

Disclaimer

For the purposes of this presentation, some of the application plans may have been cropped to enable a clearer display of detailed areas of the proposed development.

Further information regarding planning applications, including the original plans, can be viewed at:

Aberdeenshire Council: www.aberdeenshire.gov.uk/planning/apps

Angus Council: http://planning.angus.gov.uk/PublicAccess/tdc/tdc_home.aspx

Highland Council: <http://wam.highland.gov.uk/wam/>

Moray Council: <http://public.moray.gov.uk/eplanning/search.do?action=simple>

Perth & Kinross Council: http://193.63.61.22/publicaccess/tdc/DcApplication/application_searchform.aspx

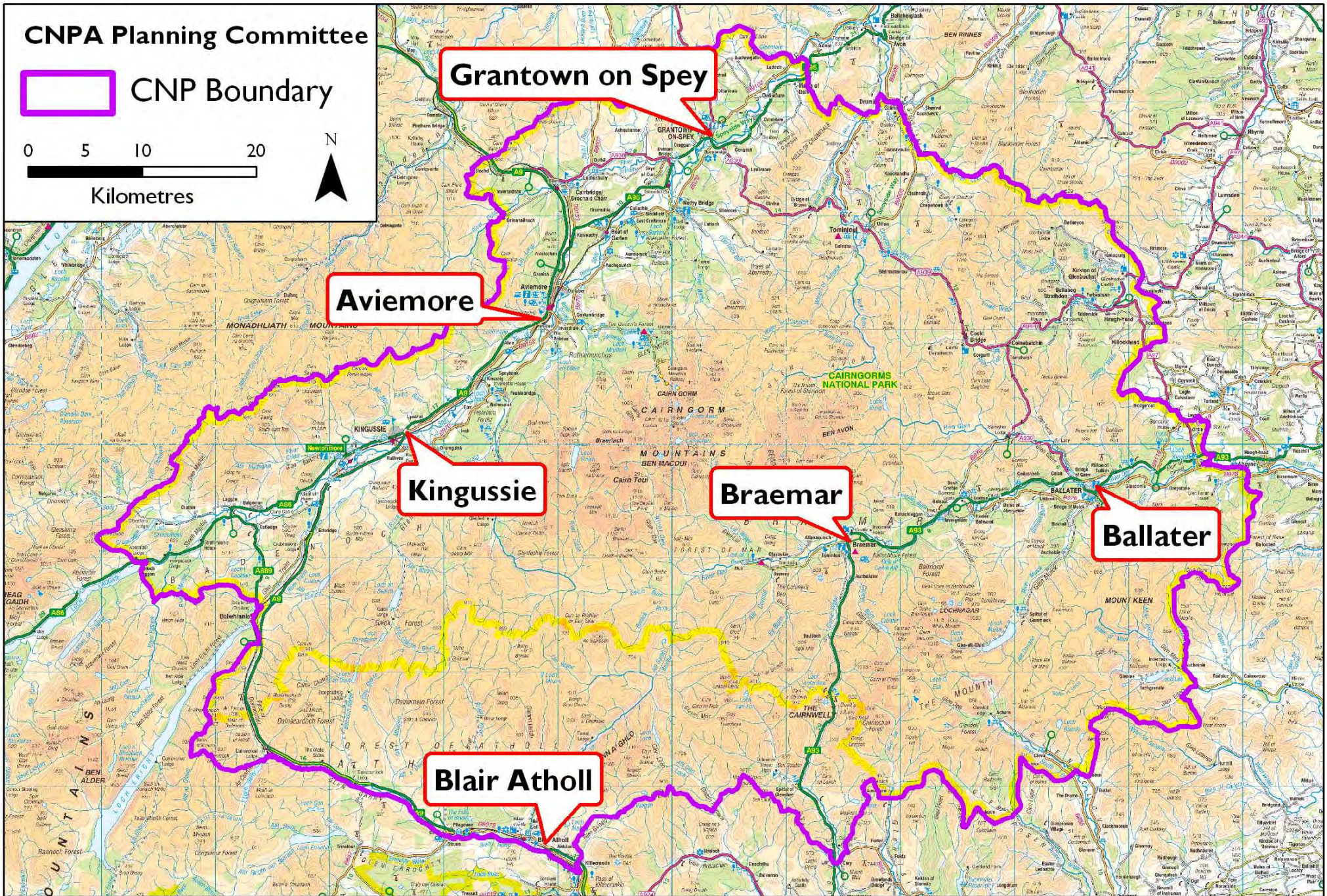
Website links in this presenter are for your convenience to provide further information. These websites are not under the control of the CNPA and we are not responsible for the contents or availability of any other websites to which we provide a link.

CNPA Planning Committee

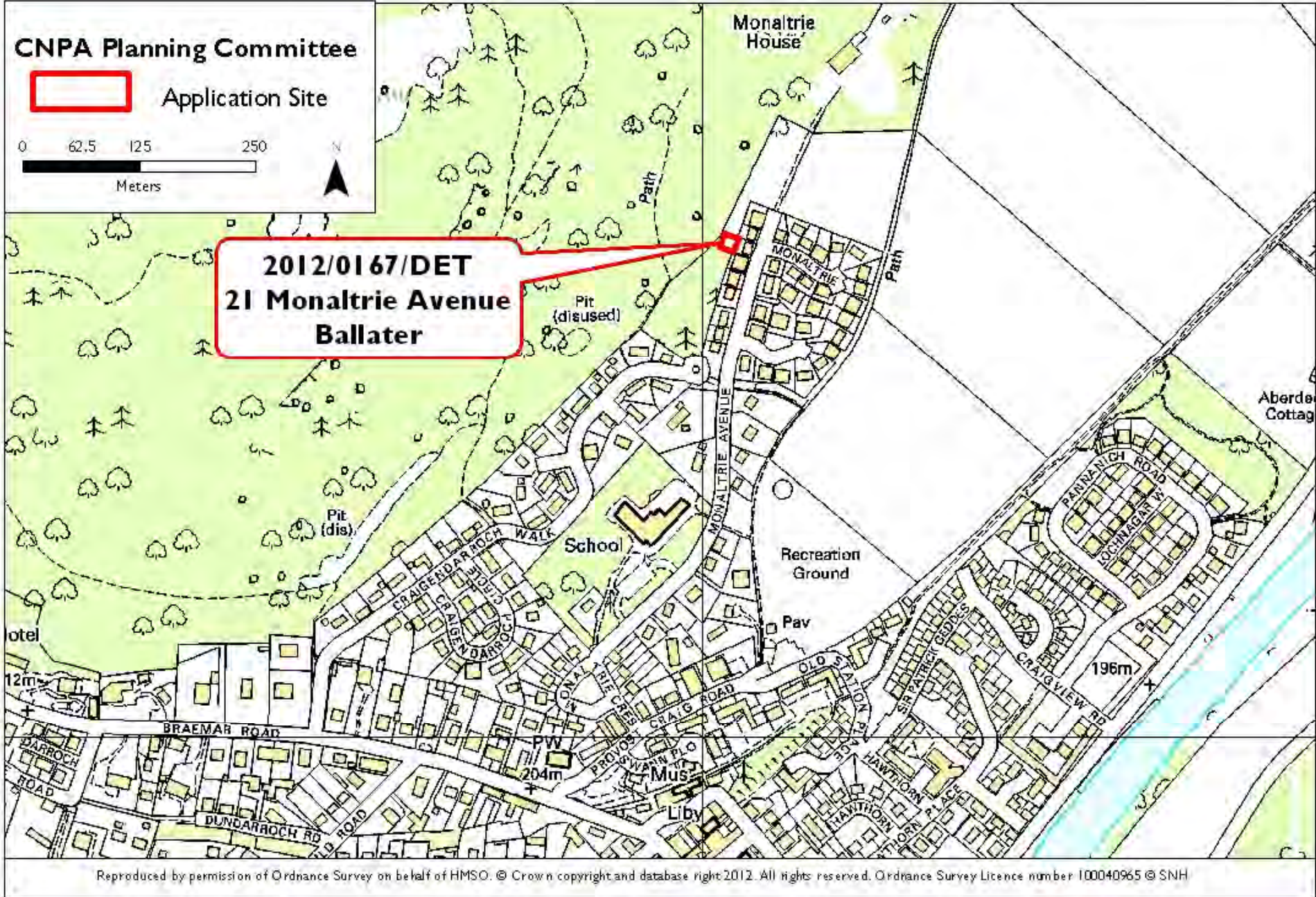
 CNP Boundary

0 5 10 20

Kilometres



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2010. All rights reserved. Ordnance Survey Licence number 100040965. © Scottish Government.

