
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 8 May 2017 2017/0170/DET to 2017/0186/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2017/0170/DET
Council ref:	APP/2017/1081
Applicant:	Mr And Mrs C Snell
Development location:	Inver Hotel, Crathie, Ballater, Aberdeenshire
Proposal:	Erection of dwellinghouse (with air source heat pump)
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">- Erection of 5 holiday lodges (APP/2012/1903)- Erection of dwellinghouse and 4 holiday lodges (APP/2004/2610)
Background Analysis:	Both approved by CNPA. Proposal is for the demolition of a dilapidated outbuilding and erection of a single, 1.5 storey dwellinghouse in garden grounds adjacent to Inver Lodge. 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: 2017/0171/DET
Council ref: 17/01913/FUL
Applicant: Mr And Mrs A Gristwood
Development location: An Teac, 8 High Terrace, Kinchurdy Road, Boat Of Garten
Proposal: Erection of rear 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 a single storey extension to the rear of an existing 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: 2017/0172/DET
Council ref: APP/2017/1099
Applicant: Mr And Mrs Mikhail Pietranek
Development location: Monaltrie House, Monaltrie Avenue, Ballater, Aberdeenshire
Proposal: Erection of entrance gates and timber boundary fencing (retrospective)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:
- Alterations to extension to workshop/office/store (retrospective) (APP/2016/2341). Approved by the Local Authority
Change of use from domestic to commercial, demolition and erection of workshop (retrospective). Application withdrawn.
Background Analysis: Application seeks planning permission for the erection of a timber fence and granite and iron gated entrance to an 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: 2017/0174/DET
Council ref: 17/00544/FLL
Applicant: Mr Jim Crabb
Development location: Land 50 Metres North West Of Easter Orchilmore Farmhouse, Killiecrankie
Proposal: Erection of a dwellinghouse and garage
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Erection of a dwellinghouse (change of house type) (16/01869/FLL). Application refused.
- Amendment to access arrangement and site layout (11/01238/FLL). Approved by the Local Authority.
- Modification of existing consent 09/01118/FLL (10/01815/FLL). Application refused.

Conversion of existing buildings to form 3 dwellinghouses and erection of 1 new dwellinghouse to replace existing shed (09/01118/FLL). Approved by the Local Authority.

Background Analysis: Proposal is a revised submission for the erection of a single dwellinghouse at the site of a former steading. Planning permission has previously been approved under ref 09/01118/FLL. A previous amended design was refused by the Local Authority and this submission seeks to address issues raised. 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: 2017/0175/DET
Council ref: 17/01965/FUL
Applicant: Telefonica UK Limited
Development location: Easter Dreggie, Grantown-on-Spey, Highland
Proposal: Installation of 20m high slim line lattice tower; 3m headframe; 3No. antennas; 3No. remote radio units (298x127x351mm); 2No. 300mm dish; 3No. cabinets (2No. 1300x700x1450mm; 1No. 600x500x1535mm); 1.3m high stock proof fence
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is no recent planning history at this location.
Background Analysis: Proposal is for the installation of a 20m telecommunications mast and ancillary infrastructure within a fenced compound on agricultural land near to the settlement of Grantown-on-Spey. The current application is as an alternative to a recently submitted application for same at a nearby location, which was subsequently withdrawn due to unfeasible power connection costs. Type: Other – telecommunications mast outside a settlement. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0176/DET
Council ref: 17/01967/FUL
Applicant: Mr Rod Kemsley
Development location: Birchfield, Nethy Bridge, Highland, PH25 3DD
Proposal: Removal of late 20th century single and two storey extensions. Add a new single-storey extension. Addition of 3 new windows in west and south elevations. Addition of new dormer window in south roof pitch

Application type: Detailed Planning Permission

Call in decision: **NO CALL-IN**

Call in reason: N/A

Planning History: There is a varied planning history which most recently includes:

- Conversion of byre to holiday let cottage (13/01742/FUL) and (13/01735/LBC)
- Erection of garage/shed (13/00379/FUL)
- Change of use and alterations and extension to out-building to form holiday let cottage (10/01531/FUL)

All approved by the Local Authority.

