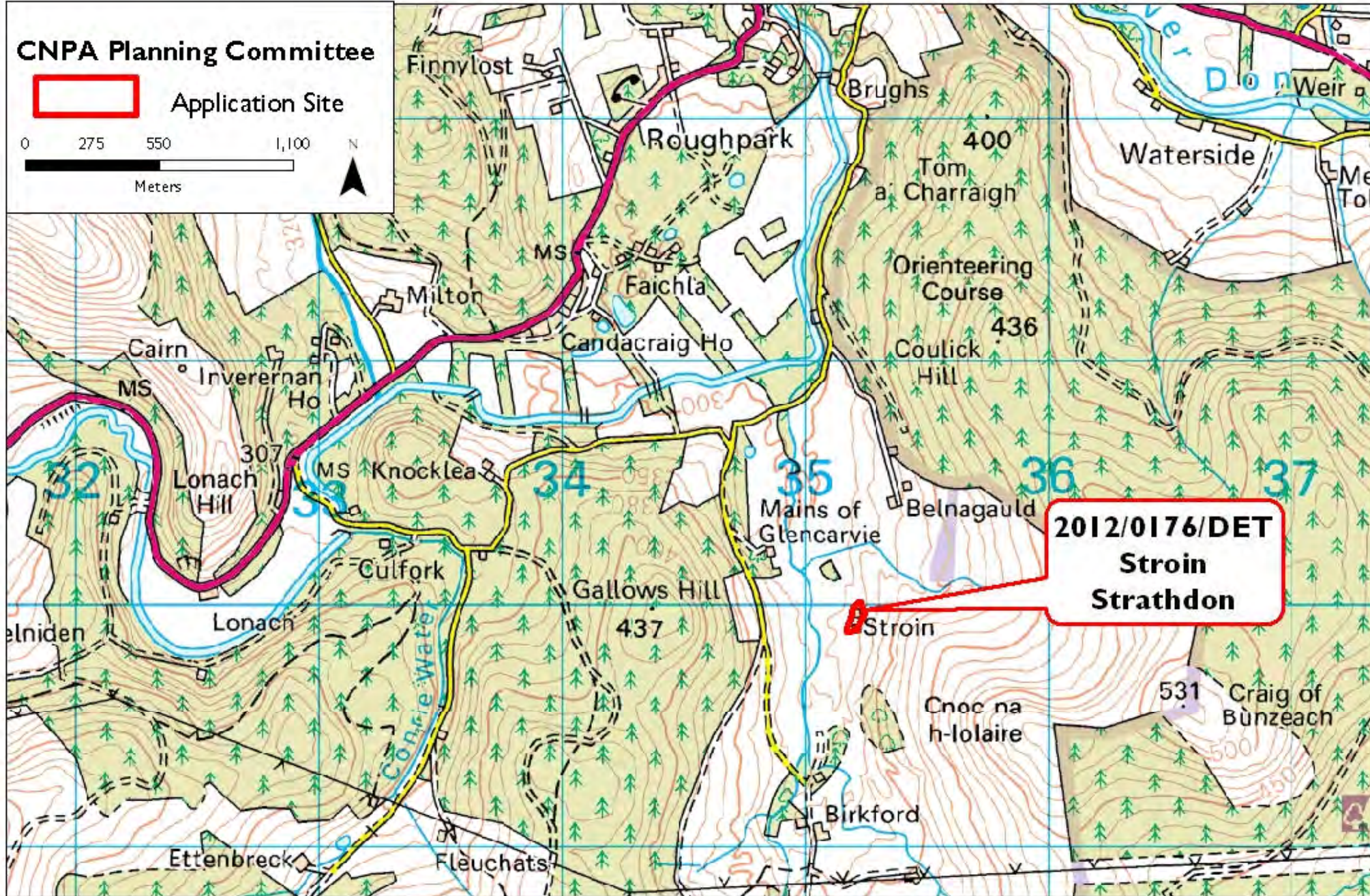
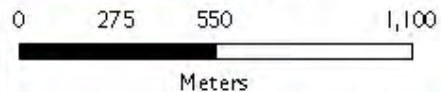


CNPA Planning Committee



Application Site



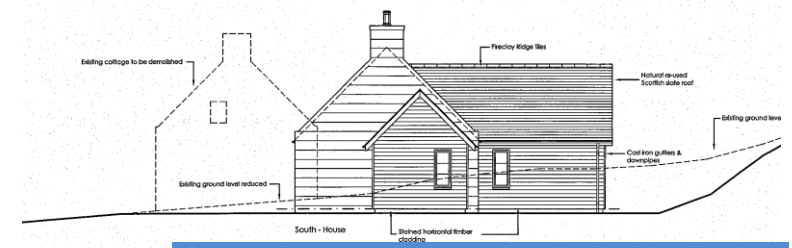
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Applicant(s) :

Hubert Van Eijndhoven

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



Proposed new dwelling (outline of original dwelling identified by broken line)



KEY POINTS :

- Planning permission is sought for the demolition of a derelict dwellinghouse and the erection of a replacement dwellinghouse and detached garage on land at Stroin in Strathdon. Permission is also sought for a change of use of the surrounding land from agricultural to domestic garden ground;
- The proposed new dwellinghouse is of traditional design – a single storey T footprint, with an external finish of stained horizontal timber cladding and natural re-used Scottish slates, with small roof lights in the roof space. The proposed detached garage is of similar design and materials;
- The new dwelling is partially proposed on the footprint of the existing derelict property which is proposed for demolition;
- An engineers report verifying the structural issues associated with the existing property has been submitted in support of the proposal;
- The proposal is essentially for a replacement dwelling house and although the existing traditional cottage would be lost, the design concept is sympathetic the setting and reflects the proportions of the original structure.

RECOMMENDATION : NO CALL IN

RECOMMENDED COMMENTS : In the interests of the cultural heritage of the area, it is recommended in the event of the granting of planning permission that a complete photographic record is compiled of the building prior to demolition. In addition, where possible materials should be salvaged and re-used in the new structure.

