

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 25 September 2007 at 10.00 am.

Present: Councillors DAVID LUMGAIR, JOHN RYMER, COLIN BROWN, FRANK ELLIS, ALEX KING, THE HON R J LESLIE MELVILLE MBE, HELEN OSWALD, RALPH PALMER, MARK SALMOND, ROBERT SPINK and PAUL VALENTINE.

Councillor LUMGAIR, Convener, in the Chair.

1. APOLOGIES

Apologies for absence were intimated on behalf of Councillors Alison Andrews and Iain Gaul.

2. DECLARATIONS OF INTEREST/INTIMATIONS OF CONTACT

In terms of the Councillors' Code of Conduct and the Council's Good Practice Guidelines, the following undernoted declarations of interest/intimations of contact were made:-

- Councillor Valentine declared an interest in item 11, application No 07/01213/FUL, as he used to work with the applicant. He advised that he would be taking part in the discussion.
- Councillors Leslie Melville and Rymer declared an interest in item 12, application No 07/00546/FUL. Councillor Leslie Melville advised that she knew the applicant but would be taking part in the discussion. Councillor Rymer advised that he knew the applicant and would not be participating in the discussion.
- Councillors Leslie Melville and Rymer also declared an interest in item 25, application No 07/00746/OUT. Councillor Leslie Melville advised that she knew the applicant but would be taking part in the discussion. Councillor Rymer advised that he knew the applicant and would not be taking part in the discussion.
- Councillor Leslie Melville declared an interest in item 27, enforcement case No 06/00084, as a relative was involved in the case. She advised that she would not be taking part in that item.
- Councillor Salmond intimated that in relation to item No 24 application No 06/00211/FUL, he had met with representatives of the Health and Safety Executive and Officers prior to becoming a member of this Committee. He advised that he would not be taking part in the discussion.

3. MINUTES OF PREVIOUS MEETINGS

The [minutes of meetings of this Committee of 12 July, 14 August](#) and [4 September 2007](#) were submitted, approved as correct records and signed by the Convener.

4. BUILDING WARRANTS

The Committee noted that, in the period 27 August - 14 September 2007, a total of 1 Staged Warrant, 3 Demolition Warrants, 8 Amendments to Warrants and 64 Building Warrants had been approved with an estimated cost of £4,233,000.

PLANNING APPLICATIONS

5. DELEGATED APPROVALS

There was submitted [Report No 872/07](#) by the Director of Infrastructure Services detailing applications granted by the Head of Planning and Transport in accordance with the Scheme of Delegation appended to Standing Orders.

The Committee agreed to note the 77 applications detailed in the Appendix to the Report granted under delegated powers during the period 28 August - 18 September 2007.

6. 16 ERNEST STREET, ARBROATH

There was submitted [Report No 873/07](#) by the Director of Infrastructure Services detailing application No 07/00359/FUL by J Ogilvie for the conversion of roof space to form a dwellinghouse at 16 Ernest Street, Arbroath. The application was recommended for refusal.

Slides were shown and Mr Ogilvie, the applicant, addressed the meeting.

The Committee agreed that the application be deferred for further discussion between the Planning Division and the applicant.

7. 5 SPENCER CRESCENT, CARNOUSTIE

There was submitted [Report No 874/07](#) by the Director of Infrastructure Services detailing application No 07/00939/FUL by Mr M Winterton for alterations and extension to a dwellinghouse at 5 Spencer Crescent, Carnoustie. The application was recommended for approval.

Slides were shown.

The Committee agreed that the application be approved as detailed in the Report.

8. 25 LOMOND DRIVE, CARNOUSTIE

There was submitted [Report No 875/07](#) by the Director of Infrastructure Services detailing application No 07/01120/FUL by Mr and Mrs Low for an extension to a dwellinghouse at 25 Lomond Drive, Carnoustie. The application was recommended for approval.

Slides were shown.

The Committee agreed that the application be deferred for further consideration by the Planning Division.

9. LAND AT SLADE ROAD, KIRRIEMUIR

There was submitted [Report No 876/07](#) by the Director of Infrastructure Services detailing application No 07/00969/FUL by Milnebank Ltd for the creation of a storage yard for building materials and retrospective permission for the siting of a storage container on land at Slade Road, Kirriemuir. The application was recommended for approval.