Background Analysis: Proposal is for alterations and extension to an existing dwellinghouse including the removal of previous small scale extensions, erection of new sun room to rear of property, installation of new windows and formation of anew dormer. 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: 2017/0177/DET
Council ref: 17/01970/FUL
Applicant: Telefonica UK Limited
Development location: Telecommunications Mast, Kinchurdy Road, Boat Of Garten, PH24 3BP
Proposal: Installation of 18m high lattice tower, 3m headframe, 3no. antennas, 3no. Remote Radio Units (RRUs) (383x169xx636mm), 2 no. dish (1 no. 300mm and 1 no. 600mm), 2no. cabinets (2 no. 1300x700x1450mm and 1 no. 600x600x1663mm), 1.8m high chain link fence with 3-strand barbed-wire and all ancillary development. The overall mast height is 21m and all equipment will be coloured as per standard manufacturer specification
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 erection of a 21m high telecommunications mast and ancillary infrastructure within a fenced compound on land at the Strathspey Railway, Boat of Garten. Type 2: telecommunications masts inside settlements. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0178/DET
Council ref: 17/01974/FUL
Applicant: Telefonica UK Limited
Development location: Telecommunications Mast, Grampian Road, Aviemore
Proposal: Installation of 18m high lattice tower, 3m headframe, 3 no. antennas, 3 no. Remote Radio Units (RRUs) (383x169xx636mm), 2 no. dish (no. 300mm and 1 no. 600mm), 3 no. cabinets (2 no. 1300x700x1450mm and 1 no. 600x600x1663mm), 1.8m high chain link fence with 3-strand barbed wire and all ancillary development
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 erection of a 21m high telecommunications mast and ancillary infrastructure within a fenced compound on land at the Strathspey Railway, Aviemore. Type 2: telecommunications masts inside settlements. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0179/DET
Council ref: 17/01937/FUL
Applicant: Speyside Property Services
Development location: Unit 17-3 Spey Valley Business Park, Dalfaber Industrial Estate, Dalfaber Drive, Aviemore
Proposal: Proposed change of use from class 4 shell unit to class 1 laundry (including office space on first floor associated with laundry, providing additional internal floor area and new shopfront)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Advertisement of the following types: fascia sign (17/01971/ADV). Pending consideration.
Background Analysis: Proposal is for change of use to allow conversion of an existing shell unit within an industrial estate to form a small scale commercial laundry. Type 2: small scale extensions, changes of use or temporary developments involving commercial, tourism, leisure or industrial uses. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0180/LBC
Council ref: 17/01978/LBC
Applicant: Mr Rod Kemsley
Development location: Birchfield, Nethy Bridge, Highland, PH25 3DD
Proposal: Removal of single and two-storey extensions, addition of a new single-storey extension, addition of 2 new windows on the west and south elevations and addition of a new dormer window in south roof pitch

Application type: Listed Building Consent

Call in decision: **NO CALL-IN**

Call in reason: N/A

Planning History: There is a varied planning history which most recently includes:

- Conversion of byre to holiday let cottage (13/01742/FUL) and (13/01735/LBC)
- Erection of garage/shed (13/00379/FUL)
- Change of use and alterations and extension to out-building to form holiday let cottage (10/01531/FUL)

Background Analysis: All approved by the Local Authority. Application is for Listed Building Consent for alterations and extensions to an existing dwellinghouse, including: removal of small scale extensions, erection of replacement sun room, installation of new windows and formation of a dormer. An associated application for full planning permission is pending consideration. 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: 2017/0181/ADV
Council ref: 17/01971/ADV
Applicant: Speyside Property Services
Development location: Unit 17-3 Spey Valley Business Park, Dalfaber Industrial Estate, Dalfaber Drive, Aviemore
Proposal: Advertisement of the following types: fascia sign
Application type: Advertisement Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Proposed change of use from class 4 shell unit to class I laundry (including office space on first floor associated with laundry, providing additional internal floor area and new shopfront) (17/01937/FUL). Pending consideration.
Background Analysis: Application is for advertisement consent for the installation of a fascia sign to the front elevation of an existing industrial unit. Type 2: Advertisement consent applications. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0182/DET
Council ref: 17/01805/FUL
Applicant: Mr And Mrs C Cameron
Development location: Ruthven Farmhouse, Kingussie, Highland, PH21 1NR
Proposal: Demolish existing 'lean to' extension and replace with pitched roof extension, entrance porch and boiler room
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 single storey extension to the gable elevation of an existing 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: 2017/0183/LBC
Council ref: APP/2017/1115
Applicant: Mrs J Hobsley
Development location: 9 Deebank Road, Ballater, Aberdeenshire, AB35 5QT
Proposal: Removal of Chimney
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Alterations and extension to dwellinghouse (porch) (APP/2012/3643/ & APP/2012/3644)
- Installation of replacement windows and doors (flood damaged) (APP/2016/2163 & APP/2016/2165)

Both approved by the Local Authority.
Background Analysis: Application is for Listed Building Consent for the removal of a cement rendered brick chimney to a dwellinghouse. An associated application for full planning permission is pending consideration. 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: 2017/0184/ADV
Council ref: 17/01055/ADV
Applicant: Bill Sadler
Development location: Open Space, The Square, Grantown On Spey
Proposal: Advertisement: proposed flag
Application type: Advertisement Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is a varied planning history which most recently includes:

- Erection of the existing salvaged stone monument Cross of Regality (15/01114/FUL)
- Continental village market to take place on the square twice a year only (10/03169/FUL)
- Use of land for market stalls (10/00013/FULBS)

Background Analysis: All approved by the Local Authority
Application is for advertisement consent for the erection of a flagpole within open public space. Type 2: Advertisement consent applications. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0185/LAW
Council ref: 17/01983/CLP
Applicant: Mr Robert Reid
Development location: The Bothy, Glen Tromie Road, Kingussie, Highland
Proposal: To use an existing, consented residential unit as a holiday let
Application type: Certificate of Lawfulness
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Planning history includes a certificate of lawfulness for restoration of the bothy under ref (12/02683/CLP).
Background Analysis: Application is for a certificate of lawfulness for the use of a renovated bothy, previously used for estate staff accommodation, as rented holiday accommodation. Type: Other. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0186/DET
Council ref:	APP/2017/1114
Applicant:	Mrs J Hobsley
Development location:	9 Deebank Road, Ballater, Aberdeenshire, AB35 5QT
Proposal:	Removal of chimney
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"> - Alterations and extension to dwellinghouse (porch) (APP/2012/3643/ & APP/2012/3644) - Installation of replacement windows and doors (flood damaged) (APP/2016/2163 & APP/2016/2165) <p>Both approved by the Local Authority.</p>
Background Analysis:	Proposal is for the removal of a cement rendered brick chimney to a dwellinghouse. An associated application for Listed Building Consent is pending consideration. 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.

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