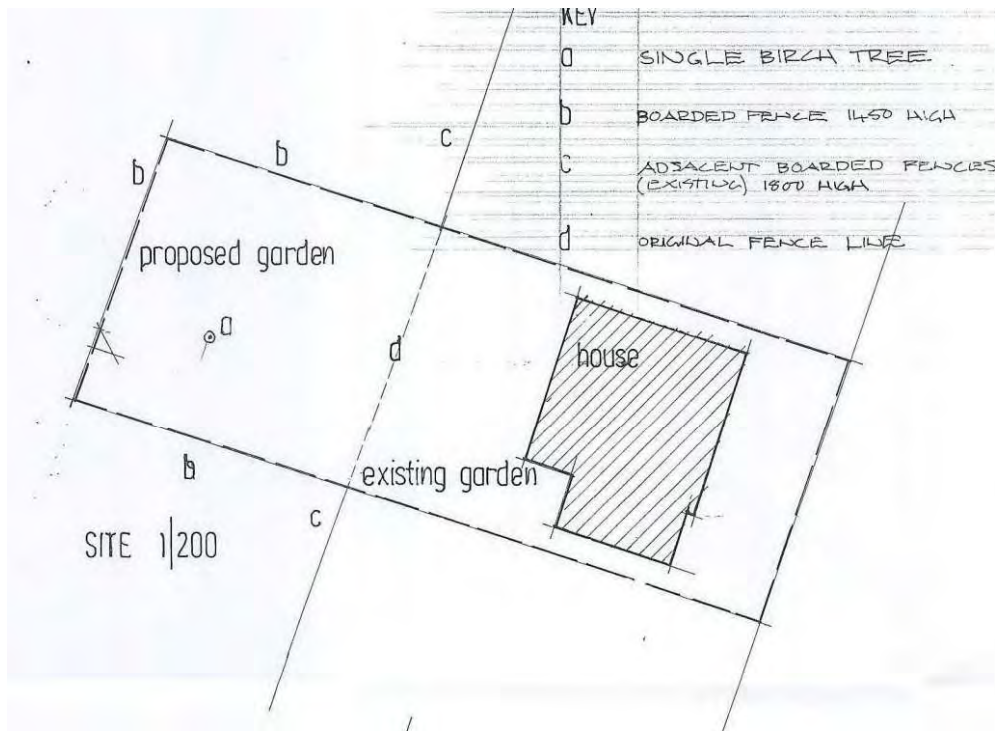


Applicant(s) :

Mr. Howie Kellas

Proposal :

Change of use of open woodland to domestic garden ground and erection of fencing (retrospective)



KEY POINTS

- The garden ground extension is located to the rear of property in Monaltrie Avenue, Ballater;
- The application is retrospective and has resulted in an area of open woodland being incorporated into garden ground without planning permission;
- Vertical timber fencing has been erected to enclose the area (see photo);
- This application is one of a number on Monaltrie Avenue where open areas have been taken into the garden ground of residential properties;
- The unauthorised development has been the subject of enforcement investigations by Aberdeenshire Council Officers;
- Although the area taken in as garden ground breaches the settlement boundary as set out by the CNP Local Plan, the area is small and the proposal is not of a scale or nature that is considered to raise issues of general significance to the aims of the National Park.

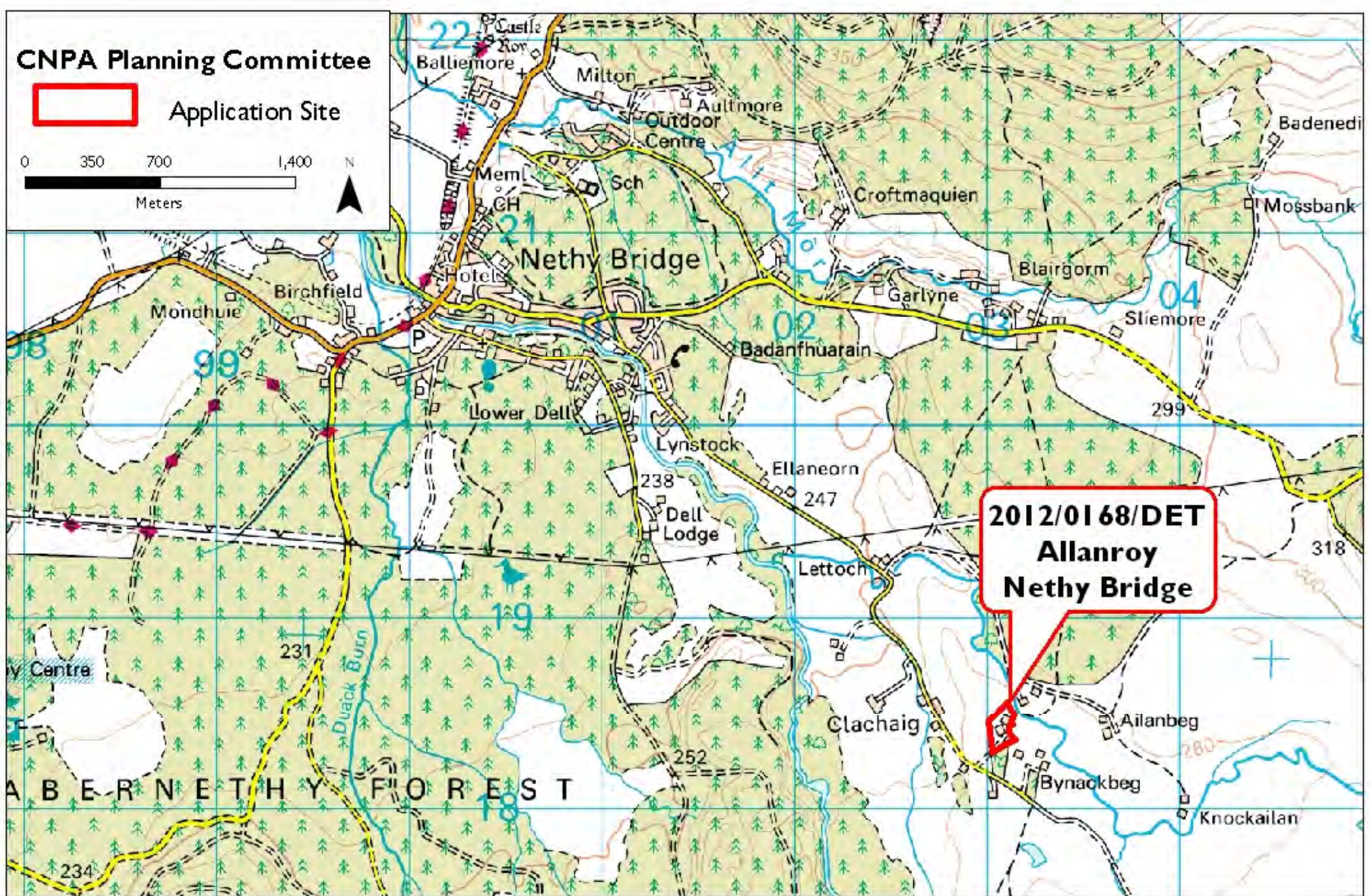
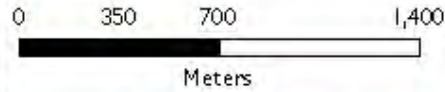
RECOMMENDATION: NO CALL-IN

COMMENT: The CNPA wish to express disappointment at the retrospective nature of the application.