Slides were shown.

The Committee agreed that the application be approved as detailed in the Report subject to the following additional condition:-

Additional Condition

10. That no burning of materials take place within the site.

Reason

In order that the general amenity of the area shall not be affected.

10. 33 TAY STREET, MONIFIETH

There was submitted [Report No 877/07](#) by the Director of Infrastructure Services detailing application No 07/01040/FUL by Mrs H Paul for the erection of a fence (retrospective) at 33 Tay Street, Monifieth.

The Committee noted that the applicant had withdrawn the application and agreed that a Report be submitted to the next meeting on possible enforcement action for the removal of the fence.

11. 8 BAILIE NORRIE CRESCENT, MONTROSE

There was submitted [Report No 878/07](#) by the Director of Infrastructure Services detailing application No 07/01213/FUL by Mr and Mrs R Nicol for alterations and extension to a dwellinghouse at 8 Bailie Norrie Crescent, Montrose. The application was recommended for approval.

Slides were shown.

The Committee agreed that the application be approved as detailed in the Report.

Councillor Rymer, having declared an interest at item 2 above, left the meeting during consideration of the following item.

12. HUNTLYHILL FARM STEADING, KEITHOCK, BRECHIN

There was submitted [Report No 879/07](#) by the Director of Infrastructure Services detailing application No 07/00546/FUL by Stracathro and Careston Estates Ltd for the conversion of the west wing and rebuild of the east wing of farm steading to form five dwellinghouses at Huntlyhill Farm Steading, Keithock, Brechin. The application was recommended for approval.

Slides were shown and Mr Fraser, the applicant's agent, and Mr Campbell-Adamson, the applicant, addressed the meeting.

Councillor Lumgair, seconded by Councillor Palmer, moved that the application be refused as the proposal involved the demolition of an existing farm steading and the erection of more than one new build dwelling and as such was contrary to policies H14 and H7 of the Adopted Angus Local Plan 2000. The approval of the application would also establish an undesirable precedent for the demolition and replacement of traditional Angus farm architecture which was contrary to the objectives of the Development Plan.

Councillor King, seconded by Councillor Leslie Melville, moved that the application be approved as detailed in the Report.

On a vote being taken, the members voted:-

For the motion:

Councillors Lumgair, Palmer, Salmond and Spink (4).

For the amendment:-

Councillors Brown, King, Leslie Melville and Valentine (4).

No vote:

Councillors Ellis and Oswald (2).

There being an equality of votes, the Convener exercised his casting vote in favour of the motion, resulting in the application being recommended for refusal and became the substantive motion.

THEREAFTER, COUNCILLOR ELLIS, SECONDED BY COUNCILLOR OSWALD, MOVED, AS A FURTHER AMENDMENT, THAT THE APPLICATION BE DEFERRED TO ALLOW MEMBERS THE OPPORTUNITY TO UNDERTAKE A SITE VISIT TO THE AREA TO GATHER FURTHER INFORMATION ON THE APPLICATION.

On a vote being taken, the members voted:-

For the substantive motion:

Councillors Lumgair, Palmer, Salmond, Spink (4).

For the amendment:-

Councillors Brown, Ellis, King, Leslie Melville, Oswald and Valentine (6).

The amendment was declared carried resulting in the application being deferred to allow a site visit to take place on Monday 1 October 2007 at 10.00 am.

13. NEWBIGGING FARM COTTAGE PUGESTON, MONTROSE

There was submitted [Report No 881/07](#) by the Director of Infrastructure Services detailing application No 07/00043/FUL by Argyle Developments Ltd for the change of use and extension to a garage to form a dwelling and change of use of agricultural land to garden ground at Newbigging Farm Cottage, Pugeston, Montrose.

The Committee noted that the application had been deferred for further discussion.

14. SITE WEST OF CHARLETON LODGE, HILLSIDE, MONTROSE

There was submitted [Report No 882/07](#) by the Director of Infrastructure Services detailing application No 07/01190/OUT by Mr T Hunter for the erection of a dwellinghouse on a site at West of Charleton Lodge, Hillside, Montrose.

The Committee noted that the applicant had withdrawn the application.

