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| Agenda Item | 6.9       |
| Report No   | PLS-60-24 |

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee  
**Date:** 01 October 2024  
**Report Title:** 24/01922/FUL: Mr Ed and Mrs Zoe Baird  
Land 80M SW Of White Lady Lodge, Duthil, Carrbridge  
**Report By:** Area Planning Manager – South

### Purpose/Executive Summary

**Description:** Installation of 3No. glamping pods, parking  
**Ward:** 20 – Badenoch and Strathspey  
**Development category:** Local  
**Reason referred to Committee:** Objection from 5 or more addresses

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.

### Recommendation

Members are asked to agree the recommendation to **GRANT** the application as set out in section 11 of the report

## **1. PROPOSED DEVELOPMENT**

- 1.1 The application is for the installation of three glamping pods and parking on land 80m south-west of White Lady Lodge, Duthil, Carrbridge. There are also two further communal buildings, a storage area/bike shed, and a sauna. The pods are located in a linear fashion with the middle pod stepped slightly back. They are all orientated in a north/south direction with the principal elevation facing south.
- 1.2 The pods are a rectangular plan form with a curved roof. Two of the pods have one bedroom and measure 7.8m x 4.2m and a height of 3m. One of the pods has two bedrooms and measures 10m x 4.2m and a height of 3m. There is also a sauna and storage/bike shed. The sauna measures 3m x 2m with a height of 2.2m. It is a barrel style building. The storage/bike shed is a rectangular form with a pitched roof and measures 6m x 3m and 2.7m in height.
- 1.3 The site will have its own foul water drainage which will be achieved through the installation of a private water treatment plant connected to an underground soakaway.
- 1.4 The development will be served by public water supply.
- 1.5 Vehicular access will be taken via the existing access road from the A938. The existing gated access to the site will lead to parking provision/turning area and space is provided for 6 cars.
- 1.6 Pre-Application Consultation: None
- 1.7 Supporting Information:
  - Visual information – artist impressions, site photos
  - Design and Access Statement
  - Market Research
- 1.8 Variations: None

## **2. SITE DESCRIPTION**

- 2.1 The site consists of rough open ground within the rural area of Duthil. There is a sloping gradient across the site, with the site sloping upwards from south to north. The site is adjacent to a number of individual houses to the north, east and south and the ground to the west is more open. The site is accessed from an existing access road off the A938.

## **3. PLANNING HISTORY**

- 3.1 None

## **4. PUBLIC PARTICIPATION**

- 4.1 Advertised: Schedule 3 and Unknown Neighbour  
Date Advertised: 13.06.2024

Representation deadline: 09.07.2024

Timeous representations: 10 (10 No. of Households)

Late representations: 0

4.2 Material considerations raised are summarised as follows:

- a) Contrary to policy – fails to satisfy the requirements of NPF4 Policy 30 (Tourism)
- b) Amenity – location of development, potential impact from light pollution
- c) Over provision of holiday lets in the area
- d) Wildlife – impact on species
- e) Access/Road safety – increase traffic on access road, no footpaths or streetlighting. Road in poor state of repair
- f) Noise – increase in noise levels from extra traffic and pods sitting at an elevated level to adjacent properties
- g) Future potential intensification of site
- h) Privacy of Ardu – proposal on elevated ground with potential for overlooking
- i) Surface water drainage and proximity to burn

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).

## 5. CONSULTATIONS

5.1 **Carrbridge Community Council:** No response.

5.2 **Environmental Health Officer:** No objection. The glamping pods would fall within the definition of short term let under the Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022. As such an informative should be added.

5.3 **CNPA:** No call-in.

## 6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

### 6.1 **National Planning Framework 4 (2023) (NPF4)**

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 – Biodiversity

Policy 4 – Natural Places

Policy 14 – Design, quality and place

Policy 29 - Rural Development

Policy 30 - Tourism

### 6.2 **CNPA Local Development Plan (2021)**

2 - Supporting Economic Growth

3 - Design and Placemaking

5 - Landscape

### 6.3 **Cairngorms National Park Guidance**

- 2 - Supporting Economic Growth, Non-statutory Guidance
- 3 - Sustainable Design, Non-statutory Guidance
- 5 – Landscape, Non-statutory Guidance

## 7. **OTHER MATERIAL POLICY CONSIDERATIONS**

### 7.1 **Scottish Government Planning Policy and Guidance**

Designing Streets

Creating Places

The Highland Council: Biodiversity Planning Guidance (May 2024)

## 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.

### **Determining Issues**

- 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.

### **Planning Considerations**

- 8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) siting and design
- c) access, parking and traffic
- d) wildlife and protected species
- e) drainage
- f) noise
- g) any other material considerations

### **Development plan/other planning policy**

- 8.4 National Planning Framework 4 (NPF4) was adopted on 13 February 2023. The policies within it form part of the Development Plan and are material to the consideration of the application, alongside the Cairngorms National Park Authority Local Development Plan and should, where there is conflict between policies, be afforded greater weight in decision making given that it is the most recent statement of planning policy.
- 8.5 NPF4 Policies 1-3 apply to all development proposals. When considering all development proposals, significant weight will be given to the global climate and

nature crises. Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.

- 8.6 NPF4 Policy 4 (Natural Places) sets out that development proposals which affect a National Park will only be supported where the objectives of designation and the overall integrity of the area will not be compromised and any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.
- 8.7 NPF4 Policy 14 (Design, Quality and Place) states that development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale and proposal will be supported where they meet the six qualities of successful places: Healthy, Pleasant, Connected, Distinctive, Sustainable and Adaptable. Proposals which are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places will not be supported.
- 8.8 NPF4 Policy 29 (Rural Development) aims to encourage rural economic activity, whilst ensuring that the distinctive character of the rural area is safeguarded and enhanced.
- 8.9 NPF4 Policy 30 (Tourism) aims to encourage, promote and facilitate sustainable tourism development. The issues that need to be taken into account include the contribution made to the local economy, impacts on existing communities, opportunities for sustainable travel and access to the natural environment as well as compatibility with the surrounding area in terms of nature and scale of the proposal.
- 8.10 CNPA LDP Policy 2 (Supporting Economic Growth) at 2.2 states that proposals for tourist related accommodation will be supported where they: have no adverse environmental or amenity impacts on the site or neighbouring areas; contribute to/support the provision of a wide range of visitor accommodation options including low-cost accommodation; and support or contribute to a year-round economy.
- 8.11 CNPA LDP Policy 3 (Design and Placemaking) sets out principles of sustainable design for all development proposals including requirements to ensure that new development is sympathetic to the traditional pattern and character of the surrounding area whilst encouraging innovation in design and material, minimising the effects on climate change in terms of siting and construction and using materials and landscaping to complement the setting of development. Policy 3 Design and Placemaking also requires development to create opportunities for further biodiversity and to promote ecological interest.
- 8.12 CNPA LDP Policy 5 (Landscape) sets out a presumption against any development that does not conserve or enhance the landscape character or special landscape qualities of the Cairngorms National Park.

- 8.13 In summary, there is general compatibility between the policies in NPF4 and the other parts of the Development Plan with regard to tourism development. This proposal constitutes a modest scale of tourist development. A supporting statement of market research was submitted with the application, and it is likely that this proposal would extend the type and range of tourist accommodation in the area.
- 8.14 Providing that development proposals in rural areas are suitably scaled, sited and designed to be in keeping with the character of the area, and are suitable in terms of location, access and environmental impact, and that the distinctive character of the rural area is safeguarded and enhanced, then the development would comply with the Development Plan.

### **Siting and design**

- 8.15 The site is located within the rural area of Duthil. The settlement pattern in the adjacent area is one of individual houses located in a wider grouping based along the A938 and along the existing access road off the A938. The proposed development sits on land adjacent to the property 'Braes of Duthil' immediately north of other houses within the wider grouping.
- 8.16 There is a sloping gradient across the site, with the site sloping upwards from south to north and the pods are located on the lower southwestern part of the slope. The existing topography is to be maintained. This will help reduce the visual impact.
- 8.17 The three pods are placed in a linear pattern with the middle pod slightly stepped back. A bike shed/storage and sauna are located to the north of the pods within a communal area.
- 8.18 The pods are a rectangular plan form with a curved roof. Internally the pods have a kitchen/living/sleeping area and a shower room. Two of the pods have one bedroom and one of the pods has two bedrooms. The two-bedroom pod measures 10m x 4.2m and a height of 3m, and the one bedroom pod measures 7.8m x 4.2m and a height of 3m. The storage/bike shed is a rectangular form with a pitched roof and measures 6m x 3m and 2.7m in height. The sauna is a barrel style building and measures 3m x 2m with a height of 2.2m.
- 8.19 The external materials are to be natural materials such as reclaimed wood, however a detailed specification for all proposed external material and finishes has not been provided and therefore a condition would need to be added to ensure this information is submitted, and approved, before any work commenced on site.
- 8.20 The placement of the pods, sauna and storage/bike shed combined with their design and scale are considered to be suitable to a rural location and will assist their integration into the landscape. The layout reflects the topography of the site.
- 8.21 The proposal includes landscaping measures that include planting of native tree species, hedgerows, shrubbery and meadow grass with wildflowers. Native hedgerows and shrubs will be planted between the pods and native tree planting is proposed along the northern boundary of the site. This will provide screening between the proposed development and surrounding properties.

- 8.22 Representations raised concerns about levels of lighting at the proposal. Five low level LED lighting bollards are proposed, one at each of the pods and at the two communal buildings. Each light will measure 40cm high, will have integrated sensor and a downward lighting spread of 4m.
- 8.23 It is considered that the development demonstrates sensitive siting and therefore accords with NPF4 Policy 14 (Design, Quality and Place) CNPA LDP Policy 3 (Design and Placemaking).

### **Access, parking and traffic**

- 8.24 Vehicular traffic will be taken from the A938 onto an access road which serves 8 existing properties. Approximately 80 metres from the junction with the A938 is adopted. The existing gated access to the site will lead to parking provision/turning area and space is provided for 6 cars. This will be constructed from permeable material and within this area there will be space for bin storage.
- 8.25 Pedestrian access only from the parking area will be via a permeable footpath.
- 8.26 Representations refer to traffic generated by the development. It is not considered that the proposal will generate a significant volume of additional traffic such that it would be unacceptable in terms of public road safety.