CNPA Planning Committee



Application Site



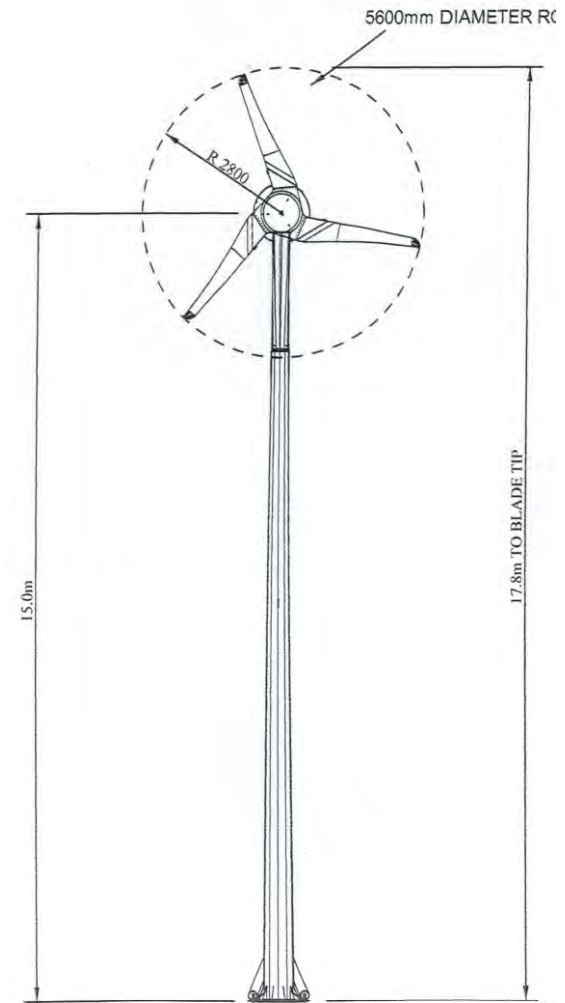
Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2012. All rights reserved. Ordnance Survey Licence number 100040965 © SNH

Applicant(s) :

Mr. Robert Grant

Proposal :

Proposed erection of 15 metre high wind turbine



KEY POINTS

- Planning permission is sought for a single wind turbine at Allanroy outside Nethybridge;
- The proposed turbine would be 15 metres to hub, resulting in height to blade tip of 17.8 metres to blade tip;
- The tower would be finished in grey with hub and blades either matt black or white;
- The turbine is smaller and in a less prominent position than those previously called-in by CNPA;
- Application represents a renewable energy proposal at a scale and in a location that is not considered to raise issues of general significance to the aims of the National Park.

RECOMMENDATION: NO CALL-IN

CNPA Planning Committee



Application Site

0 50 100 200

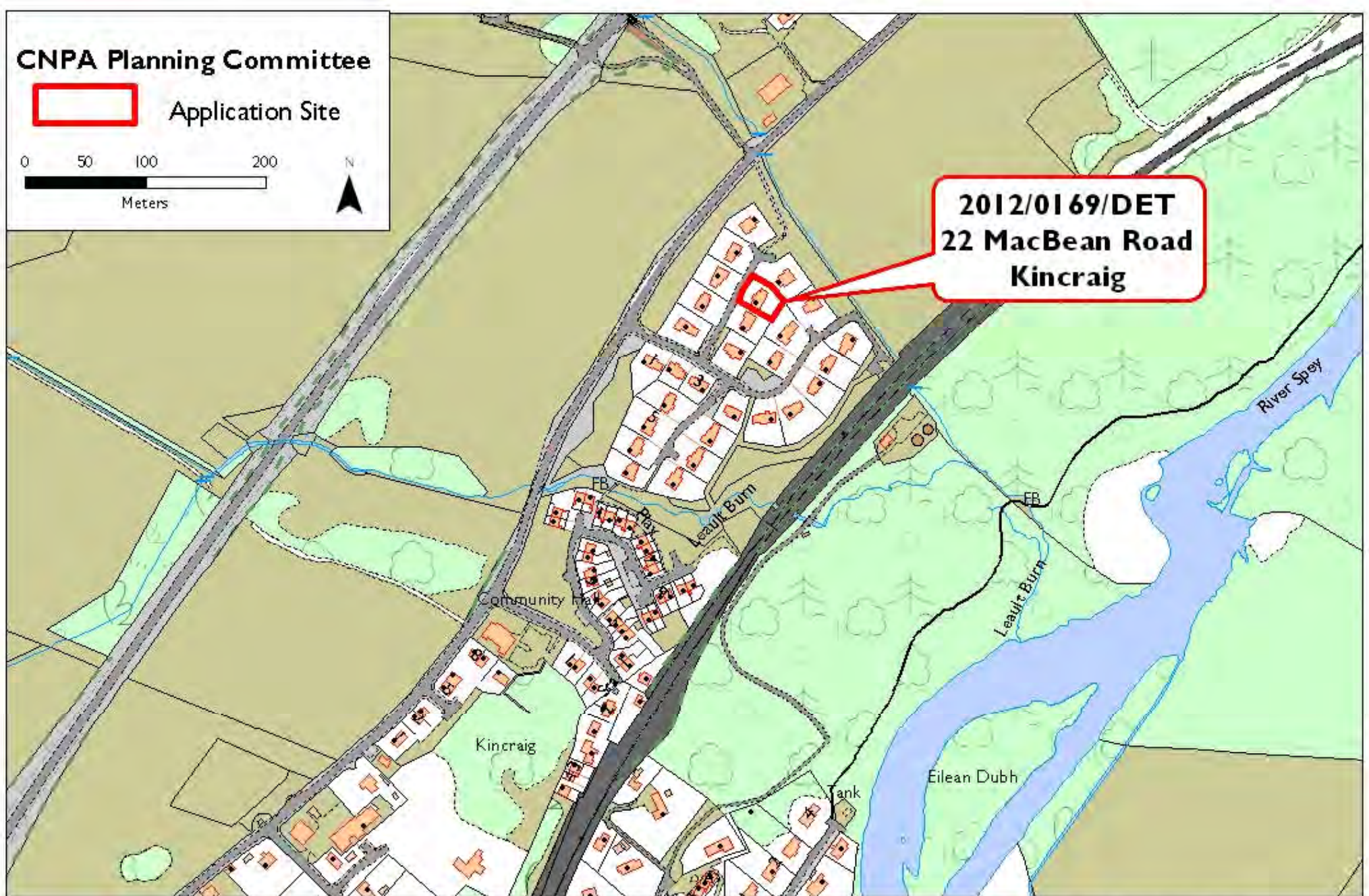


Meters

N



**2012/0169/DET
22 MacBean Road
Kinraig**



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2012. All rights reserved. Ordnance Survey Licence number 100040965 © SNH

Applicant(s) :

Mr.Arthur Peter Duckworth

Proposal :

Extension of existing single garage to double garage



Proposed garage extension

KEY POINTS

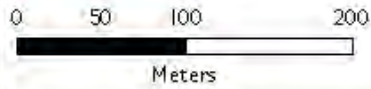
- Planning permission is sought to extend a garage attached to a relatively recently constructed dwelling in a development in Kincaig;
- Details in the application describe that the house was originally approved with a double garage but only a single garage was built. The current proposal would now create a double garage;
- Materials would reflect the existing property;
- This is a minor alteration to a domestic property and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION: NO CALL-IN