CNPA Planning Committee

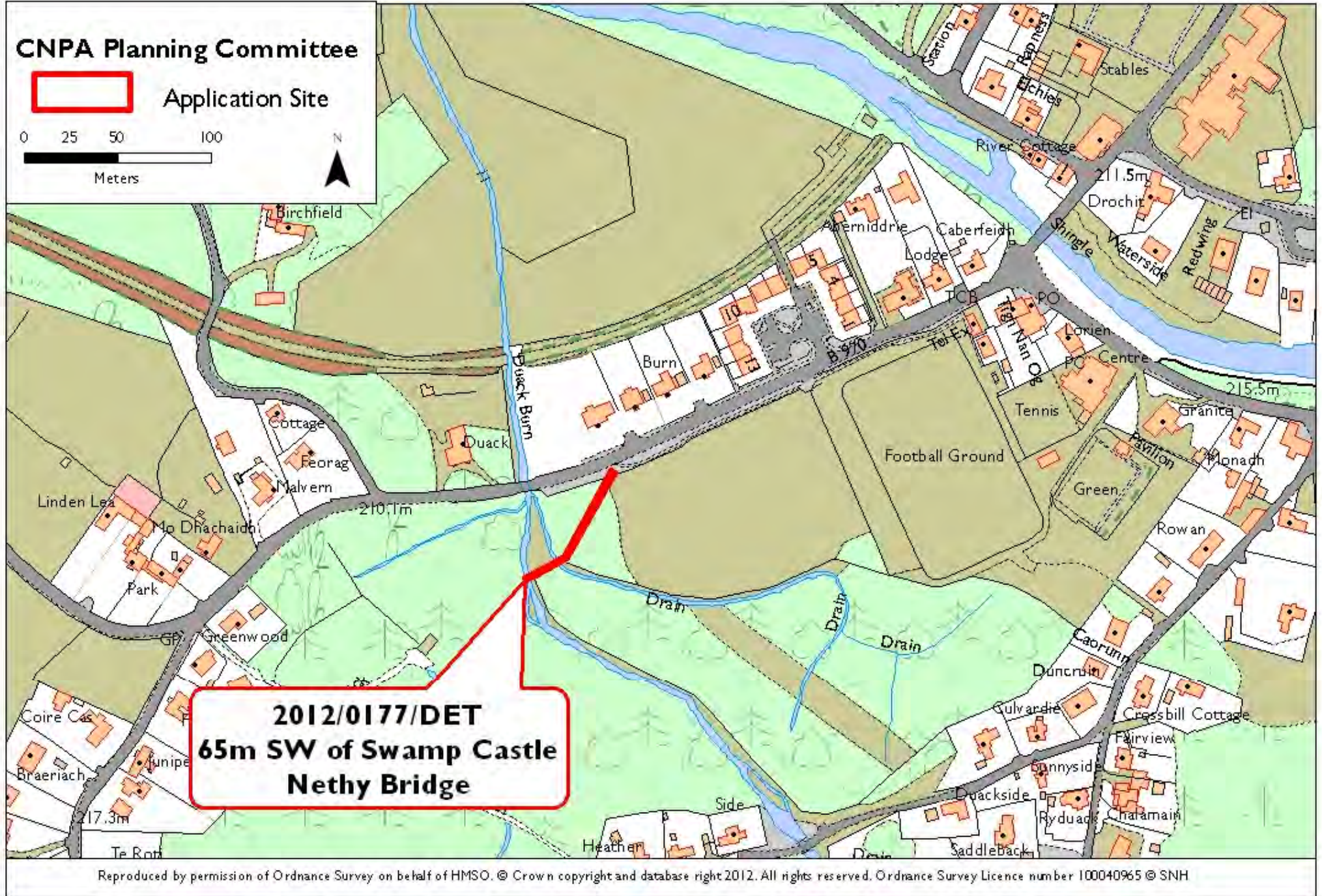


Application Site

0 25 50 100



Meters



2012/0177/DET
65m SW of Swamp Castle
Nethy Bridge

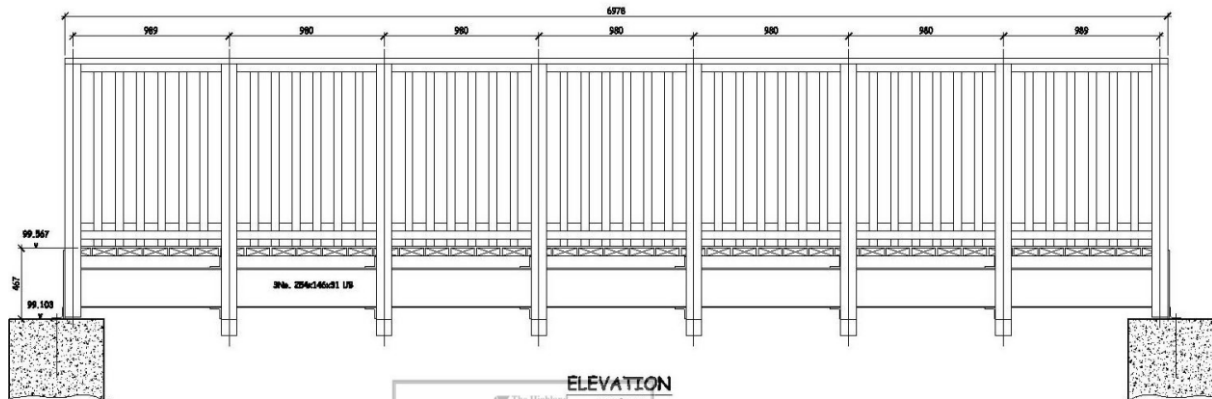
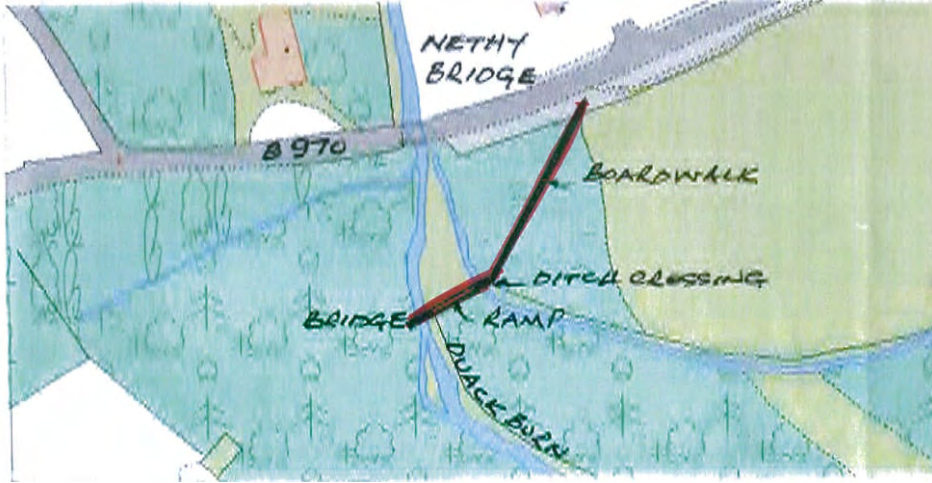
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Applicant(s) :

Nethy Bridge Community Council

Proposal :

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



KEY POINTS :

- Planning permission is sought for the construction of a pedestrian footbridge and access duckboard path across the Duack Burn in Nethy Bridge;
- Part of the land in this current application has been the subject of a previous (but as yet not implemented) planning permission for the creation of all-abilities footpaths, pond and associated works (CNPA planning ref. no. 2011/0416/DET refers);
- The path and duckboard across the burn is intended to assist walkers, including those using the Speyside Way, to safely cross the burn away from traffic on the B970.

RECOMMENDATION : CALL IN

CALL IN REASON : The proposal concerns the development of a footbridge and path across the Duack Burn, which is designated as part of the River Spey Special Area of Conservation, and in a location where part of the land is associated with a previously permitted development for a footpath and ponds (CNPA ref. no. 2011/0416/DET). The proposal raises some issues in relation to promoting the enjoyment of the area, natural heritage and the social and economic development of the area.

