

# Cairngorms National Park Authority Planning Committee

8 June 2012 Electronic Call-In

## Additional Paper; Call-in Recommendation Report

**Please Note:** This report has been produced prior to the online Call In Presentation becoming available. The Planning Officer's final recommendation to Members is contained within the online Call In presentation.

**CNPA Ref:** 2012/0167/DET  
**Council Ref:** M/APP/2012/1552  
**Applicant:** **Mr Howie Kellas** Agent: **GPA Humphries Architects**  
21 Monaltrie Avenue 75 Albury Road  
Ballater Aberdeen  
AB35 5RX AB11 6TP

**Location:** **21 Monaltrie Avenue, Ballater, AB35 5RX**  
**Proposal:** **Change of Use of Open Woodland to Domestic Garden Ground and Erection of Fencing (Retrospective)**

**Grid Ref (East/North):** 337027 E 796533 N  
**CNPA Notified:** **18 May 2012** Call In Expiry **8 June 2012**  
**Application Type:** **Detailed Planning Permission**  
**Planner Call In:** No Call-In  
**Recommendation:**  
**Constraints:** Ancient Woodland Inventory  
Aerodrome Safeguarding  
Site of Environmentally Sensitive Area  
Semi Natural Ancient Woodland

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**CNPA Ref:** 2012/0168/DET  
**Council Ref:** 12/01905/FUL  
**Applicant:** **Mr Robert Grant** Agent: **VG Energy Ltd**  
Allanroy Westside Farm  
Nethy Bridge Glasgow Road  
PH25 3DY Galston  
KA4 8PB

**Location:** **Allanroy, Nethy Bridge, PH25 3DY**

**Proposal:** **Proposed erection of a 15 metre high wind turbine**  
**Grid Ref (East/North):** 303073 E 818424 N  
**CNPA Notified:** **18 May 2012** Call In Expiry **8 June 2012**  
**Application Type:** **Detailed Planning Permission**  
**Planner Call In:** To Follow  
**Recommendation:**  
**Constraints:** Special Area of Conservation

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**CNPA Ref:** 2012/0169/DET  
**Council Ref:** 12/01921/FUL  
**Applicant:** **Mr Arthur Peter Duckworth** Agent:  
22 MacBean Road  
Kincraig  
Kingussie  
PH21 IAD  
**Location:** **22 MacBean Road, Kincraig, Kingussie PH21 IAD**  
**Proposal:** **Extension of existing single garage to a double garage**  
**Grid Ref (East/North):** 283418 E 806229 N  
**CNPA Notified:** **18 May 2012** Call In Expiry **8 June 2012**  
**Application Type:** **Detailed Planning Permission**  
**Planner Call In** No Call-In  
**Recommendation:**  
**Constraints:** None

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**CNPA Ref:** 2012/0170/DET  
**Council Ref:** M/APP/2012/1534  
**Applicant:** **Mr David Hall** Agent: **GPA Humphries**  
42 Craigendarroch Walk 75 Albury Road  
Ballater Aberdeen  
AB35 5ZB ABI I 6TP  
**Location:** **42 Craigendarroch Walk, Ballater, AB35 5ZB**  
**Proposal:** **Change of Use of Open Woodland to Domestic Garden Ground and Erection of Fencing (Retrospective)**  
**Grid Ref (East/North):** 336974 E 796416 N  
**CNPA Notified:** **18 May 2012** Call In Expiry **8 June 2012**  
**Application Type:** **Detailed Planning Permission**  
**Planner Call In** No Call-In  
**Recommendation:**  
**Constraints:** Ancient Woodland Inventory  
Aerodrome Safeguarding  
Site of Environmentally Sensitive Area

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**CNPA Ref:** 2012/0171/DET  
**Council Ref:** M/APP/2012/1535  
**Applicant:** **Mr Graham Bell** Agent: **GPA Humphries**  
7 Monaltrie Avenue 75 Albury Road  
Ballater Aberdeen  
AB35 5RX AB11 6TP