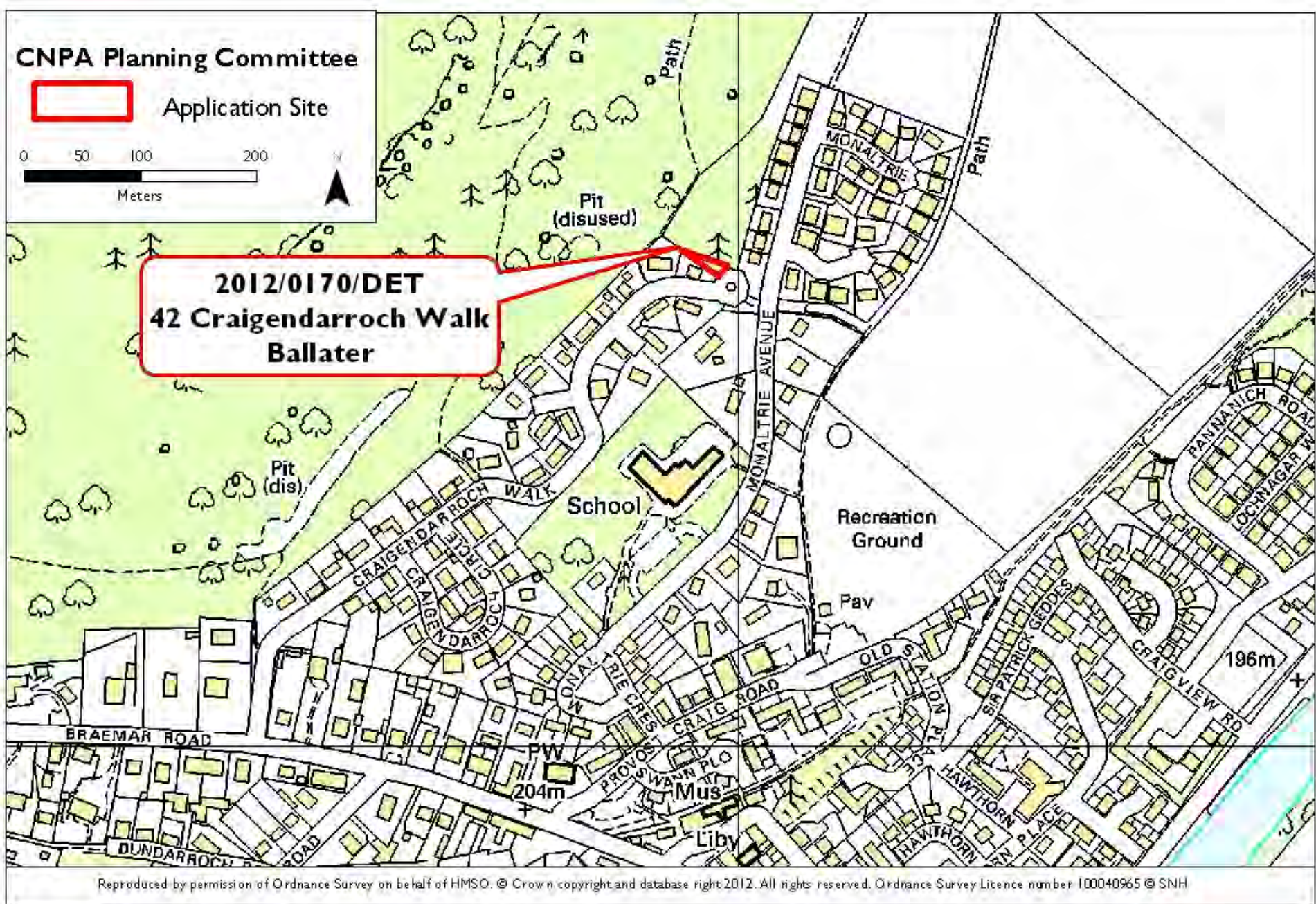
CNPA Planning Committee



Application Site



2012/0170/DET
42 Craigendarroch Walk
Ballater



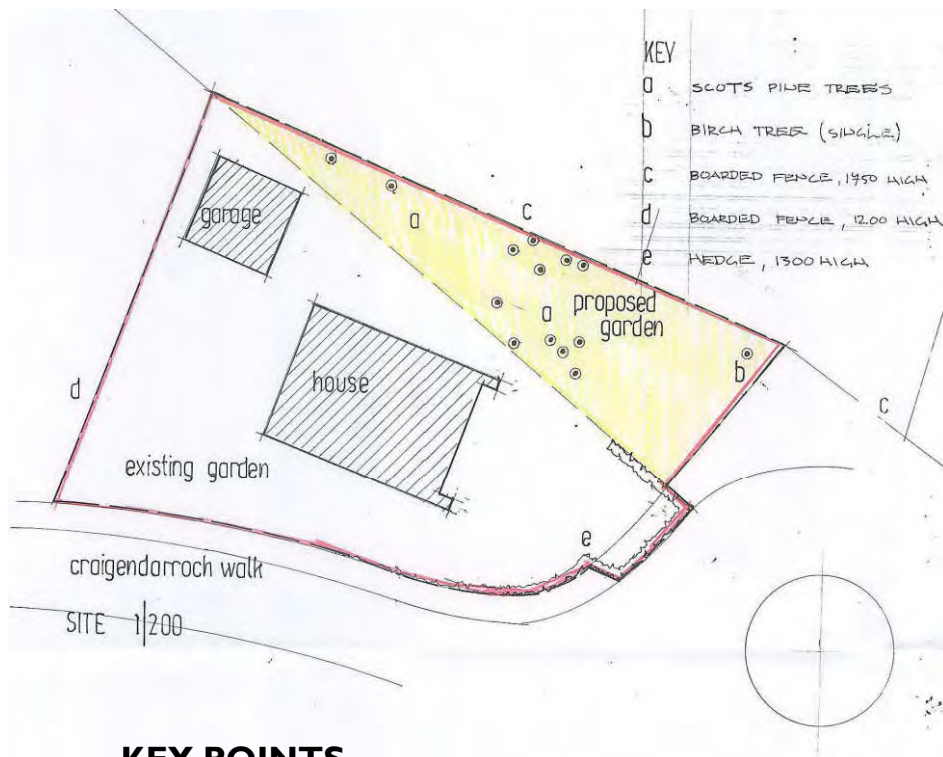
Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2012. All rights reserved. Ordnance Survey Licence number 100040965 © SNH

Applicant(s) :

Mr. David Hall

Proposal :

Change of use of open woodland to domestic garden ground and erection of fencing (retrospective)



KEY POINTS

- Planning permission is sought for a change of use of open woodland to domestic garden ground and erection of fencing on land at the rear of a property on Craigendarroch Walk, Ballater;
- The application is retrospective. The area of open woodland has been incorporated into the garden area and a vertical timber fence has been erected to enclose the area (see photo);
- This application is one of a number of similar applications in the Monaltrie Avenue / Craigendarroch Walk area of Ballater, where open areas have been taken into garden ground;
- Aberdeenshire Council Officers have been involved in investigating the proposals;
- Although the area taken in as garden ground breaches the settlement boundary as set out by the CNP Local Plan, the extent of land is small and the proposal is not of a scale or nature that impacts on the wider woodland nor is it considered to raise issues of general significance to the aims of the National Park.

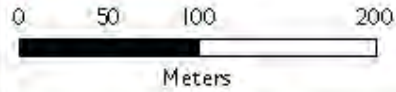
RECOMMENDATION: NO CALL-IN

COMMENT: The trees within the area taken in add significantly to the character of the area. A condition should be applied to any retrospective consent that they are retained unless proven to be dead, dying or dangerous. The CNPA also wishes to express disappointment at the retrospective nature of the application.

