
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN

Call-in period: 6 June 2016
2016/0186/DET to 2016/0203/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref: 2016/0186/DET
Council ref: 16/02297/FUL
Applicant: Mr Jack Stewart
Development location: 11 Beinn Ghuilbinn, Aviemore, Highland PH22 1LB
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 alterations and extension to existing dwellinghouse to include: loft conversion, small scale extension to east facing gable, and modification of existing window configuration to include new entrance at front elevation and 6no. skylights. 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: 2016/0188/DET
Council ref: APP/2016/1058
Applicant: Mrs Susan Farquharson
Development location: Linn Cottage, Fife Brae, Braemar Aberdeenshire
Proposal: Erection of 3 Double Pen Cattery
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:
- Erection of cattery and change of use of room in dwellinghouse to office/storage/kitchen (APP/2016/1262) – Application returned
- Erection of annexe building (APP/2004/4136) – Application withdrawn
Erection of dwellinghouse (APP/2004/4135) – Local Authority decision.
Background Analysis: Proposal is for the erection of a walk-in chalet style cattery within the grounds of an existing dwelling house, which is to be built to conform to Chartered Institute of Environmental Health standards for cat boarding establishments. 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: 2016/0189/DET
Council ref: APP/2016/1458
Applicant: Mrs Marie Hermine Helfrich
Development location: An Cnocan Dubh, Newbigging, Braemar 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: Recent planning history includes:
- Change of use of land to domestic garden ground, alterations and extension to dwellinghouse and erection of parking deck (APP/2014/3184)
- Local Authority decision.
Proposed alterations & extension to dwellinghouse and erection of parking deck including change of use of land to domestic garden ground (APP/2014/3207) – Application returned
Background Analysis: Proposal is for a small scale extension to West elevation of existing dwelling house. 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: 2016/0190/DET
Council ref: 16/02305/FUL
Applicant: Mr Glynn Evans
Development location: Banchorside, Fort William Road, Newtonmore Highland
Proposal: Erection of Conservatory and Decking Area
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Installation of a 12kw Dimplex air source heat pump on the West facing wall (13/01895/FUL) – Local Authority decision.
Background Analysis: Proposal is for the erection of a small conservatory adjoining existing garage and the addition of decking to South Elevation. 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: 2016/0191/DET
Council ref: 16/02320/FUL
Applicant: David Cameron
Development location: Papa Rock, Grampian Road, Aviemore Highland
Proposal: Cladding to front Side of Building
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Replacement of existing frontage (16/00741/FUL) – Local Authority decision.
Background Analysis: Proposal is for the addition of shiplap over-cladding to the front and side elevations of existing building as part of refurbishment of property from restaurant to shop and includes provision of associated signage. Type 2: Other – small scale alterations involving commercial uses. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0192/DET
Council ref: 16/02376/FUL
Applicant: Mr A MacDonell
Development location: Brinacory, 5 Kerrow Drive, Kingussie Highland
Proposal: Fresh application for extensions to dwelling, with amended rear extension from that previously approved under 13/03446/FUL
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:
- Erection of extensions (13/03446/FUL) – Local Authority decision
Erection of garage (98/00065/FULBS) – Application withdrawn
Background Analysis: Proposal is a revision of previously consented application to accommodate an increase in size and reconfiguration of the small scale extension to rear elevation. 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: 2016/0193/PPP
Council ref: 16/02097/PIP
Applicant: Mr P MacMillan
Development location: Development Site At Auchgourish, Street Of Kincardine, Boat Of Garten Highland
Proposal: Formation of House Plot
Application type: Planning Permission in Principle
Call in decision: **NO CALL IN**
Call in reason: N/A
Planning History: Recent planning history includes:
- Erection of paybooth and toilet building (01/00001/REMBS)
Change of use to botanic garden and arboretum (98/00208/FULBS)
Background Analysis: Proposal is for planning permission in principle for the creation of a single house site within the previously developed grounds of the former Millennium Nursery and Arboretum. Type 2: Housing – up two residential units outside a settlement. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2016/0195/DET
Council ref:	APP/2016/1512
Applicant:	Aberdeenshire Council
Development location:	Aberdeen And Grampian Tourist Board, Tourist Information Centre, Station Square Ballater
Proposal:	Reinstatement of Royal Station Including New Internal Layout with Enhanced Exhibition Space to the Platform Side
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	The Royal Station is a key part of the visitor infrastructure in Ballater and Deeside and the application is therefore significant in terms of sustainable design, tourism and cultural heritage.
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> - Refurbishments and signage (ENQ/2009/1899) – Pre application enquiry - Erection of three new sign units (two hanging bus stop signs and totem pole)(APP/2009/4179) - Erection of three new sign units (two hanging bus stop signs and totem pole) and the removal of existing plaque (APP/2009/4153) <p>An associated Listed Building Consent application APP/2016/1511 has also been received and called-in by CNPA.</p>
Background Analysis:	Proposal is for the reconstruction and refurbishment of the Royal Station at Ballater which was extensively damaged by fire in 2015. Having served as the Royal Station to nearby Balmoral since 1865 until the closure of the railway line in 1966, the station building was comprehensively renovated between 1999 and 2000 to provide a tourist attraction and information centre. Proposal seeks to reinstate principal building elevations and modify internal layout, construct an enhanced exhibition space and improve associated public realm.

