
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 4 April 2016 2016/0079/DET to 2016/0091/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref: 2016/0079/DET
Council ref: M/APP/2016/0721
Applicant: Mr David Cargill
Development location: 28 Bridge Street, Ballater, Aberdeenshire AB35 5QP
Proposal: Change of use from Class 1 (shops) to Class 2 (financial, professional and other services)
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: Property has been most recently operating as a hairdressers and permission is sought for change of use to architects office. Type 2; small scale extension, 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: 2016/0080/DET
Council ref: 16/01218/FUL
Applicant: Mr Maurice Aungier
Development location: Fern Cottage, Nethy Bridge, Highland PH25 3DE
Proposal: Partial Demolition, Extension and Alteration to Existing Dwelling. Demolition of Existing Outbuilding and Erection of New garage and Store Outbuilding.
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Demolition of an existing timber garage shed and outbuildings; erection of double garage and ancillary studio/garden room (14/02348/FUL), decided by the Local Authority.
Background Analysis: Prior consent granted to previous owner of the property has not been implemented. Fresh permission is sought for alternative demolition, extensions and alterations to provide a modern garage, outbuilding and contemporary extension to dwellinghouse. Type 2; Householder developments – small development that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0081/DET
Council ref: 16/01189/FUL
Applicant: Roslyn Oakes And Gary Fowler
Development location: Land 60M West Of Lynvoan, Old Spey Bridge Road, Grantown-on-Spey
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 (13/01031/PIP), decided by the Local Authority.
Background Analysis: Planning permission in principle has previously been consented for this site and is still live. Proposal is for consent of full planning permission for erection of house. 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: 2016/0082/DET
Council ref: APP/2016/0656
Applicant: Scottish Natural Heritage
Development location: Allt An T-Slugain, Invercauld Estate, Braemar
Proposal: Removal of Gravel Embankments (Grid Reference NO 1573 9266)
Application type: Detailed Planning Permission
Call in decision: **CALLED IN**
Call in reason: The proposal seeks to undertake river habitat enhancements which have the potential to benefit Freshwater Pearl Mussels, a species identified within the Cairngorms Nature Action Plan. It is also anticipated that these works will impact on flow rates of the Allt An T-Slugain burn and its relationship with the surrounding floodplain. There are also potential landscape impacts relating to the creation and future reinstatement of a temporary haul track. It is therefore considered to raise issues of potential significance to the collective aims of the National Park in terms of natural heritage and landscape.

Planning History: There is no recent planning history.

Background Analysis: This application is part of the wider UK Pearls in Peril project which seeks to safeguard the future of the freshwater pearl mussel through restoration of river habitats to benefit FPMs and salmonids. Proposal is for the removal of artificial gravel embankments along approximately 500m of the Allt an t-Slugain burn at its confluence with the River Dee. It is anticipated that these works will allow the burn to revert to more natural flow patterns, which is hoped will contribute to an improved river habitat. Proposal also includes the creation of a temporary haul track.

CNPA ref: 2016/0083/DET
Council ref: 16/01302/FUL
Applicant: Mr And Mrs A Slimon
Development location: Breakachy Cottage, Laggan, Newtonmore PH20 1BT
Proposal: Proposed single storey extension to existing farm cottage
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 extension to for new dining room. Type 2; Householder developments – small development that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0084/DET
Council ref: APP/2016/0798
Applicant: Mrs Gillian Rust
Development location: Fern Cottage, Chapel Brae, Braemar Aberdeenshire
Proposal: Alterations and Extension to Dwelling 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 removal of a small porch and erection of extension to side of property. Type 2; Householder developments – small development that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0085/DET
Council ref: 16/01322/FUL
Applicant: Russwood Ltd
Development location: Russwood Ltd, Station Sawmill, Newtonmore Industrial Estate Station Road
Proposal: Change of Use of and Conversion from Office to Staff Accommodation
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: A varied planning history exists for this location, to include:

- Erection of timber drying shed (08/00191/FULBS),
- Extension of shed for painting area (10/04011/FUL),
- Construction of office and showroom (11/01874/FUL),
- Extension to existing sawmill shed to house new biomass boiler (14/01962/FUL),
- Erection of extension to existing shed for storage of timber (14/03283/FUL),

All decided by the Local Authority.

