
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 2 May 2016 2016/0121/DET to 2016/0130/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref: 2016/0121/DET
Council ref: 16/01783/FUL
Applicant: Mr Stuart Webster
Development location: 4 Barclay Road, Aviemore, Highland PH22 1UH
Proposal: Erection of 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: Proposal is for the erection of a 1.5 storey house on a plot within an existing development. Type 2: Housing – four or less residential units within a settlement. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0122/DET
Council ref: 16/01755/FUL
Applicant: Mr Arthur Duffus
Development location: Ruthven Cottage, Kingussie,
Proposal: Erection of Conservatory
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 erection of a conservatory to North elevation of existing cottage, including the removal of a small existing porch. Type 2: Householder developments – small developments that require planning permission. Not considered to raise issue of significance to the collective aims of the National Park.

CNPA ref: 2016/0123/DET
Council ref: 16/01746/FUL
Applicant: David Mills
Development location: Corronich Sawmill, Boat Of Garten, Highland PH24 3BU
Proposal: Erection of a building to contain a 980kW biomass boiler and fuel store
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Planning history includes:

- Use of land for siting of 2 mobile office units (renewal of temporary consent) (00/00229/FULBS)
- Erection of office unit (00/00283/FULBS)
- Demolition of existing building; office and timber processing extensions to green mill building (03/00262/FULBS)
- Erection of linseed-oil treatment building (03/00263/FULBS)
- Extension to timber treatment building (98/00271/FULBS)
- Siting of mobile canteen unit (99/00211/FULBS)
- Change of use from scrubland to overspill car parking area and erection of new 1.8m fence (retrospective) (11/02644/FUL)

All decided by the Local Authority

Background Analysis: Proposal is for the erection of a building to contain a commercial biomass boiler and fuel store, as a replacement for existing LPG boiler. Type 2: Can be considered under both biomass plants that are attached to existing uses and small scale extension involving commercial and industrial uses. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0124/NOT
Council ref: 16/00552/PNOT
Applicant: Mr Andrew Duffus
Development location: Milton Of Auchriachan Farm, Tomintoul, Moray AB37 9EQ
Proposal: Erect agricultural shed
Application type: Agricultural and Forestry Notification
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Planning history includes:

- Extend existing farm building to form general purpose/store areas (13/01159/FUL)
- Retrospective application for a pot ale lagoon (15/01447/APP) – Approved by CNPA
- Alter and extend dwellinghouse (93/00846/FUL)
- Proposed Cattle Court (97/00379/AGR)
- Proposed roofed animal feeding/handling area (99/00233/FUL)
- Demolish existing building and erect new Dutch barn and feed store and install underground effluent tank (99/00952/FUL)

Background Analysis: Proposal is for the erection of an agricultural shed within existing agricultural holdings. Type 2: Other – prior notification of farm related building works (non-residential). Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0125/DET
Council ref: APP/2016/1134
Applicant: Mrs Janet Stinson
Development location: 3 Westfield Terrace, Victoria Road, Ballater Aberdeenshire
Proposal: Alterations to Dwellinghouse
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 seeks to consolidate existing kitchen and store area to form larger kitchen with existing store door removed and blocked. Addition of two conservation style rooflights to rear and replacement of one existing rooflight with conservation style rooflight to front of property. Type 2: Householder developments – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0126/DET
Council ref: APP/2016/1097
Applicant: Dinnet Moor
Development location: Land At, Glenfenzie, Glen Cairn Ballater
Proposal: Upgrade to Existing Access and Formation of Turning Area
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is no recent planning history at this location.
Background Analysis: Full planning permission is required for works associated with forestry operations due to proximity to classified road. Proposal seeks to upgrade approx. 185m of existing 4x4 access track currently used for agricultural and moorland management and for the creation of a lorry turning area to allow access for a temporary timber haulage project. Type 2: other – forestry and agricultural road which requires planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0127/DET
Council ref: 16/01364/FUL
Applicant: Mr And Mrs Colin Stobie
Development location: 74 High Street, Grantown-on-Spey, Highland PH26 3EL
Proposal: Amended design of toilet extension (ref no 14/04305/FUL)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Planning history includes:

- Installation of micro-brewery in existing garage (16/00017/FUL)
- Change of use of store to café and extension to form toilets area (14/04305/FUL)

Both decided by the local authority.
Background Analysis: Proposal seeks fresh permission for a revised toilet area within existing high street business. Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0128/DET
Council ref: 16/01760/FUL
Applicant: Walter Micklethwait
Development location: Inshriach House, Aviemore, Highland PH22 1QP
Proposal: **Change of use of land for siting 3 x mobile holiday letting units including 3 x composting toilets. Erection of bothy for holiday lettings including compost toilet and solar pv. Change of use of hen house to distillery, shop and bar. Demolition of garage and erection of distillery building. Alteration, extension and change of use of steading to residential use. Erection of container shelter.**

Application type: Detailed Planning Permission
Call in decision: **CALLED IN**
Call in reason: Planning permission is sought for a suite of small-scale commercial and tourism related developments as part of the ongoing diversification of Inshriach Estate. This includes a small craft gin distillery, provision of bespoke holiday accommodation, conversion of existing steading, and the reconstruction of Britain's once highest railway station. Although the individual elements of the application are small-scale, together, the developments would make a significant contribution the area's visitor infrastructure and are of significance to the each of the aims of the National Park.

Planning History: There is no recent planning history.
Background Analysis: Inshriach Estate have undertaken a number of projects as part of a wider diversification programme aimed at ensuring the future viability of the Estate. Within this proposal are a number of developments which have already been implemented and therefore seek retrospective planning permission. These include the erection of mobile holiday accommodation units, erection of a bothy with composting toilet and pv, and the change of use of a hen house to distillery, shop and bar. In addition to this are proposals for the reconstruction of Dalnaspidal Station to form a small scale distillery, conversion of an existing steading to provide residential accommodation, and the siting of storage containers within a timber framed structure. Whilst individual elements can be considered as Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses, cumulatively the proposal is considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2016/0130/DET
Council ref:	APP/2016/1170
Applicant:	Mr And Mrs Simon And Geva Blackett
Development location:	Balnellan House, Glenshee Road, Braemar 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:	<p>Planning history includes:</p> <ul style="list-style-type: none"> - Demolition of conservatory (APP/2016/1169) – Application returned - Replacement windows (APP/2005/2106) - Removal of 1 no Scots Pine, 1 no Fir & 1 no Larch on grounds of health and safety <p>All decided by the Local Authority.</p>
Background Analysis:	Proposal is for the removal and replacement of a small existing extension and erection of a compact porch. Type 2: Householder developments that need planning permission. 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