15. NORTH MAINS OF BALLINDARG, LOGIE, BY KIRRIEMUIR

There was submitted [Report No 883/07](#) by the Director of Infrastructure Services detailing application No 07/00797/FUL by Strathmore Mineral Water Co Ltd for the retrospective consent for the siting of a portacabin at North Mains of Ballindarg, Logie, by Kirriemuir. The application was recommended for approval.

Slides were shown and Mr Watson, the applicant, and Councillor Mackintosh, a local member, addressed the meeting.

COUNCILLOR LUMGAIR, SECONDED BY COUNCILLOR ELLIS, MOVED THAT THE APPLICATION BE APPROVED AS DETAILED IN THE REPORT, SUBJECT TO THE DELETION OF CONDITION 3 AND AN AMENDMENT TO CONDITION 4 LIMITING THE PERIOD FROM FIVE YEARS TO TWO YEARS, EXPIRING ON 25 SEPTEMBER 2009.

Councillor King, seconded by Councillor Leslie Melville, moved, as an amendment, in similar terms to the motion, subject to amended Condition 4 limiting the period from five years to one year, expiring on 25 September 2008.

On a vote being taken, the members voted:-

For the motion:

Councillors Lumgair, Rymer, Brown, Ellis, Oswald, Spink and Valentine (7).

For the amendment:-

Councillors King, Leslie Melville, Palmer and Salmond (4).

The motion was declared carried resulting in the application being approved as detailed in the Report, subject to the deletion of Condition 3 and the following amended condition:-

Condition 4:

That the portacabin hereby approved is restricted to a limited period of two years only, expiring on 25 September 2009.

Reason:

Given the temporary nature of the building and in order that the Council can control and review the length of time during which the development is permitted to continue in the interests of the visual amenity of the area.

16. THE DEAN, 3 THE COURTYARD, WEST MAINS OF BALLINDARG, FORFAR

There was submitted [Report No 884/07](#) by the Director of Infrastructure Services detailing application No 07/01099/FUL by Mr C Thomson and Miss Black for the alterations and extension to a dwellinghouse at The Dean, 3 The Courtyard, West Mains of Ballindarg, Forfar. The application was recommended for approval.

Slides were shown.

The Committee agreed that the application be approved as detailed in the Report.

17. LAND AT 2 GREYSTONE COTTAGE, CARMYLLIE, ARBROATH

There was submitted [Report No 885/07](#) by the Director of Infrastructure Services detailing application No 07/01118/OUT by Ms L Adams for the erection of a dwellinghouse, involving the demolition of two lean-to buildings at 2 Greystone Cottage, Carmyllie, Arbroath. The application was recommended for approval.

Slides were shown.

The Committee agreed that the application be approved as detailed in the Report.

18. 59 GRANGEHILL DRIVE, MONIFIETH

With reference to Article 11 of the minute of meeting of this Committee of 4 September 2007, there was submitted [Report No 887/07](#) by the Director of Infrastructure Services detailing the conditions he recommended be attached to the consent granted to application No 07/00941/FUL by Mr and Mrs Healy for an extension to a dwellinghouse at 59 Grangehill Drive, Monifieth.

The Committee approved the conditions as detailed in the Report.

19. GARDEN GROUND AT KENNELS COTTAGE, TANNADICE, BY FORFAR

With reference to Article 11 of the minute of meeting of this Committee of 4 September 2007, there was submitted [Report No 888/07](#) by the Director of Infrastructure Services detailing the conditions he recommended be attached to the consent granted to application No 07/00930/FUL by Tower Properties (Scotland) Ltd for the erection of a dwellinghouse on garden ground at Kennels Cottage, Tannadice, by Forfar.

The Committee approved the conditions as detailed in the Report.

20. GARDEN GROUND AT 2 BALMACHIE ROAD, CARNOUSTIE

With reference to Article 9 of the minute of meeting of this Committee of 4 September 2007, there was submitted [Report No 889/07](#) by the Director of Infrastructure Services detailing the conditions and terms of Section 75 Agreement recommended to be attached to the consent granted to application No 07/00068/FUL by Mr and Mrs Rowe for the erection of a dwellinghouse on garden ground, 2 Balmachie Road, Carnoustie.

The Committee approved the conditions and Section 75 Agreement as detailed in the Report.

Councillor Spink left the meeting at this stage.

