

Agenda Item	5.1
Report No	PLS-56-22

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 18 August 2022

Report Title: 22/02386/PAN: Macdonald Hotels & Resorts
Site of Dry Ski Slope, Grampian Road, Aviemore

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Development of holiday lodges and associated infrastructure south of Macdonald Highlands Hotel

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 made valid on 20 May 2022. The PAN is a statutory requirement for planning applications for major or national developments and must be lodged at least 12 weeks prior to the submission of a planning application. 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 (Application Form)
 - Location Plan
- 1.4 In line with the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, the prospective developer proposes to undertake an in-person exhibition within 6 months of the date of validation (by 20 November 2022). This event will allow members of the public to engage in live discussion.
- 1.5 The consultation will be publicised and advertised in accordance with the appropriate statutory requirements with adverts to be placed within the Strathspey Herald and The Press and Journal. Normal practice would generally require an invitation maildrop be undertaken by the applicant to make people aware of the proposed development, but the applicant has noted the cost implications of this approach. The catchment for its distribution would generally be agreed to cover a certain radius with the Planning Authority. The applicant notes they will provide both an online and in-person public consultation event within 6 months of the submission of the PAN. Details of all notified parties are contained and appended to the PAN form and include the Aviemore and Vicinity Community Council and Badenoch and Strathspey ward Members. Additionally, the Planning Authority has requested that the local MSPs and MPs are to be notified.
- 1.6 Any forthcoming application will require to be accompanied by a Pre-Application Consultation (PAC) report explaining the consultation undertaken, feedback received, and any resultant amendments made to the planning application.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Based upon the information provided, the development is likely to comprise of a holiday accommodation with associated infrastructure on 2.39ha of land.
- 2.2 The applicant has not yet sought pre-application advice from the Planning Authority via the Pre-Application Advice Service for Major Developments.

3. SITE DESCRIPTION

- 3.1 The site comprises a dry ski slope, playpark and parking area surrounded by flat grassland within the Macdonald hotel resort in the centre of Aviemore which extends

to approximately 2.39ha. The site is set back to the northwest of the main hotel complex. There are existing accesses from Grampian Road to the northeast and southeast of the site. The site is enclosed by trees along the boundary with the A9. Parts of the site are at risk of pluvial flooding. The trees immediately adjacent to south/southeast of the site is designated as Ancient Woodland. Core Path LBS145 Aviemore Orbital to Craigellachie National Nature Reserve runs adjacent to the eastern site boundary.

4. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

4.1 Cairngorms National Park Local Development Plan 2021

Relevant policies from the Cairngorms National Park Local Development Plan 2021 include:

Policy 2: Supporting Economic Growth

Policy 3: Design and Placemaking

Policy 4: Natural Heritage

Policy 8: Open space, sport and recreation

Policy 10: Resources

Policy 11: Developer Contributions

Strategic Settlements: Aviemore

The site forms part of the wider 33ha mixed use allocation M1: Aviemore Highland Resort. The Development Plan states:

“The Aviemore Highland Resort is large site in the centre of Aviemore. It currently has a range of different uses including hotels and holiday accommodation, retail, recreation and housing and has undergone significant development to create the resort it is today. The allocation offers an opportunity for the enhancement and diversification of the current uses, including the provision of additional housing, retail, recreation and employment spaces.

- Medium to High probability of flood risk exists adjacent to site. A Flood Risk Assessment or other supporting information will be required to identify the developable area.
- A Drainage Impact Assessment is required and should address existing surface water flooding issues. Existing water and sewer infrastructure runs through this site. There is an opportunity to deculvert the outflow from Loch Puladdern through the site and renaturalise the Aviemore Burn. Development should take this into account as far as possible.
- Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape and ancient woodland on and adjacent to the site. In particular, account should be taken of views into and out of the site.
- Development proposals should seek to protect and integrate with existing path networks, notably the Aviemore Orbital Path which runs along the boundary of the site.

- A development brief has been adopted for this site. Development proposals should take account of the principles outlined in this document.”