### **Wildlife and protected species**

- 8.27 A representation has raised concerns about the impact on wildlife. The site is not covered by any natural heritage designations. While no species surveys have been submitted, the site itself does not appear suitable habitat for protected species. In any event such species are afforded protection in law against actions that could disrupt their habitat or the species directly. The onus is on the developer to ensure that they are compliant with all legislative requirements in connection with protected species. While there is potential for disturbance to wildlife in the surrounding area during the construction works, this is likely to be for a relatively short period of time. The proposal is for a relatively low impact development. In order to mitigate any potential impact, new planting and landscaping is proposed. This can be secured by condition.

### **Drainage**

- 8.28 The site will have its own foul water drainage which will be achieved through the installation of a private water treatment plant connected to an underground soakaway. The construction and technical detail of any installation will have to meet the technical requirements of the Building Regulations and will require authorisation from SEPA under the Controlled Activities Regulation.

### **Noise**

- 8.29 Representations refer to a potential impact on local amenity from noise arising from the operation of the pods. Any development will have a degree of noise during the construction process and there will always be an element of noise from visitors to the pods. The southern boundary of the site is located approximately 20m from the existing access road and approximately another 30m from the existing road to the

rear of the closest property 'Ardu' and there is also a drop in elevation. This degree of separation is considered appropriate to mitigate noise from the development. Notwithstanding this, if there was noise from the development during its operation, then this would have to be assessed as a statutory noise complaint by Environmental Health.

### **Other material considerations**

- 8.30 In terms of biodiversity, it is considered that the local scale development will minimise any potential adverse impacts of the development proposals on biodiversity, nature networks and the natural environment are minimised through their careful planning and design. New planting and landscaping is proposed.
- 8.31 On the over-provision of short-term lets, holiday lets are assessed by the Planning Authority on a case-by-case basis. Separate controls on licensing of premises apply and operators of short-term let accommodation must have a licence before taking any bookings or receiving guests. The impact on amenity and the character of the area has already been considered.

### **Non-material considerations**

- 8.32 The following matters raised are not material planning considerations:
- No provision made for pets or disposal of pet waste. Applicant has confirmed that the accommodation will not allow dogs.
  - Reducing value of nearby properties due to amenity impact and impact on views.
  - Noise, dust and mud from building work.

### **Matters to be secured by Legal Agreement / Upfront Payment**

- 8.33 All planning applications in the Cairngorms National Park are assessed against CNPA LDP Policy 11: Developer Contributions. For the Highland area of the park the Highland Council's Developer Contributions Supplementary Guidance (DCSG) is also used to determine such requirements. The DCSG requires all scales of residential development to make proportionate contributions towards services and infrastructure in areas of identified need. As this tourist accommodation is not suitable for permanent residential accommodation, it is exempt from developer contributions.

## **9. CONCLUSION**

- 9.1 The proposal involves the erection of three glamping pods and parking within the rural area of Duthil, which sits within the Cairngorm National Park.
- 9.2 The siting, layout and design of the proposal is considered to be appropriate to the location. It is not considered that the development will result in any significantly adverse impact on the character of the area, or on either individual or wider community residential amenity.
- 9.3 There is no adverse impact on infrastructure, with the site already being serviced by an existing access from the public road. The site will have its own foul water drainage



which will be achieved through the installation of a private water treatment plant connected to an underground soakaway.

- 9.4 Although the development is a private development, there is some wider public benefit to the area by securing additional tourism accommodation which will help to consolidate the wider local economy.
- 9.5 Accordingly, the pods would accord with Development Plan policies contained in NPF4 policy 30 (Tourism) and CNPA LDP Policy 2 (Supporting Economic Growth) which support tourist accommodation.
- 9.6 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. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

## 11. RECOMMENDATION

|   |   |
|---|---|
| <b>Action required before decision issued</b> | N |
| Notification to Scottish Ministers            | N |
| Conclusion of Section 75 Obligation           | N |
| Revocation of previous permission             | N |

**Subject to the above actions**, it is recommended to **GRANT** the application subject to the following conditions and reasons

1. 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.

**Reason:** In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. Prior to the first occupation of the glamping pods 6 parking spaces cars shall be provided within the application site and shall thereafter be maintained for this use in perpetuity.

**Reason:** In the interests of road traffic safety.

3. The vehicle turning area shown on the approved plans shall be provided prior to the first use of the development and thereafter maintained as a turning area in perpetuity.

**Reason:** In the interests of road traffic safety.

4. All foul water and surface water drainage provision within the application site shall be implemented in accordance with the approved plans and shall be completed prior to the first occupation of the development to the satisfaction of the Planning Authority.

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

5. 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:** In order to enable the planning authority to consider this matter in detail prior to the commencement of development; in the interests of amenity.

6. No development shall commence until a scheme for the storage of refuse and recycling within the application site has been submitted to, and approved in writing by, the Planning Authority. The approved scheme shall thereafter be implemented prior to the first use of the development and thereafter maintained in perpetuity.

**Reason:** To ensure that further suitable provision is made for the storage of communal waste and recycling bins.

7. All landscaping works and tree planting shall be carried out in accordance with the scheme and plans approved as part of this permission. All planting, seeding or turfing as may be comprised in the approved scheme and plans shall be carried out in the first planting and seeding seasons following the commencement of the development, unless otherwise stated in the approved scheme. Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

**Reason:** In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

## **REASON FOR DECISION**

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.

## **INFORMATIVES**

### **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.

### **Flood Risk**

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

### **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.

### **Septic Tanks and Soakaways**

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

## **Local Roads Authority Consent**

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area 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/info/20005/roads\\_and\\_pavements/101/permits\\_for\\_working\\_on\\_public\\_roads/2](http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2)

## **Mud and 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.

## **Construction Hours and Noise-Generating Activities**

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact [env.health@highland.gov.uk](mailto:env.health@highland.gov.uk) for more information.

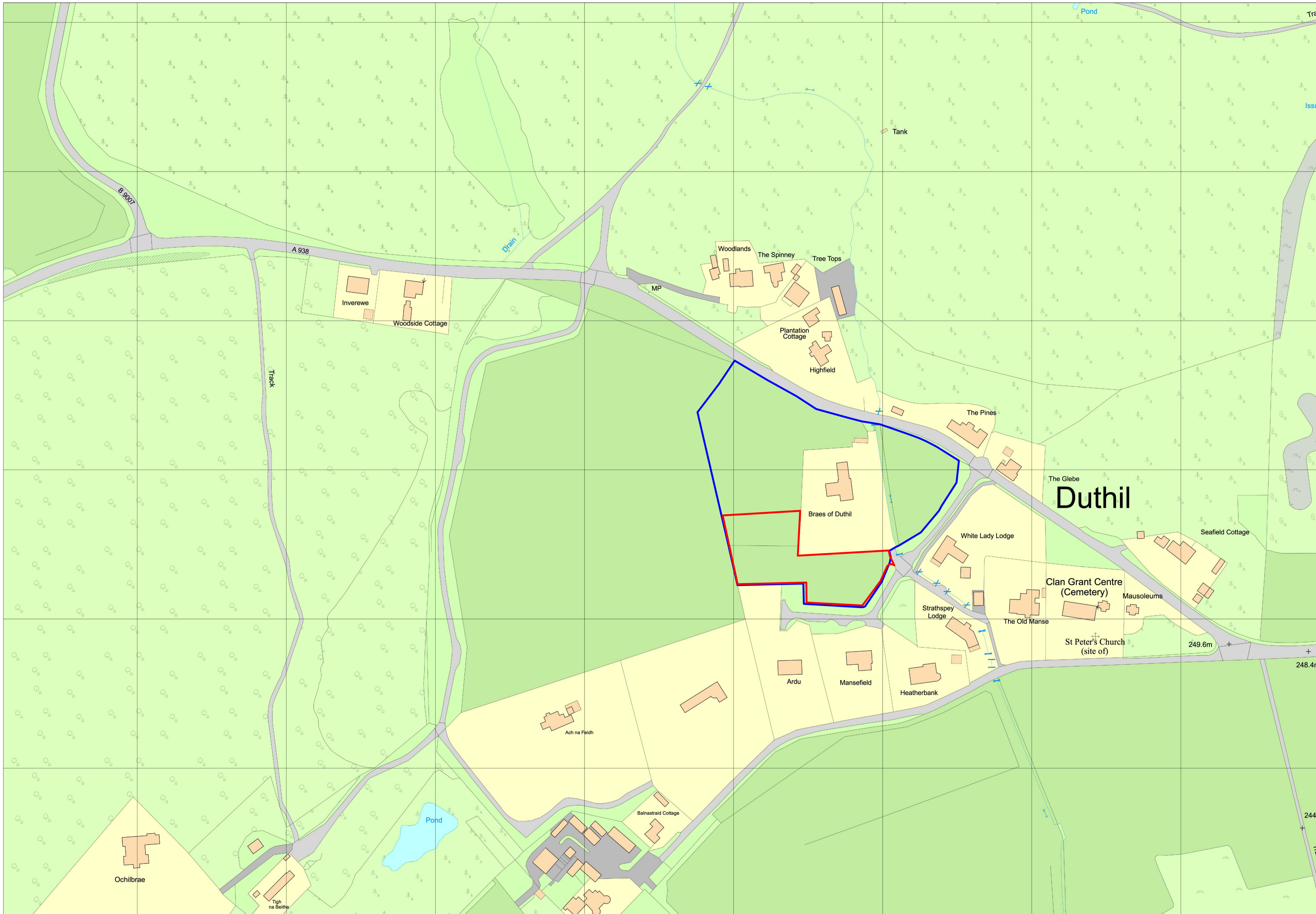
## **Protected Species – Halting of Work**

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

## **Short-Term Lets**

Under The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022, it is a legal requirement for all short-term let operators to obtain a Short Term Let Licence. Short term let properties must comply with the licensing scheme and satisfy the licence conditions adopted by the Council for such properties.