CNPA ref:	2016/0196/LBC
Council ref:	APP/2016/1511
Applicant:	Aberdeenshire Council
Development location:	Aberdeen And Grampian Tourist Board, Tourist Information Centre, Station Square Ballater
Proposal:	Reinstatement of Royal Station including a New Internal Layout with Enhanced Exhibition Space to the Platform Side
Application type:	Listed Building Consent
Call in decision:	CALLED IN
Call in reason:	Proposal is for major works to a regionally important listed building which is a key part of the visitor infrastructure in Ballater in Deeside, and is therefore significant in terms of sustainable design, tourism and cultural heritage.
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> - Refurbishments and signage (ENQ/2009/1899) – Pre application enquiry - Erection of three new sign units (two hanging bust stop signs and totem pole)(APP/2009/4179) - Erection of three new sign units (two hanging bus stop signs and totem pole) and the removal of existing plaque (APP/2009/4153) An associated full planning application APP/2016/1512 has also been received and call-in by CNPA.
Background Analysis:	Proposal seeks listed building consent for reconstruction and refurbishment of the Royal Station at Ballater which was extensively damaged by fire in 2015. The station is a Category B listed building, recognised as being regionally important. Proposal seeks to reinstate principal building elevations and modify internal layout, construct an enhanced exhibition space and improve associated public realm. Type I: Listed building consent applications that involve major external or internal changes.

CNPA ref: 2016/0197/DET
Council ref: 16/02401/FUL
Applicant: Mr Edmund Metcalfe
Development location: Mill Flat, Milton Of Aultmore, Nethy Bridge Highland
Proposal: Internal and External alterations to Flat and Change of use of Workshop to form Dwelling.
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 change of use and alterations to convert existing workshop with first floor accommodation to 1 no. two bedroom flat and 1 no. three bedroom flat with associated parking. 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: 2016/0199/DET
Council ref: APP/2016/1256
Applicant: Mr I Walker
Development location: Beinn Macduibh, Cairnadrochit, Braemar Aberdeenshire
Proposal: Alterations and Extension to Dwellinghouse and Formation of Raised Terrace
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 extensions to existing dwellinghouse to form porch and dining room and the creation of a raised terrace area. 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: 2016/0200/PPP
Council ref: 16/02375/PIP
Applicant: Seafield Estate
Development location: Land 35M NW Of Glengarry, Forest Road, Grantown-on-Spey
Proposal: Upfilling of existing ground levels and erection of new house
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 seeks planning permission in principle for re-profiling of existing ground levels and erection of a single house within an area of cleared woodland behind existing dwellinghouse. Type 2: Housing – Four or less residential units within a settlement. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0201/DET
Council ref: 16/00956/FLL
Applicant: Mr Euan MacGregor
Development location: Duncraig, Old Bridge Of Tilt, Blair Atholl Perth And Kinross
Proposal: Alterations and Extension to Dwellinghouse
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Extension to form ground floor bathroom and first floor bedroom (06/01433/FUL) – Local Authority decision.
Background Analysis: Proposal is for a small scale single storey extension to the South and East elevations of existing dwellinghouse. 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: 2016/0202/DET
Council ref: APP/2016/1322
Applicant: Mr Michael Coletta
Development location: 4 Monaltrie Crescent, Ballater, Aberdeenshire AB35 5RN
Proposal: Alterations and Extension to Dwellinghouse (Pitched Roof Dormer Windows)
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 dwellinghouse (dormer windows) (APP/2011/2991/)
Alterations and extensions to dwellinghouse (APP/2005/3047)
Alterations and extension to dwellinghouse (APP/2004/4147)
All decided by the Local Authority.
Background Analysis: Proposal is for the replacement of existing flat-roofed dormer windows with pitch-roofed dormer windows. 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:	2016/0203/DET
Council ref:	APP/2016/1542
Applicant:	Mrs Noreen Stephen
Development location:	Greystone Micras, Crathie, Ballater Aberdeenshire
Proposal:	Conversion of Steading to Form Holiday Accommodation and Private Art Studio
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: Proposed conversion of steading to form pottery studio and ancillary accommodation including change of use of land to domestic garden ground (APP/2016/0136) – Application withdrawn
Background Analysis:	Proposal is for minor external works and modification of internal layout to convert steading associated with residential dwelling to provide holiday accommodation and a private pottery studio. Resubmission of previously withdrawn application to include bat survey as required. Type 2: small scale extensions, change 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