
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN

Call-in period: - 4 September 2017
2017/0320/DET to 2017/0330/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2017/0320/DET
Council ref:	17/03786/FUL
Applicant:	Mr and Mrs Garland
Development location:	86 High Street, Grantown-on-spey, Highland, PH26 3EG
Proposal:	Erection of fence in conservation area - retrospective
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 retrospective planning permission for the erection of a fence at the entrance to the property at 86 High Street, which lies within the conservation area. The fence is located behind the main frontage of the High Street, behind a shop. Type 2: Householder developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park

CNPA ref: 2017/0321/DET
Council ref: 17/03827FUL
Applicant: Garten I LLP
Development location: Moorfield House, Deshar Road, Boat Of Garten, Highland
Proposal: Change of use from guest house (class 7) to dwelling/holiday let (class 9) and alterations
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 detailed planning permission for the change of use of an existing guest house (class 7) to a dwelling (class 9) for use as a holiday let. Alteration to the property includes the removal of an external fire escape stair from west elevation and reinstatement of upper floor window on west elevation (currently fire escape door), installation of sun tunnel to rear (north-facing) roof and alteration to ground floor rear window on west elevation to form rear entrance door. 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: 2017/0322/PPP
Council ref: 17/03829/PIP
Applicant: Mr Simon Bourquin
Development location: Garden Ground Of Kylintra House, Grantown-on-spey, Highland, PH26 3NS
Proposal: Erection of house
Application type: Planning Permission in Principle
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is no recent planning history
Background Analysis: Proposal is for planning permission in principle for the erection of a detached house in the garden grounds of Kylintra House (100m to the north east of the existing property). The proposal is for a 1.5 storey, 3 - 4 bedroom house with access from the existing track. 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:	2017/0323/DET
Council ref:	17/03800/S42
Applicant:	SC Aviemore Limited
Development location:	Land Adjacent To The Winking Owl, Grampian Road, Aviemore, Highland
Proposal:	Application under Section 42 for non-compliance with Conditions 12 and 22 of planning permission 16/02336/FUL
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	<p>Recent planning history includes:</p> <ul style="list-style-type: none"> • Erection of Class 1 retail store with associated parking, servicing and landscaping (11/02017/FUL) Approved by CNPA. • Application for planning permission under Section 42 to vary condition 22 of permission 2011/0177/DET to allow subdivision of the unit, allow a minimum of 60% trading floor area to be exclusively for the sale of convenience goods and allow up to 40% of the trading floor to include a range of comparison goods with no single comparison good occupying more than 40% of that area (16/00695/S42). Approved by CNPA. • Formation of 3no. retail units, incorporating mezzanine floorspace, and associated infrastructure including servicing and parking (Amendment to 2011/0177/DET) 16/02336/FUL. Approved by Local Authority. • Advertisement consent (17/01240/ADV). Approved by Local Authority.
Background Analysis:	<p>Proposal is a Section 42 planning application to modify and remove planning conditions attributed to existing planning permission 16/02336/FUL approved by the Highland Council. The proposal comprises removing Condition 12 at the request of the Highland Council (the Council) as provision has already been made for bus stop upgrades. In addition, the application seeks to amend Condition 22 of the existing planning permission to allow trading from an internal mezzanine to provide an ancillary café use and amendment to retail goods splits. The modification of this condition is being sought to enable Tiso to occupy Unit 1 of the new town centre retail development. 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.</p>

CNPA ref:	2017/0324/DET
Council ref:	17/03883/FUL
Applicant:	Mr Kenny Neison
Development location:	Aberdruie, Inverdruie, Aviemore, Highland
Proposal:	Extension of house, including removal of stand alone garage building (re submission with revisions of withdrawn application 17/02449/FUL)
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"> • Alterations and extension to house (11/02440/FUL). Approved by Local Authority. • Demolition of garage and erection of extension (17/02449/FUL). Application withdrawn.
Background Analysis:	Proposal is for full planning permission for an extension to the western elevation of the property to comprise a garden room, utility and store. The proposal also includes the demolition of an existing detached garage. Type 2: Householder developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0326/DET
Council ref:	APP/2017/2172
Applicant:	Mr Charles Mathieson
Development location:	The Sheiling, Glendeskry, Strathdon, Aberdeenshire
Proposal:	Change of use from Class 9 (Ancillary Accommodation) to Class 7 (Holiday Let)
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"> • Alterations and extension to dwellinghouse (APP/2016/1890). Approved by Local Authority. • Alterations and extension to dwellinghouse (APP/2017/1164). Approved by Local Authority.
Background Analysis:	Proposal is for a change of use of a small detached building currently used as ancillary accommodation (Class 9) for the main property (The Sheiling) to a holiday let (Class 7). 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:	2017/0329/DET
Council ref:	17/03904/FUL
Applicant:	SC Aviemore Limited
Development location:	Land Adjacent To The Winking Owl, Grampian Road, Aviemore, Highland
Proposal:	Siting of two storage containers and fenced enclosure
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	<p>Recent planning history includes:</p> <ul style="list-style-type: none"> • Erection of Class I retail store with associated parking, servicing and landscaping (11/02017/FUL) Approved by CNPA. • Application for planning permission under Section 42 to vary condition 22 of permission 2011/0177/DET to allow subdivision of the unit, allow a minimum of 60% trading floor area to be exclusively for the sale of convenience goods and allow up to 40% of the trading floor to include a range of comparison goods with no single comparison good occupying more than 40% of that area (16/00695/S42). Approved by CNPA. • Formation of 3no. retail units, incorporating mezzanine floorspace, and associated infrastructure including servicing and parking (Amendment to 2011/0177/DET) 16/02336/FUL. Approved by Local Authority. • Advertisement consent (17/01240/ADV). Approved by Local Authority.
Background Analysis:	<p>Proposal is for detailed planning permission for the siting of two storage containers and fenced enclosure in service yard of Unit 1 of a consented development (2016/02336/FUL) on land adjacent to the Winking Owl.</p> <p>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.</p>

CNPA ref:	2017/0330/DET
Council ref:	APP/2017/2211
Applicant:	Ballater And Crathie Community Council
Development location:	Land At Bridge Of Muick, Adjacent To B976, Ballater
Proposal:	Formation of new footpath linking sections of existing track including finger posts, waymarking, fencing and gate
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	No recent planning history
Background Analysis:	Proposal is for full planning permission for the formation of a 1.8m wide path to create a safe off road walking route on the existing 7-Bridges walk between the Ballater Road Bridge and Bridge of Muick, Ballater covering a distance of 1021m. Path edges are proposed to be landscaped using turfs removed during construction. Type: Other – proposal is for the upgrading of an existing path route to provide an accessible and safe path on an existing route between Ballater Road Bridge and Bridge of Muick. 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://cairnngorms.co.uk/uploads/documents/Park%20Authority/Planning/advice/notes/20140609_PAN_applying_for_planning_permission.pdf