At this point, the Committee agreed to adjourn for lunch and re-convened at 2.00 pm

21. GROUND AT CLIFFBURN ROAD, ARBROATH

There was submitted [Report No 890/07](#) by the Director of Infrastructure Services detailing application No 07/00172/FUL by Stewart Milne Homes for the erection of 121 dwellinghouses on ground at Clifftown Road, Arbroath. The application was recommended for approval.

Slides were shown and Mr Beattie and Mrs Stewart, objectors, followed by Mr Focus, the applicant's representative, addressed the meeting.

Councillor Lumgair, seconded by Councillor Rymer, moved that the application be approved as detailed in the Report.

COUNCILLOR ELLIS, SECONDED BY COUNCILLOR OSWALD, MOVED, AS AN AMENDMENT, THAT THE APPLICATION BE REFUSED AS IT WAS CONTRARY TO POLICY H2 OF THE ADOPTED ANGUS LOCAL PLAN AND POLICIES S3 AND SC30 OF THE FINALISED ANGUS LOCAL PLAN REVIEW AS THE MINIMUM REQUIRED LEVEL OF OPEN SPACE WAS NOT PROVIDED WITHIN THE SITE AND LAYOUT, SCALE AND HEIGHT OF THE HOUSES RESULTING IN AN OVER DENSE FORM OF DEVELOPMENT WHICH DOES NOT PROVIDE A GOOD RESIDENTIAL ENVIRONMENT.

On a vote being taken, the members voted:-

For the motion:

Councillors Lumgair, Rymer, Brown and Leslie Melville (4).

For the amendment:-

Councillors Ellis, King, Oswald, Palmer, Salmond and Valentine (6).

The amendment was declared carried resulting in the application being refused as detailed above.

Councillor Ellis left the meeting at this stage.

22. 53 MONTROSE STREET, BRECHIN

With reference to Article 27 of the minute of meeting of this Committee of 4 September 2007, there was submitted [Report No 891/07](#) by the Director of Infrastructure Services detailing the conditions he recommended be attached to the consent to application No 07/01067/FUL by Kirkland Properties for the change of use from retail unit to dwellinghouse at 53 Montrose Street, Brechin.

The Committee approved the conditions as detailed in the Report.

23. LAND TO THE WEST OF ORCHARDBANK, FORFAR

There was submitted [Report No 893/07](#) by the Director of Infrastructure Services detailing application No 06/01428/FUL by Oranges and Lemons for the erection of a private children's nursery on land to the west of Orchardbank, Forfar. The application was recommended for approval.

Slides were shown and Mrs Butler, an objector, addressed the meeting.

COUNCILLOR LUMGAIR, SECONDED BY COUNCILLOR RYMER, MOVED THAT THE APPLICATION BE APPROVED AS DETAILED IN THE REPORT.

Councillor Oswald, seconded by Councillor Brown, moved as an amendment, that the application be refused as it was contrary to the Development Plan and Policy F/EMP1 of the Angus Local Plan.

On a vote being taken, the members voted:-

For the motion:-

Councillors Lumgair, Rymer, King, Leslie Melville, Palmer and Salmond (6).

For the amendment:-

Councillors Brown, Oswald and Valentine (3).

The motion was declared carried resulting in the application being approved as detailed in the Report.

Councillor Salmond, having declared an interest at item 2 above, left the meeting during consideration of the following item.

24. CHAPEL WORKS, MARINE AVENUE MILL AND FRONT OFFICE, MARINE AVENUE, MONTROSE

There was submitted [Report No 894/07](#) by the Director of Infrastructure Services detailing application No 06/00211/FUL and 06/00226/LBC by George Martin (Builders) for the erection of 10 dwellinghouses at Chapel Works, Marine Avenue Mill and Front Office, Marine Avenue, Montrose. The application was recommended for refusal.

Slides were shown and Mr Smith, the applicant's representative, addressed the meeting.

The Committee agreed that the application be approved as the impact of risk to public safety was so marginal as to warrant departure from the Development Plan Policy INF10 because; in all other respects, the proposal otherwise accorded with the Development Plan. It was agreed that a Report detailing appropriate conditions be submitted to the Committee in due course.

The Committee also noted that the application would be notified to Scottish Ministers and Historic Scotland.

Councillor Rymer having declared an interest at item 2, above left the meeting during consideration of the following item.

