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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN Call-in period: - 5 February 2018 2018/0039/DET to 2018/0050/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>2018/0039/DET</b>
<b>Council ref:</b>	17/05650/FUL
<b>Applicant:</b>	Mr And Mrs Donald And Ailsa Black
<b>Development location:</b>	Land 310M SE Of Garlyne, Nethy Bridge
<b>Proposal:</b>	Proposed New Farmhouse (amended location)
<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>	Recent planning history includes: <ul style="list-style-type: none"><li>• Erection of new farmhouse (14/00342/FUL). Application withdrawn.</li><li>• Erection of agricultural building (14/00526/AGR). Prior notification refused.</li><li>• Erection of new farm-related building (Revised proposal 14/00526/AGR). Prior approval granted by Local Authority.</li><li>• Erection of house (revised proposal ref 14/00342/FUL) (14/01985/FUL). Approved by Local Authority.</li><li>• Proposed new farm house (Amendment to design) (15/03215/FUL). Permission granted by Local Authority.</li><li>• Erection of agricultural building (agricultural shed) (17/05651/PNO). Prior notification not required.</li></ul>
<b>Background Analysis:</b>	Proposal is for full planning permission for a proposed new farmhouse on land 310m southeast of Garlyne, Nethy Bridge. Planning permission has already been approved for the farmhouse (15/03215/FUL) however this application seeks to move the footprint of the dwelling approximately 10 metres south of the existing approved permission. It is still within the curtilage of the existing application site. Type 2: Housing – up to two residential units outwith a settlement and is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0040/DET  
**Council ref:** APP/2018/0113  
**Applicant:** Ms Rebecca Milne  
**Development location:** Site To The North Of, Gardeners Cottage, Glendavan, Dinnet  
**Proposal:** Erection of Dwellinghouse and Garage, Change of Use of Land to Domestic Garden Ground and Formation of Access Track (Part 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 on this site  
**Background Analysis:** Proposal is for full planning permission for the erection of a single storey dwelling and separate detached garage to the north east of Gardeners cottage, Glendavan. The proposal also includes retrospective permission for the formation of an access track. Type 2: Housing – up to two residential units outside a settlement and is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0042/DET  
**Council ref:** 18/00262/FUL  
**Applicant:** Mr Chris Burden  
**Development location:** Croft Hill, Insh, Kingussie, Highland  
**Proposal:** Erect extensions  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes; Erection of 2 no extensions, (17/04887/FUL). Application was withdrawn.  
**Background Analysis:** Proposal is for erection of two extensions to the west and south elevations of the Croft Hill, Insh. The timber clad extensions will provide an additional two rooms to the property. Type 2: Householder developments – small developments that need planning permission. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

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<b>CNPA ref:</b>	<b>2018/0043/DET</b>
<b>Council ref:</b>	18/00315/FUL
<b>Applicant:</b>	Cairngorm Residential Ltd
<b>Development location:</b>	Development Site On Former Filling Station, Grampian Road, Aviemore, Highland
<b>Proposal:</b>	Erection of 32 no apartments with associated works (amended design)
<b>Application type:</b>	Detailed Planning Permission
<b>Call in decision:</b>	<b>CALLED IN</b>
<b>Call in reason:</b>	The proposal is for the development of 32 residential units which falls within Type I - Housing: five or more residential units within a settlement - and is considered to raise issues of significance to the collective aims of the National Park.
<b>Planning History:</b>	Recent planning history includes; <ul style="list-style-type: none"> <li>• Erection of 32 no Apartments arranged in 4 storey blocks with associated parking, community heating and power unit including new access onto Grampian Road, (17/02174/FUL) – called in by CNPA 2017/0198/DET. Application withdrawn.</li> </ul>
<b>Background Analysis:</b>	Proposal is for full planning permission for the erection of 32 apartments arranged in four 4-four storey blocks with associated parking to the rear, community heating and power unit with a new access road off Grampian Road. Type I: Housing – five or more residential units within a settlement and is considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0044/ADV  
**Council ref:** 18/00300/ADV  
**Applicant:** TJ Morris Ltd  
**Development location:** Unit 2 Aviemore Retail Park, Santa Claus Drive, Aviemore, PH22 1AF  
**Proposal:** Fascia sign amendment to front and window graphics (amendment proposal - 17/05186/ADV)  
**Application type:** Advertisement Consent  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- Erection of fascia sign (17/05186/ADV). Approved by Local Authority.

