
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN

Call-in period: 5 June 2017
2017/0208/DET to 2017/0221/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2017/0208/DET
Council ref:	APP/2017/1338
Applicant:	Mr Bryn Wayte
Development location:	22 Bridge Street, Ballater, Aberdeenshire, AB35 5QP
Proposal:	Alterations to dwellinghouse (paint timber facings and harling)
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Applications all determined by Local Authority: <ul style="list-style-type: none">• Installation of Replacement Windows, Building up of Granite to Sill Height (Ground Floor - Flood Reinstatement Works) and Upgrading of Windows (First Floor) APP/2016/1083• Installation of Replacement Windows and External Stairs APP/2016/1738 Installation of uPVC Flood Doors (Amendment to Previously Approved APP/2016/1083) APP/2016/2675
Background Analysis:	Minor alterations to upper floor building within Conservation Area. 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: 2017/0209/PPP
Council ref: 17/02238/PIP
Applicant: Mr J Fraser
Development location: Land 60M West Of Millcroft, Nethy Bridge
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: Planning in principle for new house in countryside outside Nethybridge. Type 2 up to two residential units outside settlement. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0210/DET
Council ref: 17/02449/FUL
Applicant: Mr Kenny Neison
Development location: Aberdruie, Housing Access Road North, Inverdruie, Aviemore
Proposal: Demolish garage and erection of extension
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Alterations and extensions to house: 11/02440/FUL.
Background Analysis: Extension and alteration to property within settlement. 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: 2017/0211/DET
Council ref: 17/02455/FUL
Applicant: Mr George Mitchell
Development location: Honeyneuk, Golf Course Road, Newtonmore, Highland
Proposal: Erection of 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: Extension and alteration to property within settlement. 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: 2017/0213/LBC
Council ref: APP/2017/1340
Applicant: Aberdeenshire Council
Development location: Polhollick Bridge, Bridge Of Gairn, Ballater, Aberdeenshire
Proposal: Listed Building Consent
Application type: Removal of South Side Steps to Deck and Application of Concrete to Underside of Abutment to Prevent Future Scour
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History:

- Refurbishment of Bridge APP/2009/1523 approved.
- Repairs to Bridge APP/2016/3321 withdrawn.
- Removal of South Side Steps to Deck, Concrete to Underside of Abutment to Prevent Future Scour APP/2017/0108 withdrawn.

Background Analysis: Listed building consent application for works to Polhollick foot bridge west of Ballater to prevent future scour and to repair damage caused by Storm Frank. Type 2 Listed Building Applications that involve minor external or internal changes. . Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0214/DET
Council ref: APP/2017/1361
Applicant: Mr Alan Carr
Development location: Dulax Cottage, Glenbuchat, Strathdon, 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: Extension and alteration to rural property. 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: 2017/0216/LBC
Council ref: APP/2017/0987
Applicant: Glenmuick Parish Church
Development location: Glenmuick Parish Church, Church Square, Ballater, Aberdeenshire
Proposal: Formation of accessible ramp and rehanging of door
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Installation of trunking and ropelights to steeple: APP/2010/2281 and formation of accessible ramp and rehanging of door: APP/2017/0985.
Background Analysis: Application to improve accessibility at existing church in Ballater. Type 2 Listed Building Applications that involve minor external or internal changes. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0217/DET
Council ref:	APP/2017/1342
Applicant:	Mr Ben Addy
Development location:	Site Adjacent To, Fergach Cottages, Crathie, Ballater
Proposal:	Erection of office (class 2, financial professional and other services), detached garage/plant building and formation of car parking area
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Applications determined by Local Authority: <ul style="list-style-type: none"> • Erection of Eco Dwellinghouse APP/2011/225. • Erection of Dwellinghouse and Car Port / Workshop APP/2015/2380.
Background Analysis:	Application for offices for architects' studio together with associated car parking and garage building on site where consent has been granted in past for housing in former gravel quarry at Crathie. It is intended that this development will replace the previously consented housing which was noted as being part of an existing grouping at Crathie. Gross floor space is noted on the application form as 338 square metres. Type 1 applications which create more than 250 square metres of employment space out with settlements may be likely to be called in. In this case given the existing consent on site for a large dwellinghouse on a former quarry site it is not considered that the application raises issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0221/DET
Council ref:	APP/2017/0916
Applicant:	Mr J Greenshields
Development location:	6 Monaltrie Close, Ballater, Aberdeenshire, AB35 5PT
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:	Extension to house within Settlement. Type 2 householder developments that need planning permission. 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](http://cairngorms.co.uk/uploads/documents/Park%20Authority/Planning/advice%20notes/20140609_PAN_applying_for_planning_permission.pdf)