
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 2 February 2015 2015/0016/DET to 2015/0024/DET

I. The CNPA has delegated responsibility to the CNPA Head Planner, to make Call-in decisions.

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2015/0016/DET
Council ref:	15/00124/APP
Applicant:	Mr Ian & Mrs Ann Hood
Development location:	Mill Of Auchriachan, Tomintoul, Ballindalloch Moray
Proposal:	Extend planning consent 11/00808/APP for conversion of existing vacant mill to form 4 bedroom dwelling.
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Proposed conversion of existing vacant mill to form 4 bedroom dwelling (11/00808/APP) approved by Local Authority
Background Analysis:	Application seeking to “extend” previous consent granted by Local Authority for conversion to dwelling house in countryside. Type 2 – up to two residential units outside as settlement

CNPA ref: 2015/0017/DET
Council ref: 14/04702/FUL
Applicant: Highlands Small Communities Housing Trust
Development location: Amenity Woodland East Of The Knoll, Kincaig, Highland
Proposal: Erection of block of four terraced houses
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Formally request that the Highland Council consult CNPA Access Officers regarding any impacts upon/relationship to/proposed mitigation relating to core paths on and around the site, do not appear to be reflected on site plans at present
Call in reason: N/A
Planning History: There have been numerous planning applications around this area, determined by the Local Authority including —08/00148/FULBS Erection of house (amended proposal) at Land To South West Of 1 - 4 Suidhe Brae Alvie Kincaig— granted on appeal 12/01579/FUL - Create 90 long link path and erect section of fence at Amenity Woodland East Of The Knoll Kincaig —approved by Highland Council 13/03124/FUL Erection of 3 no houses including new access (plots 1, 2 & 3) at Land 85M East Of Silverwood Lodge The Brae Kincaig- application considered by Highland Council and withdrawn
Background Analysis: Application for four affordable houses within settlement in an area where there have been numerous planning applications previously considered and determined by the Local Authority .Type 2 application -four or less houses within a settlement. Given that a core path runs through the site which does not appear to be reflected on plan, it is recommended that CNPA Access Officers be formally consulted

CNPA ref: 2015/0018/DET
Council ref: 15/00074/FLL
Applicant: Mr P Buttress
Development location: Eternal House, 3 Wade's Bridge Road, Old Bridge Of Tilt Blair Atholl
Proposal: Erection of a Sunroom
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Modification of existing consent (03/00584/FUL) for alterations to existing design (03/01850/MOD) approved by Local Authority
Background Analysis: Type 2 householder development

CNPA ref: 2015/0019/DET
Council ref: M/APP/2015/0130
Applicant: Cairngorms National Park Authority
Development location: Site To The North West Of, Allargue House, Corgarff Strathdon
Proposal: Installation of Viewpoint Feature with Cowled Seats, Path and Minor Lay-by Improvements
Application type: Detailed Planning Permission
Call in decision: **CALLED IN**
Call in reason: The proposed development is located on a prominent, upland location close to a key tourist route in the National Park, overlooking Corgarff Castle, and is part of a national initiative - Scotland's Scenic Routes. It is a Type I application - linked to an application previously determined by the Cairngorms National Park Authority and raises issues relating to natural and cultural heritage and the promotion of understanding and enjoyment of the area. It is therefore considered to be of significance to the collective aims of the National Park.
Planning History: Application for eight cowls refused by CNPA planning committee (reference 2014/0320/DET)
Background Analysis: This application is for a revised submission for four cowls on a revised location to the west of the Corgarff viewpoint. Type I – applications which are directly related to applications that have been previously determined by the CNPA

CNPA ref: 2015/0020/LBC
Council ref: M/APP/2015/0186
Applicant: Mr Richard Watts
Development location: The Pavilion, Victoria Road, Ballater Aberdeenshire
Proposal: Extension to Pavilion to Form Addition to Shop Floor
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Erection of New Workshop Building and Extension to Existing Shop (APP/2015/0171) invalid application dealt with by Local Authority
Background Analysis: Alterations to existing building within settlement and new build within curtilage of listed building Type 2 – listed building consent involving minor changes

CNPA ref: 2015/0021/DET
Council ref: M/APP/2015/0193
Applicant: Crathie Opportunity Holidays
Development location: Manse Courtyard, Crathie, Ballater Aberdeenshire
Proposal: Erection of Managers Office
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Erection of Replacement Storage Shed (APP/2013/2774) Approved by Local Authority
Background Analysis: Minor extension Type Other – does not raise issued of significance for National Park

CNPA ref: 2015/0022/DET
Council ref: 15/00131/FUL
Applicant: Pine Bank Chalets
Development location: Pine Bank Chalets, Dalfaber Road, Aviemore Highland
Proposal: Demolition of chalet and re-erection of log cabin for self-catering letting
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Erection of replacement chalets buildings (02/00204/FULBS) and replacement of caravan with chalets (02/00070/FULBS) applications approved by Local Authority
Background Analysis: Replacement chalet within settlement – Type 2 – similar to up to two residential units within settlement – does not raise issued of significance to aims of National Park

CNPA ref: 2015/0023/DET
Council ref: 14/04648/FUL
Applicant: Pitmain Estate
Development location: Gynack Lodge, Pitmain Estate, Kingussie Highland
Proposal: Erection of garage block and workshop
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: **Formally request that the Highland Council consult CNPA Access Officers regarding ensuring any rights of way in area remain unobstructed during construction phase**
Call in reason: N/A
Planning History: There have been numerous planning applications on Pitmain Estate, some determined by Local Authority and some by CNPA (those relating to access tracks and hydro schemes) including Construction of diversionary vehicular access track & parking areas for sporting activities (retrospective) (2013/0318/DET) approved by CNPA: Erection of farm building at Pitmain Farm Cottage (2013/0301/NOT) determined by Local Authority. Construction of new vehicular access bridge & link track to estate facility/land beyond at 110M North Of Gynack Lodge (2012/0402/DET) approved by CNPA Demolition of former Keepers House, flat and workshop and erection of new guest accommodation at Keepers House Pitmain Estate (2011/0280/DET) approved by Local Authority. Erection of general agricultural storage/workshop at . Pitmain Estate (2011/0204/NOT) determined by Local Authority
Background Analysis: Garage for three houses and workshop proposed to west of Gynack Lodge on other side of access road which is presently a right of way., Type other –minor development relating to existing guest accommodation –does not raise issues of significance to aims of National Park. Recommend CNPA Access Officers be consulted

CNPA ref: 2015/0024/DET
Council ref: M/APP/2015/0171
Applicant: Mr Richard Watts
Development location: The Pavilion, Victoria Road, Ballater Aberdeenshire
Proposal: Erection of New Workshop Building and Extension to Existing Shop
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Erection of New Workshop Building and Extension to Existing Shop (APP/2015/0171) invalid application dealt with by Local Authority
Background Analysis: Alterations to existing building and erection of new workshop (6 metres by 4 metres plus toilet provision) within settlement Type Other – minor alterations and new build within settlement does not raise issues of significance to aims of National Park

REPRESENTATIONS TO THE CNPA

For the purpose of clarity electronic submissions must be received by midnight on the 28th day from Call-In and submission made by post must be received at the CNPA reception desk by 5pm on the 28th day from Call-In.