
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 3 October 2016 2016/0353/DET to 2016/0359/NOT

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2016/0353/DET
Council ref:	16/04254/FUL
Applicant:	Mr Nick Morgan
Development location:	Land 30M North West Of Lynchurn Farmhouse, Boat Of Garten,
Proposal:	Erect dwelling and associated works
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none">- Erection of house (13/00889/PIP)- Erection of house (renewal of 13/00889/PIP) (16/02182/PIP) Both approved by the Local Authority.
Background Analysis:	Proposal is for erection of a single, 4 bedroom dwellinghouse with associated works at land adjacent to Lynchurn Farmhouse. Principle for a single house at this location has been established through approved planning permission in principle (16/02182/PIP). Type 2: Housing – up to two residential units outside a settlement. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0354/PPP
Council ref: APP/2016/2666
Applicant: Ms Eloise Grey
Development location: Land To West Of Lynallan Cottage, Waterside, Strathdon, Aberdeenshire
Proposal: Erection of Dwellinghouse (Holiday Let)
Application type: Planning Permission in Principle
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Erection of dwellinghouse and garage (APP/2011/2867). Planning permission in principle approved by the Local Authority.
Background Analysis: Application is for planning permission in principle for a single dwellinghouse to be used as a holiday let. Planning permission in principle has previously been granted for a single dwellinghouse and garage at this location. A further application for a single residential unit at land adjacent to this proposal is currently pending consideration by the Local Authority. Type 2: Housing – up to two residential units outside a settlement. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0355/DET
Council ref: 16/04260/FUL
Applicant: Mrs Liz Smith
Development location: The Manse, Nethy Bridge, PH25 3DG
Proposal: Alterations, extension and balcony
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is not recent planning history.
Background Analysis: Proposal is for a small scale extension to gable elevation of dwellinghouse to provide a sun lounge with balcony to upper storey. Further minor alterations to internal layout and provision of additional door and window openings to east elevation are included as part of this proposal. 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: 2016/0356/DET
Council ref: 16/04337/S42
Applicant: Mrs J Jack
Development location: Land 5M S Of Craigowrie View, Boat Of Garten
Proposal: Erection of house for holiday letting, Section 42 application to devleop land without compliance of condition (1) of planning permission 13/02680/FUL, whereby the visibility splay to the West of the access with the B970 is to be reduced to 160m
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 for holiday letting (13/02680/FUL) – Approved by the Local Authority.
Background Analysis: Planning permission for erection of a house for holiday letting was granted in 2013 and remains live. The current application is for non-compliance with a planning condition attached to the existing permission to allow a reduction in required length of a visibility splay. Type: Other – applications for modification, variation or removal of a planning condition. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0357/PPP
Council ref: 16/01494/PPP
Applicant: Interurban Developments Ltd
Development location: Site To Rear Of Heatherlea, Main Street, Tomintoul, Moray
Proposal: Erect Dwellinghouse
Application type: Planning Permission in Principle
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:
- Outline for erection of one dwellinghouse and garage (03/00368/OUT). Permission has been renewed four times, most recently under reference 14/01037/APP. All approved by the Local Authority.
- Erect 2no dwellinghouses (16/00240/PPP) – Refused by the Local Authority
- Erect 4no dwellinghouses (16/00241/PPP) – Refused by the Local Authority
Background Analysis: Erect dwellinghouse (16/01156/AMC) – Approved by the Local Authority
Proposal is for the erection of a single 2no. bedroom dwellinghouse within an existing plot. Full planning permission has recently been granted for a separate single dwellinghouse within the North section of the same plot. 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: 2016/0358/DET
Council ref: APP/2016/2622
Applicant: Mr Robert Stewart
Development location: 35 Victoria Road, Ballater, Aberdeenshire, AB35 5QX
Proposal: Erection of Replacement Garage
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 replacement of existing flood damaged corrugated iron garage with new 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: 2016/0359/NOT
Council ref: 16/01502/PNOT
Applicant: Mr Colin Stuart
Development location: Lettoch, Auchnarrow, Ballindalloch, Moray
Proposal: Erect Agricultural Building
Application type: Agricultural and Forestry Notification
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:
- Install 2250 litre LPG tank (90/01166/FUL)
- Proposed Dutch barn (96/01042/AGR)
- Erect a general purpose building (99/01177/FUL)
- Erect steel portal frames agricultural building on site of existing (03/01153/FUL).
Background Analysis: All decided by the Local Authority
Application is a prior notification for the erection of an agricultural shed to house and handle cattle. Type: Other: prior notifications for agricultural buildings. 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