4.2 **Cairngorms National Park Planning Guidance**

- Supporting Economic Growth (non-statutory guidance)
- Design and Placemaking (non-statutory guidance)
- Natural Heritage (supplementary guidance)
- Open space, sport and recreation (non-statutory guidance)
- Resources (non-statutory guidance)
- Developer Contributions (supplementary guidance)

4.3 **Highland Council Supplementary Planning Policy Guidance**

Construction Environmental Management Process for Large Scale Projects (Aug 2010)

Flood Risk & Drainage Impact Assessment (Jan 2013)

Highland's Statutorily Protected Species (Mar 2013)

Trees, Woodlands and Development (Jan 2013)

Developer Contributions (November 2018)

4.4 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (Jun 2014)

National Planning Framework 3, NPF3 (Jun 2014)

Draft National Planning Framework 4 (Nov 2021)

Creating Places (2013)

PAN 1/2011 - Planning and Noise (Mar 2011)

PAN 61 – Sustainable Drainage Systems (Jul 2001)

PAN 68 – Design Statements (Aug 2003)

PAN 75 – Planning for Transport (Aug 2005)

PAN 77 – Designing for Safer Places (Mar 2006)

4.5 **Other**

Cairngorms National Park Core Paths Plan: Developing Active Places (March 2015)

5. **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- 5.1
- a) Development Plan;
 - b) Planning History;
 - c) National Policy;
 - d) Roads and Transport;
 - e) Pedestrian and Cycle Links;

- f) Water, Flood Risk, and Drainage;
- g) Natural Heritage;
- h) Protected Species;
- i) Built and Cultural Heritage;
- j) Design and Layout;
- k) Landscape and Visual Impact;
- l) Access and Recreation;
- m) Noise and Light Pollution;
- n) Construction Impacts;
- o) Phasing;
- p) Open Space and Landscaping;
- q) Infrastructure capacity and delivery (including education provision); and
- r) Any other material considerations raised within representations.

5.2 Additionally, Cairngorms National Park Authority was consulted on the above Proposal of Application Notice with this PAN presented to their Planning Committee at the meeting held on 24th June 2022. They noted the potential material planning considerations for any subsequent application to be:

- a) Principle of development
- b) Landscape impacts
- c) Design and layout
- d) Environmental impacts (including impact on designated sites)
- e) Servicing and access requirements
- f) Water, flood risk and drainage
- g) Impacts on neighbouring amenity
- h) Developer Obligations

The Planning Committee also wanted to raise the following material issues to the applicant's attention:

- a) Sustainable Transport - Links to the wider path network including links to Craigellachie Nature Reserve
- b) Environmental Impacts - Assessment of A9 impact.

Regarding the PAN submission, they noted that the application form does not include specific dates or times for when any public event is to taken place.

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: David Mudie
Designation: Area Planning Manager – South
Author: Roddy Dowell
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Proposal of Application Notice
Plan 1 - Location Plan 10141/SK001

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:</p> <p>Macdonald Hotels and Resorts</p> <p>Address.</p> <p>Phone</p> <p>E-mail</p>	<p>Agent:</p> <p>GH Johnston Building Consultants Ltd</p> <p>Address:</p> <p>Willow House/Stoneyfield Business Park, Inverness, IV2 7PA</p> <p>Phone: 01463 237229</p> <p>E-mail: kenny@ghjohnston.co.uk</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

Highland Resort, Aviemore, PH22 1PN

Land south of Macdonald Highlands Hotel

Description of Development

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

Proposed development of holiday lodges and associated infrastructure south of Macdonald Highlands Hotel.

Application site area: 2.9ha

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.

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
Aviemore & Vicinity CC

Date Notice Served
20/05/2022

Names/details of any other parties
Peter Long – Chair – avccchairman@gmail.com

Date Notice Served
20/05/2022

Please give details of proposed consultation**Proposed public event**

Intend to provide an in-person event/exhibition within 6 months of the submission date of this notice. Additionally, as required we will notify the Community Council and undertake Local Press Advertising in advance, one week prior or longer, giving plenty of notice and to ensure we can obtain as much feedback on the proposal as possible during this period.

Newspaper Advert

*Strathspey Herald
The Press and Journal*

Details of any other consultation methods (date, time and with whom)

Intend to provide an online event/exhibition within 6 months of the submission date of this notice to be hosted in tandem with an in-person one, and for a period of no less than 7 days from it going live. It is anticipated that responses, where required, during the inline event will be acknowledged and where possible responded to within a 48-hour period to allow for ongoing interaction with both the community and key stakeholders.