Signature: David Mudie  
Designation: Area Planning Manager – South  
Author: Julie-Ann Bain  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 - 231021-01-01 Location Plan  
Plan 2 - 231021-01-02 Proposed Site Layout  
Plan 3 - 231021-01-04 Drainage Layout Plan  
Plan 4 - 231021-01-05 Elevations  
Plan 5 - 231021-01-06 Road Layout Plan  
Plan 6 - 231021-01-07 Site Layout Plan – Proposed Lighting  
Plan 7 - 231021-01-09 Elevations



| Date | Description | Rev | By |
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**Revision Description**

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Project:  
 Proposed Glamping Site - For Zoe Baird  
 Duthil, Carrbridge  
 PH23 3ND


Drawing Title:  
 LOCATION PLAN

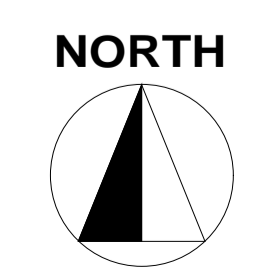
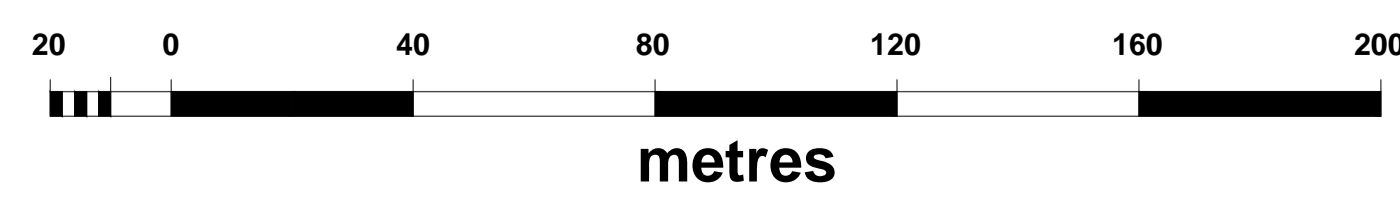
Drawing Number:  
**231021-01-01**

Revision: -  
 Date: 25.03.2024  
 Scale: 1:1250 @ A1  
 Drawn By: TA  
 CAD Dwg File: -  
 Checked By: -

Issue Status:  
**Full Planning Application**

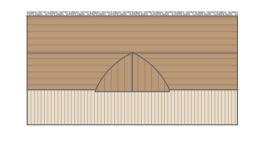



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 OWNERSHIP BOUNDARY  
 SITE BOUNDARY





KEY TO SYMBOLS

-  SIDE-ENTRY GLAMPING POD WITH DECKING
-  EXISTING FENCE
-  EXISTING TREE
-  EXISTING SHRUBS
-  NEW NATIVE TREE
-  NEW NATIVE HEDGE
-  NEW NATIVE SHRUBBERY
-  NEW PERMEABLE FOOTPATH
-  PROPOSED MEADOW GRASS

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Revision Description




**Project:**  
 Proposed Glamping Site - For Zoe Baird  
 Duthil, Carrbridge  
 PH23 3ND

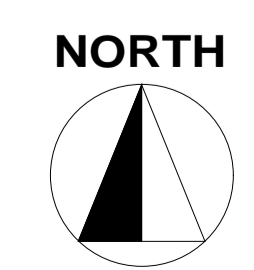
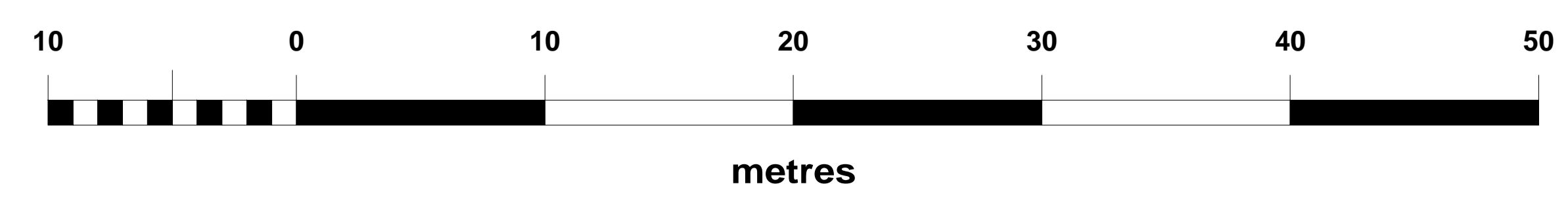
**Drawing Title:**  
 PROPOSED LAYOUT PLAN

**Drawing Number:**  
**231021-01-02**







**Revision:** -  
**Date:** 25.03.2024  
**Scale:** 1:200 @ A1  
**Drawn By:** TA  
**CAD Dwg File:** -  
**Checked By:** -

**Issue Status:**  
**Full Planning Application**

 OWNERSHIP BOUNDARY  
 SITE BOUNDARY

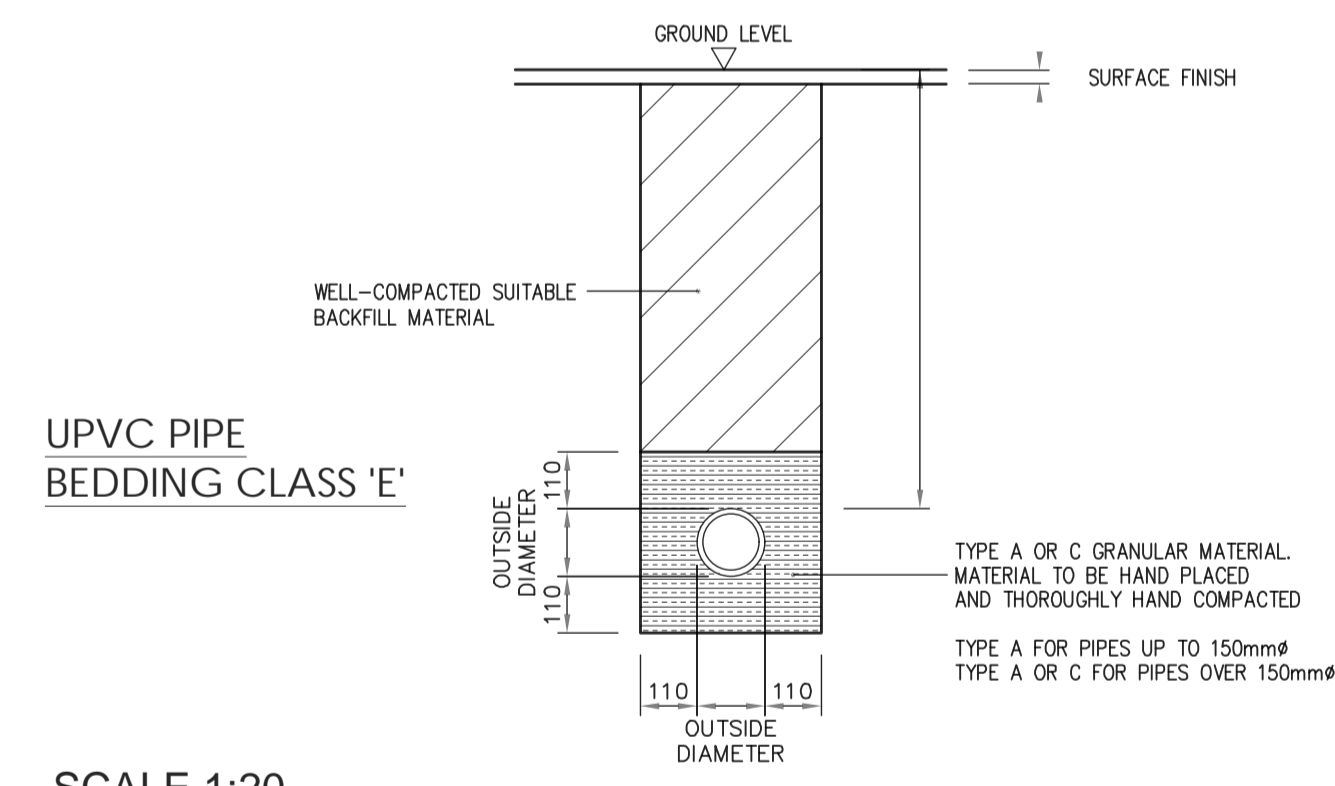


KEY TO SYMBOLS

-  DRAINAGE RUN
-  IC INSPECTION CHAMBER
-  RE RODDING EYE
-  SC SAMPLE CHAMBER
-  WATER TREATMENT PLANT
-  SOAKAWAY

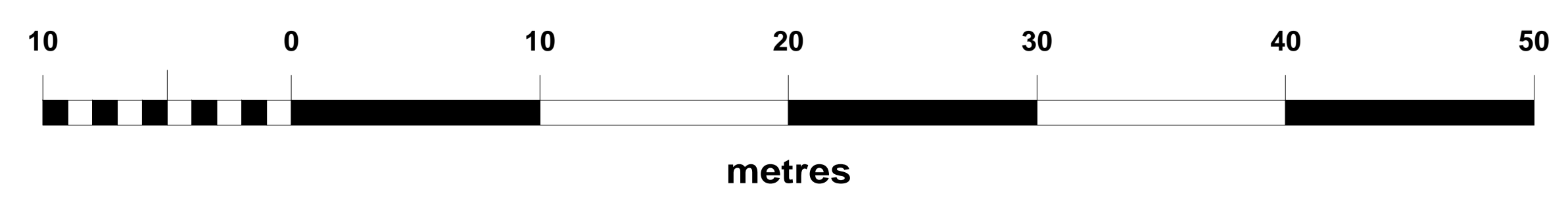


Water treatment plant  
 Suitably sized for 3no. pods with  
 integrated sample chamber  
 Allow for new single phase  
 power supply to treatment  
 plant.  
 Cables to be a minimal 600mm  
 below finished ground level in  
 UPVC ducting with warning  
 tape over.

