
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 6 November 2017 2017/0406/DET to 2017/0415/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2017/0406/DET
Council ref:	17/01858/FLL
Applicant:	House Of Bruar
Development location:	Clan Donnachaidh Museum, Pitagowan, Blair Atholl, Perth And Kinross
Proposal:	Change of use from restaurant (class 3) to hot food takeaway
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none">• Formation of an access ramp (04/01769/FUL) Approved by Local Authority.• Erection of a highland division monument (06/01244/FUL) Approved by Local Authority.• Change of use and conversion of garage to office space and change of use of office to retail space (09/00297/FUL) Approved by Local Authority.• Change of use from museum (class 10) to form staff accommodation, change of use of shop (class 1) to restaurant/café (class 3) and erection of extension to form store (17/00362/FLL) Approved by Local Authority.• Formation of a pitched roof (17/01070/FLL) Approved by Local Authority.
Background Analysis:	The application is for change of use from Class 3 use (restaurant) to a hot food takeaway. Type 2 – small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0408/LAW
Council ref: 17/04944/CLP
Applicant: Mr Keith Jeffrey
Development location: 6 Patterson Place, High Burnside, Aviemore, PH22 ITZ
Proposal: Alterations to existing window and doors to the rear of the building to create larger openings
Application type: Certificate of Lawfulness
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is no recent planning history.
Background Analysis: The application is for external alterations to the rear elevation of a dwelling house to form enlarged window openings. Type – Other (similar to Type 2 – Householder developments – small developments that need planning permission. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0409/PPP
Council ref: 17/04928/PIP
Applicant: Mr And Mrs Jason Baggaley
Development location: Land 30M NW Of Balvattan Farmhouse, Boat Of Garten
Proposal: Remove existing sheds and erect dwellinghouse
Application type: Planning Permission in Principle
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is no recent planning history.
Background Analysis: The application is for the removal of two existing sheds and the erection of a single dwelling house. Type 2 – Housing - up to two residential units outside a settlement. The proposal is not considered to raise issues of significance to the collective aims of the National Park

CNPA ref: 2017/0410/LBC
Council ref: APP/2017/2707
Applicant: Mr John Gordon
Development location: Abergeldie Castle, Ballater, Aberdeenshire, AB35 5SY
Proposal: Erection of boundary fence and gate
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is no recent planning history.
Background Analysis: The application is for the erection of a boundary fence, gate and pergola, in retrospect. Type 2 – Listed Building Consent applications that involve minor external or internal changes. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0411/DET
Council ref: APP/2017/2715
Applicant: Mr Philip Swan
Development location: 30 Monaltrie Avenue, Ballater, Aberdeenshire, AB35 5RX
Proposal: Alterations and extension to dwellinghouse
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Conversion of garage (APP/2007/2829) Approved by Local Authority.
- Alterations and extension to dwellinghouse (APP/2007/3236) Approved by Local Authority.

Background Analysis: The application is for alterations and an extension to an existing dwelling house. Type 2 – Householder developments – small developments that need planning permission. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0412/DET
Council ref: 17/04958/FUL
Applicant: BT Openreach
Development location: Land 30M SW Of Dulnain House, Dulnain Bridge
Proposal: Installation of DSLAM telecoms cabinet
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is no recent planning history.
Background Analysis: The application is for the installation of a telecommunications cabinet. Type 2 – Telecommunications / broadband cabinets. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0413/DET
Council ref: 17/04736/FUL
Applicant: Mr Adam Gough
Development location: Cairngorm Mountain, Glenmore, Aviemore, Highland
Proposal: Siting of snowfactory unit
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Installation of two Poma tows (04/00160/FULBS) Approved by the CNPA.
- Formation of walking trail [part new construction] between Day Lodge and Coire Cas (04/00241/FULBS) Approved by the CNPA.
- Erection of antenna and equipment cabinet (04/00371/TELBS) Approved by Local Authority.
- Relocation of beginner Poma (05/00139/FULBS) Approved by the CNPA
- Display of four trail head information panels (05/00149/ADVBS) Approved by Local Authority.
- Construction of new link section of all abilities path network (06/00138/FULBS) Approved by the CNPA.
- Extension to Coire Cas Trail Footpath (08/00119/FULBS)

Approved by the CNPA.

