
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 8 January 2018 2018/0001/DET to 2018/0009/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2018/0001/DET
Council ref:	APP/2017/3187
Applicant:	Cairngorm Lodges
Development location:	Site Adjacent To, Allalogie Cottage, Logie Coldstone, Tarland, Aboyne
Proposal:	Erection of 6 (short term letting accommodation), decking, solar panel array, steel container (battery storage) and pump and filtration shed and formation of access
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	N/A
Planning History:	There is no recent planning history
Background Analysis:	Proposal is for the erection of 6 holiday 'Hyttas' or huts/lodges forming an extension to the existing Cairngorm Lodges. The hyttas will comprise a wet room/bathroom and an open plan kitchen, living and sleeping area. They will be constructed with vertical board on board timber cladding and profile metal roofing. The proposal also includes associated infrastructure including a pump and filtration shed, steel container and array of solar panels. The solar panels comprise two rows extending to approximately 48m, set 15m apart. The panel structures are 2.8m deep and will reach a peak height of 2m high on the north elevation. Type I – Wind turbines, hydro schemes or large solar panel farms. This proposal is therefore considered to raise issues of significant to the collective aims of the National Park

CNPA ref: 2018/0002/DET
Council ref: APP/2017/3010
Applicant: Highland Hospitality
Development location: Schiehallion, 10 Glenshee Road, Braemar, Aberdeenshire
Proposal: Change of Use of Guest House (Class 7, Hotels and Hostels) to House in Multiple Occupation (Sui Generis), Installation of Replacement Windows and Doors
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:
Replacement ancillary tourist accommodation (chalet) to create a separate dwellinghouse and division of the feu (APP/2009/1273)
Approved by Local Authority
Background Analysis: Proposal is for full planning permission for the change of use of an existing Guest House (Class 7) to form a House in Multiple Occupation (Sui Generis) to provide staff accommodation. The proposal includes the replacement of windows and doors as well as minor internal and external alterations to accommodate the proposed new use. The property lies within the Braemar Conservation Area. Type 2 – Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2018/0003/LBC
Council ref: APP/2017/3219
Applicant: Glen Tanar Estate
Development location: Tower Of Ess, Glen Tanar, Aboyne Aberdeenshire
Proposal: Alterations to dwellinghouse
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is no recent planning history
Background Analysis: Proposal is for listed building consent for a number of alterations to Brooks House which is a Category B listed dwelling. The alterations include the installation of an external oil boiler, replacement of a lead roof with new warm roof construction, erection of a heated bat box, replacement of external lighting, replacement timber doors and the installation of a hot tub. There are also a number of internal alterations proposed. Type 2 – Listed building consent applications that involve minor external or internal changes. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2018/0004/DET
Council ref: APP/2017/3009
Applicant: Highland Hospitality
Development location: Mayfield, 11 Chapel Brae, Braemar, Aberdeenshire
Proposal: Change of Use From Guest House (Class 7) to House of Multiple Occupancy (Sui Generis) and Alterations
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 change of use of an existing Guest House (Class 7) to form a House in Multiple Occupation (Sui Generis) to provide staff accommodation. The proposal includes internal alterations and minor external alterations including local repairs to rendering and paint and replacement of damaged sash and case windows. The property lies within the Braemar Conservation Area. Type 2 - Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2018/0005/DET
Council ref: APP/2017/3149
Applicant: Trustees Of Cpt Farquharsons
Development location: Land Adjacent To, Inver Lodge, Crathie Aberdeenshire
Proposal: Erection of Dwellinghouse and Garage and Change of Use to Land From Agricultural to Domestic Garden Ground and Formation of Access
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 full planning permission for the erection of a single dwelling house with garage and change of land use from agricultural to domestic residential, at Crathie. The proposal also includes the formation of an access to the site. The dwellinghouse will be constructed using traditional dormer windows, wet dash render and natural slate. Type 2 – Housing – up to two residential units outside a settlement. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2018/0006/DET
Council ref: APP/2017/3254
Applicant: Inchmarnoch Estate
Development location: Headinch Cottage, B976 U165m At Inchmarnoch To Headinch, Dinnet Aboyne
Proposal: Erection of 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 replacement of an existing derelict cottage with a new two bedroom dwellinghouse and detached garage. The dwellinghouse will be of timber construction with horizontal timber cladding and a natural slate roof. Type 2 – housing – up to two residential units outside a settlement. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2018/0007/DET
Council ref:	APP/2017/3207
Applicant:	Siobhan Turner And Rory Webster
Development location:	Spy N Cop, Strathdon, Aberdeenshire
Proposal:	Erection of dwellinghouse including change of use of land to domestic garden ground
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"> • Replacement dwellinghouse (APP/2006/3959) Approved by Local Authority. • Demolition of existing cottage and erection of dwellinghouse and garage/outhouse (APP/2008/1023 / 08/113/CP) Refused by CNPA. • Erection of dwellinghouse (change of house type) of planning permission APP/2006/3539 (APP/2012/0003) Approved by Local Authority. • Demolition of derelict cottage and erection of dwellinghouse (change of house type) of planning permission APP/2012/0003 (APP/2014/0090) Approved by Local Authority. • Demolition of derelict cottage and erection of dwellinghouse renewal of planning approval APP/2014/0090 (APP/2017/0502) Approved by Local Authority.
Background Analysis:	Proposal is for full planning permission for the erection of a single storey dwellinghouse on a site of a previously demolished cottage, with associated access and drainage works. The house will be constructed of timber with timber cladding and a grass roof. There is an existing consent on the site for a single house of a different specification. Type 2 – Housing - up to two residential units outside a settlement. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2018/0008/DET
Council ref: APP/2017/3151
Applicant: E And M Greenlaw
Development location: Site Adjacent To, Milton, Glenbuchat, Strathdon
Proposal: Change of use of land and erection of cattery and formation of access
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 development of a new 10 Unit Cattery on a site adjacent to The Milton, Glenbuchat. The Cattery would form part of a farm diversification plan. The proposal includes the development of the Cattery (which would lie adjacent to the Milton Farmhouse) and includes the formation of access and parking provision. Type 2 – small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. The proposal is not considered to raise issues of significance to the collective aims of the National Park

CNPA ref:	2018/0009/DET
Council ref:	17/02208/FLL
Applicant:	Mr Derek Burns
Development location:	Kilts And Gifts, Bridge Of Tilt, Perth And Kinross PH18 5SX
Proposal:	Change of use, alterations and extension to retail unit to form holiday accommodation unit
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"> • Change of use of retail/store to form extension to dwellinghouse (17/00043/FLL) Approved by Local Authority. • Change of use, alterations and extension to retail unit to form holiday accommodation unit (17/02076/FLL) Application returned.
Background Analysis:	Proposal is for full planning permission for the change of use of an existing (disused) retail unit to form holiday accommodation. The proposal will involve the alteration and extension of the existing retail unit to form a two bedroom, single storey unit. Type 2 – Housing – four or less residential units within a settlement/ small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. The proposal is 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