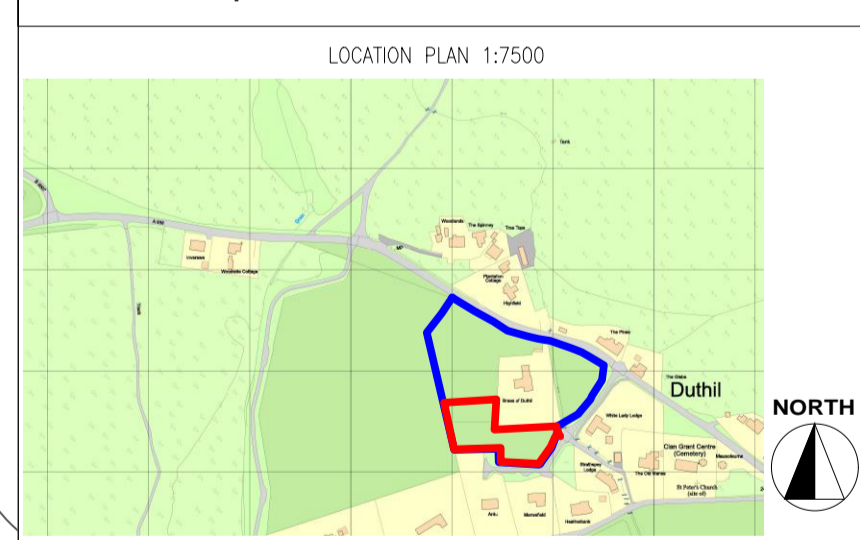


- All works to be carried out in accordance with the following:-
- UK water industry research ltd. 'Civil Engineering Specification for the water Industry, 5th Edition.
  - WATER UK, 'Sewers for Scotland'
  - BE EN 752 Drain and Sewers Systems outside buildings.
- Foul Water: Falls in runs - 1:10 max - 1:60 min.
  - All new drainage branches to be swept in direction of flow.
  - All new drainage branches to be fitted with a RE.

- SUDS**
- All parking areas and new tracks are to be constructed with a porous build up on free draining stone.
  - All pods to have a 250mm wide by a min 200mm deep gravel border to all draining sides.



| Date | Description | Rev | By |
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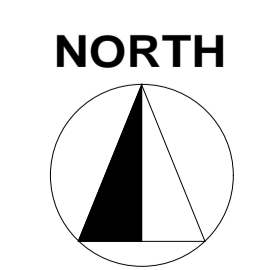
Project:  
**Proposed Glamping Site - For Zoe Baird**  
 Duthill, Carrbridge  
 PH23 3ND