CNPA Planning Committee



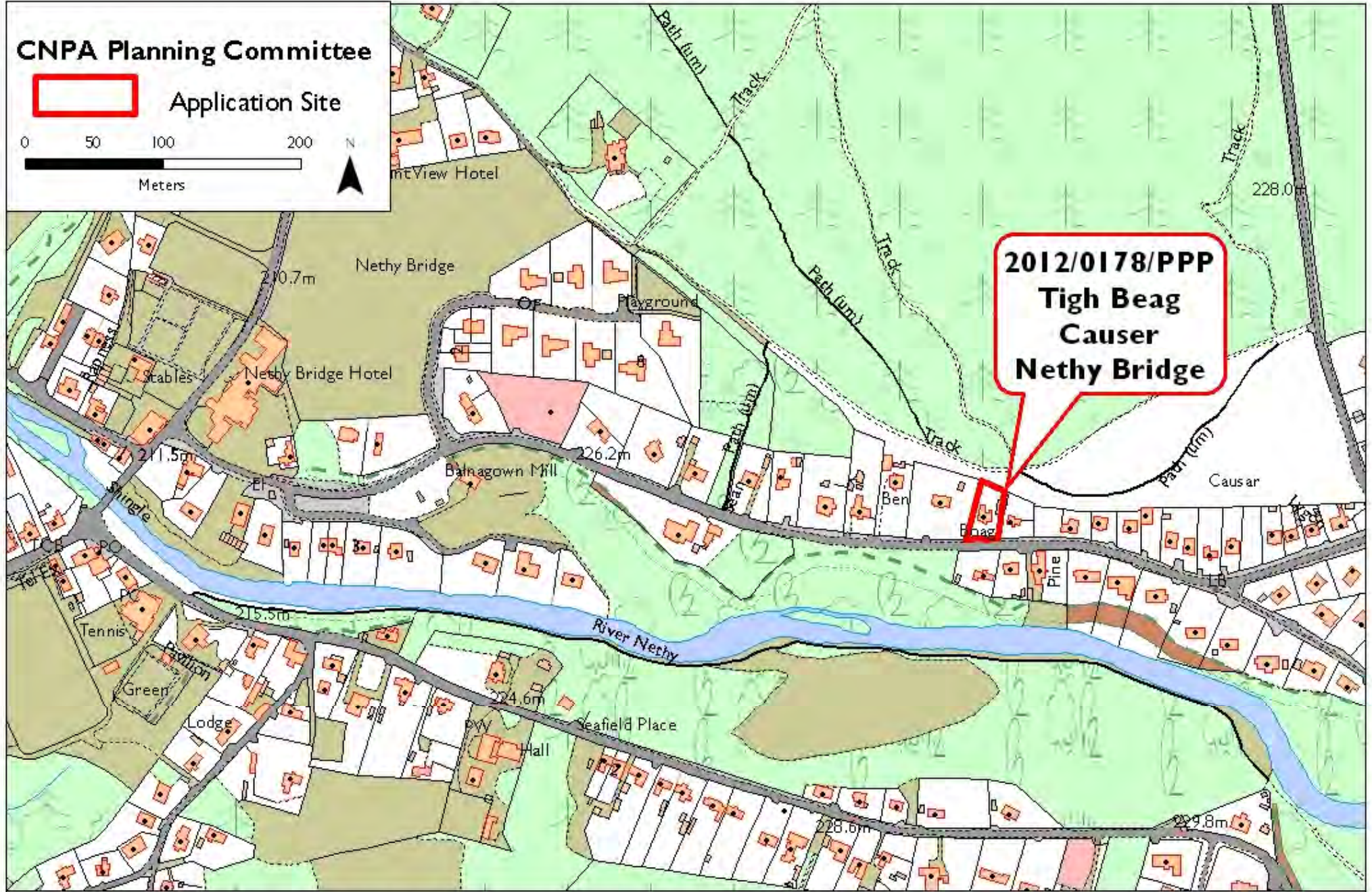
Application Site

0 50 100 200



Meters

N



**2012/0178/PPP
Tigh Beag
Causer
Nethy Bridge**

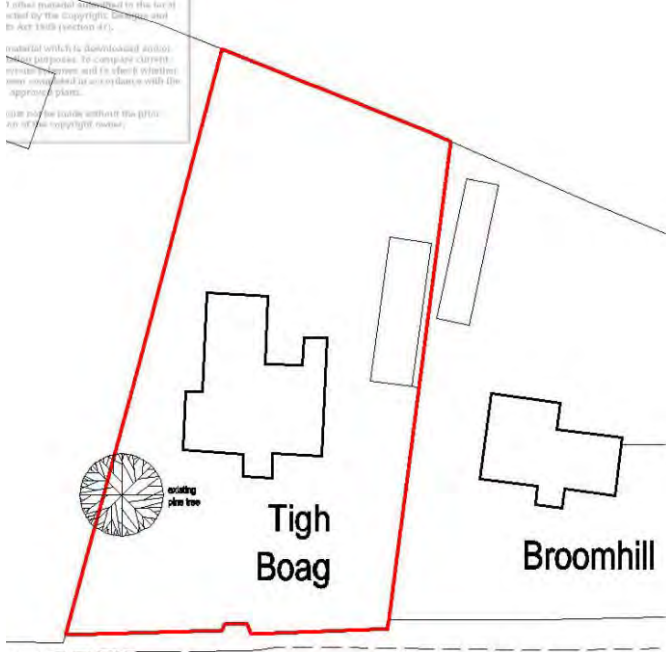
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Applicant(s) :

Mr. and Mrs. I Smith

Proposal :

Demolish existing lath and harl house and erect replacement house



KEY POINTS :

- Planning permission in principle is sought for the demolition of an existing single storey 'lath and harl' house and the erection of a replacement house on a site within Nethy Bridge;
- Some details have been provided on the structural condition of the property;
- The surrounding area consists of a wide variety of residential properties of varying designs. Several plots in the vicinity have the subject of demolition of the original properties and replacement with new dwelling houses;
- The proposal is on land within the Nethybridge settlement area and subject to sufficient detail to confirm compliance with Policy 20 Replacement Houses of the CNP Local Plan, 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

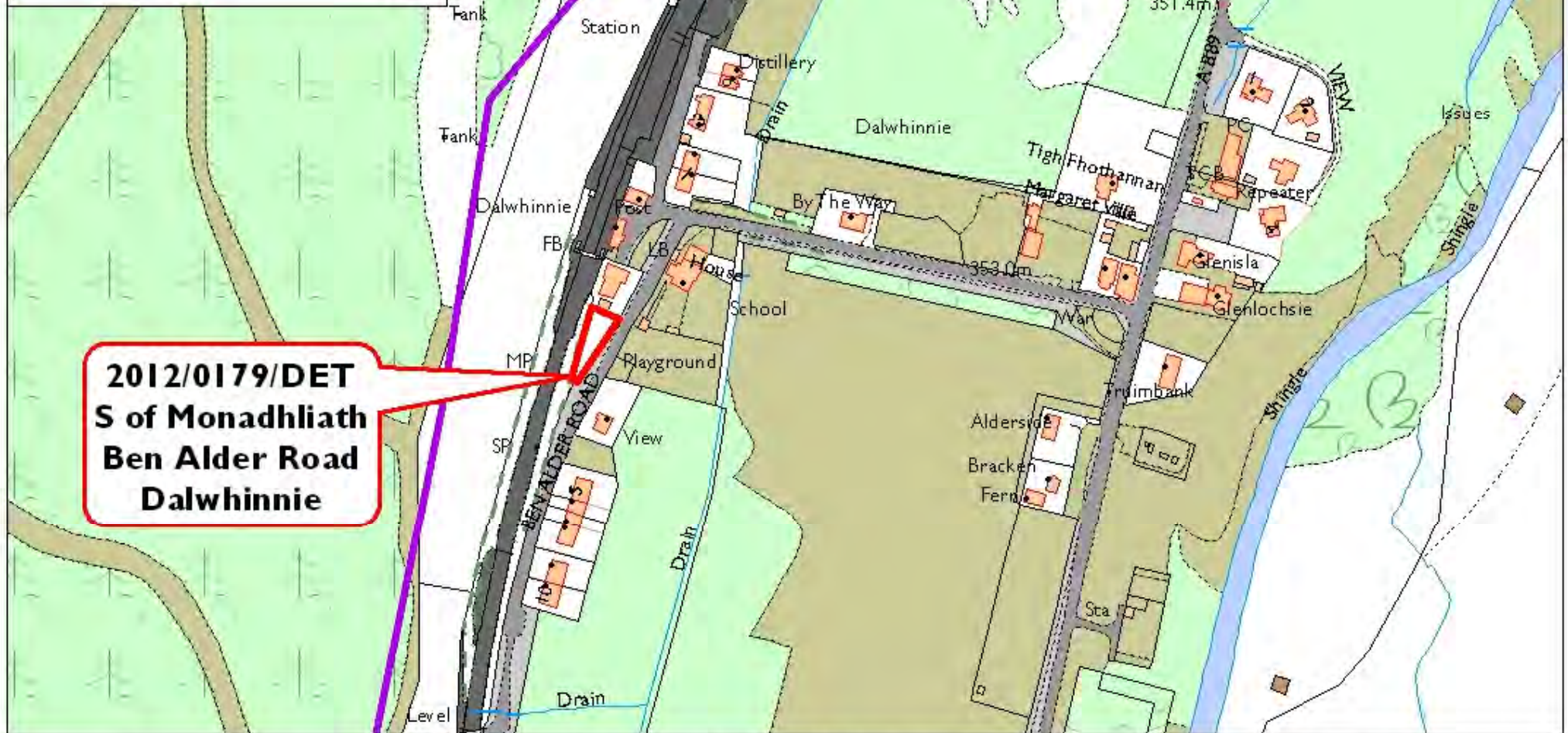


CNP Boundary

0 37.5 75 150



Meters



**2012/0179/DET
S of Monadhliath
Ben Alder Road
Dalwhinnie**

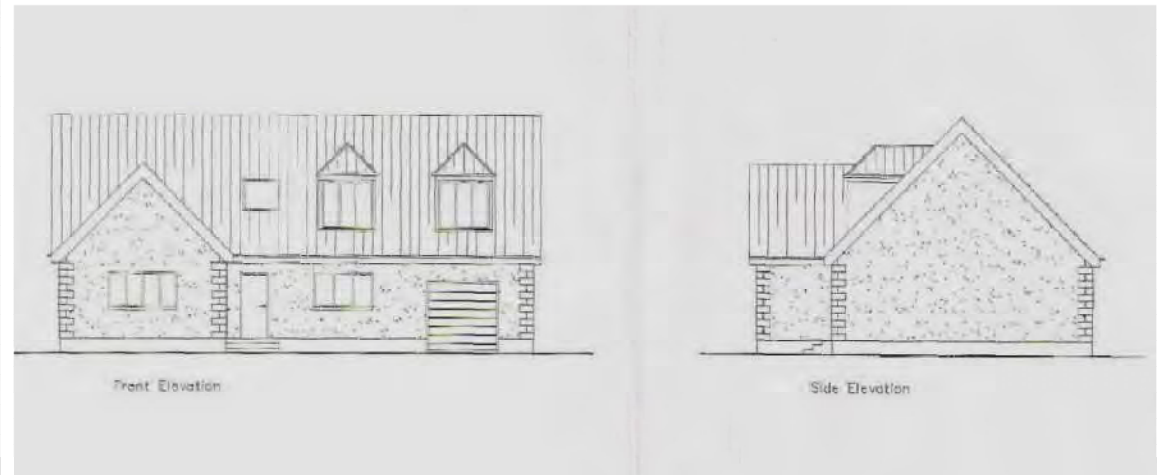
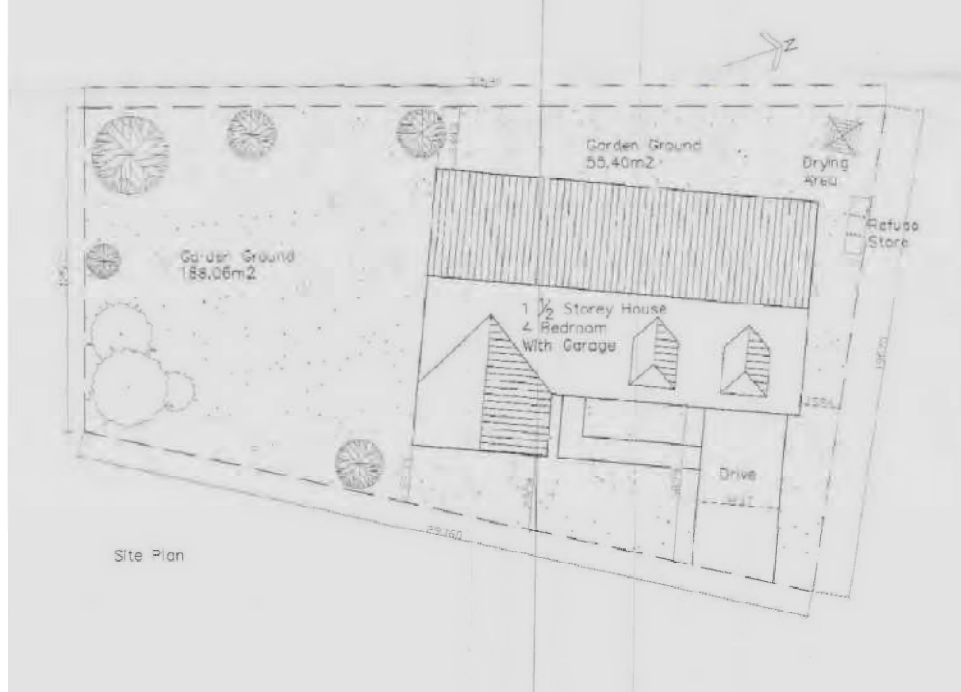
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Applicant(s) :