**Location:** **7 Monaltrie Avenue, Ballater, AB35 5RX**  
**Proposal:** **Change of Use of Open Woodland to Domestic Garden Ground and Erection of Fencing (Retrospective)**

**Grid Ref (East/North):** 337006 E 796413 N  
**CNPA Notified:** **18 May 2012** Call In Expiry **8 June 2012**  
**Application Type:** **Detailed Planning Permission**  
**Planner Call In** No Call-In  
**Recommendation:**  
**Constraints:** Ancient Woodland Inventory  
Aerodrome Safeguarding  
Site of Environmentally Sensitive Area

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**CNPA Ref:** 2012/0172/DET  
**Council Ref:** 12/01922/FUL  
**Applicant:** **Mr Mike & Mrs Wendy Welding** Agent: **Rod Boyd Chartered Architect**  
Suie Hotel 21-23 Hill Street  
Kincraig Edinburgh  
Kingussie EH2 3JP  
PH21 INA

**Location:** **Land In Grounds And To East Of Suie Hotel, Kincraig**  
**Proposal:** **Erection of new house (renewal of 10/2220/MSC & 07/82/OUTBS)**

**Grid Ref (East/North):** 282973 E 805700 N  
**CNPA Notified:** **18 May 2012** Call In Expiry **8 June 2012**  
**Application Type:** **Detailed Planning Permission**  
**Planner Call In** No Call-In  
**Recommendation:**  
**Constraints:** Ancient Woodland Inventory  
Semi Natural Ancient Woodland

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**CNPA Ref:** 2012/0173/DET  
**Council Ref:** 12/01937/FUL  
**Applicant:** **Mrs Elizabeth French** Agent: **Care & Repair**  
Ardruidh Abhainn Cairn House  
Station Road 30 Waterloo Place  
Newtonmore Inverness  
PH20 IAR IVI INB

**Location:** **Ardruidh Abhainn, Station Road, Newtonmore PH20 IAR**  
**Proposal:** **Provision of an external ramp and slabbed area to allow wheelchair access**  
**Grid Ref (East/North):** 271284 E 798541 N  
**CNPA Notified:** **18 May 2012** Call In Expiry **8 June 2012**  
**Application Type:** **Detailed Planning Permission**  
**Planner Call In** No Call-In  
**Recommendation:**  
**Constraints:** None

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**CNPA Ref:** 2012/0174/DET  
**Council Ref:** 12/00459/FLL  
**Applicant:** **Word Matrix Limited** Agent: **Peter Miller**  
Killiecrankie Hotel **CFY Design**  
Killiecrankie The Lodge  
Pitlochry Old Faskally  
PH16 5LG Killiecrankie  
PH16 5LG

**Location:** **Killiecrankie Hotel, Killiecrankie, Pitlochry PH16 5LG**  
**Proposal:** **Alterations and extension**  
**Grid Ref (East/North):** 291392 E 762842 N  
**CNPA Notified:** **21 May 2012** Call In Expiry **11 June 2012**  
**Application Type:** **Detailed Planning Permission**  
**Planner Call In** No Call-In  
**Recommendation:**  
**Constraints:** National Scenic Area

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**CNPA Ref:** 2012/0175/LBC  
**Council Ref:** M/APP/2012/1723  
**Applicant:** **Mrs M Jaffray** Agent: **Mr Matthew W Merchant**  
Ravenswood Hotel Silverbank  
47 Braemar Road North Deeside Road  
Ballater Banchory  
AB35 5RQ AB31 5YR

**Location:** **Ravenswood Hotel , 47 Braemar Road , Ballater AB35 5RQ**  
**Proposal:** **Alterations and Extension to form Sun Room and Car Port**  
**Grid Ref (East/North):** 336369 E 795963 N  
**CNPA Notified:** **22 May 2012** Call In Expiry **12 June 2012**  
**Application Type:** **Listed Building Consent**  
**Planner Call In** No Call-In  
**Recommendation:**  
**Constraints:** Aerodrome Safeguarding  
Conservation Area  
Site of Environmentally Sensitive Area

