
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 1 December 2015 2015/0378/DET to 2015/0385/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref: 2015/0378/DET
Council ref: M/APP/2015/3526
Applicant: Dr And Mrs Gordon Drummond
Development location: Land At Carrue, Dinnet, Aboyne
Proposal: Erection of dwelling house, estate office/general purpose outbuilding, installation of photovoltaic array, alterations to existing access and change of use of land to domestic garden ground (resubmission APP/2015/1317)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: APP/2014/0556 PPP for the erection of dwellinghouse and general purpose buildings. Approved by Aberdeenshire Council Aug 2014. CNPA - No Call In
APP/2014/1014 Agricultural Prior Notification for the erection of general purpose shed. Accepted by Aberdeenshire Council may 2014.
APP/2015/1317 Erection of two dwellinghouses, garage, estate office and photovoltaic array. Refused by Aberdeenshire Council August 2015 (primarily on the grounds of 'second dwellinghouse' not being justified). CNPA No Call-In.
APP/2015/1546 Agricultural Prior Notification for general purpose farming/forestry building. Accepted by Aberdeenshire Council June 2015.
APP/2015/1556 Change of use of land for menage. Approved by Aberdeenshire Council June 2015. CNPA No Call-In.

CNPA ref 2015/0378/DET
cont:

Background Analysis: Planning permission in principle was granted for a single house with general purpose buildings in 2014. A further application for two houses and buildings was refused in 2015 primarily on the grounds that the second dwelling was not justified as needed. The current application seeks full permission for a single dwelling house with outbuildings and change of use of land as garden with the agent advising that the details required from the PPP stage are contained in the current application. Type 2 – being less than two dwelling houses outside a settlement. All assessments previously undertaken and application determined by Aberdeenshire Council. There are considered to be no issues of significance to the aims of the Park.

CNPA ref: 2015/0379/DET

Council ref: 15/02100/APP

Applicant: Cairngorms National Park Authority

Development location: Craighaulkie Quarry, A939 From Main Street Tomintoul To Highland Boundary At Bridge Of Brown, Tomintoul Moray

Proposal: Construction of a viewpoint feature and improve the amenity of this existing layby

Application type: Detailed Planning Permission

Call in decision: **CALLED IN**

Call in reason: The proposed development is located in a prominent location close to a key tourist route in the Park 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: None relating to the site. However the proposal forms part of the Scottish Scenic Routes initiative intended to enhance the visitor experience of Scotland's landscape. The CNPA has recently determined the viewing site along the Lecht overlooking Corgarff.

Background Analysis: Type I application which is directly related to one that was previously determined by the CNPA.

CNPA ref: 2015/0380/DET
Council ref: 15/04313/FUL
Applicant: Mr And Mrs Allan MacPherson-Fletcher
Development location: Croftcarnoch, Kingussie, Highland PH21 1LU
Proposal: Erection of house (amended proposal ref 12/04853/FUL (2013/0025/DET))
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN – however request Highland Council consult CNPA Heritage Team, in respect to Landscape and Ecology.**
Call in reason: N/A
Planning History: 08/00174/FULBS Conversion of steading into 2 houses and change of use of agricultural land to form garden area. Approved by Highland Council Sep 2008.
Background Analysis: 2012/04853/FUL Proposed new house and refurbished steading for storage/garage ancillary to house. Approved by CNPA Jan 2013
Type 1 Application that is directly related to applications that have been previously determined by CNPA. The application seeks to amend the approval granted by CNPA. The reason for call in of the original application was “The proposed development involves a new house for an estate on a site which is prominently located in the landscape and potentially prominent from the surrounding area and from one of the main routes through the National Park (A9). Given the nature of the development and its relationship to the wider estate, it is considered to raise issues in terms of landscape and wider natural and cultural heritage and is therefore of significance to the collective aims of the Park.”
However, it is considered minor design modification to the main building would not have the potential to raise significant issues in respect of aims of the park.

CNPA ref: 2015/0381/DET
Council ref: 15/04241/FUL
Applicant: Miss H Rose3
Development location: Mullingaroch Mill, Street Of Kincardine, Boat Of Garten Highland
Proposal: Demolish existing extension and erect replacement extension
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: None
Background Analysis: Type 2 householder development. The proposal would involve the taking down of a small lean to domestic extension and replacement by a larger lean to extension contained within the domestic site.

CNPA ref: 2015/0382/DET
Council ref: 15/01007/FULL
Applicant: Mr Hugh Niven
Development location: Clova Hotel, Glen Clova, Angus DD8 4QS
Proposal: Proposed alterations and extension to existing hotel
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: None
Background Analysis: The proposal would involve internal and external alterations to the existing hotel to provide improved accommodation and function suite. The proposal would maintain the established use of the site. The proposal does not introduce any issues of significance to the aims of the Park.

CNPA ref: 2015/0383/DET
Council ref: 15/02087/APP
Applicant: Mr Robert Fleming
Development location: Site Adjacent To Darroch Cottage, Ballindalloch, Moray
Proposal: Relocate existing access and replace existing building with dwelling house and garage
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: 14/01572/APP Relocate existing access and replace existing building with new house and garage. CNPA No Call-In. Refused by Moray Council November 2014.
Background Analysis: Type 2 up to two residential units outside a settlement. No Call-In of earlier application with the current application for a revised proposal with additional supporting information

CNPA ref: 2015/0384/DET
Council ref: 15/03593/FUL
Applicant: Mrs Catherine Girvin
Development location: 4 School Place, Dulnain Bridge, Highland PH26 3PZ
Proposal: Erection of outbuilding/study area
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: None
Background Analysis: Type 2 householder development. Erection of garden building.

CNPA ref: 2015/0385/DET
Council ref: 15/04332/FUL
Applicant: Mr And Mrs P Hooker
Development location: 5 School Gardens, Dulnain Bridge, Highland PH26 3DE
Proposal: Formation of front entrance porch
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: None
Background Analysis: Type 2 householder development

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