
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN

Call-in period: - 11 September 2017

2017/0325/DET to 2017/0346/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref: 2017/0325/DET

Council ref: 17/01288/APP

Applicant: Mr Henry Paget

Development location: Former Tomintoul Secondary School, Main Street, Tomintoul, Moray

Proposal: Redevelopment of former secondary school site for erection of 9 houses

Application type: Detailed Planning Permission

Call in decision: **CALLED IN**

Call in reason: The proposed development is considered to raise issues of significance to the collective aims of the National Park in relation to the provision of new housing within Tomintoul; the promotion of sustainable economic and social development; and sustainable design.

Planning History: There is no recent formal planning history. Pre application advice was provided by the CNPA to the Local Authority via the pre application advice process

Background Analysis: Proposal seeks consent to redevelop the site of the former Tomintoul School for a total of nine houses, comprising three terraced houses and six detached houses. Type 2 applications which are unlikely to be called in include proposals for up to five houses within a settlement. In this case the proposal is for nine houses. The proposal is considered to raise issues of significance to the collective aims of the National Park in relation to the provision of new housing within Tomintoul; the promotion of sustainable economic and social development; and sustainable design.

CNPA ref:	2017/0331/DET
Council ref:	17/03955/FUL
Applicant:	Bespoke Highland Homes Ltd
Development location:	Mains Of Curr Cottage, Dulnain Bridge, Highland, PH26 3LU
Proposal:	Conversion of disused steading to create three dwelling units, installation of septic tank
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"> • Demolition of cottage and shed; erection of two houses (14/02404/PIP) Approved by CNPA. • Demolition of existing cottage and erect replacement dwelling (16/05222/FUL) Application withdrawn. • Demolition of existing cottage and erect replacement dwelling house and detached double garage (revised application 16/05222/FUL) Application approved by Local Authority.
Background Analysis:	Proposal is to convert an existing steading to form three dwellinghouses in a rural location. The conversion will be largely within the existing footprint apart from some small entrance porch features. There have been recent consents in the area including a replacement house following an earlier planning in principle consent granted by the CNPA for replacement houses for existing cottage and shed at Mains of Curr. At this time the applicants indicated that the long term plan was to convert the steadings and bring them back into use. Type 2: applications for up to two houses outside a settlement are unlikely to be called in. In this case whilst the proposal is for more than three houses outside a settlement, this is achieved by conversion of an existing large steading. In these circumstances the application is not considered to raise issues of significant to the collective aims of the National Park.

CNPA ref: 2017/0332/DET
Council ref: APP/2017/2220
Applicant: Mr And Mrs Charles Scott
Development location: 5 Mulloch View, Dinnet, Aboyne, Aberdeenshire
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:
Erection of conservatory (APP/2003/0516) Approved by Local Authority.
Background Analysis: Proposal for pitched roof rear extension to existing house in settlement. Type 2: Householder development – small developments that need planning permission. Proposed development is not considered to raise issues of significant to the collective aims of the National Park.

CNPA ref: 2017/0333/DET
Council ref: APP/2017/1894
Applicant: Mr Mick Perry
Development location: 28 Monaltrie Avenue, Ballater, Aberdeenshire, AB35 5RX
Proposal: Erection of 1.8m high fence (retrospective)
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: Proposal for retrospective consent for timber fence within garden of detached house in a settlement. Type 2: Householder development – small developments that need planning permission. Proposed development is not considered to raise issues of significant to the collective aims of the National Park.

CNPA ref: 2017/0334/DET
Council ref: APP/2017/2201
Applicant: Mrs Hilda Cutts
Development location: Boultenstone House, Glendeskry, Strathdon, Aberdeenshire
Proposal: Part change of use of outdoor centre and conversion of steading to form ancillary accommodation
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Change of use of outdoor centre and alterations to form a dwelling (APP/2004/4580)
- Alterations and extension to dwellinghouse (APP/2006/3884)

Both Approved by Local Authority.
Background Analysis: Proposal to convert an existing steading type building within a small complex of rural buildings to form a self-contained residential annex. Type 2: Housing up to two residential units outside a settlement. Proposed development is not considered to raise issues of significant to the collective aims of the National Park.