Mr. Gordon Ingram

Proposal :

Erection of house with integrated garage



KEY POINTS :

- Planning permission is sought for the erection of a dwelling house on land at Ben Alder Road in Dalwhinnie;
- The proposed dwelling is a detached one and a half storey dormer design, including an integrated garage;
- The proposed site is backed by the railway embankment and the Dalwhinnie playground is located opposite. There are a number of residential properties in the vicinity, as well as the local primary school and the railway station;
- The proposed development of a single house on land within the settlement area of Dalwhinnie is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

CNPA Planning Committee



Application Site

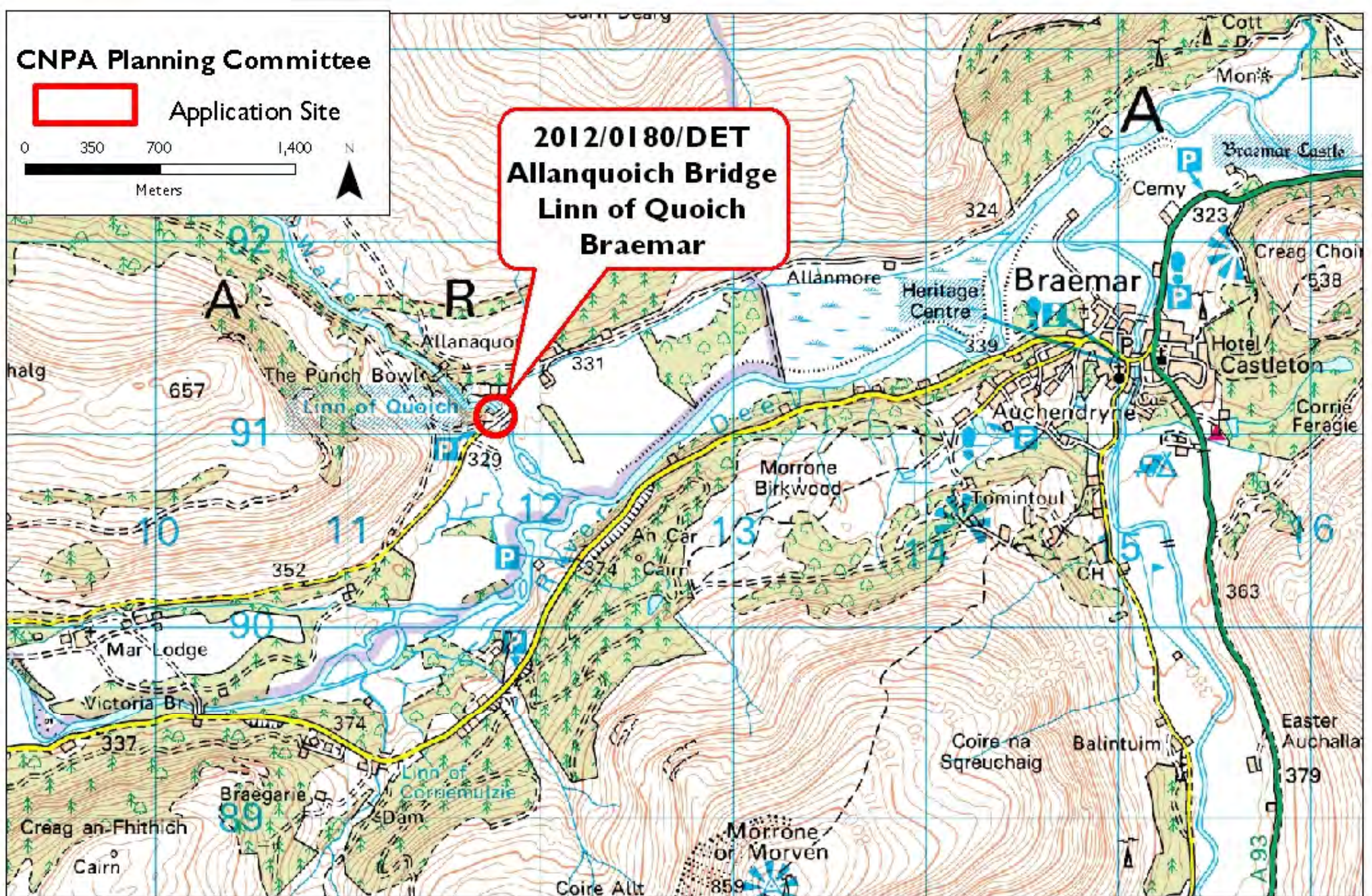
0 350 700 1,400 N



Meters



**2012/0180/DET
Allanquoch Bridge
Linn of Quoich
Braemar**



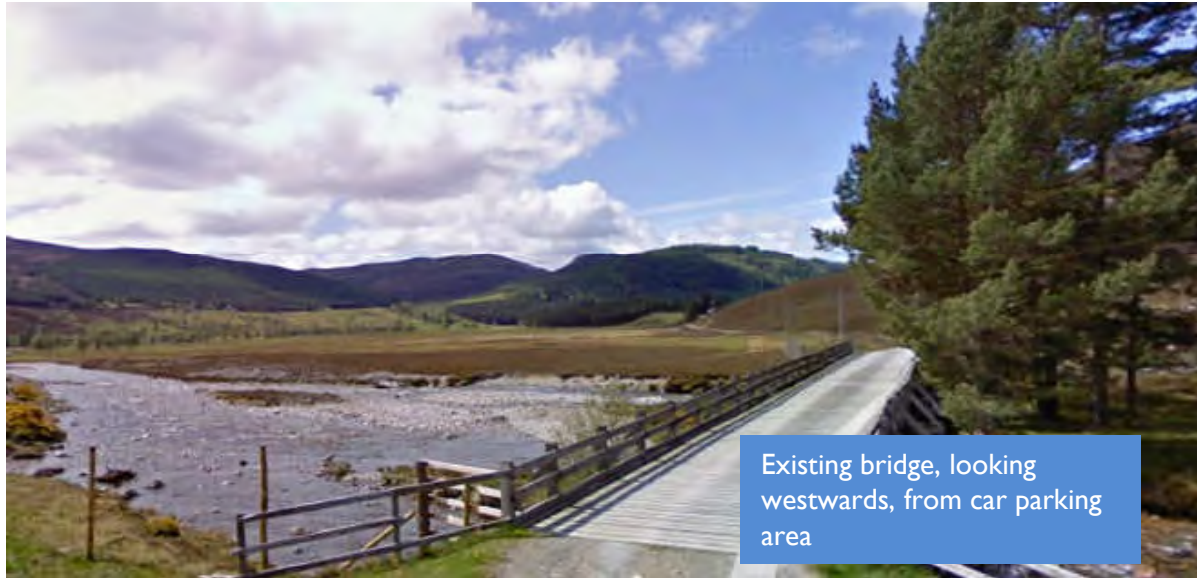
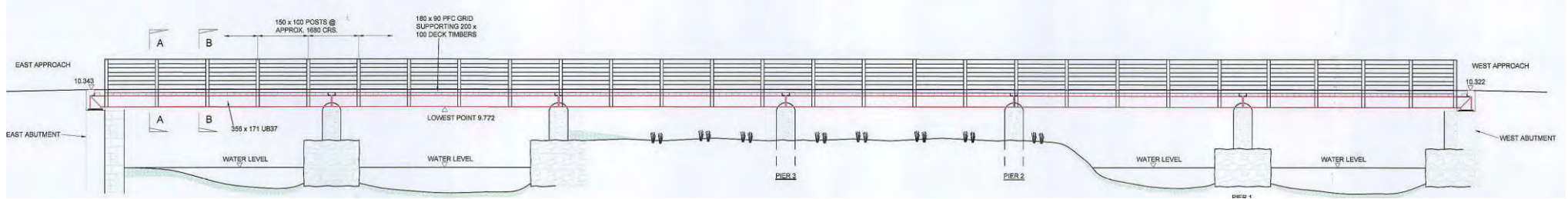
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Applicant(s) :