25. LAND AT WHITESIDE FARM, CARESTON, BRECHIN

There was submitted [Report No 895/07](#) by the Director of Infrastructure Services detailing application No 07/00746/OUT by Careston Ltd for the outline erection of a dwellinghouse on land at Whiteside Farm, Careston, Brechin. The application was recommended for approval.

Slides were shown.

The Committee agreed that the application be approved as detailed in the Report and that the Shortlife Working Group look further at the policy involving gap sites.

26. LAND AT FIDDLER'S ARM, MONIKIE

There was submitted [Report No 880/07](#) by the Director of Infrastructure Services detailing application Nos 06/01561/FUL and 07/00228/FUL for the erection of a Children's Nursery and Ancillary Car Parking Area and to vary Condition 17 of planning permission 07/00228/FUL for Technotots Nursery on the site of the Fiddler's Arm, Monikie. The applications were recommended for approval.

Slides were shown and Mr Goodfellow, an objector, followed by Mr Brown, the applicant's agent, addressed the meeting.

Councillor Lumgair, seconded by Councillor Rymer, moved that the applications be approved as detailed in the Report and that condition 17 of the planning permission 07/00220/FUL be varied as detailed in the Report.

COUNCILLOR OSWALD, SECONDED BY COUNCILLOR PALMER, MOVED AS AN AMENDMENT, THAT THE APPLICATIONS BE REFUSED AS THE PROPOSALS WOULD RESULT IN THE LOSS TO THE COMMUNITY OF A FACILITY, NAMELY A PUBLIC HOUSE, AND INADEQUATE ATTEMPTS HAD BEEN MADE TO DEVELOP A PUBLIC HOUSE ON THE SITE; AND ALSO THAT THE LEVEL OF PARKING PROVISION PROPOSED WAS INADEQUATE TO SERVE THE DEVELOPMENT.

On a vote being taken, the members voted:-

For the motion:-

Councillors Lumgair, Rymer, Leslie Melville and Salmond (4).

For the amendment:-

Councillors Brown, King, Oswald, Palmer and Valentine (5).

The amendment was declared carried resulting in the applications being refused for the reasons detailed above.

At this point, the Committee agreed, in accordance with Standing Order 20(8), to continue the meeting until the conclusion of business.

Councillor Leslie Melville having declared an interest at item 2 above, left the meeting during consideration of the following item.

27. ENFORCEMENT UPDATE

There was submitted [Report No 896/07](#) by the Director of Infrastructure Services updating members on the progress of enforcement action previously agreed by the Committee.

Having heard the Head of Planning and Transport, the Committee agreed:-

- (i) to note that work on complying with the amenity notice and enforcement notice was underway at The Steadings, Reswallie Mains and a further Report on the progress of the amenity notice would be submitted to the next meeting;
- (ii) to note that despite Elite Homes (Tayside) having advised that they would ensure the removal of the portacabins and tidy the plot within two weeks of 7 September 2007, to date no action had been taken and it was therefore agreed that a further Report on Enforcement Action be submitted to the next meeting if necessary;
- (iii) to note the ongoing position with regard to 1 Broomwell Gardens, Monikie;
- (iv) to note that a Report on the options for the Committee would be submitted to the next meeting on land at Caldhome Gardens, Brechin;
- (v) to note that the Enforcement Notice was currently being prepared with regard to the erection of an unauthorised fence at Alma Place, Bucklershead, by Kellas;

- (vi) to note that a meeting would take place in October between Scottish Wildlife Trust and the Planning Division to discuss the allegations that certain plots were bigger than originally approved and that other unauthorised work had taken place at Brechin Road, Tayock, Montrose;
- (vii) to await the appeal decision with regard to the storage of rubble at the site of the former Seaforth Hotel, Arbroath;
- (viii) to note that the planning contravention notice had been issued with regard to 26-27 High Street, Kirriemuir and discussions were taking place with Law and Administration Division;
- (ix) to note that the planning contravention notice had been prepared and letters sent to the current owner of 112-114 Murray Street, Montrose regarding the unauthorised installation of UPVC windows and doors; and
- (x) to agree that details of the number of Enforcement cases dealt with over the past three years be submitted to the next meeting of this Committee and that the Shortlife Working Group look at ways of improving/shortening the process involved in enforcement cases.