**Background Analysis:** Proposal is for advertisement consent for the display of a fascia sign on Unit 2, Aviemore Retail Park which is currently under development. Permission was previously granted however this application seeks to apply for a revised fascia sign. Type 2: Advertisement consent applications. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

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<b>CNPA ref:</b>	<b>2018/0045/DET</b>
<b>Council ref:</b>	18/00202/FUL
<b>Applicant:</b>	Mr A Matheson
<b>Development location:</b>	Sorcha, Carrbridge, Highland, PH23 3AX
<b>Proposal:</b>	Conversion of garage loft to ancillary accommodation
<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>	Recent planning history includes: <ul style="list-style-type: none"> <li>• Erection of two dwellings (10/04336/PIP). Application withdrawn.</li> <li>• Erection of house (amended proposal) (11/00696/PIP). Approved by Local Authority.</li> <li>• Erection of house and garage; temporary siting of storage container and caravan during construction of development (12/03781/MS). Approved by Local Authority.</li> </ul>
<b>Background Analysis:</b>	Proposal is for full planning permission to convert the loft of an existing double garage to form residential accommodation ancillary to the main dwelling at Sorcha, Carrbridge. The proposal will also include the erection of an external stair access to reach the accommodation. Type 2: Householder developments – small developments that need planning permission. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0046/DET  
**Council ref:** 17/05763/FUL  
**Applicant:** Tulloch Homes Ltd  
**Development location:** Land 130M South Of Meadow View, Crannich Park, Carrbridge  
**Proposal:** Erection of 25 no dwellings and associated infrastructure, landscaping and parking  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** The proposal is for the development of 25 residential units which falls into Type 1 - Housing: five or more residential units within a settlement - and is considered to raise issues of significance to the collective aims of the National Park.  
**Planning History:** There is no recent planning history  
**Background Analysis:** Proposal is for full planning permission for the erection of 25 affordable and private homes and associated infrastructure, landscaping and parking immediately south of Crannich Park, Carrbridge. The houses will comprise a mixture of 2 and 3 bed villas, and 2 and 3 bed bungalows. Type 1: Housing – five or more residential units within a settlement and is considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0047/DET  
**Council ref:** APP/2018/0170  
**Applicant:** Dr G Smith  
**Development location:** Acorn House, 43 Braemar Road, Ballater, Aberdeenshire  
**Proposal:** Alterations and Extension to Dwellinghouse  
**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 full planning permission for the erection of an extension to the rear of the property at Acorn House, Ballater. The extension will comprise a utility room and conservatory. Type 2: Householder developments – small developments that need planning permission. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

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<b>CNPA ref:</b>	<b>2018/0048/DET</b>
<b>Council ref:</b>	18/00052/FUL
<b>Applicant:</b>	Mr Allan MacPherson-Fletcher
<b>Development location:</b>	Croftcarnoch Farmhouse, Kingussie, Highland, PH21 1LU
<b>Proposal:</b>	Installation of 2 free standing solar arrays of 24kw
<b>Application type:</b>	Detailed Planning Permission
<b>Call in decision:</b>	<b>CALLED IN</b>
<b>Call in reason:</b>	This application comprises the development of an array of solar panels, which is considered to fall within Type I - Wind turbines, hydro schemes or large solar panel farms. The application therefore raises issues of significance to the collective aims of the National Park.
<b>Planning History:</b>	Recent planning history includes; <ul style="list-style-type: none"> <li>• Conversion of steading into 2 houses and change of use of agricultural land to form garden area, (08/00174/FULBS). Approved by Local Authority.</li> <li>• Proposed new house and refurbished steading for storage/garage ancillary to the house (12/4853/FUL). Approved by CNPA.</li> <li>• Erection of house (amended proposal ref 12/04853/FUL) (13/0025/DET). Approved by Local Authority.</li> <li>• Screening request for Installation of 2 free standing solar PV arrays measuring 22m and set 9m apart (17/05532/SCRE). Awaiting decision.</li> </ul>
<b>Background Analysis:</b>	Proposal is for full planning permission for the installation of two free standing solar Photo-Voltaic arrays. Each measuring 22m and set 9m apart. The ground mount systems will be positioned at a 25 degree angle in order to provide optimum absorption and stand at a height above ground of 2.65m. Type I - 'Wind Turbines, Hydro schemes or large Solar Panel Farms'. This proposal is therefore considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0049/PPP  
**Council ref:** 18/00061/PIP  
**Applicant:** Mr And Mrs Gordon And Dulcie McKenzie And Dixon  
**Development location:** Land 30M East Of Clachan Mhor, Dalnavert, Feshiebridge  
**Proposal:** Erection of house, installation of septic tank and soakaway  
**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 dwelling on land adjacent to East of Clachan Mhor, Feshiebridge. The proposal also includes the installation of a septic tank and soakaway. Type 2: Housing – up to two residential units outside a settlement. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0050/DET  
**Council ref:** APP/2018/0177  
**Applicant:** Mrs Katherine Brown  
**Development location:** Cummerton, Bellabeg, Strathdon, Aberdeenshire  
**Proposal:** Erection of Garden Home Office/Painting Studio  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes;

- Erection of Garden Home Office/Painting Studio, (APP/2017/2119). Approved by Local Authority.

**Background Analysis:** Proposal is for full planning permission for the erection of a home office/painting studio in the garden grounds of Cummerton, Bellabeg. The proposal is the re-submission of a previous application (APP/2017/2119) with amendments including changing the orientation of the building. Type 2: Householder developments – small developments that need planning permission. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

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