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**CNPA Ref:** 2012/0176/DET  
**Council Ref:** M/APP/2012/1363  
**Applicant:** **Hubert Van Eijndhoven** Agent: **Gerry Robb**  
**Architectural Design Services**  
Bridgend  
Bridgeview Road  
Aboyne  
AB34 5HB

**Location:** **Stroin, Strathdon , AB36 8YT**  
**Proposal:** **Demolition of Derelict Dwellinghouse and Erection of Replacement Dwellinghouse and Detached Garage including Change of Use of Land from Agricultural to Domestic Garden Ground**  
**Grid Ref (East/North):** 335205 E 809946 N  
**CNPA Notified:** **22 May 2012** Call In Expiry **12 June 2012**  
**Application Type:** **Detailed Planning Permission**  
**Planner Call In** To Follow  
**Recommendation:**  
**Constraints:** Aerodrome Safeguarding  
Landscape Significance

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**CNPA Ref:** 2012/0177/DET  
**Council Ref:** 12/01856/FUL  
**Applicant:** **Nethy Bridge Community Council**      **Agent:**  
Mr Sandy McCook  
Inchtomach  
Nethy Bridge  
Inverness-Shire  
PH25 3EB

**Location:** **Land 65M South West Of Swamp Castle, Nethy Bridge**

**Proposal:** **Construction of a pedestrian footbridge and associated access duckboard path across the Duack Burn and away from the B970 and its narrow bridge.**

**Grid Ref (East/North):** 299862 E 820432 N  
**CNPA Notified:** **22 May 2012**      **Call In Expiry**      **12 June 2012**  
**Application Type:** **Detailed Planning Permission**  
**Planner Call In**      To Follow  
**Recommendation:**  
**Constraints:** Ancient Woodland Inventory  
I in 200 Years Fluvial Flooding  
Special Area of Conservation  
Semi Natural Ancient Woodland

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**CNPA Ref:** 2012/0178/PPP  
**Council Ref:** 12/01930/PIP  
**Applicant:** **Mr And Mrs I Smith**      **Agent:**      **AW Laing Ltd**  
110 High Street  
Grantown-On-Spey  
PH26 3EL

**Location:** **Tigh Beag, Causer, Nethy Bridge PH25 3DR**

**Proposal:** **Demolish existing lath and harl house and erect replacement house.**

**Grid Ref (East/North):** 300754 E 820584 N  
**CNPA Notified:** **23 May 2012**      **Call In Expiry**      **13 June 2012**  
**Application Type:** **Planning Permission in Principle**  
**Planner Call In**      No Call-In  
**Recommendation:**  
**Constraints:** None

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**CNPA Ref:** 2012/0181/DET  
**Council Ref:** M/APP/2012/1726  
**Applicant:** **The National Trust For Scotland (NE Office)** Agent: **Allen Gordon & Co.**  
The Stables  
Castle Fraser  
Sauchen  
Inverurie  
AB51 7LD  
**Location:** **Upper Quoich Footbridge (NO114913), Linn Of Quoich, Mar Lodge Estate, Braemar**  
**Proposal:** **Replacement Footbridge**  
**Grid Ref (East/North):** 311486 E 791301 N  
**CNPA Notified:** **24 May 2012** Call In Expiry **14 June 2012**  
**Application Type:** **Detailed Planning Permission**  
**Planner Call In** To Follow  
**Recommendation:**  
**Constraints:** Aerodrome Safeguarding  
Core Paths  
1 in 200 Years Fluvial Flooding  
National Scenic Area  
Special Area of Conservation  
Site of Environmentally Sensitive Area  
Special Protection Area  
Site of Special Scientific Interest