The National Trust for Scotland

Proposal :

Replacement bridge



KEY POINTS :

- The National Trust for Scotland are seeking planning permission for a replacement bridge at Allanaquoich , Linn of Quoich on Mar Lodge Estate;
- The replacement bridge would be a single track 6 span vehicle bridge over the River Quoich;
- The location is the subject of a number of designations including the Deeside and Lochnagar Scenic Area, the Cairngorms and River Dee Special Areas of Conservation, and the Cairngorms Massif and Cairngorms Special Protection Areas;
- The existing bridge is widely used in order to access an informal car parking area on the eastern side of the Quoich Waters, as well as providing vehicular access to properties at Allanaquoich and to more remote areas of Mar Estate.

RECOMMENDATION : CALL IN

CALL IN REASON : The replacement bridge would cross the Quoich Waters, which is part of the River Dee Special Area of Conservation, as well as being the subject of a number of other natural heritage designations. The area is a popular recreation location, The proposal is of general significance to the aims of the National Park in the context of the natural heritage of the area, the general public's enjoyment of the special qualities of the area and the social and economic development of the area.

CNPA Planning Committee



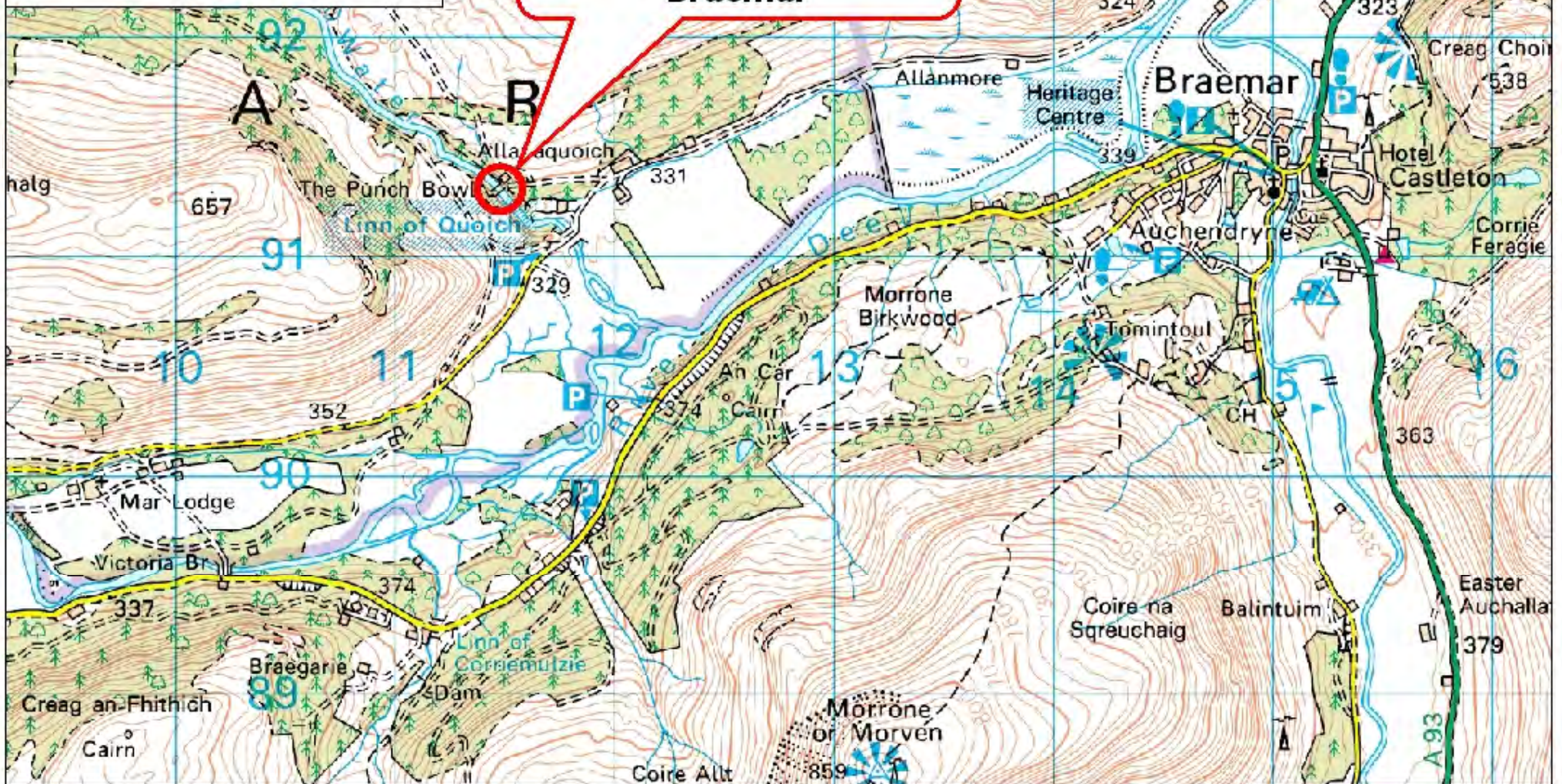
Application Site

0 350 700 1,400

Meters

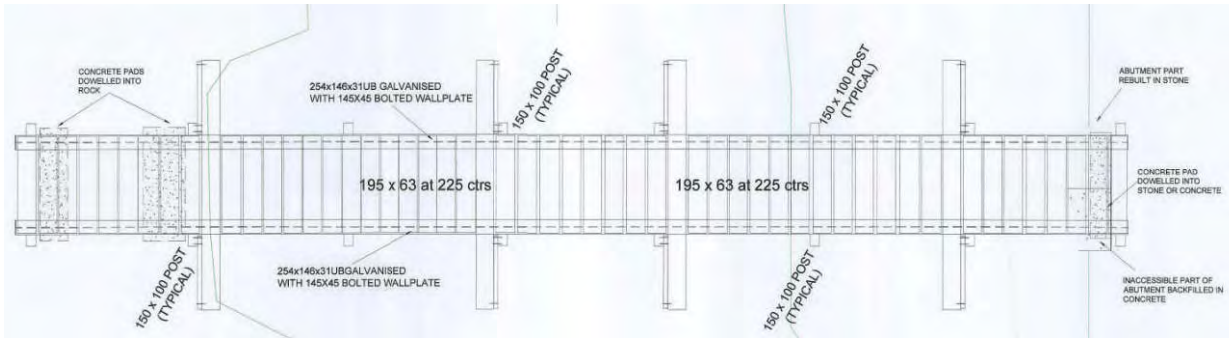


2012/0181/DET
Upper Quoich Footbridge
Linn of Quoich
Braemar



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Applicant(s) : The National Trust for Scotland
Proposal : Replacement footbridge



Existing footbridge

KEY POINTS :

- Planning permission is sought for a replacement bridge at the Upper Quoich footbridge at Linn of Quoich (in an area also known as The Punch Bowl);
- The proposed site is within a heavily designated area, with designations affecting the site including the Deeside and Lochnagar Scenic Area, the Cairngorms and River Dee Special Areas of Conservation, and the Cairngorms Massif and Cairngorms Special Protection Areas;
- The footbridge is part of a popular and extensively used walking route in the area.

RECOMMENDATION : CALL IN

CALL IN REASON : The replacement footbridge would cross the Quoich Waters, which is part of the River Dee Special Area of Conservation, as well as being the subject of a number of other natural heritage designations. The area is a popular recreation location, with the bridge forming part of an extensively used path network in the area, The proposal is of general significance to the aims of the National Park in the context of the natural heritage of the area, the general public's enjoyment of the special qualities of the area and the social and economic development of the area.