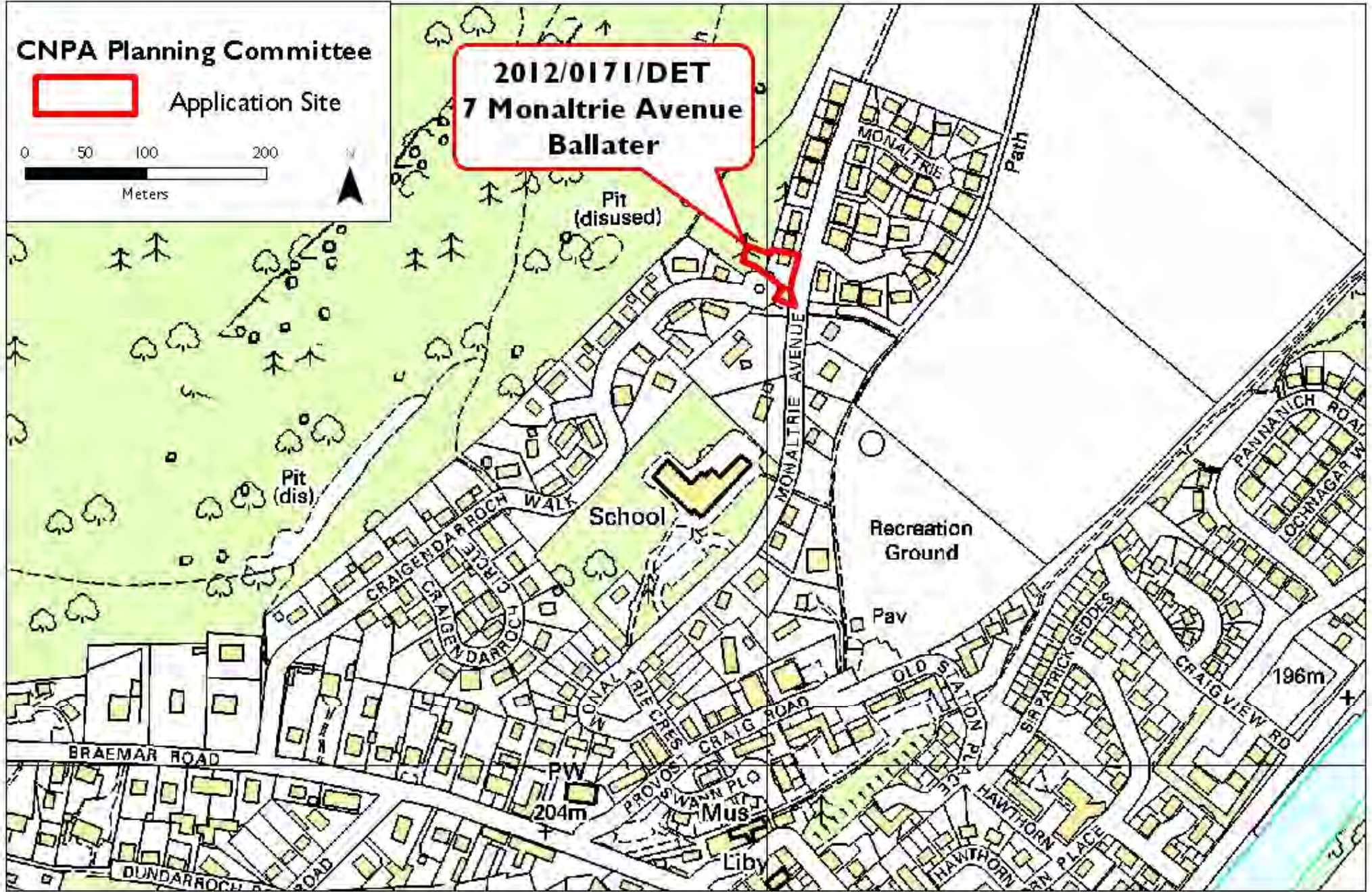
CNPA Planning Committee



Application Site



2012/0171/DET
7 Monaltrie Avenue
Ballater



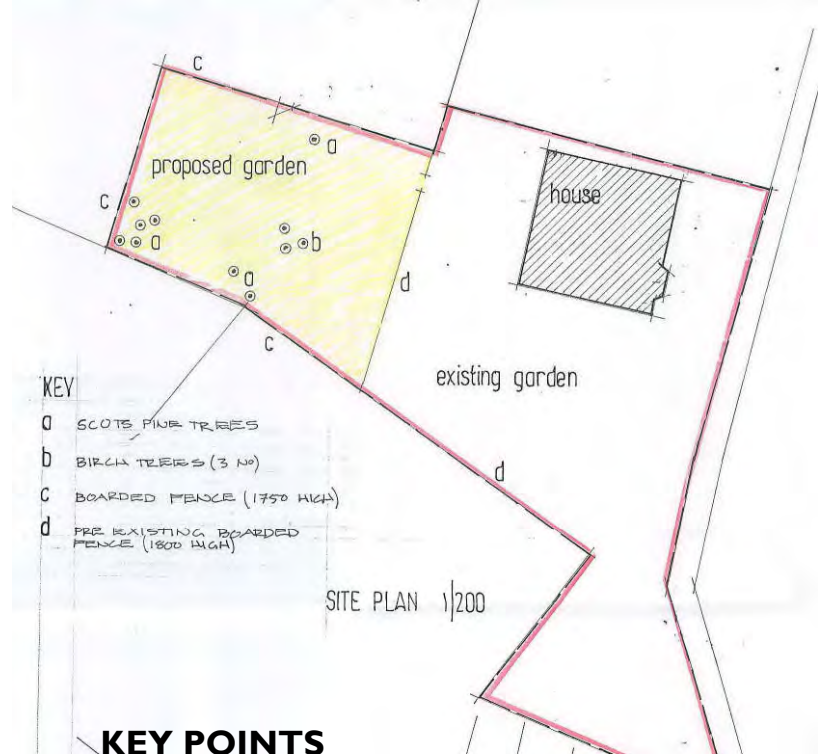
Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2012. All rights reserved. Ordnance Survey Licence number 100040965 © SNH

Applicant(s) :

Mr. Graham Bell

Proposal :

Change of use of open woodland to domestic garden ground and erection of fencing (retrospective)



KEY POINTS

- Planning permission is sought for a change of use of open woodland to domestic garden ground and erection of fencing on land at the rear of a property on Craigendarroch Walk, Ballater;
- The application is retrospective. The area of open woodland has been incorporated into the garden area and a vertical timber fence has been erected to enclose the area (see photo);
- This application is one of a number of similar applications in the Monaltrie Avenue / Craigendarroch Walk area of Ballater, where open areas have been taken into garden ground;
- Aberdeenshire Council Officers have been involved in investigating the proposals;
- Although the area taken in as garden ground breaches the settlement boundary as set out by the CNP Local Plan, the extent of land is small and the proposal is not of a scale or nature that impacts on the wider woodland nor is it considered to raise issues of general significance to the aims of the National Park.

RECOMMENDATION: NO CALL-IN

COMMENT: The trees within the area taken in add significantly to the character of the area. A condition should be applied to any retrospective consent that they are retained unless proven to be dead, dying or dangerous. The CNPA also wish to express disappointment at the retrospective nature of the application.

