

Agenda Item	5.3
Report No	PLS 039/18

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 12 June 2018

Report Title: 18/02060/PAN: Rothiemurcus Estate
Rothuiemurcus Camping and Caravan Park

Report By: Area Planning Manager – South/Major Developments

Purpose/Executive Summary

Description: Amendment to site layout and extension

Ward: 20 – Badenoch and Strathspey

Recommendation

Members are asked to note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of the application for planning permission.

1. 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 the 04 May 2018. 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
 - Site & Location Plan
 - Copy of Advert
 - Covering Letter

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Based on the information provided, it is proposed to extend the existing camp site to the south to allow the relocation of the existing 17 touring caravan pitches. This is in order to allow the layout of the northern area of the site (which currently accommodates 50 pitches) to be reconfigured to better meet customer expectations while protecting the forest environment and wildlife. It is confirmed that the overall number of caravan and tent pitches will not increase while the site area will increase to include the area currently accommodated by Larig Ghru Cottage this comprises an area measuring approx. 0.9ha. The application site also includes the existing caravan site.

3. SITE DESCRIPTION

- 3.1 The site is located to the south of Coylumbridge within the Cairngorms National Park on the southern side of the C1126 Cairngorm public road. The site currently comprises the Rothiemurcus camping and caravan site which comprises a largely flat area of land with an internal loop road currently serving the 17 touring caravan pitches. A cottage known as 'Larig Ghru' (to be demolished) is located to the south of the site which is surrounded by an area of designated ancient woodland. The Am Beanaidh watercourse runs just out with the eastern boundary of the site.

4. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

4.1 Cairngorms National Park Local Development Plan 2015

Located within Inverdrurie and Colyumbridge Settlement Area – allocated site T1 (Tourism)

Policy 2	Supporting Economic Growth:
ii) – Tourism and Leisure Development	
iv) – Protecting existing sustainable economic activity	
Policy 3	Sustainable Design
Policy 4	Natural Heritage
Policy 5	Landscape
Policy 10	Resources

4.2 **Cairngorms National Park Non-statutory Planning Guidance**

- Supporting Economic Growth

4.3 **Highland Council Supplementary Planning Policy Guidance**

Flood Risk & Drainage Impact Assessment (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Trees, Woodlands and Development (Jan 2013)

4.4 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (June 2014)

5. **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- 5.1
- a) Development Plan Policy
 - b) National Policy – Scottish Government Planning Policy (June 2014)
 - c) Planning History
 - d) Roads and Transport
 - e) Water, Flood Risk and Drainage
 - f) Natural Heritage
 - g) Protected Species
 - h) Landscape and Visual Impact
 - i) Access and Recreation
 - j) Site Layout and Design including landscaping
 - k) Tree/Woodland Impacts
 - l) Contaminated Land
 - m) Other Relevant Planning Documents including but no limited to:
 - n) Any other material considerations within representations and consultation responses.

6. **CONCLUSION**

- 6.1 The report sets out 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. **IMPLICATIONS**

- 7.1 Resource: Not applicable
- 7.2 Legal: Not applicable
- 7.3 Community (Equality, Poverty and Rural): Not applicable
- 7.4 Climate Change/Carbon Clever: Not applicable
- 7.5 Risk: Not applicable
- 7.6 Gaelic: Not applicable

8. 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: Nicola Drummond
Designation: Area Planning Manager – South/Major Developments
Author: Laura Stewart
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Application Form
Plan 2 - Location Plan
Plan 3 - Proposed Public Notice

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 Rothiemurchus Estate	Agent Galbraith
Address Estate Office	Address 59 George Street
..... Aviemore Edinburgh
..... PH22 1QH EH2 2JG
Phone No.	Phone 0131 240 3030
E-mail	E-mail XXXXXXXXXX

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

Rothiemurchus Camp & Caravan Park, Coylumbridge, Aviemore, PH22 1QU

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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.

Amendments to existing camp and caravan park site layout and extension of site area to south.

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To confirm, the number of pitches and intensity of use will not increase as a result of the proposals

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Please see attached covering letter for further information.

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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...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
Aviemore & Vicinity Community Council	4th May 2018

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
Public exhibition (attended by Developer and Agent) at St Johns Church Hall, Rothiemurchus		
on 13th June 2018 between 3pm - 7.30pm		

Newspaper Advert – name of newspaper	Advert date(where known)
Strathspey & Badenoch Herald	31st May 2018

Details of any other consultation methods (date, time and with whom)
Project information and questionnaire to be made available online from 13th June 2018 for two weeks for those parties unable to attend the public exhibition. The Developer also hopes to attend a meeting of the Community Council (likely on 14th June 2018)

Signed [Redacted] Date 4th May 2018
For Galbraith on behalf of Rothiemurchus Estate

PRE-APPLICATION COMMUNITY ENGAGEMENT EVENT

**Proposed Amendment to Existing Layout and Site Extension
Rothiemurchus Camp and Caravan Park, Coylumbridge**

Notice is hereby given that a programme of pre-application community engagement is to be undertaken in respect of proposals at Rothiemurchus Camp and Caravan Park, Coylumbridge.

The consultation event will comprise a public exhibition to be held at
St Johns Church Hall, Rothiemurchus from 3pm to 7.30pm on Wednesday 13th June 2018.

The exhibition will be attended by the project team, who will be available to answer questions.

Information will also be made available online at www.rothiemurchus.net/planning from
Wednesday 13th June 2018 for two weeks.

Any persons wishing to make comments to the prospective applicant prior to the submission of the planning application may do so by writing directly to: Galbraith, 59 George Street, Edinburgh, EH2 2JG or alternatively by completing one of the questionnaires available at the exhibition.

All comments should be received by Friday 29th June 2018 at the latest.

It should be noted that comments made to the prospective applicant do not constitute representations to the Local Planning Authority. There will be further opportunity to make representations directly to the Local Planning Authority following submission of the planning application.

Further information in respect of the proposed development or public exhibition may be requested directly from Galbraith at the above address.