
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 3 April 2017 2017/0127/DET to 2017/0141/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2017/0127/DET
Council ref:	APP/2017/0748
Applicant:	Kelvinside Academy
Development location:	Allargue Arms Hotel, Corgarff, Strathdon, Aberdeenshire
Proposal:	Change of use from class 7 (Hotels and Hostels) to class 8 (Residential Institutions)
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 a change of use of an existing hotel to allow conversion of the building to form a school's year round outdoor education centre. Type: Other. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0128/DET
Council ref: 17/01294/FUL
Applicant: Mr Anthony Robinson
Development location: Land North East Of Craig Dhu, Old Glen Road, Newtonmore, Highland
Proposal: Erection of house
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Erection of house (outline) (09/00155/OUTBS). Approved by the Local Authority and renewed under application reference 13/00898/PIP.
Background Analysis: Planning permission in principle has been granted for a single dwellinghouse at this location. Current application is for full planning permission for the erection of a 2 storey 4 bedroom dwellinghouse. 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:	2017/0129/DET
Council ref:	17/00418/APP
Applicant:	EE Limited
Development location:	Auchnarrow Farm, Auchnarrow, Ballindalloch, Moray
Proposal:	Installation of 20m monopole supporting 3no antenna, 2no transmission dish associated ground based equipment cabinets housed within secure fencing
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history is associated with Auchnarrow farm and includes: <ul style="list-style-type: none"> - Extend existing building to form a general purpose building (01/00881/FUL). - Proposed concrete panelled silage pit and underground effluent storage tank (99/00066/AGR)
Background Analysis:	Both approved by the Local Authority Proposal is for the installation of a 20metre monopole telecommunications mast to provide improved emergency service and commercial network coverage, and installation of ancillary infrastructure within a small-scale fenced compound. Access is to be taken from existing agricultural access. Type: Other – telecommunications masts outside settlements. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0130/DET
Council ref: 17/01268/FUL
Applicant: Mr Andrew Colvin
Development location: Gynack Bank Cottage, Gynack Street, Kingussie, Highland
Proposal: Sub-division from one flat into two flats
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 conversion of an existing single upper storey flat two form two new flats. 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:	2017/0131/DET
Council ref:	APP/2017/0702
Applicant:	Braemar Royal Highland Charity
Development location:	Princess Royal And Duke Of Fife Memorial Park, Braemar, Aberdeenshire
Proposal:	Erection of heritage centre including office, cafe and retail space and installation of air source heat pumps
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	The proposed development will contribute to key visitor infrastructure within the settlement of Braemar and raises issues of significance to the aims of the National Park in terms of tourism and cultural heritage.
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> - Demolition of existing west stand and replacement with grandstand and visitor centre incorporating exhibition/interpretive spaces, BRHS office, reception, retail, café and supporting ancillary accommodation (APP/2014/0073). - Demolition of west stand (Conservation Area Consent) (APP/2014/0073) - Erection of administrative centre (APP/2006/4976).
Background Analysis:	All approved by CNPA. Proposal is for the erection of a new Highland Games Centre within the grounds of the Princess Royal and Duke of Fife Memorial Park, Braemar. The proposal seeks to provide a year round visitor attraction and is to include: an exhibition hall, archive, gallery, office, café, gift shop and toilets. The Games Centre is to be located to the North East of the existing Games Field and is proposed as an alternative to a previous, unimplemented planning permission for a visitor centre to the South West of the site. Type: Other. Considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0132/DET
Council ref: APP/2017/0485
Applicant: Police Scotland
Development location: Hill Track Access, Old Military Road, The Morrone, Braemar
Proposal: Repairs to existing 4.1km track
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 repairs and maintenance to an existing private way and requires full planning as part of the track is located within a National Scenic Area. The proposed works are to be limited to within the existing margins of the current track and include: reforming of and improvements to side drainage channels, reconstruction and profiling of flood damaged track surface, and associated landscaping. The proposal also includes the re-use of a nearby borrow pit and re-use of two further historic borrow pits adjacent to the track. CNPA has previously provided pre-application advice in relation to this application. Type: Other. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0133/DET
Council ref: 17/00375/APP
Applicant: Mrs Christine Lyte
Development location: Mountain View, Cults Drive, Tomintoul, Ballindalloch
Proposal: Vary conditions 4 and 6 of planning consent re 08/01276/FUL to increase the height of fence to 1.8m height
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Outline to erect dwellinghouse (06/02238/OUT)
- Erect a dwellinghouse and detached garage (08/01276/FUL)

Background Analysis: Both approved by the Local Authority
Application seeks to vary conditions of an implemented planning permission to allow retention of a 1.8m boundary fence. Type: Other. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0134/DET
Council ref: 16/05173/FUL
Applicant: Mr Geoffrey Cockman
Development location: Taormina, Woodside Avenue, Grantown-on-Spey, Highland
Proposal: Concrete base to be laid at rear of property, then erection of single timber garage
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Alterations and extensions (05/00053/FULBS). Approved by the Local Authority.
