

**CNPA Planning Committee**

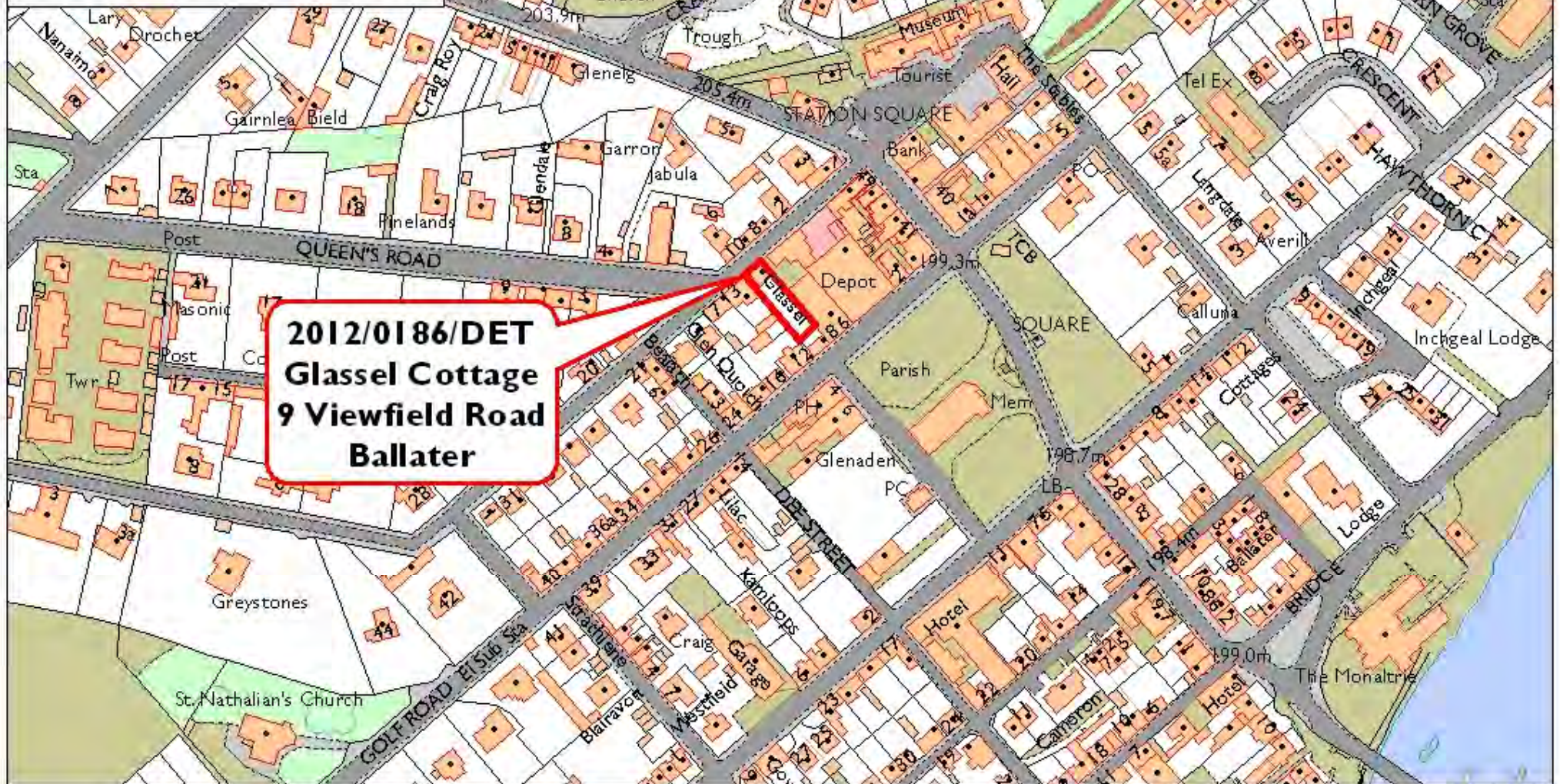


**Application Site**

0 37.5 75 150



Meters



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**Applicant(s) :**

**Mr. and Mrs. R Taylor**

**Proposal :**

**Variation of condition 2 (timber boarding) of planning permission ref App/2012/1703**



**MERGENCY WINDOWS:**

one window in each first floor apartment to be constructed as a fire escape window. Escape windows to have a minimum clear open width of 500mm and clear open height of 450mm. Max. height from floor level to pan area 1100. Min clear opening area to be 0.33 sq. m.