CNPA Planning Committee



Application Site

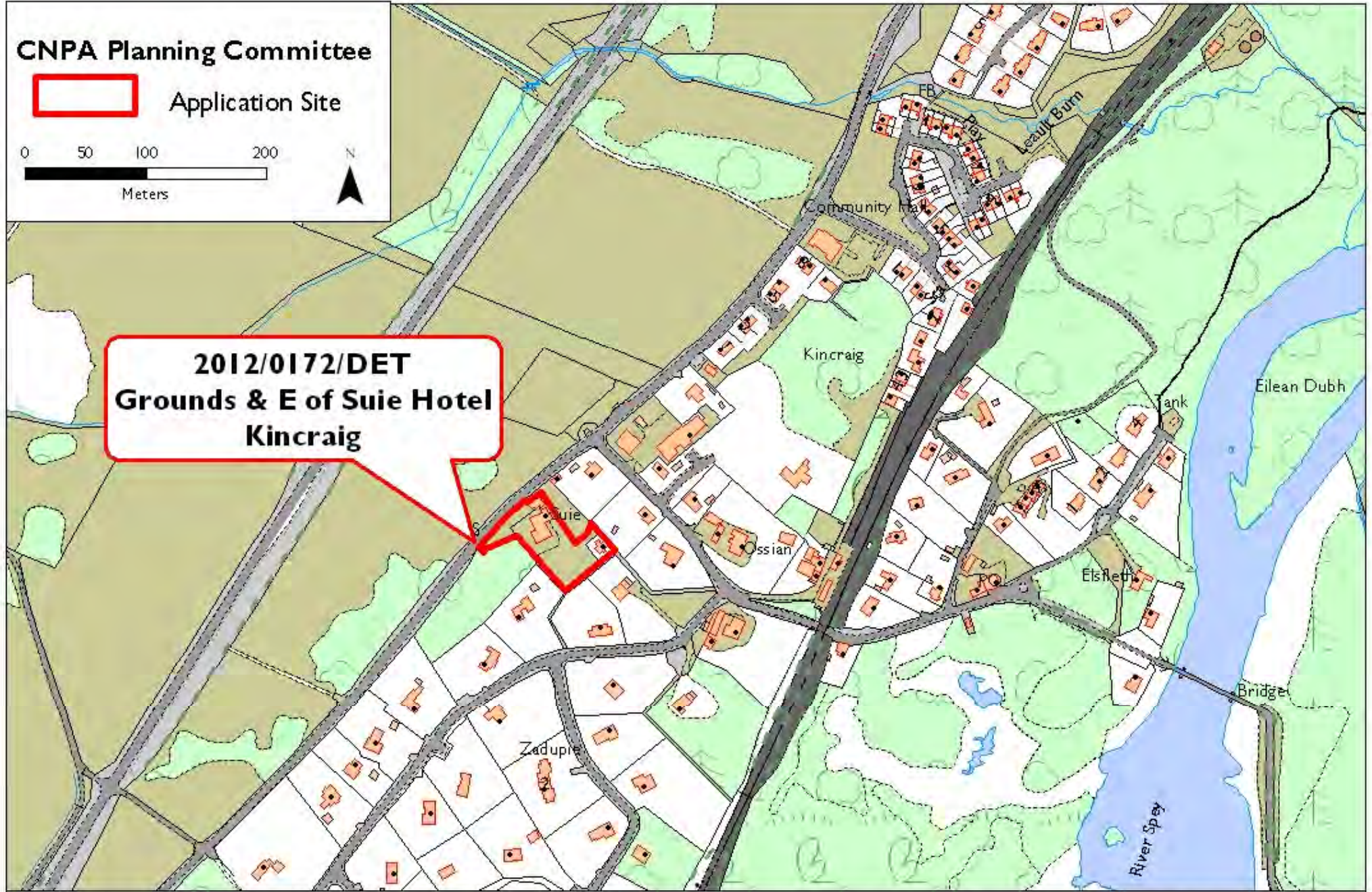
0 50 100 200



Meters



**2012/0172/DET
Grounds & E of Suie Hotel
Kincaig**



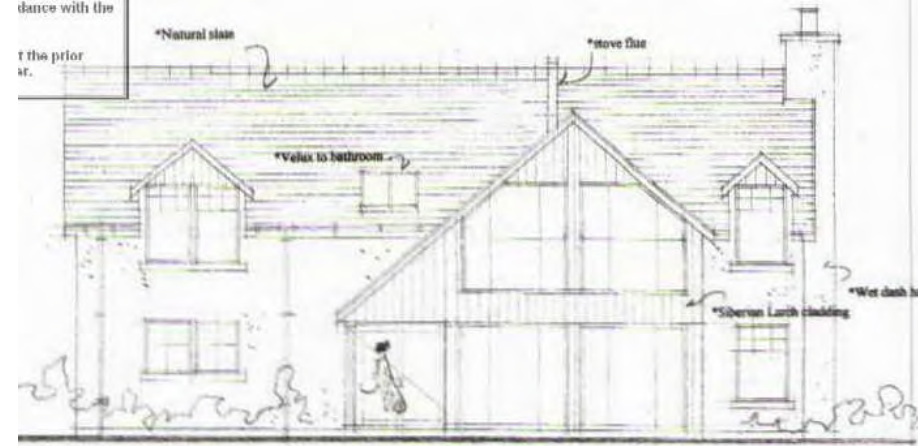
Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2012. All rights reserved. Ordnance Survey Licence number 100040965 © SNH

Applicant(s) :

Mr. Mike and Mrs. Wendy Welding

Proposal :

Erection of new house (renewal of 10/2220/MSC and 07/82/OUTBS)



KEY POINTS :

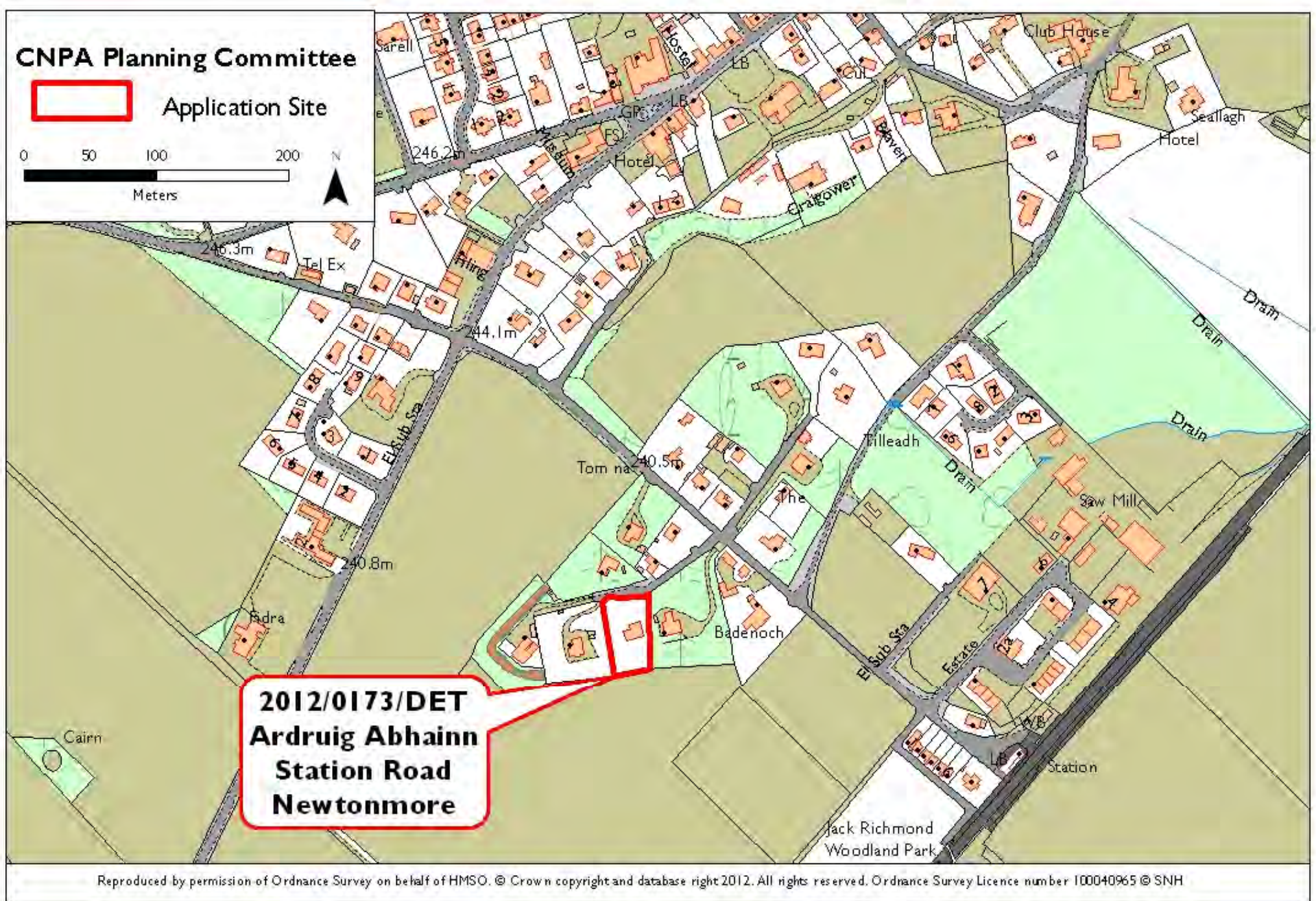
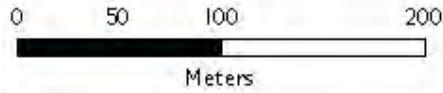
- Planning permission is sought in this application to renew a consent on the subject site for the erection of a dwelling house (outline permission granted in 2007, with approval of matters specified in conditions being granted by Highland Council in 2010);
- The site is currently garden ground associated with the Sue Hotel, which is sited immediately to the south west;
- The land is within the settlement area of Kincaig and is in proximity to existing residential properties. As a proposal for the renewal of consent for a single house within a settlement area, the proposal is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

