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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF THE PLANNING COMMITTEE CALL-IN held electronically on 2 March 2012

### PARTICIPATING MEMBERS

Peter Argyle  
Duncan Bryden  
Dave Fallows  
Katrina Farquhar  
David Green  
Kate Howie  
Marcus Humphrey  
Gregor Hutcheon

Eleanor Mackintosh  
Ian Mackintosh  
Willie McKenna  
Martin Price  
Gordon Riddler  
Gregor Rimell  
Brian Wood  
Allan Wright

### APOLOGIES:

Angela Douglas  
Jaci Douglas  
Mary McCafferty

### NO RESPONSE RECEIVED:

None

1. The CNPA has taken a decision to trail the use of electronic systems to carry out its Call-in meetings.
2. Members were able to view the Call-in presentation on the CNPA website ([www.cairngorms.co.uk](http://www.cairngorms.co.uk)) between 12.00 noon on Wednesday 29 February and 9.00am on Friday 2 March 2012.
3. Apologies were received from the above Members.

## **DECLARATION OF INTEREST BY MEMBERS ON ANY ITEMS APPEARING ON THE CALL-IN PRESENTATION**

4. Dave Fallows & Gregor Rimell declared direct interests in Planning Application No. 2012/0041/DET due to being Highland Councillors.
5. Marcus Humphrey declared a direct interest in Planning Application No. 2012/0036/NST, due to his son owning the land on which the proposal is to be sited.
6. Gordon Riddler declared a direct interest in Planning Application No. 2012/0039/ADV, due to being a Director of Ballater (RD) Ltd.

## **PLANNING APPLICATION CALL-IN DECISIONS**

**(Electronic Presentation, prepared by Andrew Tait, Planning Officer)**

7. 2012/0034/DET - No Call-in

8. 2012/0035/PPP - Erection of Dwellinghouse

At Site to the West of Gairnbank Cottage, Bridge Of Gairn, Ballater

The decision was to call-in the application for the following reason:

- The proposal is for a single house outside of the settlement of Ballater on steep ground immediately adjacent to the River Gairn which is part of the River Dee Special Area of Conservation. The proposal raises a number of issues with regard to natural heritage, landscape and housing policy. Consequently, the proposal raises issues of general significance for the collective aims of the Cairngorms National Park.

9. 2012/0036/NST - No Call-in

10. 2012/0037/DET - Erection of lunch hut and associated parking

At Little Allt Bheitbachan, Tomintoul

The decision was to call-in the application for the following reason:

- The proposal represents a new building and car parking area on a remote, open hillside in an area subject to the Special Protection Area designation. The proposal raises a number of issues with regard to landscape, drainage, sporting tourism and the social and economic development of the area. Consequently, the proposal is considered to raise issues of general significance for the collective aims of the Cairngorms National Park.

11. 2012/0038/DET - No Call-in
12. 2012/0039/ADV - No Call-in
13. 2012/0040/DET - No Call-in
14. 2012/0041/DET - No Call-in
15. 2012/0042/DET - No Call-in
16. 2012/0043/DET - No Call-in
17. 2012/0044/MSC - No Call-in
18. 2012/0045/LBC - No Call-in
19. 2012/0046/PPP - No Call-in
20. 2012/0047/DET - No Call-in

21. 2012/0048/DET - Variation to demolition of existing dilapidated former tourist information building and relocation and enlargement of portacabin accommodation (Previous reference 10/3150/FUL/10/02641/CP)  
At Dalwhinnie Lorry Park, Dalwhinnie

The decision was to call-in the application for the following reason:

- The proposal is to vary a planning condition on a planning application granted by the CNPA. The application has linked significance with the previous proposal with particular regard to landscape issues and in relation to the social and economic development of the area.

22. 2012/0049/DET - No Call-in

23. 2012/0050/DET - Application under Section 42 to vary condition 1 of planning permission reference 06/62/FULBS (CNPA APPROVAL: 06/086/CP & 10/413/CP) to extend period of approval by 3 years  
At Development Site On Former Filling Station, Grampian Road, Aviemore

The decision was to call-in the application for the following reason:

- The application seeks to vary the time limit condition for commencement of works on a planning consent at a prominent site on Grampian Road in Aviemore. The proposal raises issues of linked significance to the applications (06/086/CP&10/413/CP) which the CNPA has previously dealt with and consequently raises issues of general significance for the collective aims of the Cairngorms National Park.

- 24. 2012/0051/ADV - No Call-in
- 25. 2012/0052/DET - No Call-in
- 26. 2012/0053/DET - No Call-in
- 27. 2012/0054/CON -No Call-in

## **COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE**

28. The planning officers noted Members' comments and were delegated with the responsibility of whether or not to submit the comments to the Local Authorities. The following comments were passed on to the Local Authorities.

29. 2012/0036/NST - Additional Pole

At Land to North of Cutaway Cottage, Cambus O'May, Ballater

- Efforts should be made to underground any additional overhead line.

30. 2012/0041/DET - Demolition of existing temporary classrooms, relocation of existing biomass unit, alterations, remodelling, extensions and associated  
At Kingussie High School, Ruthven Road, Kingussie PH21 IES

- The CNPA welcomes these much needed proposals to provide additional permanent facilities at the school. The CNPA would request that Highland Council consult the CNPA Landscape Officer and take into consideration any consultation response.

31. 2012/0043/DET - Demolition of Existing Store, Kennel & Larder Buildings and the Erection of a Replacement Larder, Kennels and Associated Access and Drainage

At Land 25M West Of Head Keeper's Cottage, Glen Prosen

- The track adjacent to the building is the main point of access point for visitors to Glen Prosen and access should be carefully managed during construction.

32. 2012/0044/MSC - Full application for the erection of 4 houses

At Land to South East Of Highview, Manse Road, Kingussie

- The CNPA welcome the principle of affordable housing and also welcome the fact that the units have been brought forward to the front of the site. The CNPA would question whether the design of the houses could reflect a more traditional style with a narrower plan form and more traditional fenestration.

33. 2012/0046/PPP - Erection of two houses

At Land West Of Dulnain Cottage, Station Road, Carrbridge

- Planning conditions are recommended to ensure the protection of the River Dulnain as part of any future detailed application.

34. 2012/0047/DET - Extension to house

At Aldersyde, Dalwhinnie PH19 IAF

- Consideration should be given to whether the application accords with Policy 24 House Extensions and Alterations, Policy 16 Design Standards for Development of the CNP Local Plan and the CNP Sustainable Design Guide.

35. 2012/0052/DET - Retrospective application for extension to rear of property

At 65 High Street, Kingussie PH21 IHX

- The CNPA would express its disappointment at the retrospective nature of the application.

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