Drawing Title:  
**PROPOSED DRAINAGE PLAN**

Drawing Number:  
**231021-01-04**

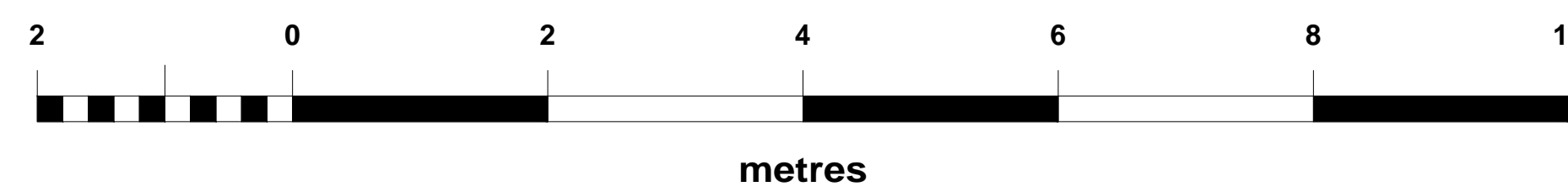
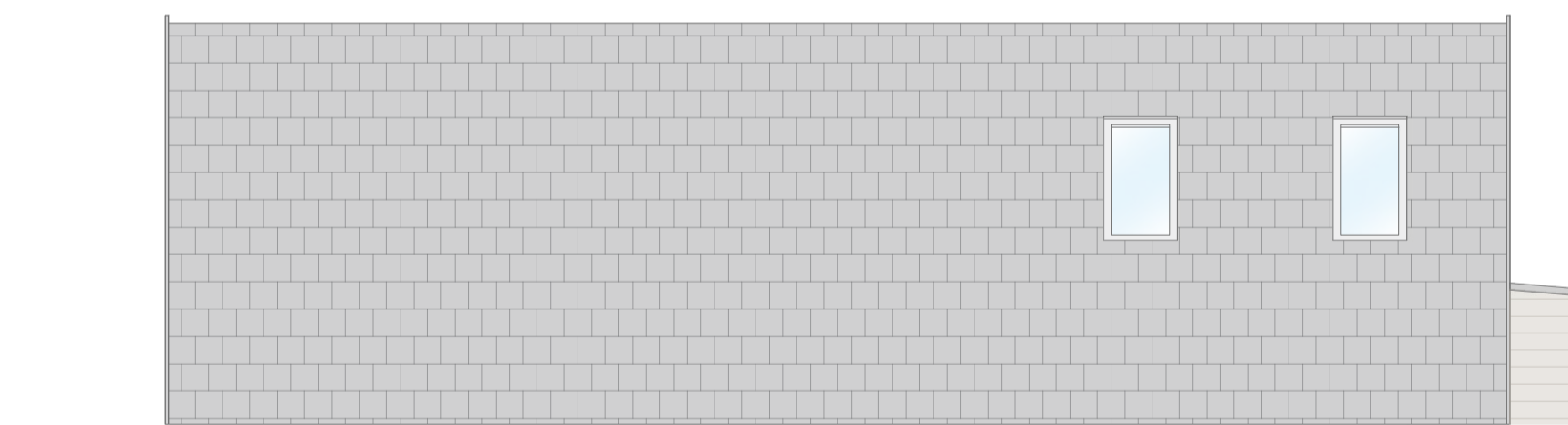
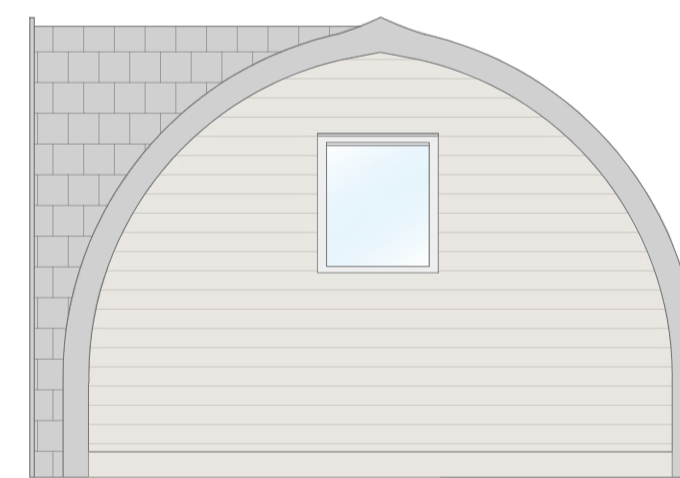
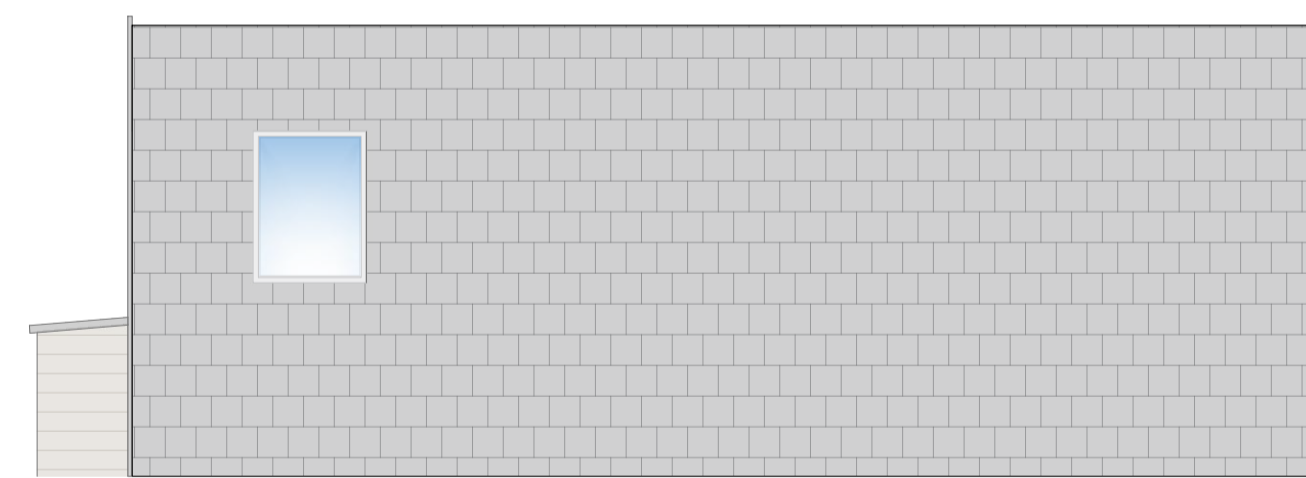
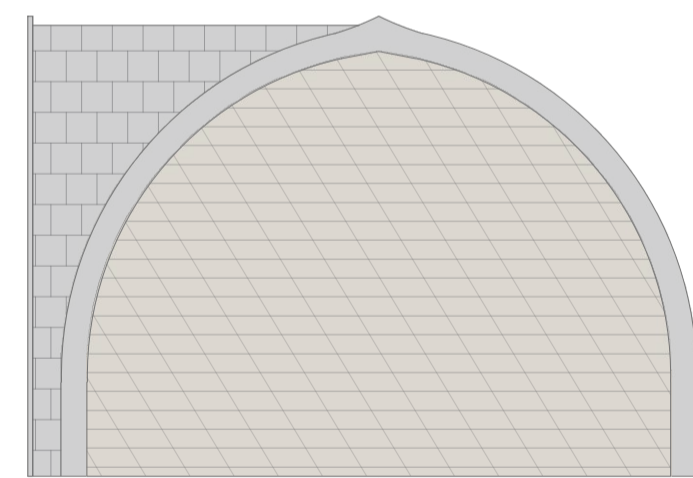
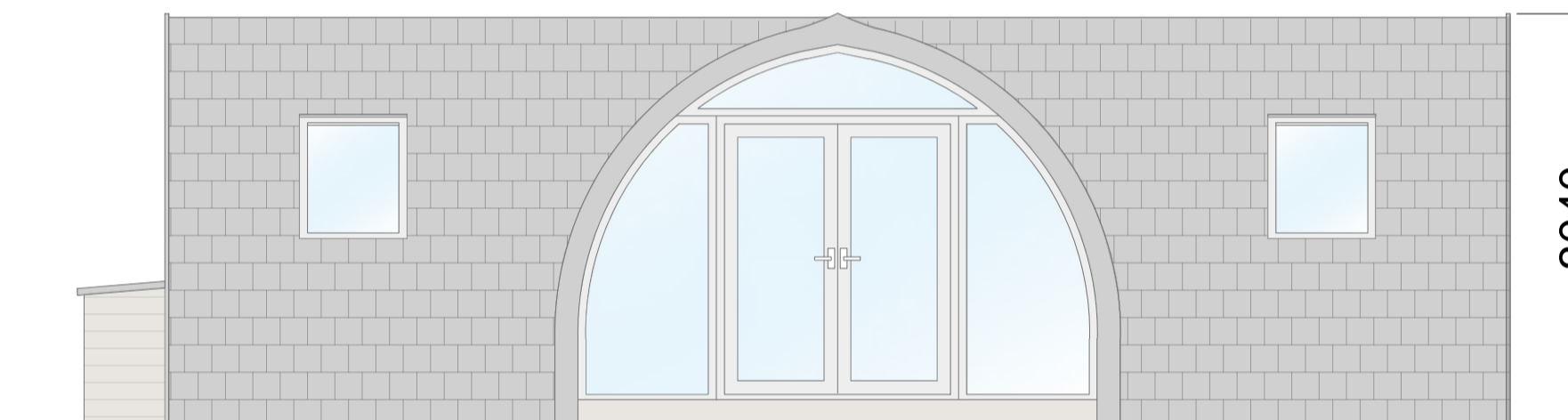
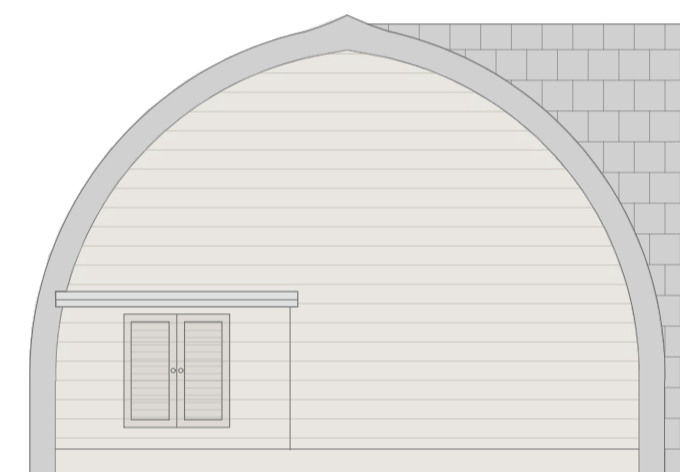
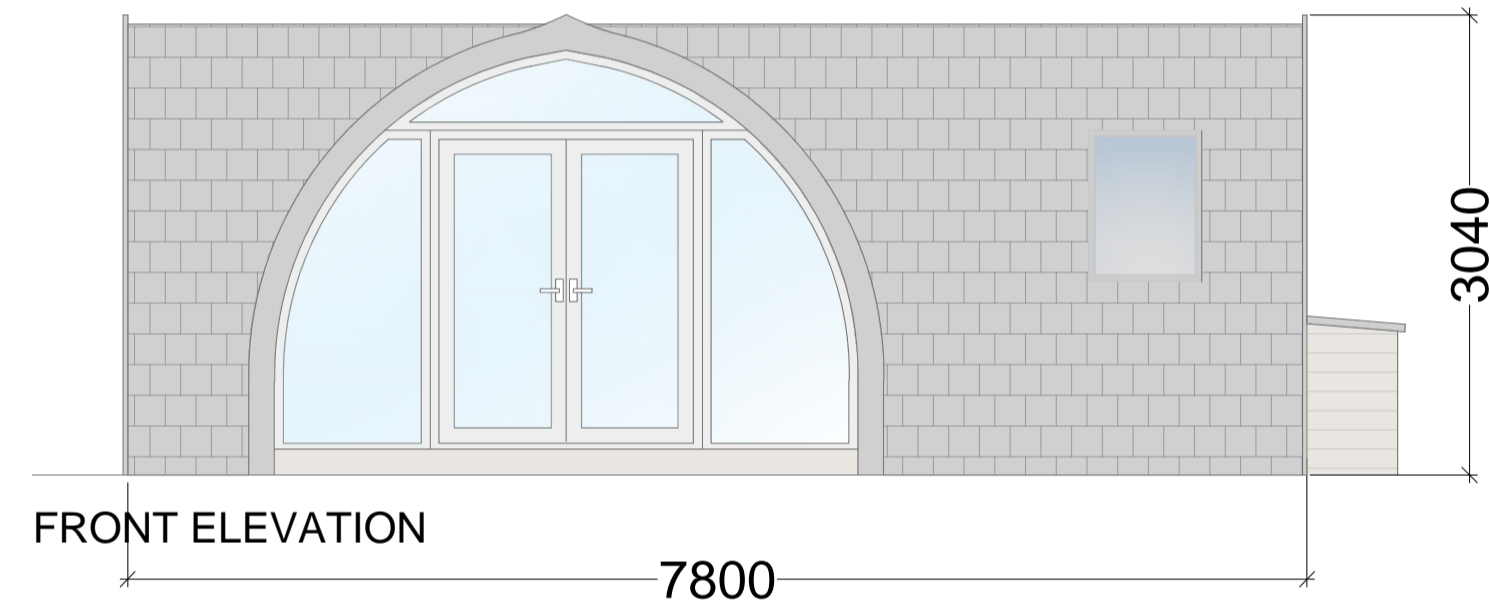
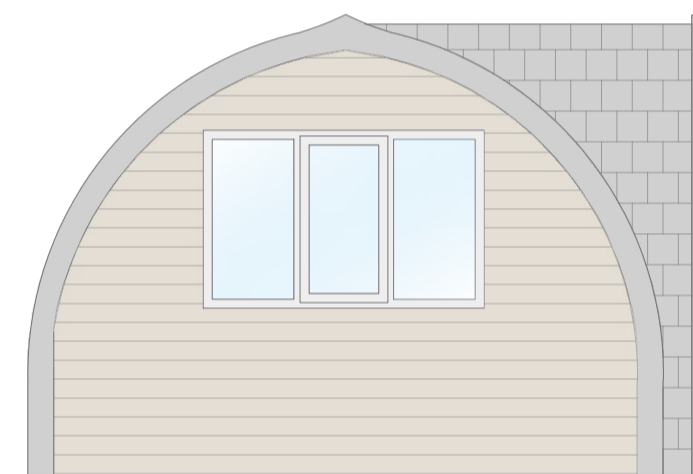
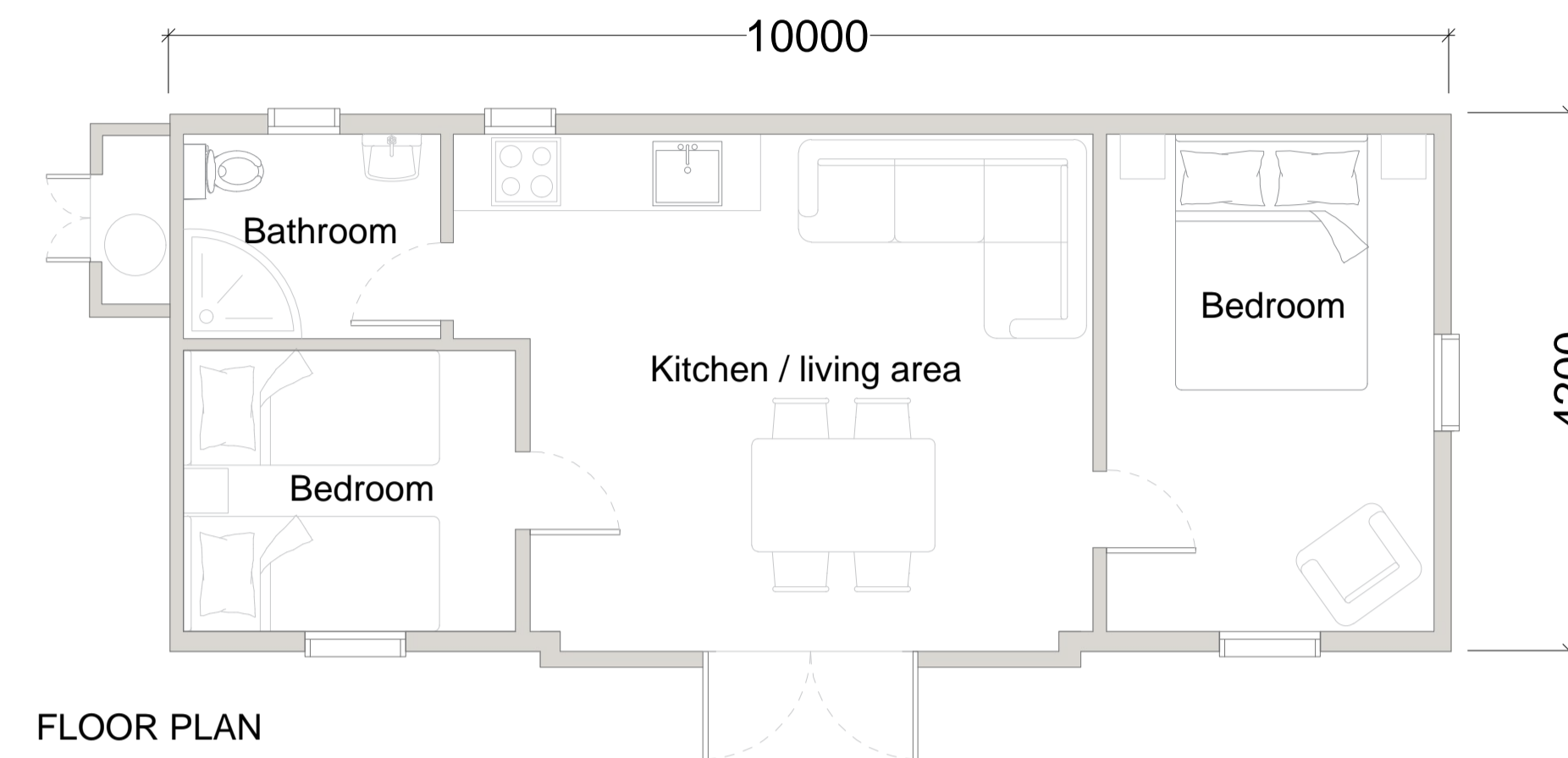
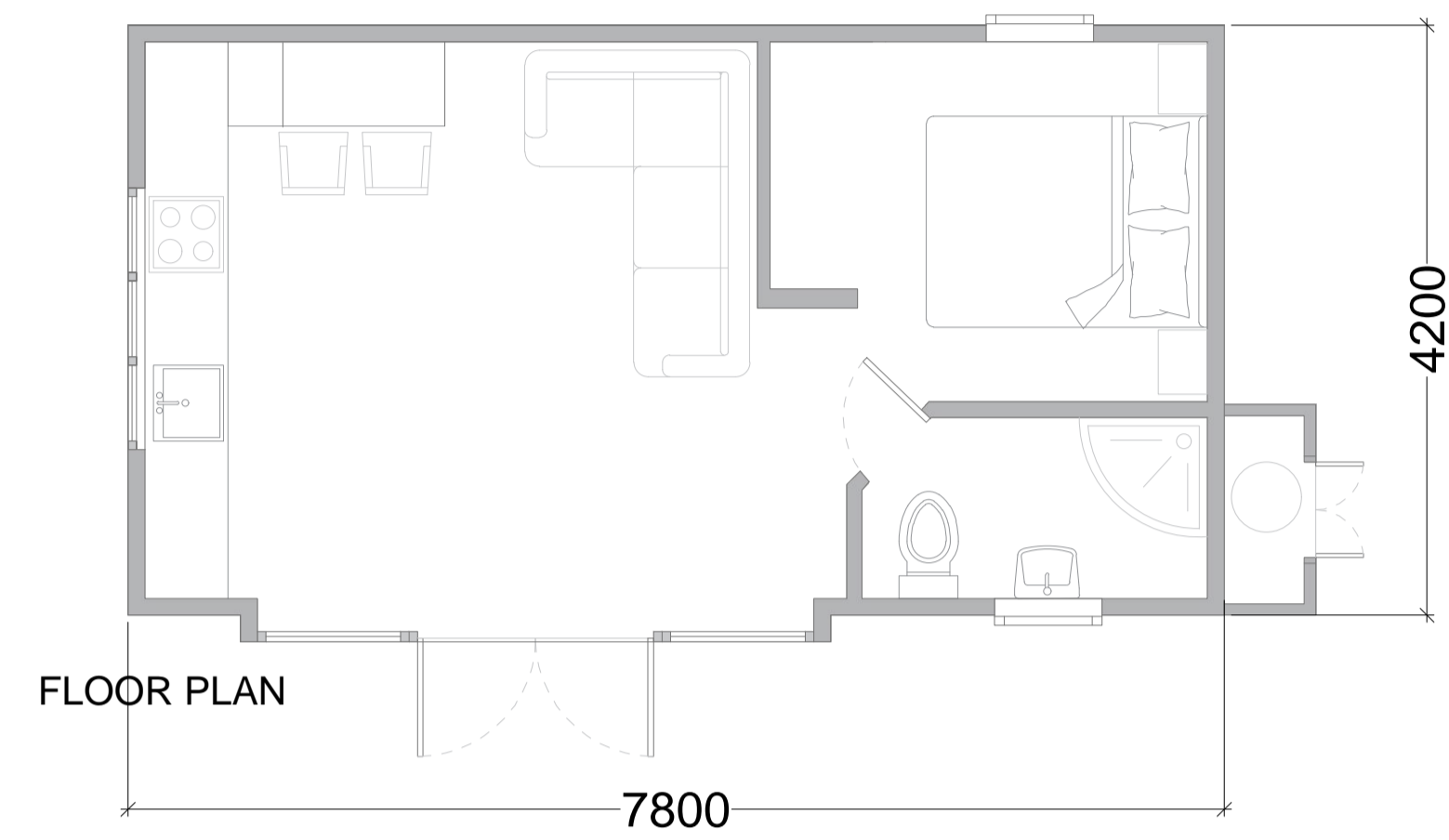
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 Scale: 1:200 @ A1  
 Drawn By: TA  
 CAD Dwg File: -  
 Checked By: -

