
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 7 May 2018 2018/0163/DET to 2018/0170/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2018/0163/DET
Council ref:	18/01902/FUL
Applicant:	Messrs Pitmain Estate Ltd
Development location:	Land 380M NE Of Ballachroan, Kingussie Road, Newtonmore
Proposal:	Erection of house and formation of improved access from public road
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 lunch bothy and keepers cottage on site of existing stone ruins (16/03254/PIP) Decision unknown.
Background Analysis:	This application seeks permission for the erection of a detached, one and a half storey dwelling house on land at derelict former farm-steading north east of Ballachroan. The proposal also includes improvements to the access between the property and A86. Type 2 housing – up to two residential units outside a settlement. This proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2018/0164/DET
Council ref:	18/00695/FLL
Applicant:	Ms A MacDonald
Development location:	The Old Manse, Blair Atholl, Perth And Kinross PH18 5TN
Proposal:	Change of use and alterations to outbuildings to form additional guest accommodation
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	<p>Recent planning history includes:</p> <ul style="list-style-type: none"> • Change of use, alterations and extension to dwellinghouse and outbuildings to form function venue, guesthouse accommodation and manager's accommodation (17/00707/FLL) Refused by the Local Authority. • Alterations and extension (17/00708/LBC) Approved by the Local Authority. • Change of use and alterations to outbuilding to form holiday accommodation unit (17/01630/FLL) Application returned. • Change of use and alterations to outbuilding to from a dwellinghouse (17/01660/FLL) Approved by the Local Authority. • Change of use of dwellinghouse to form conference/venue facilities, alterations and extension, erection of toilet facilities, siting of a marquee, formation of car parking area and an earth bund and associated works (17/01976/FLL) Approved by the Local Authority. • Display of signs (17/02029/ADV) Approved by the Local Authority.
Background Analysis:	<p>This application seeks permission for the conversion of two existing outbuildings to form guest accommodation at an existing guest house - The Old Manse. One outbuilding will comprise 5 guest bedrooms and the other will form a self-contained unit. Type 2 small scale extensions - changes of use or temporary development involving commercial, tourism, leisure and industrial units. This proposal is not considered to raise issues of significance to the collective aims of the National Park.</p>

CNPA ref:	2018/0165/DET
Council ref:	18/00640/FLL
Applicant:	Stuart Ramsay And Bridgette Stagg
Development location:	Easter Orchilmore Farmhouse, Killiecrankie, Perth And Kinross PH16 5LP
Proposal:	Renewal of permission 15/00207/FLL (Extension to dwellinghouse, erection of garage, stables and ancillary accommodation)
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"> • Amendment to access arrangement and site layout (11/01238/FLL) Approved by the Local Authority. • Extension to dwellinghouse, erection of garage, stables and ancillary accommodation (15/01238/FLL) Approved by the Local Authority. • Erection of a dwellinghouse and garage (in part retrospect) (revised design) (18/00467/FLL) Application returned.
Background Analysis:	This application seeks renewal of an existing permission for an extension to a dwelling house and the erection of a stables block, garage and ancillary accommodation which is about to expire (15/00207/FLL). The original consent was granted by the local authority. Type 2 housing - up to two residential units outside a settlement. This proposal is not considered to raise issues of significance to the collective aims of the National Park

CNPA ref:	2018/0166/PPP
Council ref:	18/01903/PIP
Applicant:	Mr Phillip Southcott
Development location:	Hotel, Duke Of Gordon Hotel, Newtonmore Road Kingussie
Proposal:	Erection of extension
Application type:	Planning Permission in Principle
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> • Addition of a single storey rear extension to dining room (11/03582/FUL) Approved by the Local Authority. • Use of land for storage of woodchips for biomass boiler (retrospective) (12/04581/FUL) Decision unknown. • Production of bio-mass fuel (wood chip) (12/04588/PIP) Decision unknown. • Extension to outbuilding and converted to a woodchip store; installation of two 45kw CHP boilers for hotel (15/04086/FUL) Approved by the Local Authority.
Background Analysis:	This application seeks permission in principle for an extension to form an additional dining room located on the rear elevation of the existing hotel. The overall size of the extension is intended to be less than 75m ² . Type 2 small scale extensions - changes of use or temporary development involving commercial, tourism, leisure and industrial uses. This proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2018/0167/DET
Council ref:	18/01826/FUL
Applicant:	Mr Gordon McIntosh
Development location:	Ach-na-feidh, Wester Duthill, Carrbridge Highland
Proposal:	Extension
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">• A four bedroom property and car port proposed on a new site near Duthil (10/04383/MSC) Approved by the Local Authority.
Background Analysis:	This application seeks permission for a single storey extension to the south-east elevation of an existing dwelling house. The extension will comprise a lounge, w.c. and entrance vestibule. Type 2 householder developments – small developments that need planning permission. This proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2018/0168/LBC
Council ref:	APP/2018/0988
Applicant:	Aberdeenshire Council
Development location:	Polhollick Bridge, Bridge Of Gairn, Ballater Aberdeenshire
Proposal:	Repairs to Straighten Deck and Repairs and Replacement of Metalwork
Application type:	Listed Building Consent
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 south steps to deck and application of concrete to underside of abutment to prevent future scour (APP/2017/1340) Approved by the Local Authority. • Removal of south steps to deck and application of concrete to underside of abutment to prevent future scour (APP/2017/1415) Approved by the Local Authority
Background Analysis:	This application seeks permission for engineering works to repair Polhollick Bridge which was damaged during a flood event. The repairs will comprise improvements to both the deck of the bridge along with the damaged sections of metal work. Type 2 small scale upgrading/restoration works – comprising drainage, landscaping or re-profiling of land. This proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2018/0169/DET
Council ref: 18/01466/FUL
Applicant: RSPB Scotland
Development location: Land 85M SW Of Soillerie, Insh, Kingussie
Proposal: Resubmission - creation of area of hardstanding within field to provide a storage area for agricultural machinery and overflow parking
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Proposing to create an area of hardstanding within the existing field at Soillerie to provide a storage area for agricultural machinery and overflow car parking (16/01213/FUL) Application withdrawn.

Background Analysis: This application seeks permission for the creation of an area (0.7 Ha) of hardstanding to provide overflow car-parking and machine storage adjacent to an existing car-park. Type 2 small scale upgrading/restoration works – comprising drainage, landscaping or re-profiling of land. This proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2018/0170/DET
Council ref: APP/2018/0990
Applicant: Balmoral Estates
Development location: Castle Lodge, Corgarff, Strathdon Aberdeenshire
Proposal: Alterations to Dwellinghouse (Formation of Pitched Roof)
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: This application seeks permission for the conversion of an existing integral garage to form living accommodation. Type 2 householder developments – small developments that need planning permission. This 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