CNPA Planning Committee



Application Site



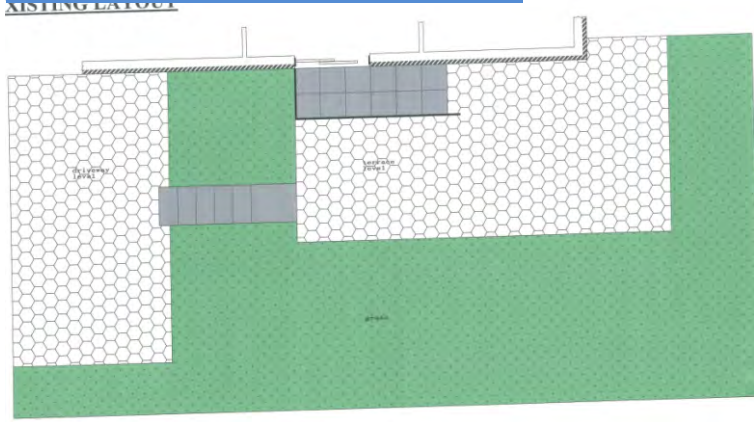
**2012/0173/DET
Ardruidh Abhainn
Station Road
Newtonmore**

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2012. All rights reserved. Ordnance Survey Licence number 100040965 © SNH

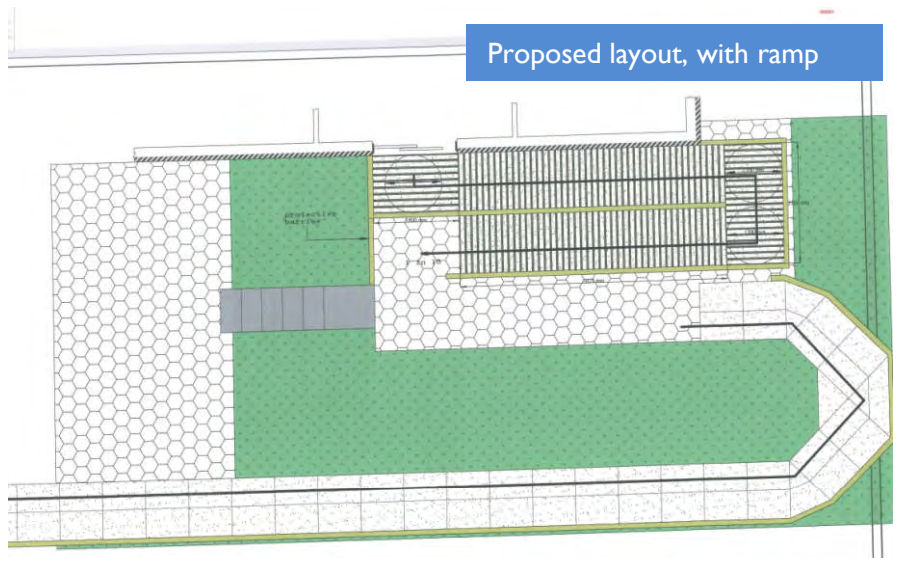
Applicant(s) :
Proposal :

Mrs. Elizabeth French
Provision of an external ramp and slabbed area to allow wheelchair access

Existing layout, with series of steps



Proposed layout, with ramp



KEY POINTS

- Proposal is to alter front garden to provide access ramp to allow wheelchair access from a detached property onto the driveway of a property on Station Road;
- This represents a domestic alteration to assist access to the property and is not considered to raise issues of significance;

RECOMMENDATION: NO CALL-IN

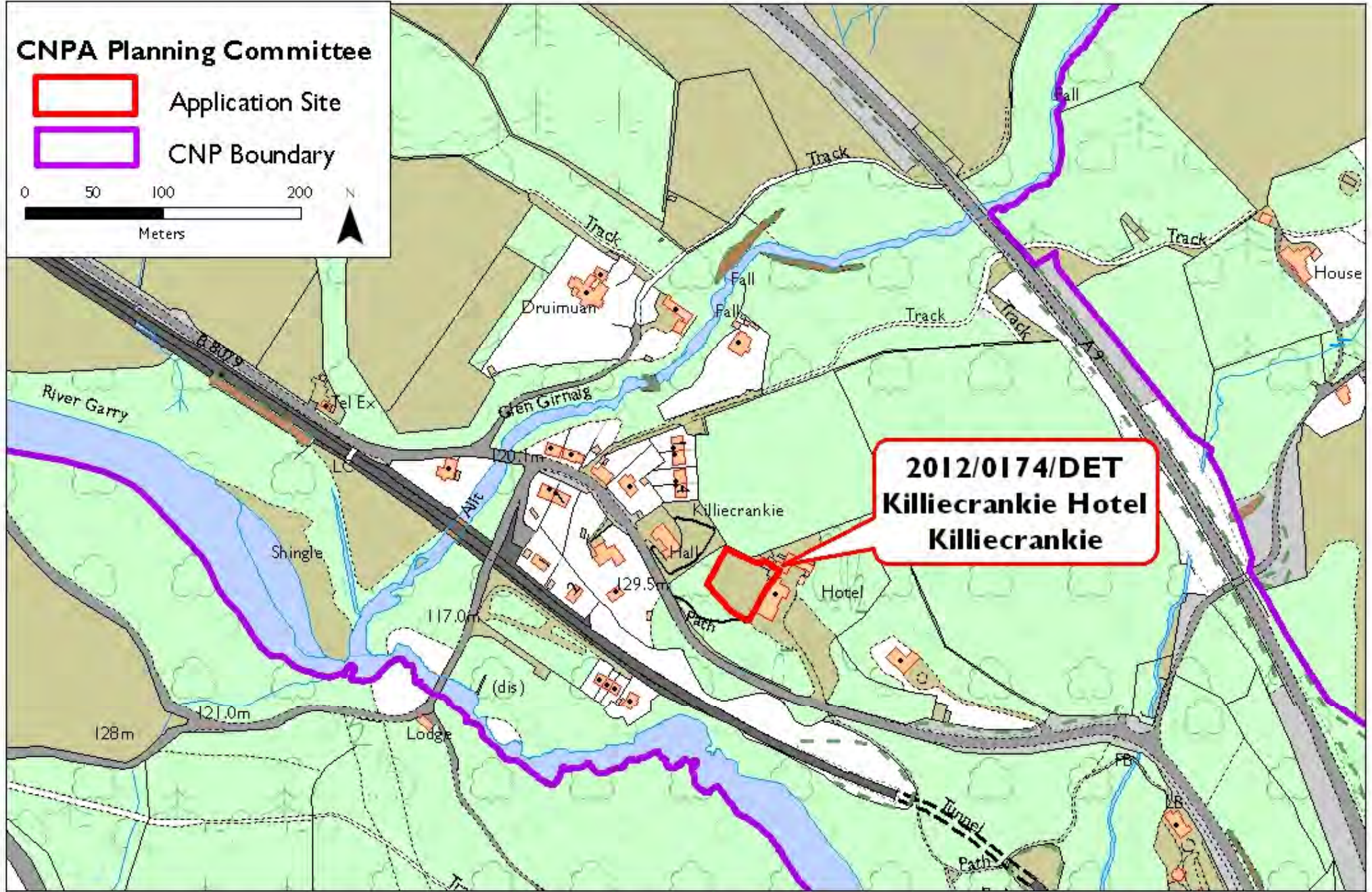
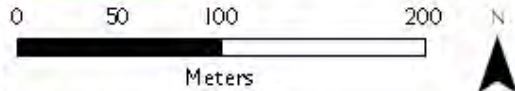
CNPA Planning Committee