Issue Status:  
**Full Planning Application**



 OWNERSHIP BOUNDARY  
 SITE BOUNDARY





| Date | Description | Rev | By |
|------|-------------|-----|----|
|      |             |     |    |

**Revision Description**

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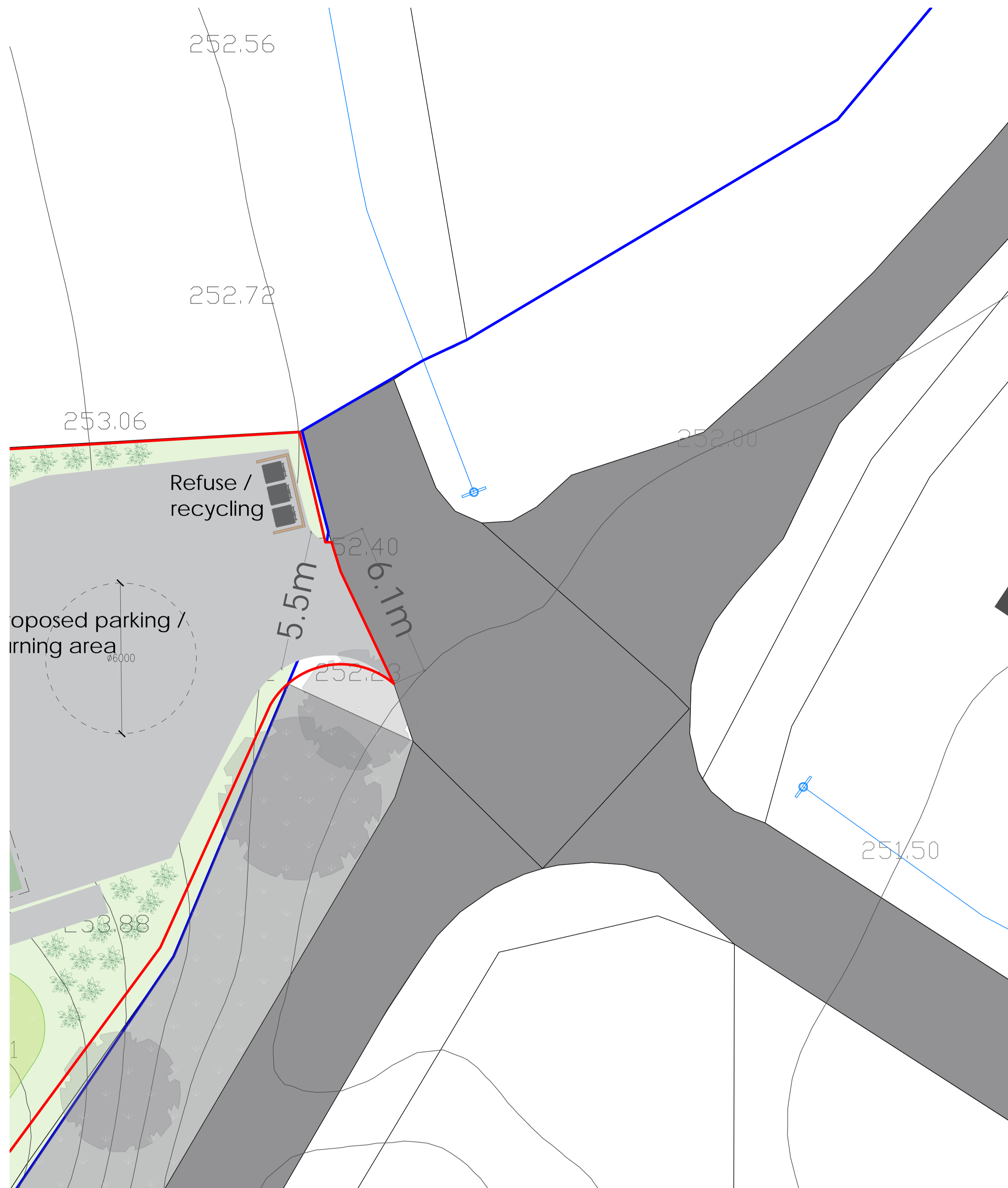
**Project:**  
 Proposed Glamping Site - For Zoe Baird  
 Duthil, Carrbridge  
 PH23 3ND

**Drawing Title:**  
 POD PLANS AND ELEVATIONS

**Drawing Number:**  
**231021-01-05**

**Revision:** -  
**Date:** 25.03.2024  
**Scale:** 1:50 @ A1  
**Drawn By:** TA  
**CAD Dwg File:** -  
**Checked By:** -

**Issue Status:**  
**Full Planning Application**



1. Existing access road to the A938.

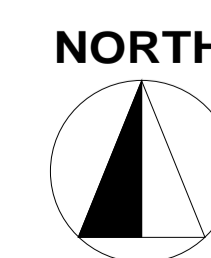
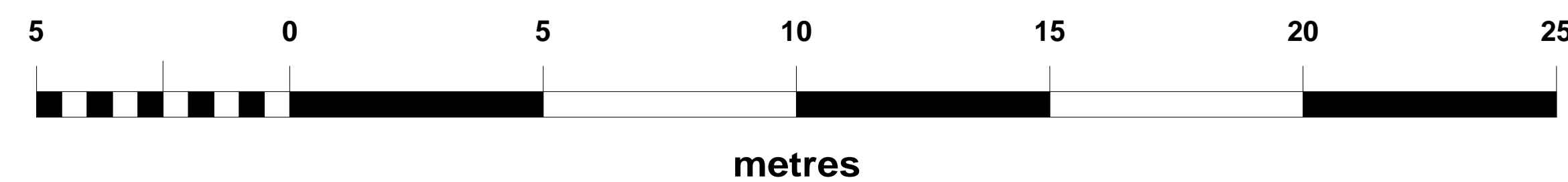


