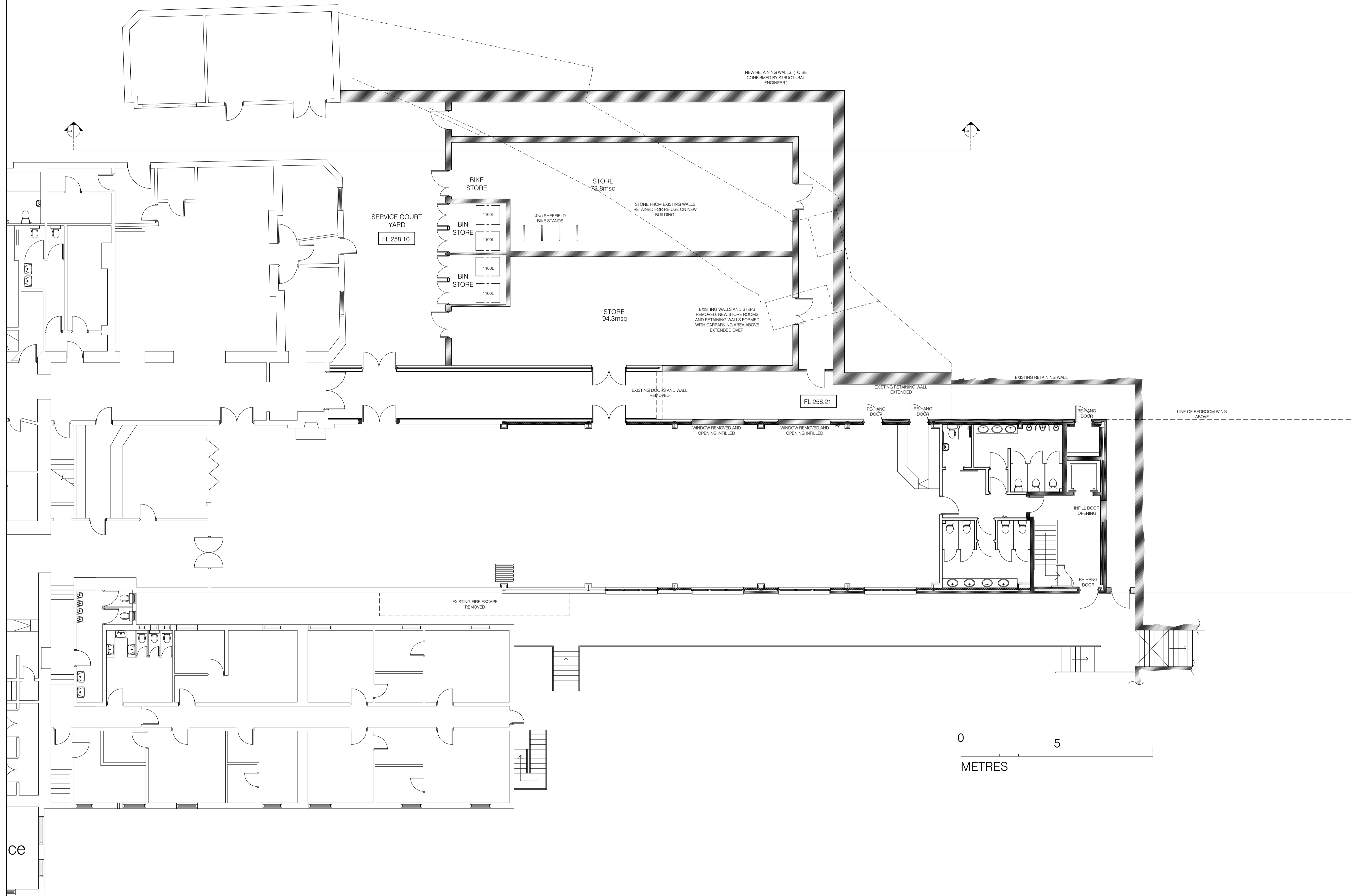


A:15/12/16 NEW BUILDING REDESIGNED	
Rev	Date
Drawing status <b>PLANNING</b>	
Client CARRBRIDGE HOTEL	
Project PROPOSED BEDROOM BLOCK CARRBRIDGE HOTEL	
Detail PROPOSED SITE SECTIONS	
Dwg No 1415-104	Rev A
Scale 1/100@A1	Date DEC 16
Drawn JB	Checked

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Rev	Date
Drawing status	
<b>PLANNING</b>	
Client	
CARRBRIDGE HOTEL	
Project	
PROPOSED ADDITIONAL BEDROOM ACCOMMODATION	
Detail	
GROUND FLOOR PLAN & LOW LEVEL SITE WORKS PROPOSED	
Drg No	Rev
1415-103	
Scale	Date
1/100@A1	SEP 16
Drawn	Checked
JB	

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