
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 4 December 2017 2017/0440/DET to 2017/0446/LBC

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2017/0440/DET
Council ref:	17/05346/FUL
Applicant:	Spey Valley Hire Centre
Development location:	3A Myrtlefield, Aviemore, Highland, PH22 1SB
Proposal:	Amendment to consent 17/00404/FUL to alter fenestration, include ASHP's and incorporate a class 2 and class 3 element
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">• Installation of additional windows and change of use of upper floor to sales area (09/00052/FULBS)• Proposed demolition of unit 3A to create extension to unit 3 (17/00404/FUL)
Background Analysis:	Both Approved by the Local Authority. Proposal essentially involves varying the existing class 1 (retail use) to incorporate a class 2 (financial services) and class 3 (food and drink), extension, installation of an air source heat pump system and the alteration of windows. Type 2 – Small scale extensions, change of use or temporary development involving commercial, tourism, leisure and industrial uses. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0441/DET
Council ref:	17/01721/APP
Applicant:	Wigwam Holidays
Development location:	Site East Of Estate Office, Main Street, Tomintoul, Moray
Proposal:	Additional reception building to be erected to serve the holiday site
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	Woodland and landscaping proposals at this site were the subject of planning conditions and ongoing discussion with the CNPA and in view of the potential landscape, ecological and economic issues raised by the development it is considered to raise issues of significance to the collective aims of the National Park.
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> • Erect 24 wigwam holiday camping pods and associated works including access track drainage and water supply (14/01791/APP) Approved by the CNPA.
Background Analysis:	Proposal is for a reception building measuring around 8.5 metres by 8.3 metres to serve an approved wigwam holiday site, to the north of the entrance access to the site. The proposed site is currently woodland, forming part of the woodland management area under the term of the original planning permission granted by the CNPA. Whilst the development may fall into the category of Type 2 – Small scale extensions, change of use or temporary development involving commercial, tourism, leisure and industrial uses, the woodland and landscaping proposals were the subject of planning conditions and ongoing discussion with the CNPA. As such in view of the potential landscape, ecological and economic issues raised by the development it is considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0442/DET
Council ref:	17/05435/FUL
Applicant:	Visitor Centres Ltd
Development location:	Landmark, Carrbridge, Highland, PH23 3AJ
Proposal:	Installation of temporary toilet and refreshment block
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 replacement snack bar building (05/00286/FULBS) Approved by the Local Authority. • Erection of junior ropes course (07/00328/FULBS) Approved by the Local Authority. • Erection of children’s mini fun ride (09/00144/FULBS) Approved by the CNPA. • Single storey timber clad shed with monopitch roof (10/03978/FUL) Approved by the Local Authority. • Erection of butterfly-house visitor attraction (16/00122/FUL) Approved by the Local Authority. • Remove existing open-sided storage building and replace with enclosed timber clad storage building (16/00138/FUL) Approved by the Local Authority. • Installation of CCTV cameras (16/01988/LBC) Listed Building Consent Granted. • Erect replacement storage building (16/03113/FUL) Approved by the Local Authority.
Background Analysis:	<p>Proposal is for a temporary portable timber clad toilet and refreshment block including a timber decking seating area within the wider Landmark site. Type 2 – Small scale extensions, change of use or temporary development involving commercial, tourism, leisure and industrial uses. The proposal is not considered to raise issues of significance to the collective aims of the National Park.</p>

CNPA ref: 2017/0443/DET
Council ref: 17/04908/FUL
Applicant: SIMEC Lochaber Hydropower 2 Ltd.
Development location: Sherramore Cottage No 1, Laggan, Highland, PH20 1AJ
Proposal: Renovation of exiting 1.5 storey staff cottage to be used as holiday letting accommodation
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 renovation of an existing 1.5 storey block staff cottage, to be used as holiday letting accommodation. Renovation includes internal, external and structural re-design. Type 2 – Small scale extensions, change of use or temporary development involving commercial, tourism, leisure and industrial uses. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0444/DET
Council ref: 17/05436/FUL
Applicant: Mr Steven Caudrey
Development location: Land 25M South Of Ardach, Carrbridge
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 single-storey timber clad dwellinghouse on the land adjacent to Glenmore Cottage, within the settlement of Carrbridge. Type 2 – Housing, four or less residential units within a settlement. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0445/DET
Council ref: 17/05407/S42
Applicant: Ms Elspeth Rainy Brown
Development location: The Lade, Haughs Of Cromdale Road, Cromdale, Highland
Proposal: Remove Condition 1 of planning permission BS/97/31
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Planning consent was granted in 1997 by the Local Authority for a new house subject to an agricultural occupancy condition (reference BS/97/31).
Background Analysis: Proposal is for a Section 42 application for the removal of Condition 1 of originally granted planning permission in relation to agricultural occupancy. The consent is still live and the applicant is applying to remove this requirement. The proposal is similar to a single house in the countryside in that it seeks to remove occupancy conditions on an existing consent in the countryside. Type - Other, but similar to Type 2 Housing – up to two houses out with a settlement. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0446/LBC
Council ref:	APP/2017/2994
Applicant:	Mr And Mrs M Lino
Development location:	Candacraig House, Strathdon, Aberdeenshire, AB36 8XT
Proposal:	Internal alterations to convert 2 bedrooms into 2 bathrooms (retrospective)
Application type:	Listed Building Consent
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> • Installation of a biomass heating system and erection of boiler house (APP/2015/1579) Approved by the Local Authority. • Installation of 50kW solar panel system (APP/2015/1878) Application withdrawn. • Internal alterations (APP/2016/3129) Approved by the Local Authority. • Internal alterations to existing second floor kitchen/office to form bathroom (APP/2017/0965) Approved by the Local Authority. • Formation of private way and alterations to the existing private way (APP/2017/1354) Prior approval not required.
Background Analysis:	Application is for listed building consent for internal works within a dwellinghouse to convert 2 bedrooms into 2 bathrooms to provide en-suite facilities located on the second storey of the property. Type 2 – Listed building consent applications that involve minor external or internal changes. The proposal is 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://cairnforms.co.uk/uploads/documents/Park%20Authority/Planning/advice/notes/20140609_PAN_applying_for_planning_permission.pdf