2. Existing access road to site.



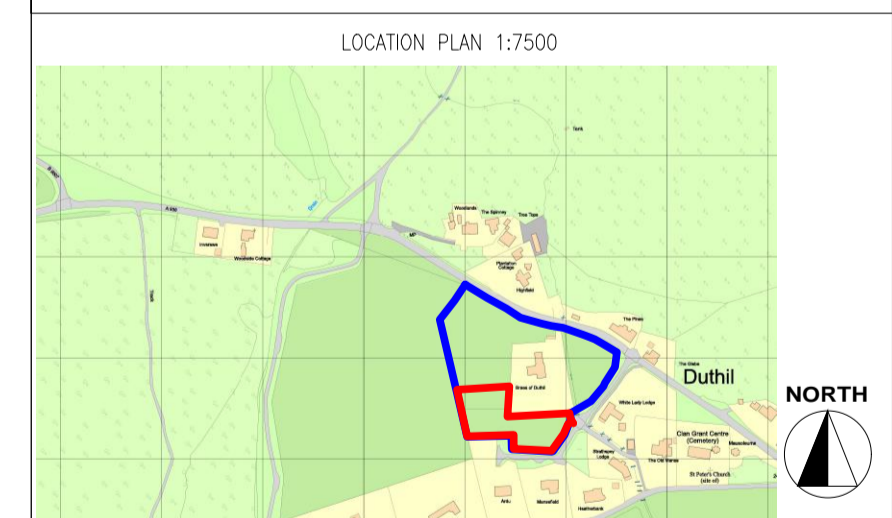
3. Existing access to site.

— OWNERSHIP BOUNDARY  
 — SITE BOUNDARY



| Date | Description | Rev | By |
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**Revision Description**



Project:  
**Proposed Glamping Site - For Zoe Baird**  
 Duthil, Carrbridge  
 PH23 3ND

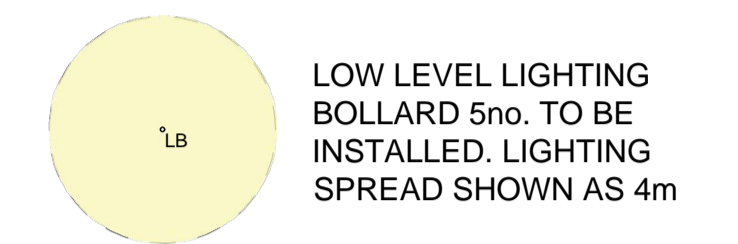
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**ROAD AND ACCESS PLAN**

Drawing Number:  
**231021-01-06**

Revision: -  
 Date: 25.03.2024  
 Scale: 1:100 @ A1  
 Drawn By: TA  
 CAD Dwg File: -  
 Checked By: -

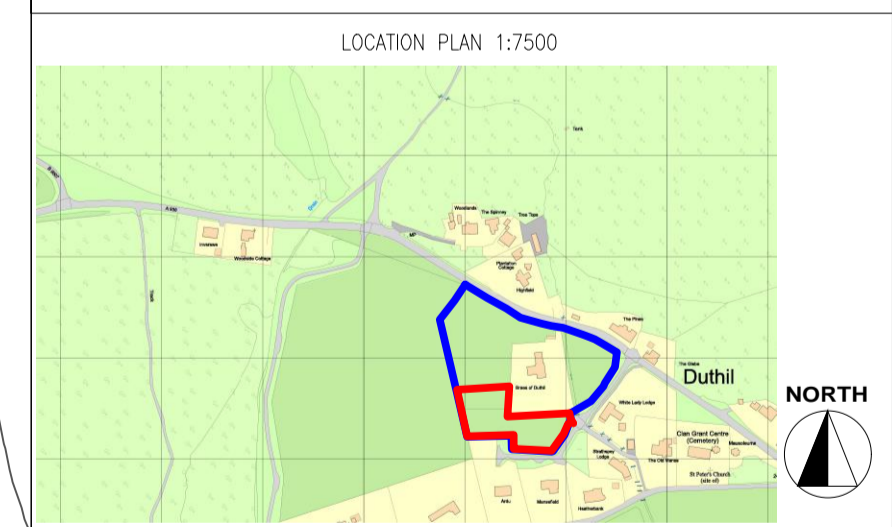
Issue Status:  
**Full Planning Application**

### KEY TO SYMBOLS



| Date | Description | Rev | By |
|------|-------------|-----|----|
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### Revision Description




Project:  
**Proposed Glamping Site - For Zoe Baird**  
 Duthil, Carrbridge  
 PH23 3ND

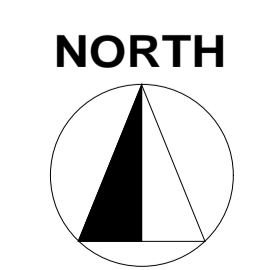
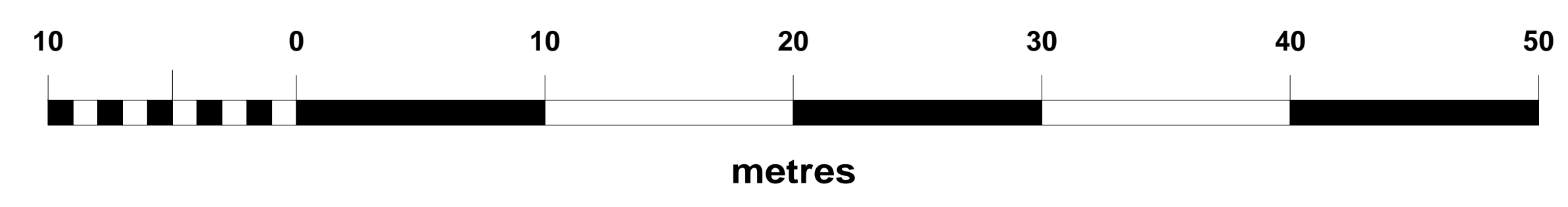
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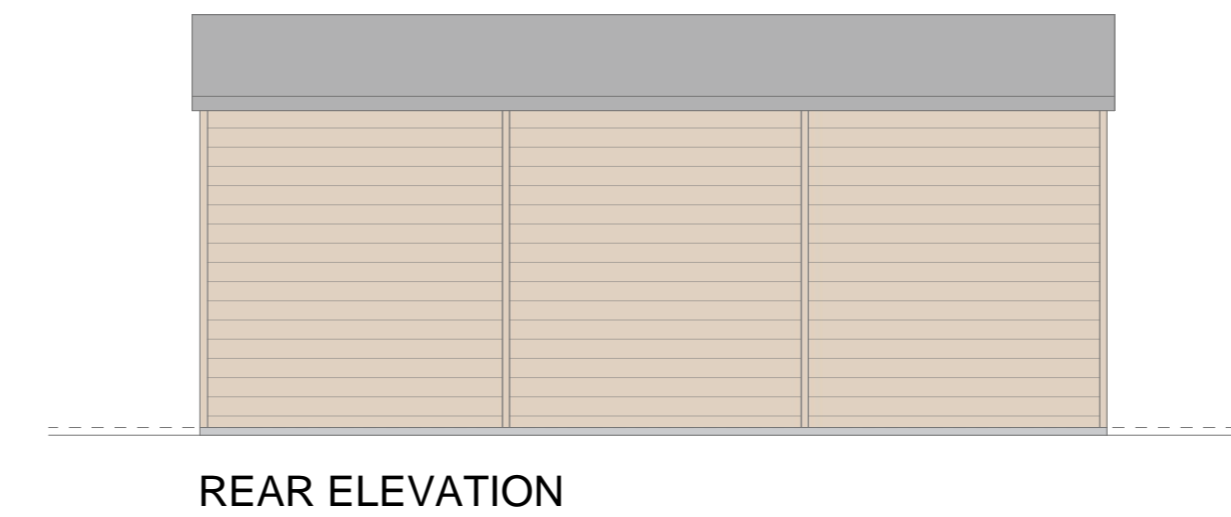
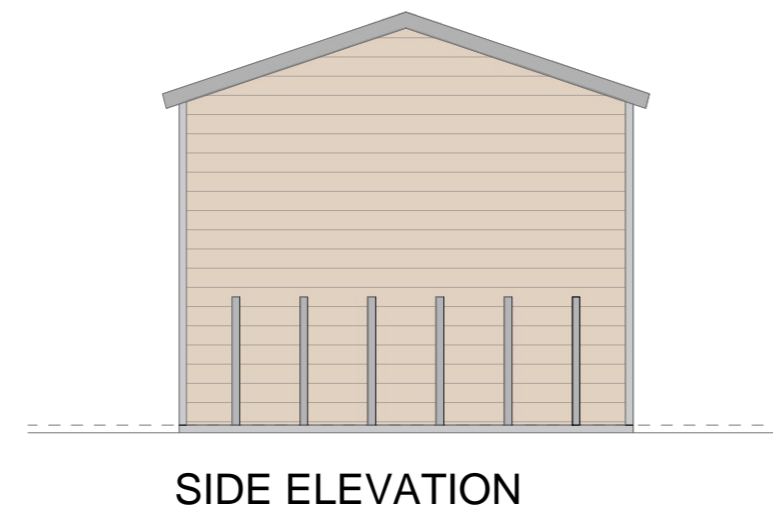
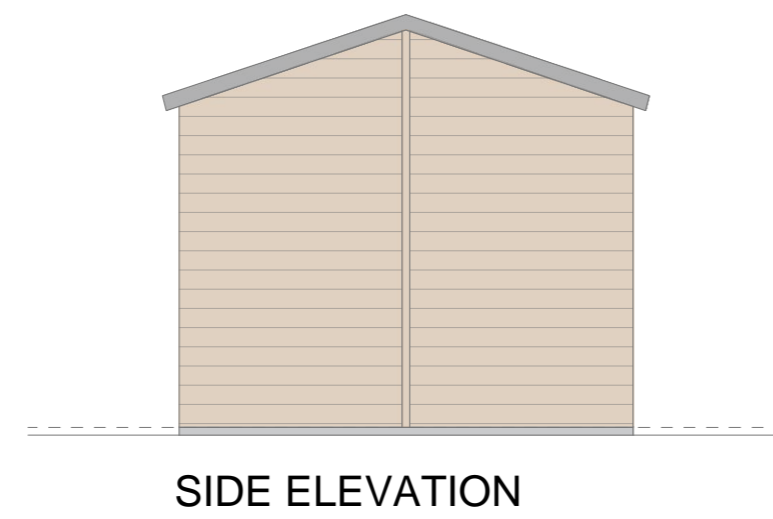
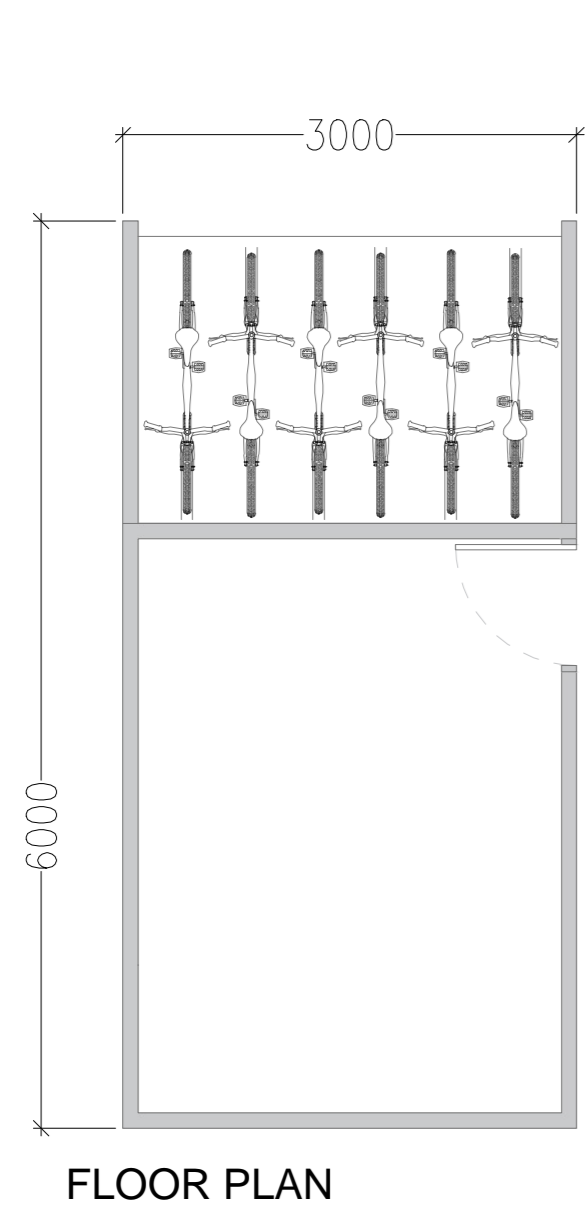
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**231021-01-07**