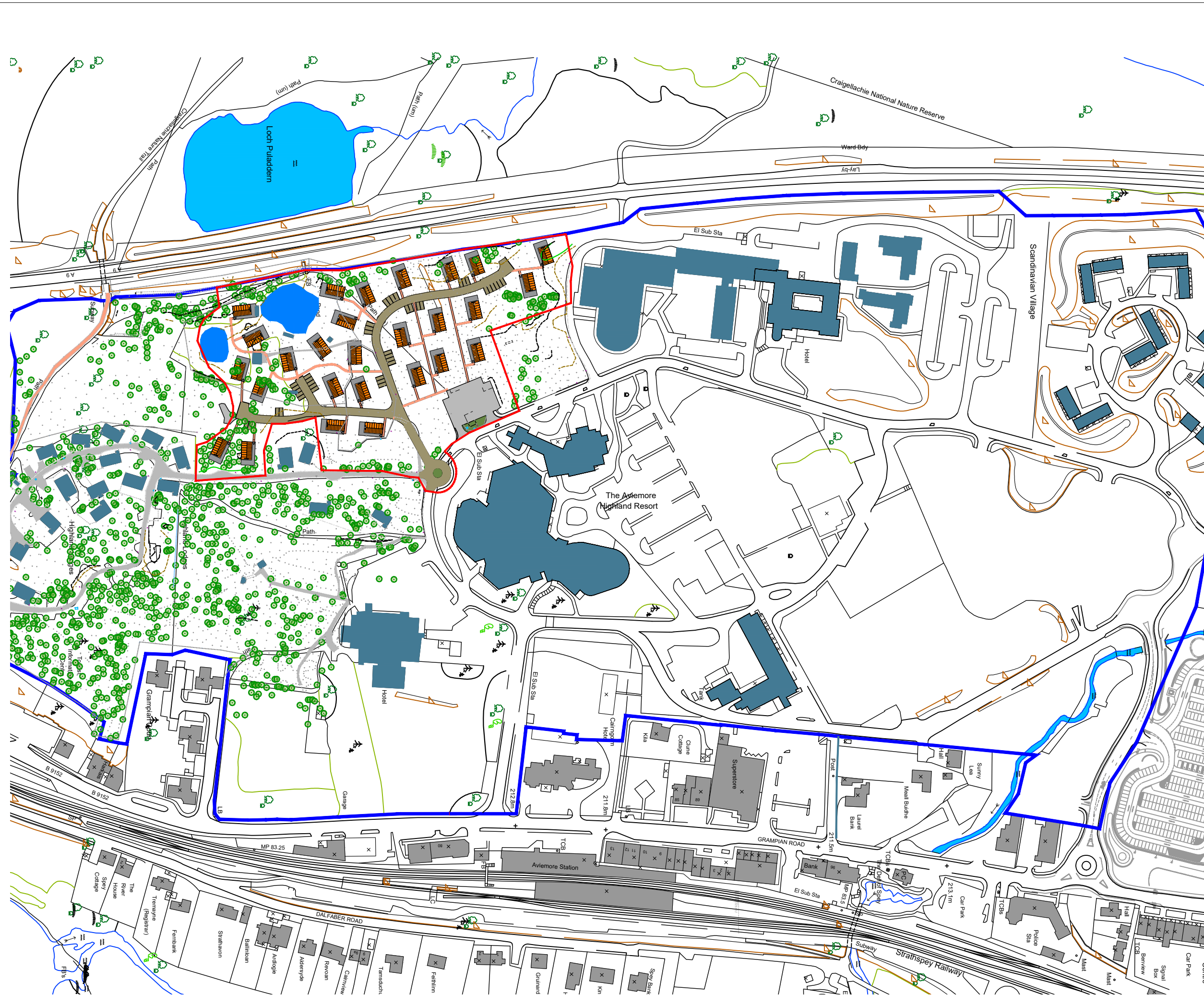
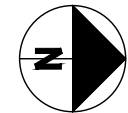
Sign

..... Date.....

20/5/22

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DO NOT SCALE, IF IN DOUBT PLEASE ASK
 All setting out must be checked on site prior to commencement.
 Any discrepancy must be reported to G H JOHNSTON Building Consultants Ltd



Rev.	Description	Drawn	Date



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 Inverness, IV2 7PA
 technical@ghjohnston.co.uk
 Tel: 01463 237229
 www.ghjohnston.co.uk

Client
Macdonald Hotels

Project
**Area 1 - Lodges at
 Macdonald Aviemore Highland
 Resorts, Aviemore**

Drawing
Location Plan

Status
Status

Scale 1:2500 Date 29.04.22

Sheet A3 Drawn by CL

Drawing No:
10141 / Sk001

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