**Note:**

All new first floor windows to be capable of being cleaned safely from inside by an individual standing at floor level.

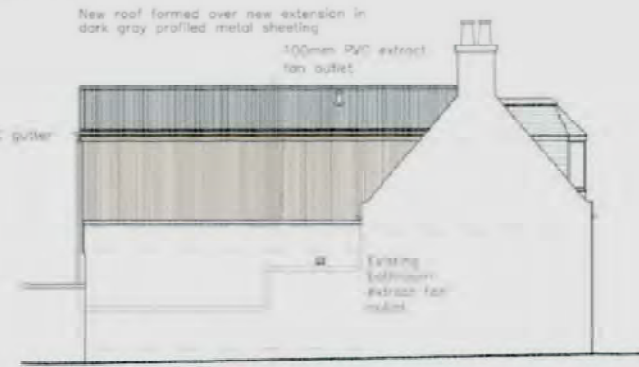


Wall finished in vertical fibre-cement wood effect boarding of colour to planning dept. satisfaction

**SOUTH ELEVATION**

Code 4 lead flashings at junction of new and existing roofs

100mm PVC extract fan outlet  
100mm PVC gutter



Wall finished in vertical fibre-cement wood effect boarding of colour to planning dept. satisfaction

**EAST ELEVATION**

All fascia and soffit boards on east elevation coated with "Envirograf" or similar fire retardant coating to manufacturers specification.

**KEY POINTS :**

- Planning permission is sought in this application for a variation to a condition of a permission which was previously granted by Aberdeenshire Council (planning ref, no.APP/2004/1866 refers);
- The proposal relates to Glassel Cottage on Viewfield Road, within the Ballater Conservation Area where permission was granted in 2004 for an extension to the rear of the property, which included an external timber clad finish at upper floor level;
- Permission is now sought to vary condition no. 2 of the permission (concerning the materials) in order to facilitate the use of vertical fibre cement wood effect boarding instead of timber cladding. This is proposed in order to comply with Building Regulations, which require non combustible materials due to the proximity to the boundary of neighbouring properties;
- The proposal concerns a condition which was included in the determination of a previous application on the site by Aberdeenshire Council. It is not considered to raise issues of significance to the aims of the National Park and would be most appropriately dealt with by Aberdeenshire Council as the original determining planning authority,