CNPA Planning Committee

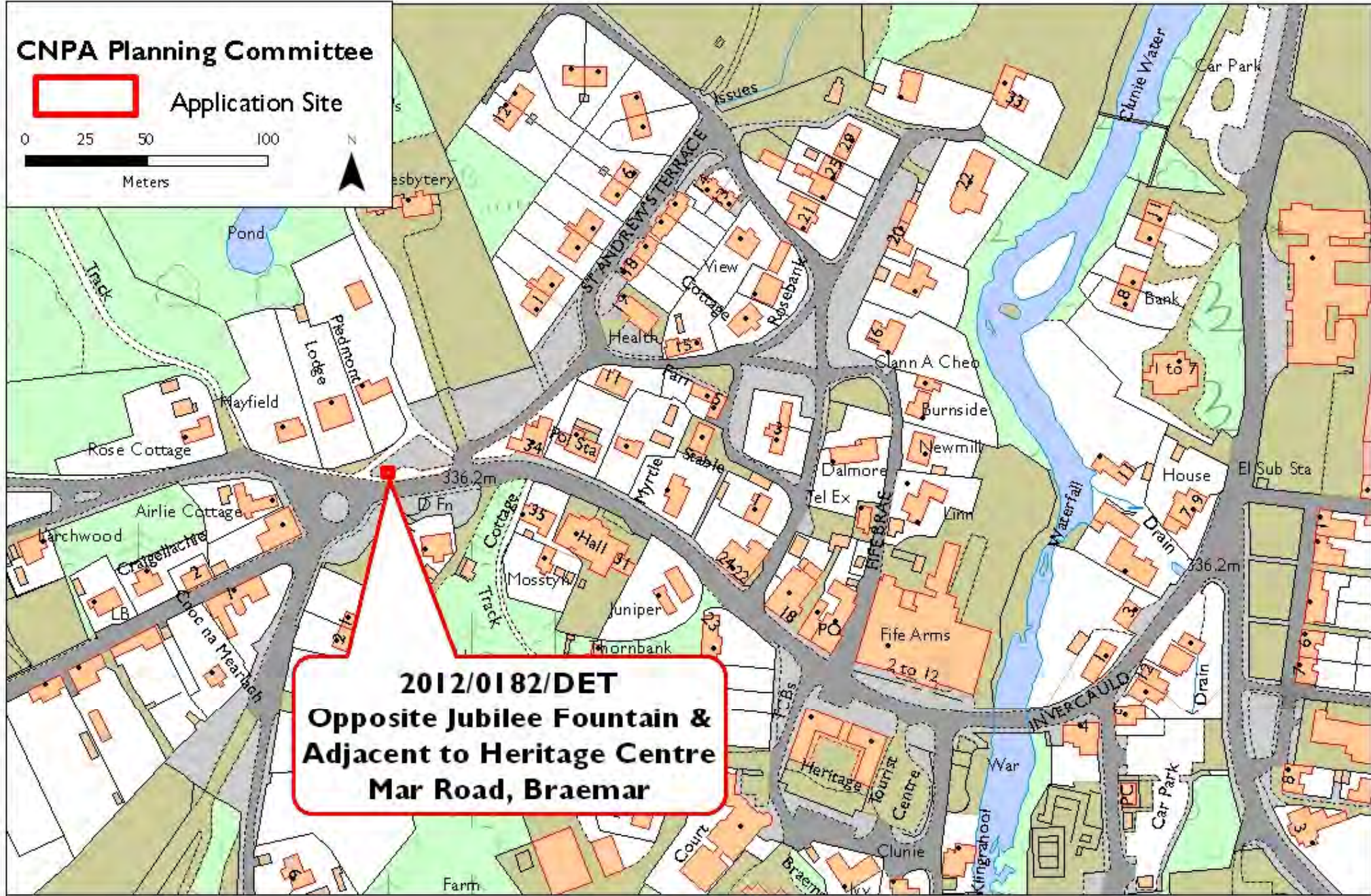


Application Site

0 25 50 100



Meters



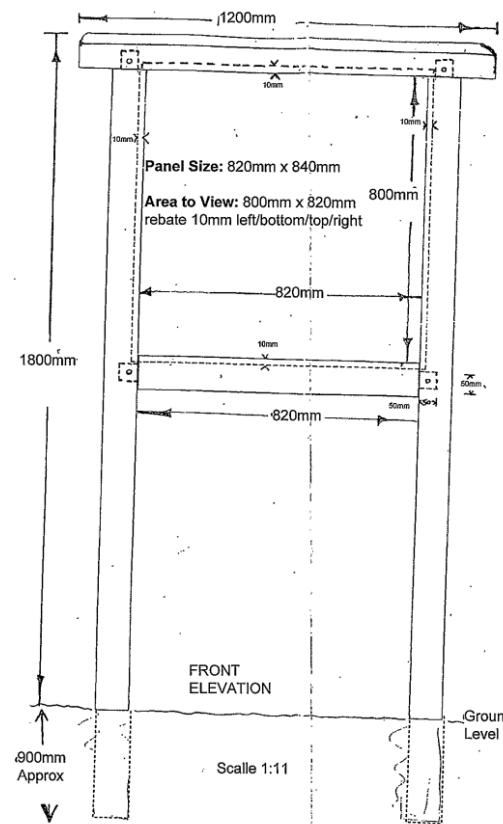
2012/0182/DET
Opposite Jubilee Fountain &
Adjacent to Heritage Centre
Mar Road, Braemar

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Applicant(s) : Cairngorms Outdoor Access Trust
Proposal : Re-location of visitor map boards to position B and D



New position for Map Board B at bottom of Chapel Brae

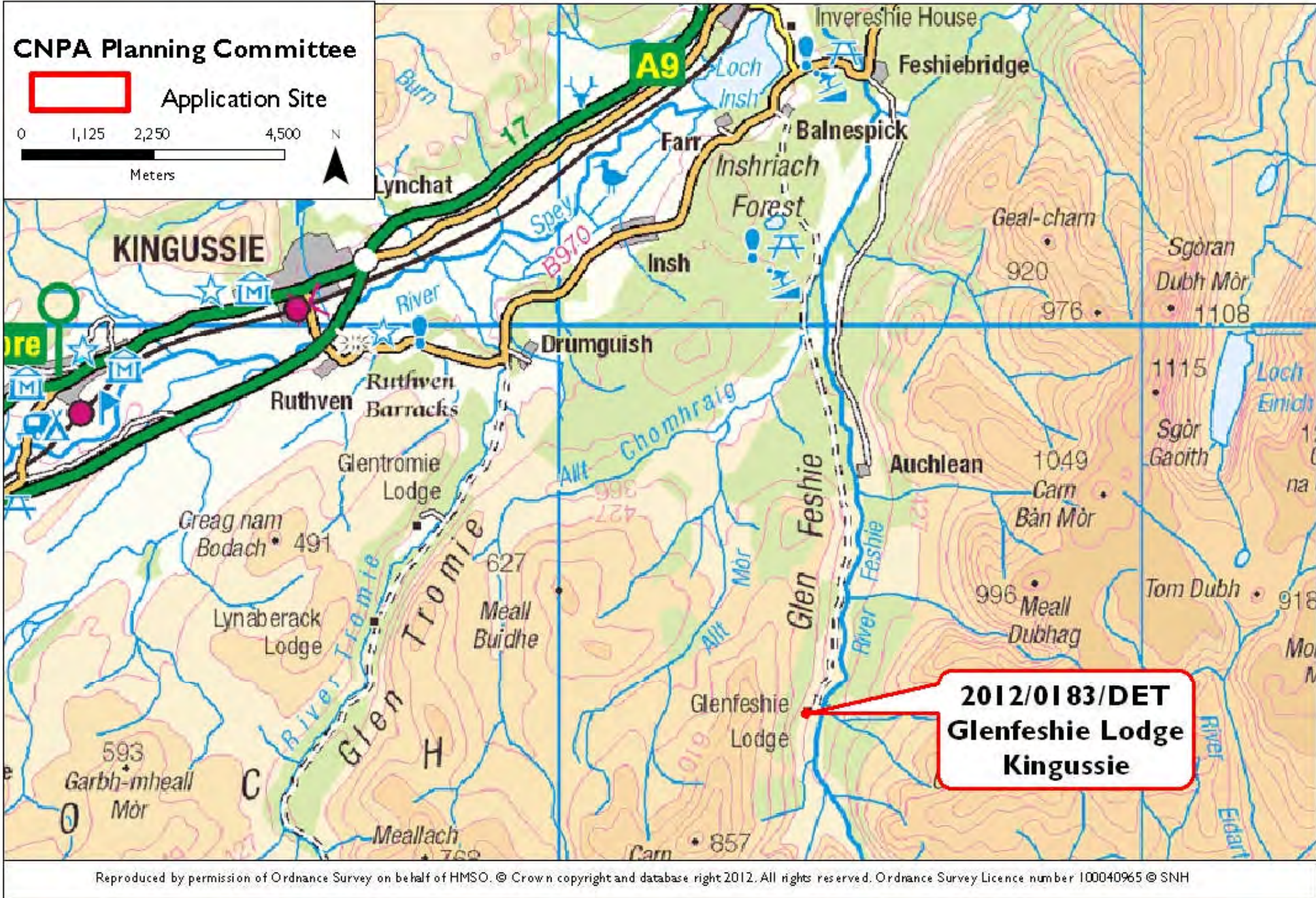


New position for Map Board D outside the Mews

KEY POINTS :