Background Analysis: Proposal is for the erection of a timber garage on a concrete base within the garden grounds of an existing dwellinghouse. 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: 2017/0135/DET
Council ref: APP/2017/0782
Applicant: Mrs Jane Yule
Development location: Station Cottage, 3 Monaltrie Road, Ballater, Aberdeenshire
Proposal: Alterations to garden paths and formation of arch over garden gate
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Alterations and extension to dwellinghouse (APP/2006/1866). Approved by the Local Authority.
Background Analysis: Proposal is for a re-design of the front garden to an existing dwellinghouse, including: alterations and extension to the existing path, and the introduction of a feature arch at the entrance gate. 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: 2017/0137/DET
Council ref: 17/01372/FUL
Applicant: Highland Council
Development location: 9 Fraser Road, Skye Of Curr Road, Dulnain Bridge, Highland
Proposal: Erection of a single storey extension to create a new wet room, bedroom, dining room and utility room
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 a small-scale single storey extension to the rear elevation of an existing dwellinghouse. 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: 2017/0138/DET
Council ref: 17/01250/FUL
Applicant: Mr T Vastano
Development location: Kincaig Village Store, Kincaig, Highland, PH21 1NA
Proposal: Demolish existing rear extensions, alter and extend existing house and change of use of grocery shop to cafe/art gallery
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 alterations and extension to an existing dwelling house and adjoining shop. The dwellinghouse is to have a replacement single storey extension to the rear elevation to provide additional living space. A change of use is also sought to allow conversion of an existing grocery store to form a café and gallery. Both Type 2: Householder developments – small developments that need planning permission, and, 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: 2017/0139/DET
Council ref: 17/01448/FUL
Applicant: Mr Norman MacArthur
Development location: Clan Alpine, Glen Road, Newtonmore, Highland
Proposal: Erection of timber clad holiday cottage
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Erection of house and upgrade of access (16/01671/PIP). Application withdrawn.
Background Analysis: Proposal is for the erection of a single storey, 2 bedroom holiday cabin within the grounds of an existing dwellinghouse, and includes the removal of an existing timber garage. 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: 2017/0140/DET
Council ref: APP/2017/0713
Applicant: Dinnet And Kinord Estate
Development location: Nether Ruthven, Tarland, Aberdeenshire, AB34 4YT
Proposal: Erection of replacement agricultural shed (retrospective)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Erection of replacement agricultural shed (retrospective) (APP/2016/3220). Application withdrawn.
Background Analysis: Application is for repair works to a fire damaged shed carried out as part of but not authorised by a previous Prior Notification Approval (APP/2010/0709). Type: Other. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0141/DET
Council ref:	APP/2017/0776
Applicant:	Mr Andrew Braidwood
Development location:	Crathie Cottage, 28 Mar Road, Braemar, Aberdeenshire
Proposal:	Alterations and extension to dwellinghouse, alterations to ancillary bothy and siting of oil boiler
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 alterations and extension to an existing dwellinghouse including the erection of single storey mono-pitch extension to the rear elevation and formation of link corridor. An ancillary “bothy” structure within the garden grounds is to be renovated to provide guest accommodation on the ground floor and artist studio space on the upper floor. 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.

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