- Erection of office/showroom, access and access & car parking will be via a new non-adopted road from the industrial estate & erection of lean-to to existing sawmill shed for a new log boiler heating system (2013/0396/DET)

Approved by CNPA
Background Analysis: Permission is sought to allow change of use and for alterations to convert existing offices to staff accommodation. Type 2; small scale extension, 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: 2016/0086/DET
Council ref: 16/01213/FUL
Applicant: RSBP Scotland
Development location: Land 85M SW Of Soillerie, Insh, Kingussie
Proposal: Proposing to create an area of hardstanding within the existing field at Soillerie to provide a storage area for agricultural machinery and overflow car parking
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 to create an area of hardstanding within an existing access route providing up to three new parking spaces. Type 2; Type 2; small scale extension, 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: 2016/0087/DET
Council ref: M/APP/2016/0482
Applicant: Mr And Mrs Sinclair
Development location: 16 Craigview Place, Ballater, Aberdeenshire AB35 5PJ
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 small scale extension and alterations to existing property. Type 2; Householder developments – small development that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0088/DET
Council ref: M/APP/2016/0827
Applicant: Mrs E Newton
Development location: Stables Cottage, 17 School Lane, Ballater Aberdeenshire
Proposal: Installation of Replacement Windows
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 timber windows with white uPVC windows. Type 2; Householder developments – small development that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0089/DET
Council ref: 16/01289/FUL
Applicant: Mr Sandy McCook
Development location: Land 235M SW Of Upper Duack Cottage, Nethy Bridge,
Proposal: To build an all abilities bridge and boardwalk path between Steel's Mill, Culvardie, Nethy Bridge and the Tulloch Road, Nethy Bridge
Application type: Detailed Planning Permission
Call in decision: **CALLED IN**
Call in reason: The proposed development involves the creation of an all-abilities footpath and bridge which will provide opportunities for informal recreation and access and will be closely associated with the Speyside Way. The site is located within Abernethy Forest which is designated for its woodland habitats and which has the potential to support protected species including Capercaillie. It is therefore considered to raise issues of potential significance to the collective aims of the National Park in terms of natural heritage and enjoyment of the Park.
Planning History: There is no recent planning history.
Background Analysis: Proposal is for the creation of all an abilities bridge and footpath between Steel's Mill and Tulloch Road, Nethybridge and a linking path to Templeton Bridge over the Duack Burn. The proposed track is to be approx. 770m in length and is located within Dell Wood, part of Abernethy Forest.

CNPA ref: 2016/0090/DET
Council ref: 16/01342/FUL
Applicant: Mr Kirk Watson
Development location: 20 Railway Terrace, Aviemore, Highland PH22 1SA
Proposal: Alterations and Extension
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 small scale extension to front of property and internal alterations to form new bedroom and bathroom layout. Type 2; Householder developments – small development that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0091/DET
Council ref: 16/00723/FUL
Applicant: Carrbridge Hotel
Development location: Carrbridge Hotel, Carrbridge, Highland PH23 3AB
Proposal: Proposed erection of new bedroom block, creation of storage facilities and enlargement of parking area
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 hotel (00/00002/FULBS)
- Function suite and bedroom wing extension, staff accommodation block and amended access and parking (03/00028/FULBS)
- Alterations and change to of bar area to bedrooms (03/00385/FULBS)
- Erection of manager's house (05/00025/FULBS)
- Variation of planning consent 03/28/FULBS to include service corridor and glazing to function suite (08/00131/FULBS)
- Proposed installation of photovoltaic panels (11/03967/FUL)
- Application to discharge Section 75 agreement under reference 05/14/FULBS (12/00946/S75D)
- Proposed installation of biomass heating system (1202548/FUL)
- Installation of PV panels on staff block (15/04132/FUL)
- Display of illuminated advertisement (99/00035/ADVBS)

All decided by the Local Authority

Background Analysis: Proposal is for erection of a new bedroom block to provide an additional 24 en-suite bedrooms, associated parking and new storage facilities at Carrbridge Hotel. This is in response to an understanding of the current level of group trade captured from the coach travel market and a desire to increase capacity to maximise this commercial opportunity. Type 2; small scale extension, 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.

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