- The Cairngorms Outdoor Access Trust (COAT) are seeking planning permission for the re-location of two visitor map boards in Braemar;
- One board would be positioned at the bottom of Chapel Brae and the second would be in the centre of the village, outside the Mews;
- Each board would be approximately 1.8 metres high and constructed of timber;
- The proposed information boards constitute minor works which are not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN



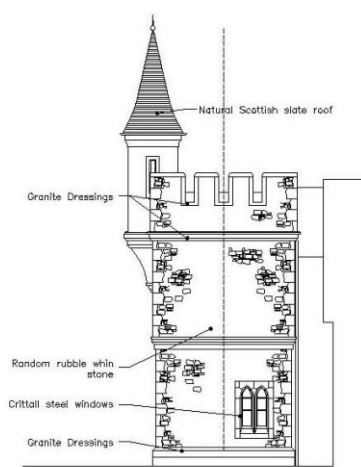
Applicant(s) :

Mr.Thomas MacDonell

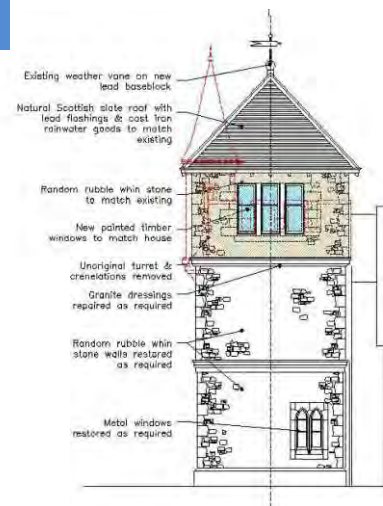
Proposal :

Alterations and repairs to entrance tower, removal of turret and crenelations with replacement roof , repairs to stonework and windows

Existing elevations



Proposed elevations



KEY POINTS :

- Planning permission is sought at Glenfeshie Lodge for alterations and repairs to the entrance tower, including the removal of the turret and crenellations and a replacement roof, as well as repairs to stonework and windows;
- Information has been provided to explain the background to the proposal – there are significant masonry defects prevalent in the entrance tower and immediate repair is required to prevent further water ingress;
- The proposed alterations are of a relatively minor nature and the proposed pitched roof in place of the turret feature is consistent with the simple design features of the rest of the property. The proposal is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

CNPA Planning Committee



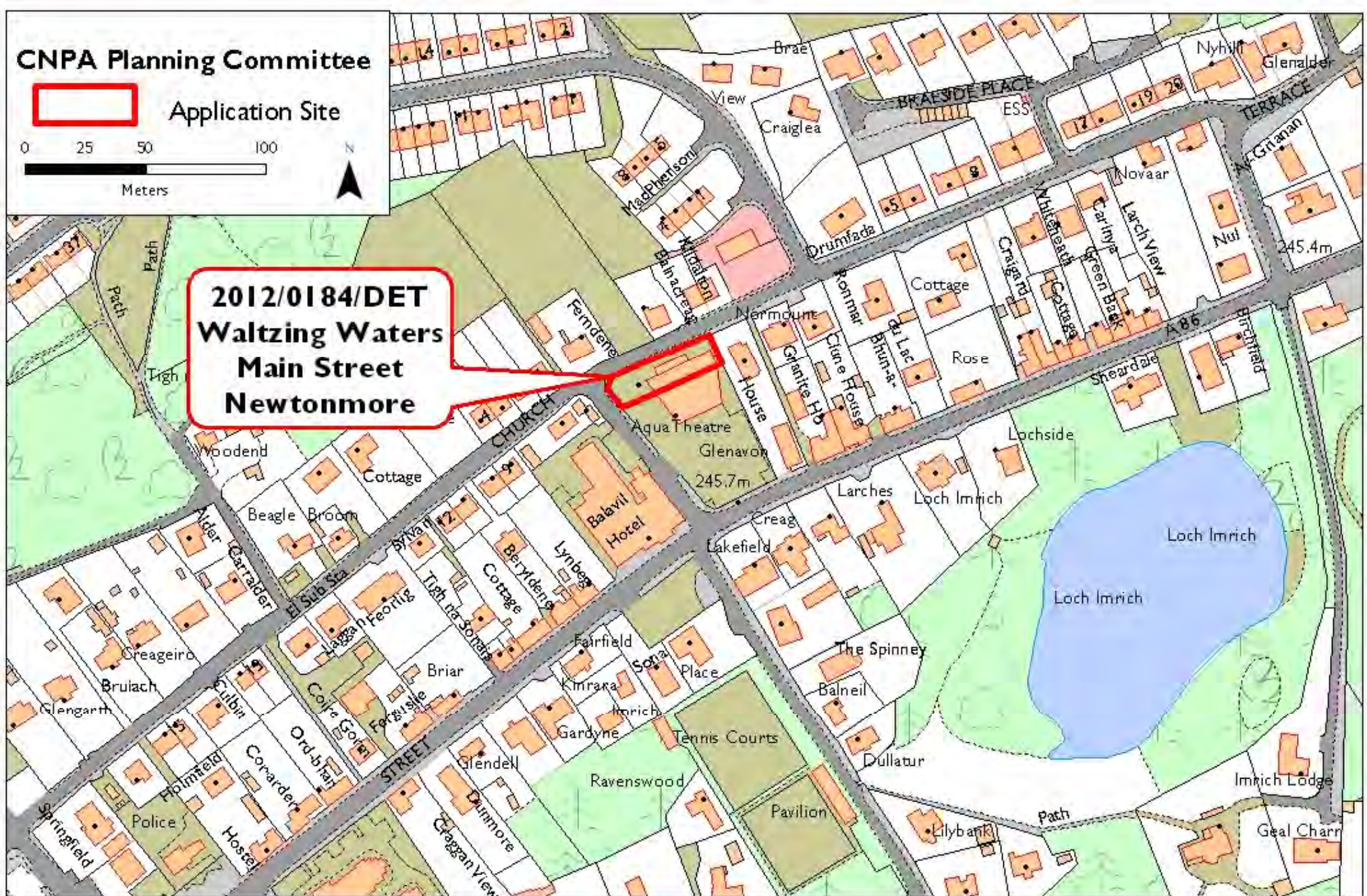
Application Site

0 25 50 100

Meters



2012/0184/DET
Waltzing Waters
Main Street
Newtonmore



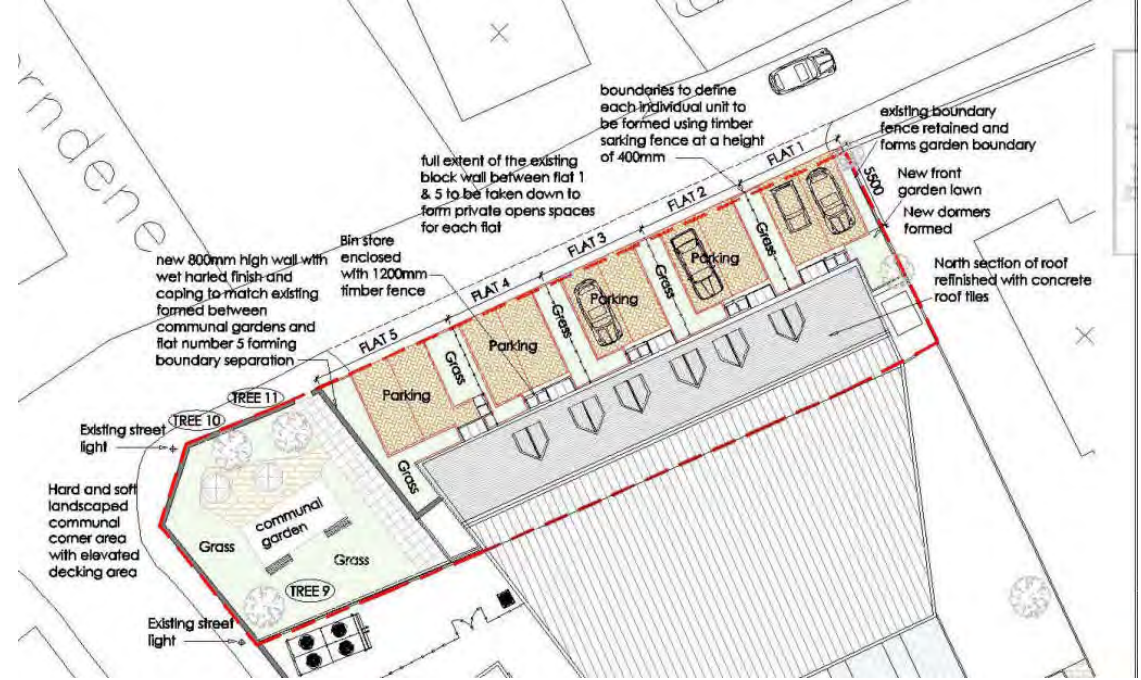
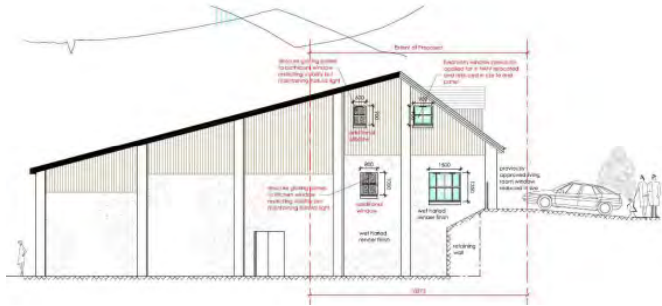
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Applicant(s) :

