
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN

Call-in period: 6 March 2017
2017/0088/DET to 2017/0097/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2017/0088/DET
Council ref:	17/00740/FUL
Applicant:	Wireless Infrastructure Group
Development location:	Nethybridge Waste Water Treatment Works, Station Road, Nethybridge
Proposal:	Installation of 30m communications tower, antennas, ground based equipment and ancillary development within a fenced compound
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: Upgrading works (04/00244/FULBS). Approved by CNPA.
Background Analysis:	Proposal is for the installation of a telecommunications mast and ancillary infrastructure at an existing waste water treatment site close to the settlement of Nethy Bridge. CNPA has previously provided comments on landscape and ecology considerations. Type: Other – telecommunications masts. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0089/DET
Council ref: 17/00223/FLL
Applicant: Ms Lousie Medine
Development location: Dunavon, Bridge Of Tilt, Perth And Kinross, PH18 5SX
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 alterations and extension to existing dwellinghouse to include: removal of porch, formation of small-scale pitched roof extension to front elevation to provide additional living space, alterations to fenestration, and alterations to internal layout. Type 2: Householder developments – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0090/NOT
Council ref: APP/2017/0495
Applicant: The Moors Partnership
Development location: Land At Invercauld House, Braemar
Proposal: Erection of hay/log store
Application type: Agricultural and Forestry Notification
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is no recent planning history.
Background Analysis: Application is an agricultural prior notification for the erection of a hay and log store within an existing concrete base silage pit. Type: Prior notification for agricultural buildings. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0091/DET
Council ref: 17/00781/FUL
Applicant: Mr And Mrs Aitken
Development location: Glenavon House, Kinchurdy Road, Boat Of Garten, Highland
Proposal: Proposed house extension and internal alterations
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Extension to form self-contained owners accommodation (02/00262/FULBS). Approved by the Local Authority.
Background Analysis: Proposal is for a small-scale extension to dwellinghouse to provide additional living space. Type 2: Householder developments – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0092/LBC
Council ref: 17/00873/LBC
Applicant: Mr Neil Macdonald
Development location: Kingussie Railway Station, Ruthven Road, Kingussie, Highland
Proposal: Alterations to raise station platform
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is a varied planning history associated with alterations and upgrades to the station which most recently include:

- Install 2no. customer information screens, one on each platform (16/03643/LBC)
- Existing totem information sign fixed to building gable to be replaced with new totem (15/02320/LBC)
- Replace existing lights on railway station footbridge with period fittings (13/03050/LBC)
- Repainting with Scotrail branded colours (13/02577/LBC)

 All approved by the Local Authority.

Background Analysis: Application is for listed building consent to raise the level of the southbound platform at Kingussie Railway Station by approximately 300mm. Type 2: Listed building consent 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: 2017/0093/DET
Council ref: 17/00855/FUL
Applicant: Granish Farm Partnership
Development location: Granish Farm Cottage, Aviemore, Highland, PH22 1QD
Proposal: Proposed replacement of existing farm cottage
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Use of land for siting of holiday caravan (14/03091/FUL). Approved by the Local Authority.
Background Analysis: Proposal is for the replacement of an existing sub-standard cottage with a 3 bedroom dwellinghouse close to the settlement of Aviemore. 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: 2017/0094/DET
Council ref: APP/2017/0498
Applicant: Darroch Learg Hotel
Development location: Darroch Learg Hotel, 56 Braemar Road, Ballater, Aberdeenshire
Proposal: Alterations and extension to hotel (amendment to previously approved APP/2015/1326)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is a varied planning history associated with alterations to the hotel which most recently includes:
 - Partial demolition of hotel (APP/2015/1327)
 - Alterations and extension to hotel (APP/2015/1326)
 - Removal of external fire escape stairs, alterations to west elevation and removal of internal partitions (APP/2014/2965)
 All approved by the Local Authority.
Background Analysis: Planning permission was previously granted for reinstatement works and alterations to a fire damaged part of the building. The current application is for amendments to the design approved with this existing permission. 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:	2017/0095/NOT
Council ref:	APP/2017/0505
Applicant:	Invercauld Estate
Development location:	Auchallater, Braemar, Aberdeenshire, AB35 5XS
Proposal:	Erection of argicultural building
Application type:	Agricultural and Forestry Notification
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: Extension to dwellinghouse and formation of ancillary accommodation (APP/2011/3573). Approved by the Local Authority.
Background Analysis:	Application is a prior notification for erection of general purpose agricultural shed. Type: Prior notifications for agricultural buildings. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0096/DET
Council ref:	17/00932/FUL
Applicant:	Everything Everywhere Limited
Development location:	Four Seasons Hotel Macdonald Aviemore Resort, The Aviemore Centre, Grampian Road, Aviemore
Proposal:	Installation of 2No. equipment housing cabinets onto building roof-top, 1No. ground-based equipment housing cabinet surrounded by 1.8m high fencing, plus minor ancillary works
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"> - Removal of 3 existing antennas & replacement with 3 new antennas, removal of 2 existing equipment cabinets and installation of 3 additional equipment cabinets, plus ancillary works (14/04683/FUL) - Demolition & redevelopment of existing hotel to provide up to 90 x 2 & 3 bed self-catering services apartment with refreshments. Snack bar, gymnasium, car parking and landscaping over 10 levels (14/01495/SCRE) - Erection of bicycle hire/santa clause lodge (06/00296/FULBS)
Background Analysis:	All decided by the Local Authority Proposal is for the installation of small scale telecommunications equipment as part of an upgrade to existing on site infrastructure. Type: Telecommunications/broadband cabinets. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0097/DET
Council ref:	APP/2017/0517
Applicant:	The Auld Kirk
Development location:	Auld Kirk Hotel, 31 Braemar Road, Ballater, Aberdeenshire
Proposal:	Part Change of Use from Class 7 (Hotel) to Include Class 1 (Shop), Class 2 (Financial, Professional and Other Services) and Class 3 (Food and Drink)
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"> - Part change of use from hotel to residential accommodation and reinstatement of door (APP/2012/2975) - Alterations and extension to laundry (APP/2008/2585) - Change of use, alterations and conversion of attic to from managers accommodation (APP/2006/4656)
Background Analysis:	All approved by the Local Authority. Application is for changes of use to allow the existing hotel lounge and dining room to be used to operate as a day-time cafe and for use of former bedrooms as beauty treatment and therapy rooms. 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.

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