
CAIRNGORMS NATIONAL PARK AUTHORITY

FOR INFORMATION

Title: UPDATE ON RECENT APPLICATIONS CALLED IN BY CNPA

Prepared by: Jane Shepherd, Planning Manager (Development Management)

Purpose of Report

To update the Planning Committee on the status of recent applications called by the CNPA.

Background

1. The Planning Committee are aware that the determination of planning applications can be delayed by a lack of relevant information being provided by applicants. This can lead to delays as proposals then require to be re-consulted upon or re-advertised in public.
2. The CNPA's use of processing agreements provides a way managing these delays through the agreement of applicant and CNPA. However, over the last year in particular, the CNPA's experience has been that applications have been made with enough information to be a valid planning application, but not with enough to be brought to a Planning Committee with a recommendation of approval. There have been a number of applications that could have been determined significantly faster and more efficiently for both CNPA and applicant, had they provided the necessary and accurate information early in the process. Applicants are often reluctant to withdraw an application that cannot be approved, but clearly do not want their application to be refused.
3. As part of the planning services' work to reduce the likelihood of such delays, we will be strengthening the terms of our processing agreements to make it explicit that if applicants do not provide the necessary information within the agreed and reasonable timescales set out in the processing agreement, officers will take planning applications to Planning Committee with the information that has been provided. There is a strong likelihood that the recommendation in such cases would be to refuse the application.
4. To give the Planning Committee some background context to this, we will produce a report at each Planning Committee that summarises the current planning applications being determined by the CNPA and highlights any cases where significant additional information is required. In many cases, additional information will be sought to overcome potential issues for a development proposal and make it acceptable.

5. There is always a judgement for officers to make about whether the information is essential and how close the application is to determination. However, in some cases, months can pass without fundamental information being provided and in those circumstances, it would be better for CNPA, applicant and the public for the case to either be withdrawn or to be decided on the basis of the information that has been submitted.

Next Steps

6. Appendix I summarises all the applications called in by the CNPA that have yet to be taken to a Planning Committee meeting. At future Planning Committee meetings any cases with significant information gaps that cannot be resolved through normal processing agreement timescales will be highlighted. If there is a need to bring an application to determination with partial information, the relevant Planning Committee report will set out the processing agreement or other reasonable timescales that had been given to allow the information to be provided.

Jane Shepherd

February 2018

janeshepherd@cairngorms.co.uk

Appendices

- I. Table summarising status of applications called in by CNPA.

Appendix I – Status of Applications

Table I				
Date of call-in	CNPA Reference	Application Description	Deadline for Public Comments	Status of application
17/07/17	2017/0264/DET	Erection of 8 Dwellinghouses at Land 40 Metres North Of, Little Orchard, Blair Atholl	14/08/2017	Scheduled for March 2018 Planning Committee
07/08/17	2017/0284/DET	Demolition of ancillary buildings, conversion of school to 10 dwellinghouses, reinstatement of schoolhouses to form 2 dwellinghouses, erection of 3 dwellinghouses and 11 flats (affordable houses), formation of access and alterations to boundary walls at Ballater Old School, Abergeldie Road, Ballater, Aberdeenshire, AB35 5RR	04/09/2017 *Extended to 02/02/2018*	CNPA waiting for further information from applicant
07/08/17	2017/0285/LBC	Demolition of ancillary buildings, conversion of school to 10 dwellinghouses, reinstatement of schoolhouses to form 2 dwellinghouses, erection of 3 dwellinghouses and 11 flats (affordable houses), formation of access and alterations to boundary walls, at Ballater Old School, Abergeldie Road, Ballater, Aberdeenshire, AB35 5RR	04/09/2017 *Extended to 02/02/2018*	CNPA waiting for further information from applicant
11/09/17	2017/0325/DET	Redevelopment of former secondary school site for erection of 9 houses at Former Tomintoul Secondary School, Main Street, Tomintoul	09/10/2017	Scheduled for March 2018 Planning Committee
04/12/17	2017/0441/DET	Additional reception building to be erected to serve the holiday site at Site East Of Estate Office, Main Street, Tomintoul, Moray	01/01/2018	CNPA waiting for further information from applicant

CAIRNGORMS NATIONAL PARK AUTHORITY
Planning Committee Agenda Item 7 23/02/2018

Table 1				
Date of call-in	CNPA Reference	Application Description	Deadline for Public Comments	Status of application
18/12/17	2017/0458/DET	Erection 20m mast, cabinet, ground based satellite dish, antennas and dishes attached to mast at Land 320m NE Of Achlean, Feshiebridge	15/01/2018	CNPA waiting for further information from applicant
18/12/17	2017/0463/DET	Application to satisfy Condition 2b of planning permissions PPA-001-2016 and PPA-001-2017 for 75 residential units at Land North West Of Dalfaber Farm, Dalfaber Drive, Aviemore	15/01/2018	CNPA waiting for further information from applicant
15/01/18	2018/0019/PPP	Erection of seven houses at Land 125M NE of Shangrila, 4 Lettoch Road, Nethy Bridge	12/02/2018	CNPA waiting for consultation responses
22/01/18	2018/0027/DET	Change of use and conversion of office block to form 20 flats and erection of 6 flats, cycle stores and bin stores, at Spey House, Cairngorm Technology Park, Dalfaber Drive, Aviemore, Highland, PH22 1PB	19/02/2018	CNPA waiting for consultation responses and public comments
29/01/18	2018/0035/DET	Installation of 10m High Lattice Tower and Associated Works at Lecht Hydro THS, Land At Hydro (Lecht Road A939), Corgarff, Strathdon, Aberdeenshire	26/02/2018	CNPA waiting for consultation responses and public comments
05/02/18	2018/0043/DET	Erection of 32 no apartments with associated works (amended design) at Development Site On Former Filling Station, Grampian Road, Aviemore, Highland	05/03/2018	CNPA waiting for consultation responses and public comments
05/02/18	2018/0046/DET	Erection of 25 no dwellings and associated infrastructure, landscaping and parking at Land 130M South of Meadow View, Crannich Park, Carrbridge	05/03/2018	CNPA waiting for consultation responses and public comments

CAIRNGORMS NATIONAL PARK AUTHORITY
Planning Committee Agenda Item 7 23/02/2018

Table 1				
Date of call-in	CNPA Reference	Application Description	Deadline for Public Comments	Status of application
05/02/18	2018/0048/DET	Installation of 2 free standing solar arrays of 24kw at Croftcarnoch Farmhouse, Kingussie, Highland, PH21 ILU	05/03/2018	CNPA waiting for consultation responses and public comments