Mr.Alex Donald

Proposal :

Formation of additional windows and external material variations to rear flatted development



KEY POINTS :

- Planning permission is sought at the former Waltzing Waters building in Newtonmore for the formation of additional windows and external material variations to the residential development as changes to the original permission at the structure;
- The CNPA granted planning permission in September 2011 for the change of use of the building to residential and retail. The Co-Operative group are due to open a new store in the front area of the property in the coming weeks. Permission was granted for the conversion of the rear of the property to five residential units. During the construction process, the site owner has created a number of window openings on the gables of the outer residential properties, which were not part of the approved plans;
- The unauthorised works have been the subject of investigation by the CNPA's Monitoring and Enforcement Officer and this application has come about as a result. The application is of linked significance to the previous proposals on the site which were determined by the CNPA.

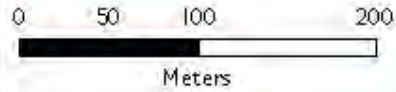
RECOMMENDATION : CALL IN

CALL IN REASON : The proposal is linked to the previous applications at the site that have been determined by the CNPA, including the original change of use of the Waltzing Waters premises to retail and residential. The additional and unauthorised openings which have been created in the residential element have been the subject of investigation by the CNPA's Monitoring and Enforcement Officer. The current application raises issues in relation to townscape, design, layout and amenity and is of general significance to the collective aims of the Cairngorms National Park.

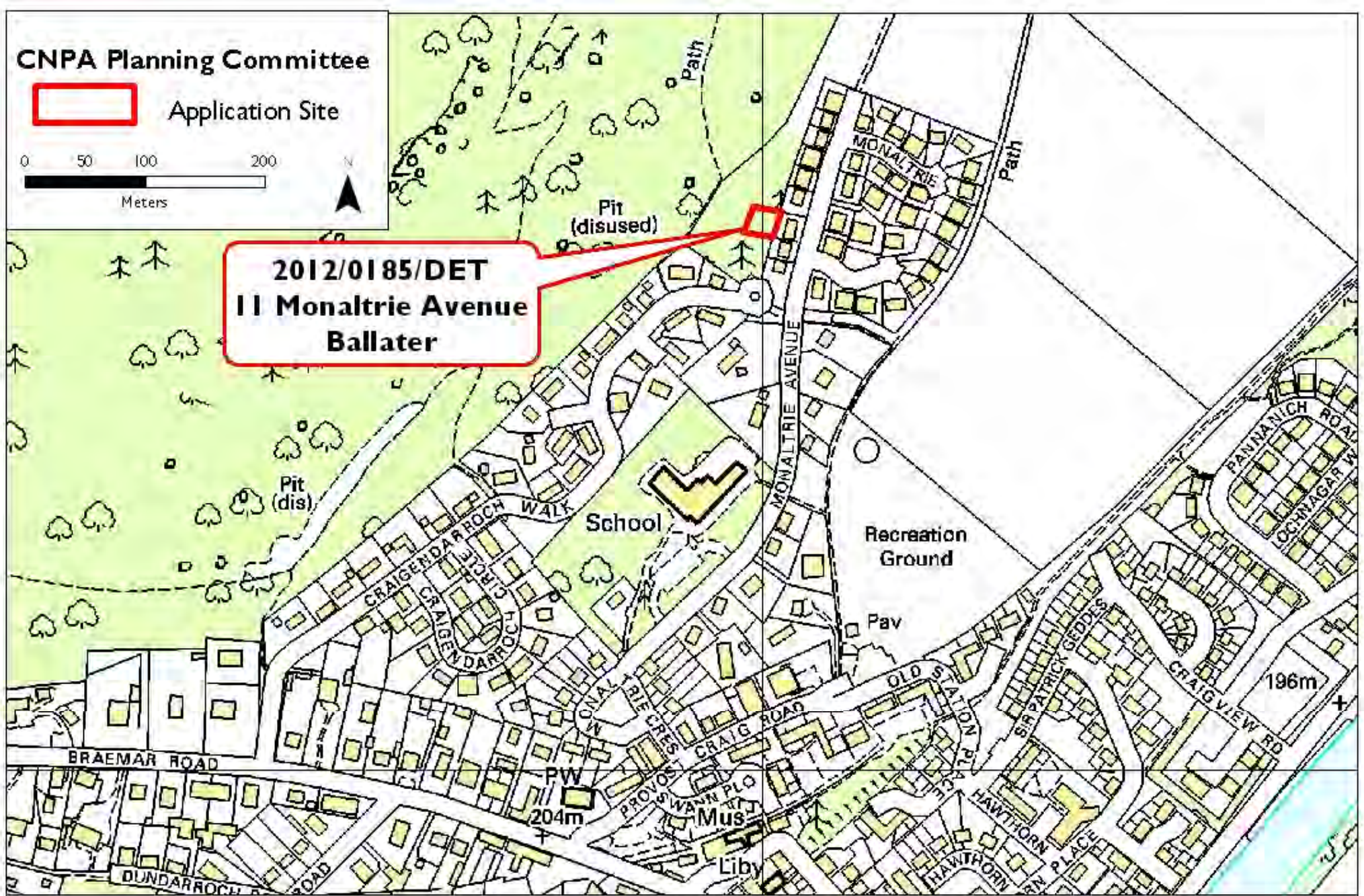
CNPA Planning Committee



Application Site



2012/0185/DET
11 Monaltrie Avenue
Ballater



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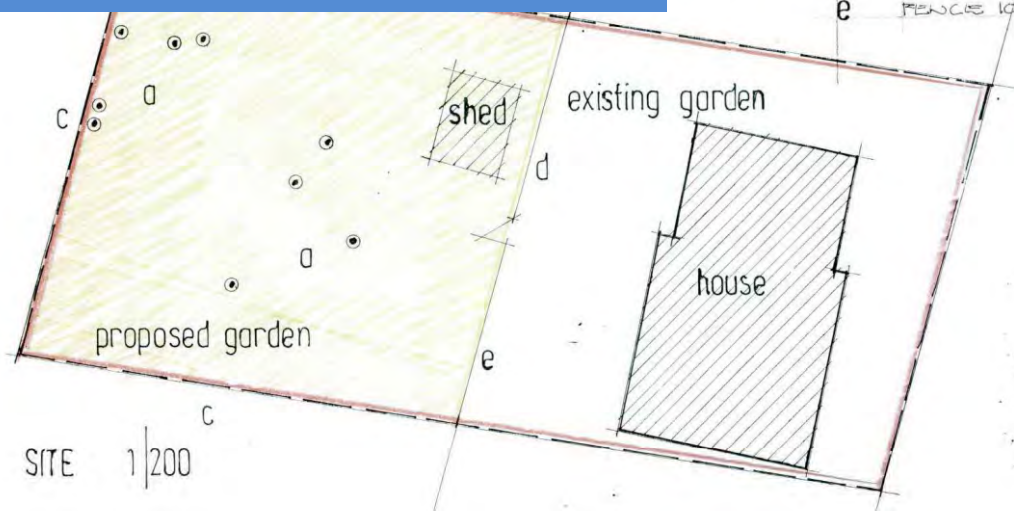
Applicant(s) :

Dr. Moira Collins

Proposal :

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

Shaded area identifies the area which is the subject of a change of use proposal



KEY POINTS :

- Planning permission is sought (retrospectively) for a change of use of open woodland to domestic garden ground and the erection of fencing and a garden shed on land to the rear of a garden on Monaltrie Avenue;
- Vertical timber fencing has been erected to enclose the area (see photo);
- This application is one of a number of similar applications on Monaltrie Avenue where open areas have been taken into garden ground;
- Aberdeenshire Council Officers have been involved in investigating the unauthorised development;
- 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 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.