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**CNPA Ref:** 2012/0182/DET  
**Council Ref:** M/APP/2012/1744  
**Applicant:** **Mr Murray Swapp** Agent:  
**Cairngorms Outdoor Access Trust**  
Unit 1  
Aboyne Castle Business Centre  
Aboyne  
AB34 5JP  
**Location:** **Land Opposite Jubilee Fountain And Adjacent To Heritage Centre, Mar Road, Braemar**  
**Proposal:** **Re-Location of Visitor Map Boards to Position B & D**  
**Grid Ref (East/North):** 314845 E 791488 N  
**CNPA Notified:** **24 May 2012** Call In Expiry **14 June 2012**  
**Application Type:** **Detailed Planning Permission**  
**Planner Call In** No Call-In  
**Recommendation:**  
**Constraints:** Aerodrome Safeguarding  
Conservation Area  
National Scenic Area  
Site of Environmentally Sensitive Area

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**CNPA Ref:** 2012/0185/DET  
**Council Ref:** M/APP/2012/1537  
**Applicant:** **Dr Moira Collins** Agent: **GPA Humphries**  
11 Monaltrie Avenue 75 Albury Road  
Ballater Aberdeen  
AB35 5RX ABI 1 6TP

**Location:** **11 Monaltrie Avenue, Ballater, AB35 5RX**  
**Proposal:** **Change of Use of Open Woodland to Domestic Garden Ground and Erection of Fencing and Shed (Retrospective)**

**Grid Ref (East/North):** 337000 E 796457 N  
**CNPA Notified:** **25 May 2012** Call In Expiry **15 June 2012**  
**Application Type:** **Detailed Planning Permission**  
**Planner Call In** No Call-In  
**Recommendation:**  
**Constraints:** Ancient Woodland Inventory  
Aerodrome Safeguarding  
Site of Environmentally Sensitive Area

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**CNPA Ref:** 2012/0186/DET  
**Council Ref:** M/APP/2012/1703  
**Applicant:** **Mr And Mrs R Taylor** Agent: **Mr Ronald Hay**  
Auchintarf  
Bridgeview Road  
Aboyne  
AB34 5HB

**Location:** **Glassel Cottage, 9 Viewfield Road, Ballater AB35 5RD**  
**Proposal:** **Variation of Condition 2 (Timber Boarding) of Planning Permission Reference APP/2012/1703**

**Grid Ref (East/North):** 336913 E 795819 N  
**CNPA Notified:** **25 May 2012** Call In Expiry **15 June 2012**  
**Application Type:** **Detailed Planning Permission**  
**Planner Call In** No Call-In  
**Recommendation:**  
**Constraints:** Aerodrome Safeguarding  
Conservation Area  
Site of Environmentally Sensitive Area

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**CNPA Ref:** 2012/0187/DET  
**Council Ref:** 12/02013/FUL  
**Applicant:** **Rathven Investments** Agent: **Caroline Angus**  
Myrtlefield House **G.H. Johnston Building**  
Grampian Road **Consultants Ltd**  
Aviemore Willow House  
PH22 1RH Stoneyfield Business Park  
Stoneyfield  
Inverness  
IV2 7PA

**Location:** **Land At Junction Of Frank Spaven Drive And, Dalfaber Drive, Aviemore**  
**Proposal:** **Change to planning approval 07/098/CP (07/59/FULBS)(Part built) to erect 3 retail units (offices) with 3 flats over, 32 cottage flats (including 5 affordable residential units) and relocation of play area/open space**

**Grid Ref (East/North):** 289965 E 813782 N  
**CNPA Notified:** **25 May 2012** Call In Expiry **15 June 2012**  
**Application Type:** **Detailed Planning Permission**  
**Planner Call In** To Follow  
**Recommendation:**  
**Constraints:** Core Paths

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**CNPA Ref:** 2012/0188/DET  
**Council Ref:** 12/02019/FUL  
**Applicant:** **The Granish Farm Partnership** Agent: **David Keith**  
Ghuilbin House **Bracewell Stirling Consulting**  
13 Grampian Road 38 Walker Terrace  
Aviemore Tillicoultry  
PH22 1RH FK13 6EF

