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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN Call-in period: 02 November 2015 2015/0350/LBC to 2015/0355/DET

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

### PLANNING APPLICATION CALL-IN DECISIONS

<b>CNPA ref:</b>	<b>2015/0350/LBC</b>
<b>Council ref:</b>	15/03990/LBC
<b>Applicant:</b>	Mr John Peter Grant
<b>Development location:</b>	The Doune, Rothiemurchus, Aviemore, Highland
<b>Proposal:</b>	New biomass boiler plant room
<b>Application type:</b>	Listed Building Consent
<b>Call in decision:</b>	<b>NO CALL-IN</b>
<b>Call in reason:</b>	N/A
<b>Planning History:</b>	No recent planning history associated with the site. However, in 2003 planning permission was granted by the Highland Council, and listed building consent applied for (status unknown) for internal and external alterations to the north-west wing of Doune House nearby
<b>Background Analysis:</b>	The proposal is to erect a biomass plant building within the grounds of The Doune which is a B listed building of regional importance. The Doune is a private dwellinghouse with the proposal potentially affecting the 'setting' of the building. No internal or external changes are proposed to The Doune. Furthermore Biomass plants that are attached to existing uses (in this case residential) are classed as Type 2 applications that are highly unlikely to be called in.

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**CNPA ref:** 2015/0351/DET  
**Council ref:** 15/03992/FUL  
**Applicant:** Mr John Peter Grant  
**Development location:** The Doune, Rothiemurchus, Aviemore, Highland  
**Proposal:** New building to house biomass boiler associated plant and chip store. Serves main house and Doune Hill Cottage. Includes a small greenhouse associated with the adjacent garden.  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** No recent planning history associated with the site. However, in 2003 planning permission was granted by the Highland Council, and listed building consent applied for (status unknown) for internal and external alterations to the north-west wing of Doune House nearby.  
**Background Analysis:** The proposal is to erect a biomass plant building within the grounds of The Doune which is a B listed building of regional importance. The Doune is a private dwellinghouse with the proposal potentially affecting the 'setting' of the building. No internal or external changes are proposed to The Doune. Furthermore Biomass plants that are attached to existing uses (in this case residential) are classed as Type 2 applications that are highly unlikely to be called in.

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**CNPA ref:** 2015/0352/LBC  
**Council ref:** M/APP/2015/3302  
**Applicant:** Scottish Redundant Churches Trust  
**Development location:** St Margaret's Episcopal Church, Castleton Terrace, Braemar, Aberdeenshire  
**Proposal:** Installation of Electric Heaters  
**Application type:** Listed Building Consent  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** No recent history  
**Background Analysis:** 'A' listed building. Classed as Type 2 Listed Building Consent application involving minor internal alterations. The proposal is to install a number of temporary heating units suspended from the existing roof structure internally. The works appear reversible. It is shown to be the intention to seek a more permanent solution for heating during later design proposals as part of the building refurbishment to arts venue.

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<b>CNPA ref:</b>	<b>2015/0353/DET</b>
<b>Council ref:</b>	15/03967/FUL
<b>Applicant:</b>	Parklands Developments Ltd
<b>Development location:</b>	Development Northwest Of Seafield Court, Seafield Avenue, Grantown-on-spey Highland
<b>Proposal:</b>	New Biomass boiler to serve new Care Home (as previously approved)
<b>Application type:</b>	Detailed Planning Permission
<b>Call in decision:</b>	<b>NO CALL-IN</b>
<b>Call in reason:</b>	N/A
<b>Planning History:</b>	In 2010 a planning application for housing was refused permission by the CNPA under reference 06/320/CP. In 2014 the Construction of care home with associated external areas, gardens, car parking, bin stores, cycle stores, vehicle and pedestrian access and boundary treatments under planning reference 2014/0296/DET was approved by the CNPA.
<b>Background Analysis:</b>	The application seeks planning permission to erect a biomass boiler building to serve the approved care home. The proposal is contained within the approved development site located to the south east corner. Whilst this is a Type 1 application, where applications which are directly related to applications that have previously been determined by the CNPA are likely to be called in, it is considered that as the proposal does not wish to re-visit the care home approval, but merely to propose a biomass building within the grounds (not capable of being accepted as a non-material variation), the proposal does not introduce any significant issues in respect of the aims of the Park. Furthermore, biomass plants, albeit attached to existing uses, are classed as Type 2 developments which are highly unlikely to be called in.

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**CNPA ref:** 2015/0354/DET  
**Council ref:** 15/04026/FUL  
**Applicant:** Mr J Williamson  
**Development location:** Delfour Hatchery, Alvie, Kincaig, Highland  
**Proposal:** Installations of 28KW of Solar PV Panels onto agricultural buildings - woodchip shed, sawmill and hatchery/fishery  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** No recent history  
**Background Analysis:** The proposal is to install solar panelling to 3 agricultural buildings within an existing building group. Not Type 1 or Type 2. The proposal is for the fitment of solar panels on the existing structures which are within an established building group, as such the proposal does not raise any issues of significant in respect of the aims of the Park.

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**CNPA ref:** 2015/0355/DET  
**Council ref:** 15/04012/FUL  
**Applicant:** Mr & Mrs Michael & Shirley Rattary  
**Development location:** Birchwood, Faebuie, Burnside, Cromdale  
**Proposal:** New 1 and 3/4 storey 5 bedroom detached house and separate detached double garage at Birchwood, Faebuie  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Planning permission granted for a detached house and detached garage in 2000 by Highland Council under planning reference 00/00280/FULBS.

Planning permission granted for the erection of a house with self-contained guest annex approved in 2007 under reference 07/00286/FULBS by Highland Council.

Renewal of 07/00286/FULBS under reference 2013/0146/DET approved by CNPA following call in.

The current proposal is also for a detached dwellinghouse of a layout consistent with the historic approvals but of 1.5 storey 'traditional' form. Earlier approvals were for single storey 'modern' bungalow form.

The current proposal does not raise any new issues that were not previously assessed as part of the 3 earlier approvals for a single detached dwellinghouse. Therefore the proposal does not introduce any issues of significance to the aims of the Park.

**Background Analysis:** Type 2 application being a single residential unit outside a settlement.

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## **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://cairnngorms.co.uk/uploads/documents/Park%20Authority/Planning/advice/notes/20140609\\_PAN\\_applying\\_for\\_planning\\_permission.pdf](http://cairnngorms.co.uk/uploads/documents/Park%20Authority/Planning/advice/notes/20140609_PAN_applying_for_planning_permission.pdf)**