**RECOMMENDATION : NO CALL IN**



**CNPA Planning Committee**

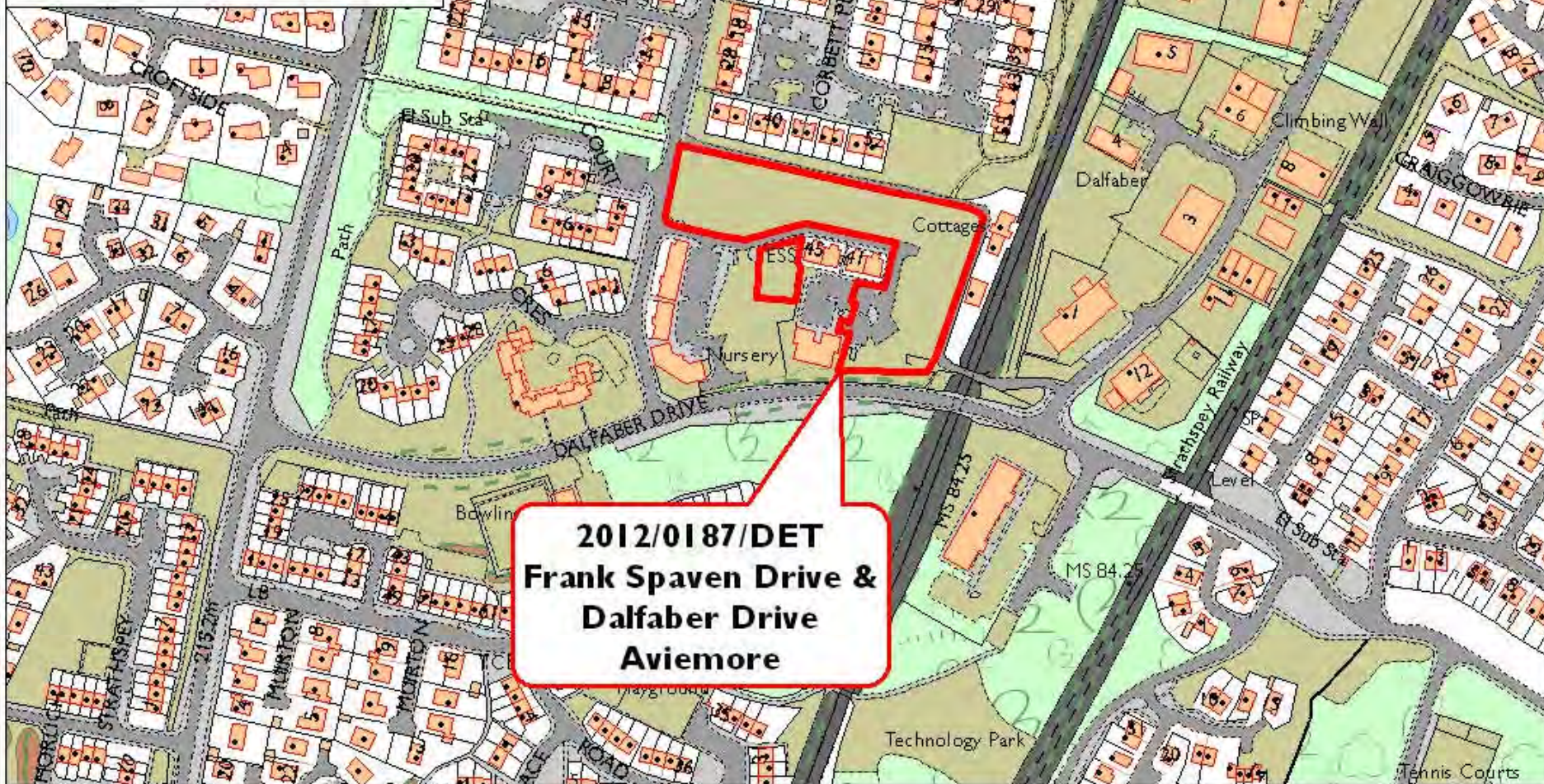


**Application Site**

0 37.5 75 150



Meters



**2012/0187/DET  
Frank Spaven Drive &  
Dalfaber Drive  
Aviemore**

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**Applicant(s) :**

**Rathven Investments**

**Proposal :**

**Change to planning approval 07/098/CP (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**





Proposed cottage flats

### KEY POINTS :

- Planning permission is sought at the Dalfaber Neighbourhood Centre (at the junction of Frank Spaven Drive and Dalfaber Drive) for a number of changes to the approved development (CNPA ref. no. 07/098/CP refers). Proposed changes include the erection of 3 retail units (offices) with 3 flats on the upper floor, the erection of 32 cottage flats, of which 5 are proposed to be affordable and the relocation of the play area / open space;
- The development as approved is partially built, with a number of residential properties occupied and several businesses operating from the commercial / retail elements;
- The proposed designs of the retail and residential units are similar to those existing on the site at present.