CNPA ref: 2017/0335/DET
Council ref: 17/03984/FUL
Applicant: Mr B Love
Development location: Pine Villa, 108A High Street, Grantown-on-spey, Highland
Proposal: Replacement garage
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: Proposal to erect garage within grounds of existing house within settlement. Type 2: Householder development – small developments that need planning permission. Proposed development is not considered to raise issues of significant to the collective aims of the National Park

CNPA ref: 2017/0336/DET
Council ref: 17/03966/FUL
Applicant: Wilderness Scotland
Development location: 3 Dalfaber Industrial Estate, Dalfaber Drive, Aviemore, Highland
Proposal: Part change of use to offices, alterations, erection of security fencing, installation of solar panels and formation of car wash
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Change of use to retail/warehouse sales and storage (10/01834/FUL) Approved by Local Authority.

Background Analysis: Proposal is for change of use from existing storage/workshop facility to offices with meeting /seminar rooms and staff facilities together with storage/workshop facility and wash bay. External alterations are also proposed. Type 2: Small scale extensions, changes of use or temporary development involving commercial tourism, leisure and industrial uses. Proposed development is not considered to raise issues of significant to the collective aims of the National Park.

CNPA ref: 2017/0337/DET
Council ref: APP/2017/2129
Applicant: Mrs Katrina Lovie
Development location: Four Acres, Ordie, Aboyne, Aberdeenshire
Proposal: Change of use of agricultural land to domestic garden ground
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: Proposal is to extend garden of existing house into adjacent agricultural land. Type Other: Proposal involves small scale change of use of land. Proposed development is not considered to raise issues of significant to the collective aims of the National Park.

CNPA ref: 2017/0338/DET
Council ref: 17/00624/FULL
Applicant: Dalhousie Estates
Development location: Access From Inchgrundle Via Shank Of Inchgrundle To Water Of Unich, Glen Esk, Angus
Proposal: Repairs to hill track
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is no recent planning history. CNPA provided input to Local Authority via the pre application advice process
Background Analysis: Proposal is for works to an existing hill track within the confines of the existing width to rectify storm damage and install improved drainage. The CNPA landscape and heritage officers have been consulted by the Local Authority and provided comment. Type 1 applications which are highly likely to be called in include private ways which require Environmental Impact Assessments (EIA) and those which could have a potential impact upon important natural and cultural heritage interests and/or sites of particular landscape sensitivities. In this case the applicants have submitted an EIA screening request to the Local Authority and it is understood from the Local Authority that an EIA will not be required. Given the nature of the application it is not considered to have an impact on important sites or landscape sensitivities and accordingly is not considered to raise issues of significant to the collective aims of the National Park.

CNPA ref:	2017/0340/DET
Council ref:	17/03830/FUL
Applicant:	Mr James Wheater
Development location:	Land 2910M NW Of, I Garvamore, Laggan
Proposal:	Construction of 400kV/132kV GIS electrical substation including substation platform, control buildings, temporary construction compound and landscaping (Amendment to approved permission 15/02124/FUL to allow for extension to platform and installation of voltage regulation equipment)
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"> • Construction of a 400 / 132 kV GIS electrical substation including substation platform, control buildings, temporary construction compound, landscaping area and upgraded access to site from the A86 road (15/02124/FUL) Application approved by Local Authority. • New 400 kV Downleads from replacement tower FT64 to new Melgarve Substation, Laggan, Newtonmore (15/03166/S37) LA Raised no objection. • Construction of a temporary access and bridge for allowing access for abnormal loads to the Melgarve Substation site (16/05602/FUL) Approved by Local Authority. • Removal of material from stock pile from Melgarve Substation temporarily for use to construction the temporary haul road (required for the cable installation covered under permitted development) (17/00397/FUL) Approved by Local Authority.
Background Analysis:	<p>Proposal is to amend the existing planning permission for a new substation outside the National Park. The access serving this development runs through the western part of the National Park via an existing access track. The previous application was determined by the Local Authority and the CNPA commented as consultee. The amendments include an extended substation platform, additional plant/equipment and variation to the drainage design, indicative landscaping scheme and access road in relation to the track into the compound itself. Type Other – Proposal is for amendments to the design of a large electrical substation approved and under construction. The complex is located out with the National Park, but using an access partly within the park. In these circumstances the application would be determined by the Local Authority. It is recommended that the Local Authority consult the CNPA Landscape Advisor for comments on the revised indicative landscape scheme in relation to impacts upon the National Park.</p>