- Reconfiguration of existing building to strip back to transformer enclosure area only. Recladding and re-roofing of enclosure. (13/04588/FUL) Approved by the CNPA.
- Erection of a stone Grouse Butt to create a shelter, interpretation board and donation box in the Coire na Ciste car park (13/04704/FUL) Approved by Local Authority.
- Removal of Shieling Ski-Tow & replace with a modern rope-tow of similar length and profile (14/02896/FUL) Approved by the CNPA.
- Extension to West Wall Ski-Tow and new return wheel at southmost end of towline. (15/01000/FUL) Approved by Local Authority.
- Use of land for the siting of a portable cabin to be used as shelter during ski season (15/04504/FUL) Approved by Local Authority.
- The proposal includes improvements to the existing Cairngorm Mountain Ski Resort base buildings in the Coire Cas which will increase current leisure and sport offering, by enhancing the quality and variety of the guest experience all year round. (15/04761/SCRE) Screening Application EIA Required.
- Retrospective planning application to retain a ski area access track created during the construction of a new ski lift in 2015. access track construction was to minimise tracking over the surrounding area which in many parts has over a 1 metre depth of peat; created a safe route which guaranteed that access did not cross the high voltage SSE ring main cable; remove boulders from past embankments and the transport of materials and components. (16/02878/FUL) Approved by the CNPA.
- Part demolition and reconfiguration of existing building to strip back to transformer enclosure area only. (17/00998/FUL) Approved by Local Authority.

Background Analysis:

The application is for the installation of snow making equipment – a Snowfactory, for a temporary period of time. This will be housed within a standard sea freight container, measuring approximately 12 metres long by 2.4 metres wide and located beside the day lodge at the main car park. Type 2 – Small scale extensions, changes of use, or temporary development involving commercial, tourism, leisure and industrial uses. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0414/DET
Council ref:	17/04993/FUL
Applicant:	Mr John Russell
Development location:	Russwood Ltd , Newtonmore Industrial Estate, Station Road, Newtonmore
Proposal:	Extension
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	<p>Recent planning history includes:</p> <ul style="list-style-type: none"> • Erection of existing shed for painting area (10/04011/FUL) Approved by Local Authority. • Construction of office and showroom (11/01874/FUL) Approved by Local Authority. • Erection of office/showroom, access and car-parking will be via new non-adopted road from the Industrial estate and erection of lean-to to existing sawmill shed for a new log boiler heating system (13/04493/FUL) Approved by CNPA. • Extension to existing sawmill shed to house new biomass boiler (14/01962/FUL) Approved by Local Authority. • Erection of extension to existing shed for storage of timber (14/03283/FUL) Approved by Local Authority. • Change of use and conversion of office to staff accommodation (16/01322/FUL) Approved by Local Authority. • Change of use and extension of sawmill building to create product development and research facility (16/01883/FUL) Approved by Local Authority. • Extension of 3x warehouse sheds to provide extra space to continue same usage (retrospective) (17/00380/FUL) Approved by Local Authority.
Background Analysis:	<p>The application is for an extension to a building which currently accommodates an existing sawmill process facility. Type 2 – Small scale extensions, changes of use, or temporary development involving commercial, tourism, leisure and industrial uses. The proposal is not considered to raise issues of significance to the collective aims of the National Park.</p>

CNPA ref:	2017/0415/DET
Council ref:	17/05007/FUL
Applicant:	Spey Valley Hire Centre
Development location:	Spey Valley Hire Unit 1, Dalfaber Industrial Estate, Dalfaber Drive, Aviemore
Proposal:	Formation of first floor sales area over existing showroom
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> • Advertisement of the following types: Fascia sign, three flags (12/00601/ADV) Approved by the Local Authority. • Advertisement of the following types: Fascia sign, existing totem sign to be upgraded to incorporate a new fascia sign for 'Highland Home Centre' (13/01062/ADV) Approved by the Local Authority.
Background Analysis:	The application is for internal alterations to form an upper floor within an existing showroom. Type 2 – Small scale extensions, changes of use, or temporary development involving commercial, tourism, leisure and industrial uses. The proposal is not considered to raise issues of significance to the collective aims of the 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.

For a full explanation of Type 1 and Type 2 Developments, please view the following CNPA Advice Note on our website

http://cairngorms.co.uk/uploads/documents/Park%20Authority/Planning/advice/notes/20140609_PAN_applying_for_planning_permission.pdf