Application Site



CNP Boundary



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2012. All rights reserved. Ordnance Survey Licence number 100040965 © SNH

Applicant(s) :
Proposal :

Word Matrix Limited
Alterations and extension



Conservatory

KEY POINTS

- Planning permission is sought for a conservatory to the rear of the Killiecrankie House Hotel in order to form an extended lounge;
- This is a minor addition to an established business;
- The proposal is not considered to raise issues of general significance to the aims of the National Park.

RECOMMENDATION: NO CALL-IN

CNPA Planning Committee

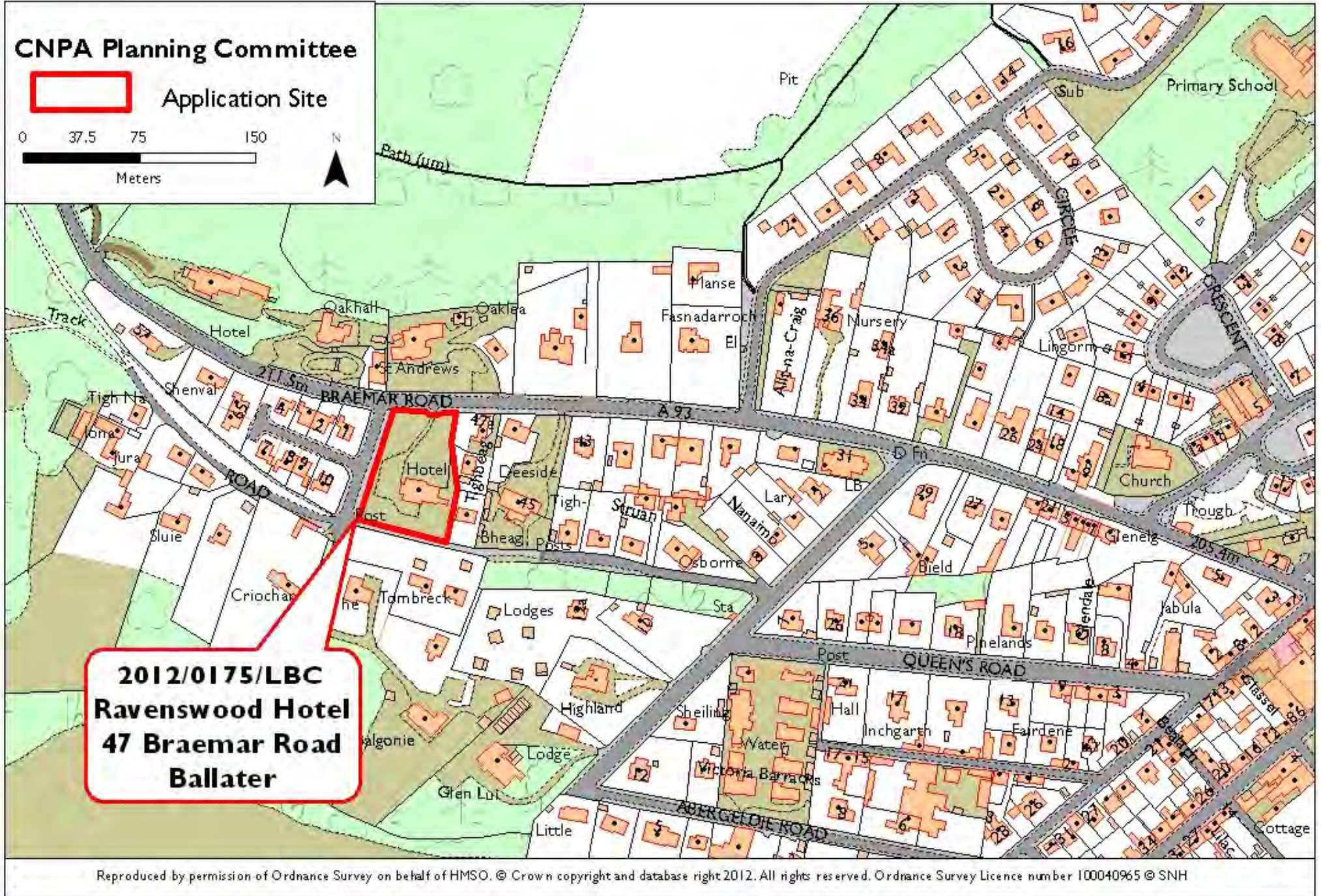


Application Site

0 37.5 75 150



Meters



**2012/0175/LBC
Ravenswood Hotel
47 Braemar Road
Ballater**

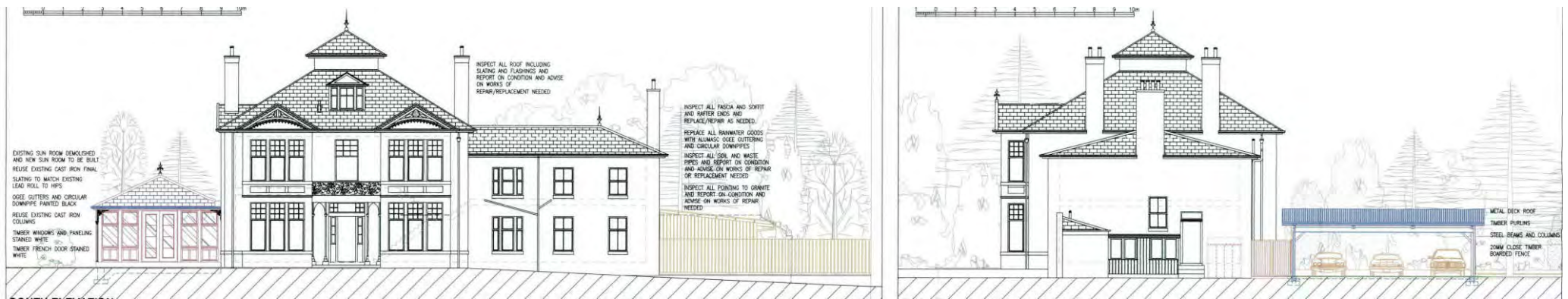
Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2012. All rights reserved. Ordnance Survey Licence number 100040965 © SNH

Applicant(s) :

Mrs. M Jaffrey

Proposal :

Alterations and extension to form sun room and car port (Listed Building Consent)



KEY POINTS :

- Listed building consent is sought for alterations and extension to form sun room and car port at Ravenswood House on Braemar Road in Ballater;
- The property has recently been the subject of an application for planning permission for a change of use from hotel to residential dwelling house and for the works which are the subject of this application for listed building consent. The previous application was not called in by the CNPA (CNPA ref. no. 2012/0150/DET refers);
- The property is a Category C(s) listed building. The proposed works are not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN