
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 1 February 2016 2016/0023/DET to 2016/0034/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref: 2016/0023/DET
Council ref: 16/00207/FUL
Applicant: Mr Gavin Miles
Development location: Ivybank Cottage, 121A High Street, Grantown-on-spey Highland
Proposal: Erection of stainless steel chimney flue for solid fuel stove on roof
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent history
Background Analysis: Small scale domestic alteration – chimney flue on property within settlement Type 2 Householder- small developments that need planning permission- is not considered to raise issues of significance to collective aims of National Park.

CNPA ref: 2016/0024/DET
Council ref: 16/00141/FUL
Applicant: Davall Developments
Development location: Land 200M West Of, Boat Of Garten Football Field, Craigie Avenue Boat Of Garten
Proposal: Formation of Biomass Boiler Housing
Application type: Detailed Planning Permission
Call in decision: **CALLED IN**
Call in reason: The proposed development involves land previously identified for landscaping with the original planning permission for this site. The site is located within a woodland setting, with landscape setting and provision being considered previously by the CNPA and agreement on a final landscape scheme to be finalised. It is therefore considered to raise issues of potential significance to the aims of the National Park in terms of enhancing and conserving the natural heritage and delivering agreement on a final landscape scheme for the overall site.
Planning History: Application approved by CNPA for Erection of 30 houses, 2 house plots, associated roads & footways (2013/0115/DET)
Background Analysis: Proposal for biomass boiler house to serve approved housing development in settlement. Pitched roof with timber walls, structure measures some 3.7 metres by 9.6 metres located adjacent to access road within approved site. This is an area previously identified for landscaping on the approved plans with landscape provision being an important issue for this site which lies within a woodland setting. Type 2 Biomass plants attached to existing uses are usually highly unlikely to be called in. In this case there is not an existing use yet, but rather a proposed use and final agreement on landscaping is an ongoing matter at this site in relation to agreeing mitigation planting around the perimeter of the site following tree felling. It is therefore considered appropriate to consider this application in the context of the overall landscaping for this site which is an ongoing matter for the CNPA. It is therefore considered to raise issues of potential significance in terms of conserving and enhancing the natural heritage of the National Park.

CNPA ref: 2016/0025/DET
Council ref: APP/2016/0151
Applicant: Mrs Sylvia Adams
Development location: 1 Netherley Place, Ballater, Aberdeenshire AB35 5QE
Proposal: Alterations and Part Change of Use from Class 2 (Office) to Sui Generis (Flat) at First Floor
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Applications all approved by Local Authority include signs, replacement windows and:

- (Change of Use) of Upper Floor Storage Area to Form Hairdressing Shop APP/2004/3034
- Change of Use of First Floor Accommodation from Hairdresser (Class 1) to Office (Class 2) and Replacement of 2 No. Ground Floor Windows to Match Existing (APP/2010/2190)

Background Analysis: Proposal for further change of use of upper floor accommodation above shop within settlement. Originally storage use, changed to hairdresser, then offices and now proposed for change to residential. Type 2 – housing four or less residential units within a settlement – is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0026/NST
Council ref: 16/00283/OHL
Applicant: Karyn MacPhee
Development location: Mains Of Dalvey, Cromdale, Grantown-on-spey Highland
Proposal: Installation of Low Voltage Overhead Line
Application type: Statutory Notification - overhead lines
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Application for Prior Notification approval for Farm-related building works approved by Local Authority (15/02416/PNO)
Background Analysis: Erection of short section of overhead line close to and within farm complex area to replace existing faulty underground line. Type Other- proposal is not considered to raise issues of significance to the collective aims of the National Park

CNPA ref: 2016/0027/PPP
Council ref: 16/00217/PIP
Applicant: Mr Murdoch Bell
Development location: Land 70M SW Of Ashfield, Drumguish, Kingussie
Proposal: Erection of House (Plot 1)
Application type: Planning Permission in Principle
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Application pending for planning in principle of a house plot immediately to east (16/00218/PIP)
Background Analysis: Proposal for planning in principle of house plot on land to west of existing house at a small rural grouping at Drumguish to south east of Kingussie. Proposal for a second plot to the immediate east pending. Type 2 up to two residential units outside a settlement. Is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0028/DET
Council ref: APP/2016/0164
Applicant: Dinnet _ Kinord Estate
Development location: Land At North Lodge, Dinnet, Aboyne Aberdeenshire
Proposal: Part Change of Use of Agricultural Building to Class 6 (Storage and Distribution)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Application approved by Local Authority for Part Change of Use of Agricultural Store to form Smokery and Erection of Toilet Block (Retrospective) (APP/2009/1771) (Previous smokery building- in addition to the above- approved by CNPA in 2007)
Background Analysis: Proposed change of use of agricultural building to storage/distribution within existing complex of buildings. Other part of building previously approved for smokery use. Type 2- Small scale change of use involving commercial/industrial uses – is not considered to raise issues of significance to the collective aims of the National Park

CNPA ref: 2016/0029/PPP
Council ref: 16/00218/PIP
Applicant: Mr Mudoch Bell
Development location: Land 50M SW Of Ashfield, Drumguish, Kingussie Highland
Proposal: Erection of house (Plot 2)
Application type: Planning Permission in Principle
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Application pending for planning in principle of a house plot immediately to west (16/00217/PIP)
Background Analysis: Proposal for planning in principle of house plot on land to west of existing house at a small rural grouping at Drumguish to south east of Kingussie. Proposal for a second plot to the immediate west pending. Type 2 up to two residential units outside a settlement. Is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0030/DET
Council ref: 16/00127/FUL
Applicant: Aviemore Opticians
Development location: Aviemore Opticians, Myrtlefield, Grampian Road Aviemore
Proposal: Extension to Existing Retail Premises
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent planning history
Background Analysis: Small extension to existing opticians' premises within existing retail area in settlement. Type 2 small scale commercial extension- is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0031/DET
Council ref: 16/00276/FUL
Applicant: Mr Glenn Campbell
Development location: Sealladh Breagha, Braeside Place, Newtonmore Highland
Proposal: Extension to House
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent history
Background Analysis: Small extension to side of existing house within settlement. Type 2 householder developments, small developments that need planning permission- is not considered to raise issues of significance to the collective aims of the National Park

CNPA ref:	2016/0032/LBC
Council ref:	16/00273/LBC
Applicant:	The Highland Council
Development location:	36 High Street, Kingussie, Highland PH21 1HZ
Proposal:	Removal of original Courthouse roof; erection of new roof (existing slates re-used where possible) with new lead sheeting. Installation of low level underfloor ventilation vents in external walls. Insulating lime plaster skim coat over stairwell internal plaster on external walls
Application type:	Listed Building Consent
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	<ul style="list-style-type: none"> • Conversion & extension to create new office space, including service point, police office, meeting room, new biomass plant & external courtyard to rear (13/04147/FUL) Approved by CNPA • Conversion & extension to create new office space, including service point, police office, meeting room, new biomass plant & external courtyard to rear (13/04148/LBC) Approved by Historic Scotland
Background Analysis:	Planning and listed building consent were previously granted for the conversion and extension of the court house. During construction works it became apparent that the roof required replacement and this is now proposed with this application which also involves venting and plastering works. Type 2 Listed building consent applications that involved minor external or internal changes. Is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0033/DET
Council ref: 16/00100/APP
Applicant: Mrs C Ballinger
Development location: Denburn, Tomnavoulin, Moray AB37 9JN
Proposal: Erect New Sunlounge to Rear
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Applications approved by Local Authority for:

- Proposed sun lounge extension at 14/01390/APP)
- Proposed erection of a dwellinghouse and garage (97/00370/FUL)

Background Analysis: Proposal for small sun lounge on detached house in countryside Type 2 householder developments, small developments that need planning permission- is not considered to raise issues of significance to the collective aims of the National Park

CNPA ref: 2016/0034/DET
Council ref: 16/00297/FUL
Applicant: Mr Steve English
Development location: 141 Dalnabay, Silverglades, Aviemore Highland
Proposal: Alterations and Extension
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent history
Background Analysis: Extensions to roof and floor space (side) of semi-detached house within settlement. Type 2 householder developments, small developments that need planning permission- 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