**Location:** **Land 120M West Of Shumen Cottage, Granish, Aviemore**  
**Proposal:** **Touring caravan park comprising 33 caravan pitches; area for tents; reception, farm shop and manager's accommodation, including toilet/shower block; and associated vehicular access works and remote footway to Aviemore**

**Grid Ref (East/North):** 289874 E 814830 N  
**CNPA Notified:** **25 May 2012** Call In Expiry **15 June 2012**  
**Application Type:** **Detailed Planning Permission**  
**Planner Call In** To Follow  
**Recommendation:**  
**Constraints:** Ancient Woodland Inventory  
Semi Natural Ancient Woodland

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**CNPA Ref:** 2012/0189/DET  
**Council Ref:** 12/02020/FUL  
**Applicant:** **Mr Angus MacPherson** Agent: **Rob MacPherson**  
Craig Dhu House **Fearn Macpherson - Chartered**  
Laggan **Architects**  
Nr Newtonmore Unit 4  
PH20 IBS Dunkeld Road  
Aberfeldy  
PH15 2AQ

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**Location:** **Craigdhu House, Newtonmore, PH20 IBS**  
**Proposal:** **Proposed new biomass boiler house**  
**Grid Ref (East/North):** 267323 E 795386 N  
**CNPA Notified:** **25 May 2012** Call In Expiry **15 June 2012**  
**Application Type:** **Detailed Planning Permission**  
**Planner Call In** No Call-In  
**Recommendation:**  
**Constraints:** Areas of Great Landscape Value  
Ancient Woodland Inventory  
Semi Natural Ancient Woodland  
Tree Preservation Orders

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**CNPA Ref:** 2012/0190/DET  
**Council Ref:** 12/02040/FUL  
**Applicant:** **Mr Alistair Campbell** Agent: **Morgan McDonnell**  
Insh House **Architecture Ltd**  
Insh 7 Belgrave Mews  
Kingussie Edinburgh  
PH21 INU EH4 3AX

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**Location:** **Insh House, Insh, Kingussie PH21 INU**  
**Proposal:** **Change of use from Guest House to dwelling**  
**Grid Ref (East/North):** 283563 E 803783 N  
**CNPA Notified:** **25 May 2012** Call In Expiry **15 June 2012**  
**Application Type:** **Detailed Planning Permission**  
**Planner Call In** To Follow  
**Recommendation:**  
**Constraints:** National Scenic Area

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**CNPA Ref:** 2012/0195/DET  
**Council Ref:** M/APP/2012/1816  
**Applicant:** **Mr Roy Roxburgh** Agent: **Thistle Windows & Conservatories**  
515 North Deeside Road  
Cults  
Aberdeen  
AB15 9ES  
Unit A  
Woodside Road  
Denmore Industrial Estate  
Bridge Of Don  
Aberdeen  
AB23 8EF

**Location:** **Mar Cottage, 8 Hawthorn Place, Ballater, AB35 5QH**  
**Proposal:** **Replacement Windows and Door**  
**Grid Ref (East/North):** 337101 E 795752 N  
**CNPA Notified:** **30 May 2012** Call In Expiry **20 June 2012**  
**Application Type:** **Detailed Planning Permission**  
**Planner Call In** No Call-In  
**Recommendation:**  
**Constraints:** Aerodrome Safeguarding  
Conservation Area  
Site of Environmentally Sensitive Area

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**CNPA Ref:** 2012/0196/PPP  
**Council Ref:** 12/02108/PIP  
**Applicant:** **Mr Shaun MacBean** Agent:  
6 High Terrace  
Kinchurdy Road  
Boat Of Garten  
PH24 3BW

**Location:** **Land 1M South Of Old Post Office Cottage, Carrbridge, PH23 3AS**  
**Proposal:** **Demolition of derelict building and erection of house**  
**Grid Ref (East/North):** 290656 E 822878 N  
**CNPA Notified:** **1 June 2012**  
**Application Type:** **Planning Permission in Principle**  
**Planner Call In** To Follow  
**Recommendation:**  
**Constraints:** None

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