28. PLANNING APPEAL DECISIONS

(a) Garden Ground at 7 Duke Street, Brechin

With reference to Article 7 of the minute of meeting of this Committee of 19 April 2007, there was submitted [Report No 897/07](#) by the Director of Infrastructure Services which detailed the findings of the Reporter appointed by the Scottish Ministers to determine the appeal against the refusal of Angus Council to grant consent for the erection of a dwellinghouse in the garden ground of 7 Duke Street, Brechin.

Slides were shown.

The Committee noted that the appeal had been upheld.

(b) Land at Carlogie Farm Road, Carnoustie

With reference to Article 9 of the minute of meeting of this Committee of 15 March 2007, there was submitted [Report No 898/07](#) by the Director of Infrastructure Services which detailed the findings of the Reporter appointed by the Scottish Ministers to determine the appeal against the refusal of Angus Council to grant consent for the erection of a dwellinghouse on land at Carlogie Farm Road, Carnoustie.

Slides were shown.

The Committee noted that the appeal had been dismissed.

(c) 8 Links Parade, Carnoustie

With reference to Article 8 of the minute of meeting of this Committee of 19 April 2007, there was submitted [Report No 899/07](#) by the Director of Infrastructure Services detailing the findings of the Reporter appointed by the Scottish Ministers to determine the appeal against the refusal of Angus Council to grant consent for the demolition of an existing hotel and erection of eight apartments at 8 Links Parade, Carnoustie.

Slides were shown.

The Committee noted that the appeal had been upheld.

(d) Site at Carlogie Farm Road, Carnoustie

With reference to Article 8 of the minute of meeting of this Committee of 15 March 2007, there was submitted [Report No 900/07](#) by the Director of Infrastructure Services which detailed the findings of the Reporter appointed by the Scottish Ministers to determine the appeal against the refusal of Angus Council to grant consent for the erection of a dwellinghouse on a site at Carlogie Farm Road, Carnoustie.

Slides were shown.

The Committee noted that the appeal had been dismissed.

(e) Land at Queen Street, Monifieth

With reference to Article 13 of the minute of meeting of this Committee of 15 March 2007, there was submitted [Report No 901/07](#) by the Director of Infrastructure Services which detailed the findings of the Reporter appointed by the Scottish Ministers to determine the appeal against the refusal of Angus Council to grant consent for the erection of a dwellinghouse on land at Queen Street, Monifieth

Slides were shown.

The Committee noted that the appeal had been dismissed.

(f) Former Railway Cutting, Rosehill Road, Montrose

With reference to Article 27 of the minute of meeting of this Committee of 22 February 2007, there was submitted [Report No 902/07](#) by the Director of Infrastructure Services which detailed the findings of the Reporter appointed by the Scottish Ministers to determine the appeal against the refusal of Angus Council to grant consent for the erection of a residential development and infilling of the former railway cutting at Rosehill Road, Montrose.

Slides were shown.

The Committee noted that the appeal had been upheld and a claim for expenses against the Council had been dismissed.

(g) Site B Smithy Cottage, Colliston

With reference to Article 19 of the minute of meeting of this Committee of 19 April 2007, there was submitted [Report No 903/07](#) by the Director of Infrastructure Services which detailed the findings of the Reporter appointed by the Scottish Ministers to determine the appeal against the refusal of Angus Council to grant consent for the erection of a dwellinghouse on Site B, Smithy Cottage, Colliston.

Slides were shown.

The Committee noted that the appeal had been upheld.

29. CAIRNGORMS NATIONAL PARK DEPOSIT LOCAL PLAN

With reference to Article 9 of the minute of meeting of the Infrastructure Services Committee of 28 August 2007, there was submitted [Report No 751/07](#) by the Director of Infrastructure Services on the suggested basis for the Council's response to the Cairngorms National Park Deposit Local Plan.

The Committee, for its interest, agreed:-

- (i) to note the publication of the Cairngorms National Park Deposit Local Plan;
- (ii) to approve this Report as the basis of the Council's response to the National Park Authority and to make no formal objection the National Park Deposit Local Plan; and
- (iii) to take into account the Cairngorm National Park Deposit Local Plan as a "material consideration" for development management purposes in the assessment of planning applications affecting that part of the Cairngorms National Park within Angus.