Revision: -  
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 Scale: 1:200 @ A1  
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 CAD Dwg File: -  
 Checked By: -

Issue Status:  
**Full Planning Application**

 OWNERSHIP BOUNDARY  
 SITE BOUNDARY





FLOOR PLAN

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

| Date | Description | Rev | By |
|------|-------------|-----|----|
|------|-------------|-----|----|

**Revision Description**

| Date | Description | Rev | By |
|------|-------------|-----|----|
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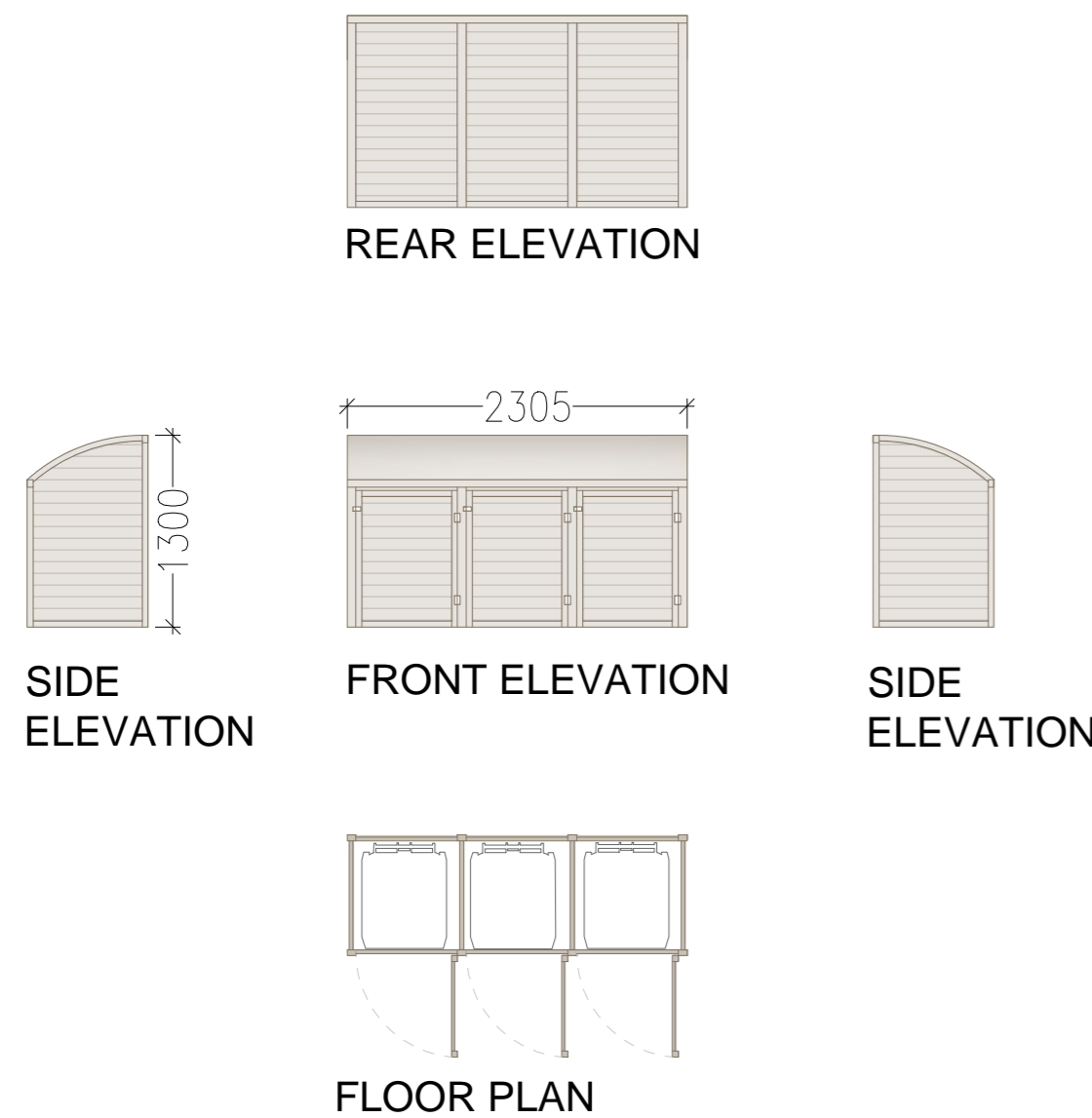
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 Proposed Glamping Site - For Zoe Baird  
 Duthil, Carrbridge  
 PH23 3ND

**Drawing Title:**  
 ELEVATIONS

**Drawing Number:**  
**231021-01-09**

**Revision:** -  
**Date:** 25.03.2024  
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**Drawn By:** TA  
**CAD Dwg File:** -  
**Checked By:** -

**Issue Status:**  
**Full Planning Application**



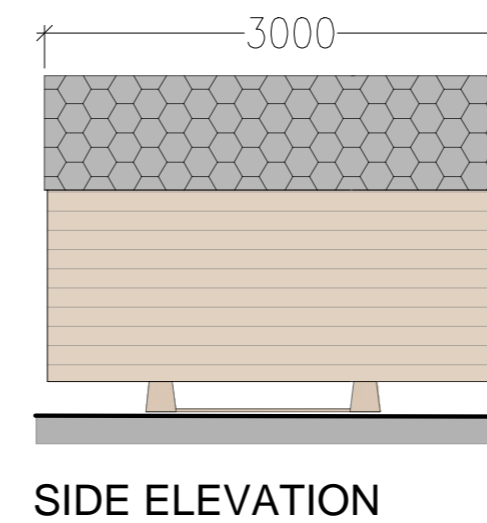
REAR ELEVATION

SIDE ELEVATION

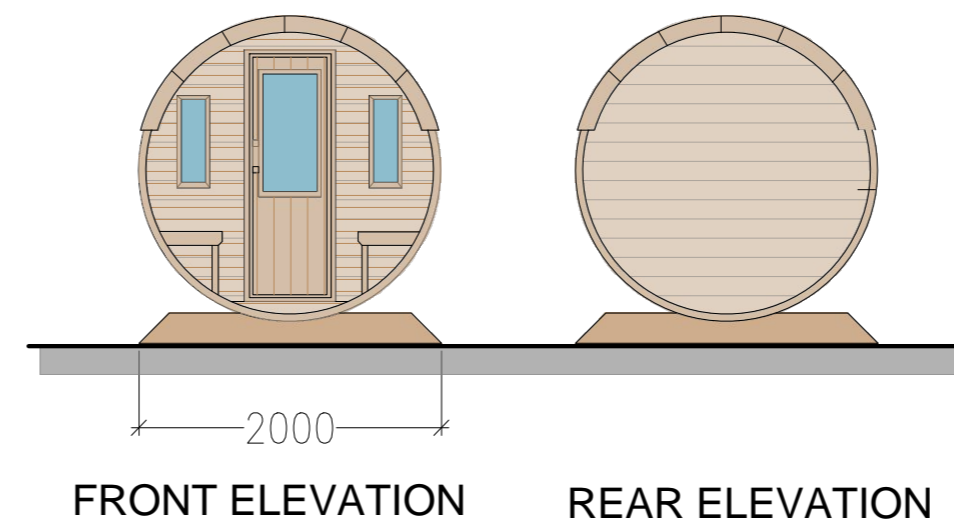
FRONT ELEVATION

SIDE ELEVATION

FLOOR PLAN



SIDE ELEVATION



FRONT ELEVATION

REAR ELEVATION