### RECOMMENDATION : CALL IN

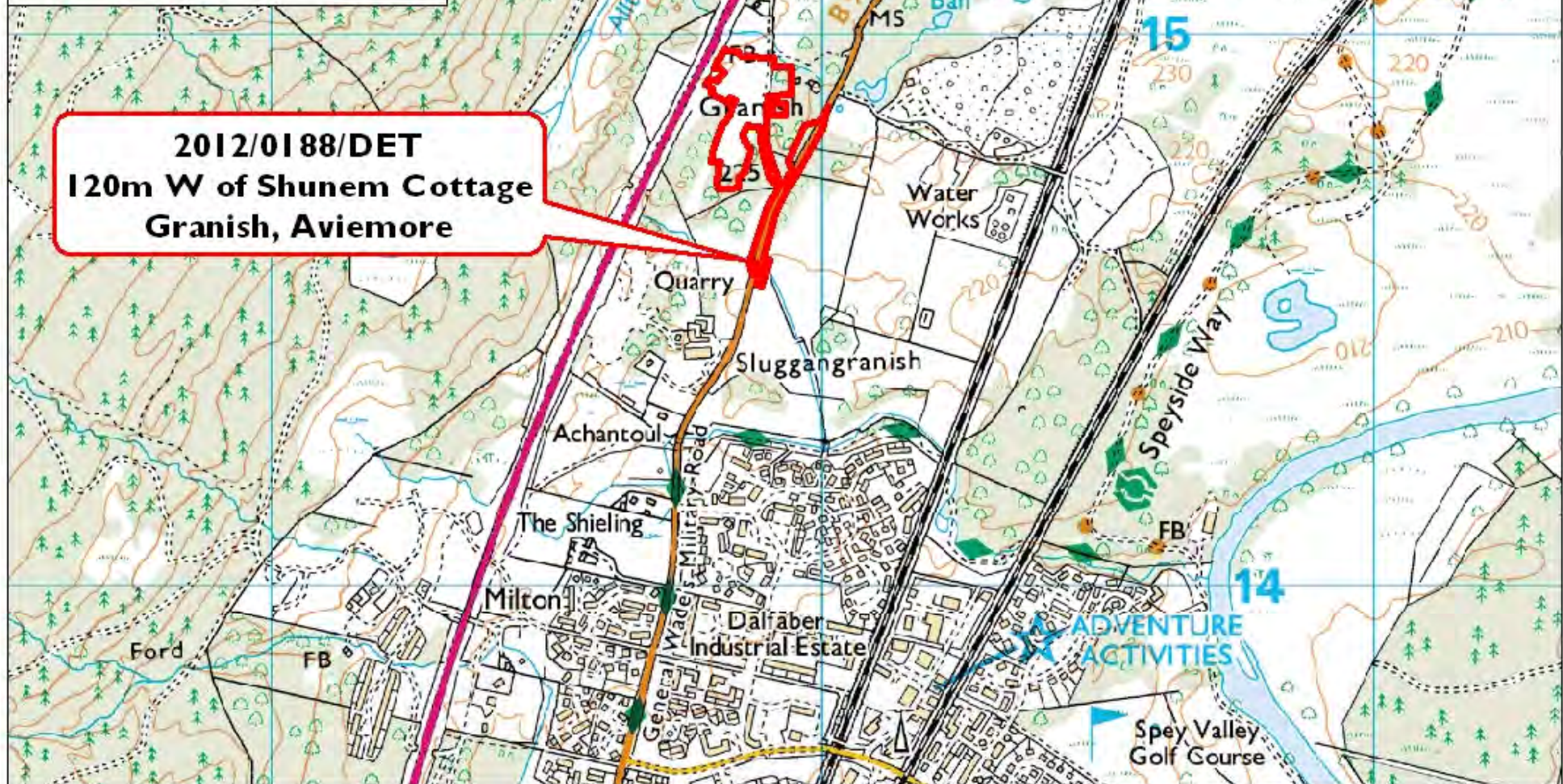
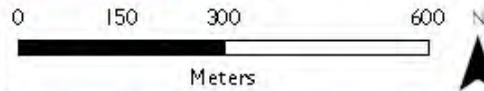
**CALL IN REASON :** The proposal would result in changes to a mixed use development on the site which was approved by the CNPA (planning ref. no. 07/098/CP refers). The proposal is of linked significance to that development. Consistent with the reasons for calling in the previous application, the current proposal is considered to raises issues of general significance to the collective aims of the National Park, particularly in relation to the promotion of the sustainable social and economic development of the Park.



CNPA Planning Committee



Application Site



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Applicant(s) :

The Granish Farm Partnership

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





Proposed reception / farm shop and manager's accommodation



Proposed shower / toilet block

## KEY POINTS :

- Planning permission is sought on land to the north of Aviemore for the development of a touring caravan park (consisting of 33 caravan pitches, tent area, reception / farm shop / managers accommodation building and a toilet /shower block building. A footway is also proposed towards Aviemore;
- The land is partially bounded to the west by the A9 trunk road. Vehicular access would be taken off the B970. The vehicular access is through a partially wooded area.;

## RECOMMENDATION : CALL IN

**CALL IN REASON :** The proposal is for a relatively large scale tourist accommodation facility on land outside the settlement area of Aviemore. The proposal is of relevance to the sustainable social and economic development of the area, the enjoyment of the special qualities of the area by the general public and the conservation and enhancement of the natural heritage of the area.