CNPA ref: 2017/0341/DET
Council ref: 17/03922/FUL
Applicant: Park Guest House
Development location: 131 Grampian Road, Aviemore, Highland, PH22 1RL
Proposal: Partial change of use to guest house into domestic and extension to the rear
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: Proposal is for the change of use and small extension of a former restaurant to create residential accommodation at existing commercial premises within settlement. Type 2: Small scale extensions, changes of use or temporary development involving commercial tourism, leisure and industrial uses. Proposed development is not considered to raise issues of significant to the collective aims of the National Park.

CNPA ref: 2017/0342/DET
Council ref: 17/03990/FUL
Applicant: Mrs L Ros
Development location: Ell-mar, Station Road, Carrbridge, Highland
Proposal: Erection of extension to house
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: Proposed extension to the side of a detached house within a settlement. Type 2: Householder development – small developments that need planning permission. Proposed development is not considered to raise issues of significant to the collective aims of the National Park.

CNPA ref:	2017/0343/DET
Council ref:	17/03933/FUL
Applicant:	Mr And Mrs D Young
Development location:	Ardallie House, Lynchat, Kingussie, PH21 1LT
Proposal:	Extension to detached garage
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"> • Erection of dwelling (outline) (02/00027/OUTBS) Application withdrawn. • Erection of dwelling (outline) (02/00243/OUTBS) Approved by Local Authority. • Construction of access road to serve 4 house plots (04/00159/FULBS) Approved by Local Authority. • Amendment to garage design and location (13/02032/FUL) Approved by Local Authority.
Background Analysis:	Proposed conservatory extension to garage in grounds of detached house within small grouping. Type 2: Householder development – small developments that need planning permission. Proposed development is not considered to raise issues of significant to the collective aims of the National Park.

CNPA ref:	2017/0344/DET
Council ref:	17/04124/FUL
Applicant:	Mr John Russell
Development location:	Russwood, Newtonmore Industrial Estate, Station Road, Newtonmore
Proposal:	Covered glue-lam extension for timber and woodchip storage
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:	Proposed lean-to storage extension at existing industrial premises within a settlement. Type 2: Small scale extensions, changes of use or temporary development involving commercial tourism, leisure and industrial uses. Proposed development is not considered to raise issues of significant to the collective aims of the National Park.

CNPA ref: 2017/0345/DET
Council ref: 17/04099/FUL
Applicant: Mr Duncan Grant
Development location: Achlean, Feshie Bridge, Highland, PH21 1NH
Proposal: Demolish existing and erect single storey extension, refurbish house
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: Alterations and extension to existing house in the countryside. Type 2: Householder development – small developments that need planning permission. Proposed development is not considered to raise issues of significant to the collective aims of the National Park

CNPA ref: 2017/0346/DET
Council ref: 17/04123/FUL
Applicant: Mr Dereck Villes
Development location: Braeriach Hotel, Main Street, Newtonmore, Highland
Proposal: Convert 16 hotel bedrooms to 5 self-catering letting units
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Conversion of hotel bedrooms to become residential flats (16/03761/FUL) Application returned.

Background Analysis: Proposal is to convert the upper floors of an existing hotel to form five self-catering units within the settlement. The existing bar and restaurant will be retained. Type 2: Small scale extensions, changes of use or temporary development involving commercial tourism, leisure and industrial uses. Proposed development is not considered to raise issues of significant 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