CNPA Planning Committee

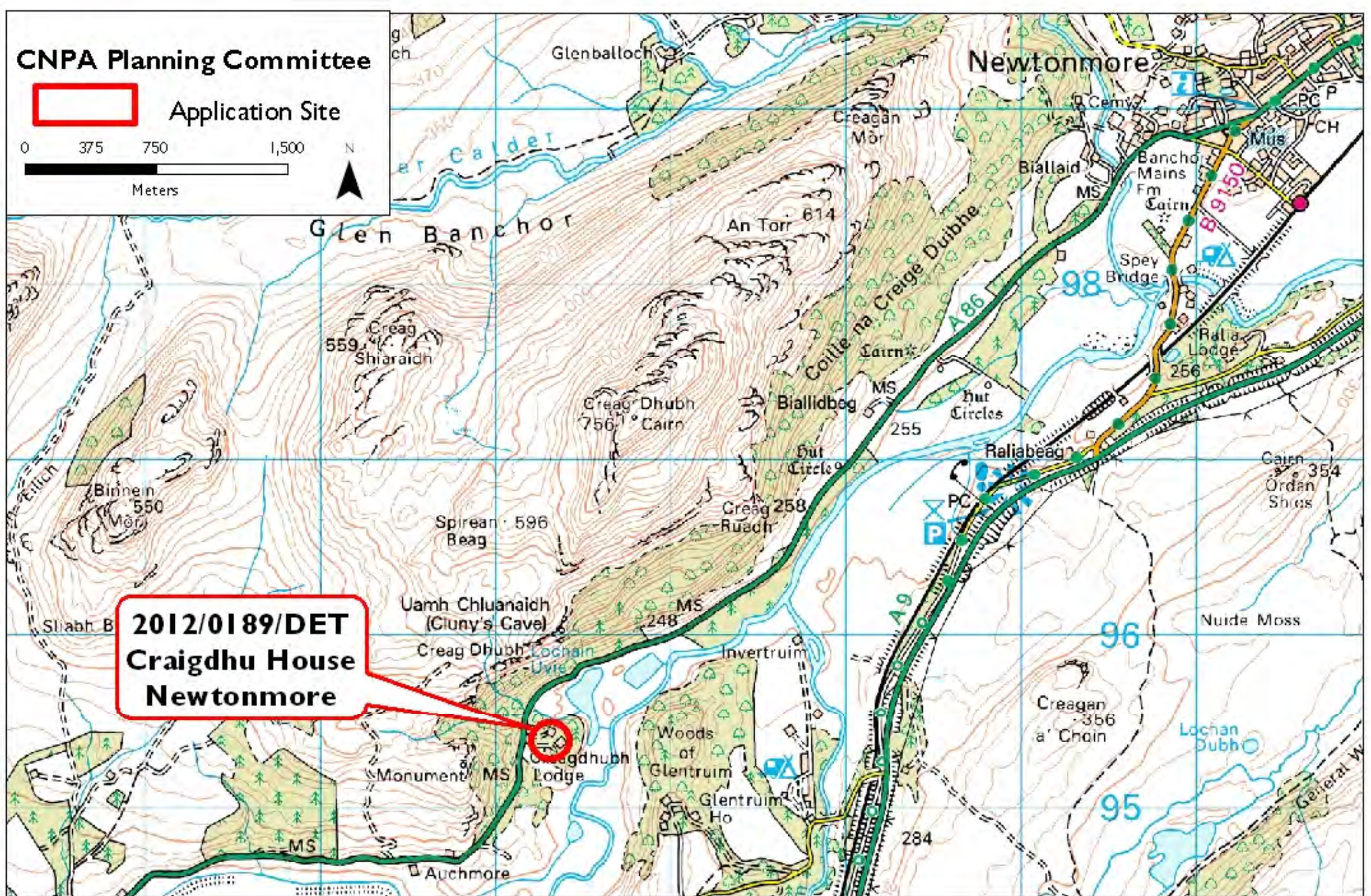


Application Site

0 375 750 1,500



Meters



**2012/0189/DET  
Craighu House  
Newtonmore**

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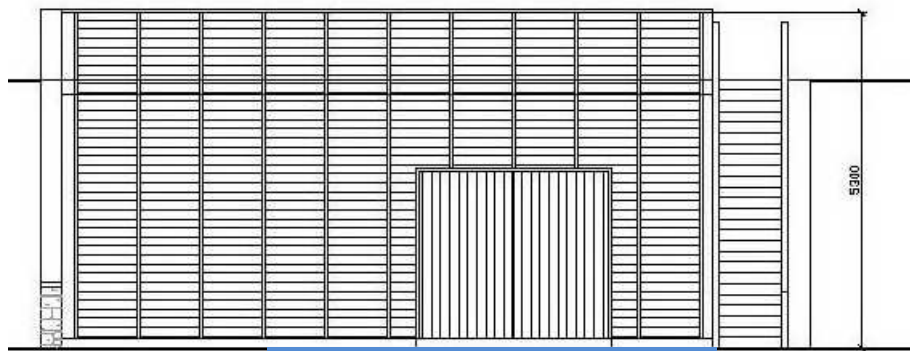
Applicant(s) :

Mr. Angus MacPherson

Proposal :

Proposed new biomass boiler house



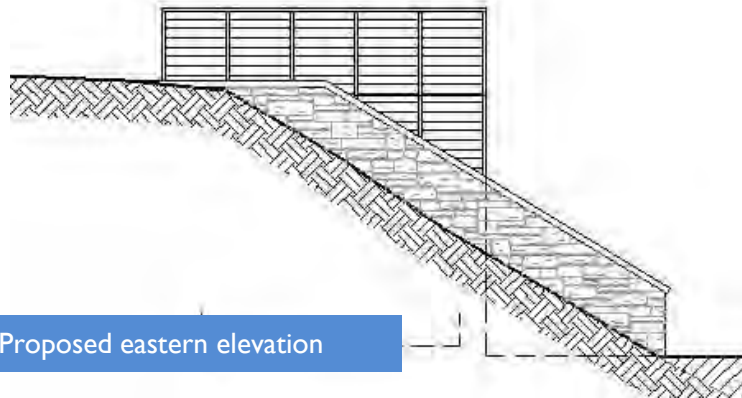


Proposed northern elevation

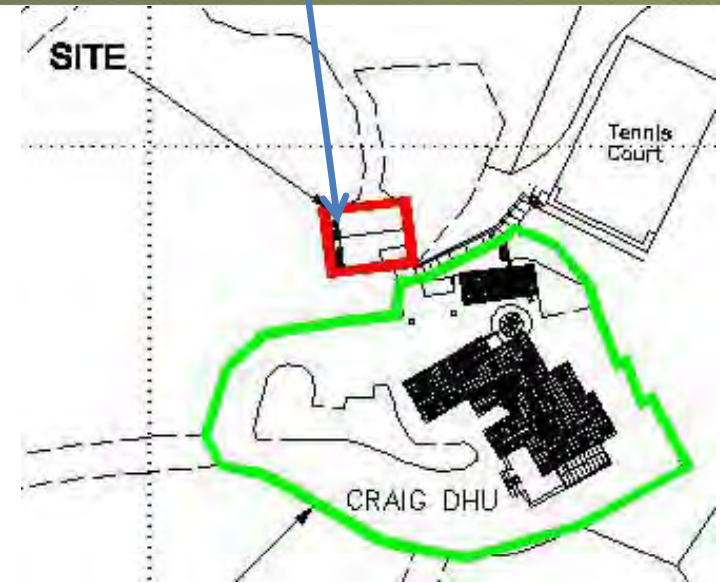
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Proposed boiler house in the context of existing dwelling house



Proposed eastern elevation



**KEY POINTS :**

- Planning permission is sought for the erection of a new biomass boiler house within the grounds of Craig Dhu House which is located between Newtonmore and Laggan;
- The proposed new structure would be located to the north of the residential property, set into an existing slope, with only a timber balustrade being visible from the higher ground level on which the house is located;
- The boiler house would have a timber clad finish, with a grass roof;
- The proposal is a relatively minor addition within the grounds of a residential property and is not considered to raise issues of significance to the aims of the National Park.

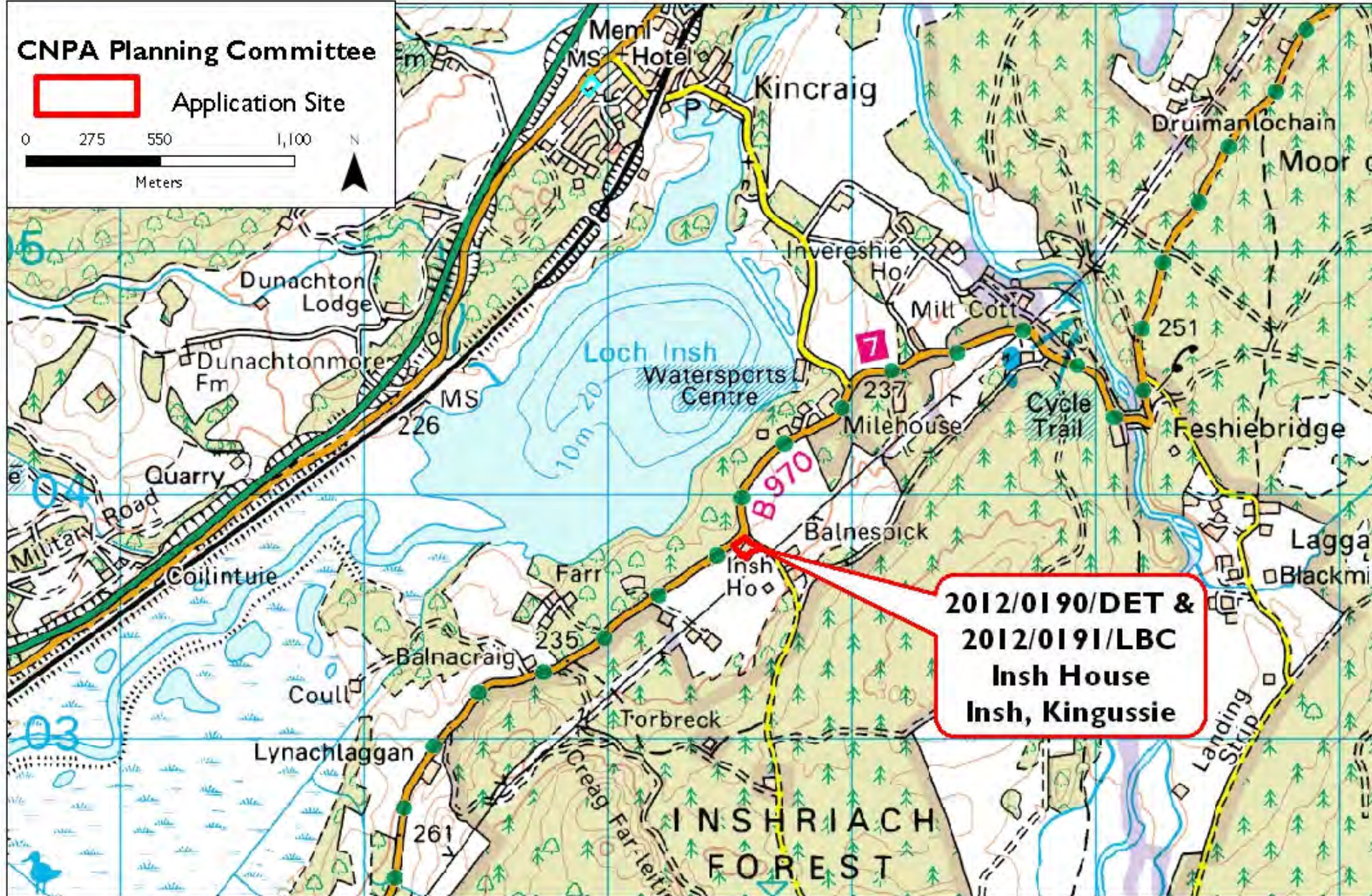
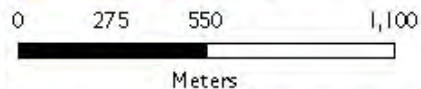
**RECOMMENDATION : NO CALL IN**



**CNPA Planning Committee**



Application Site



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Applicant(s) :

Mr. Alistair Campbell

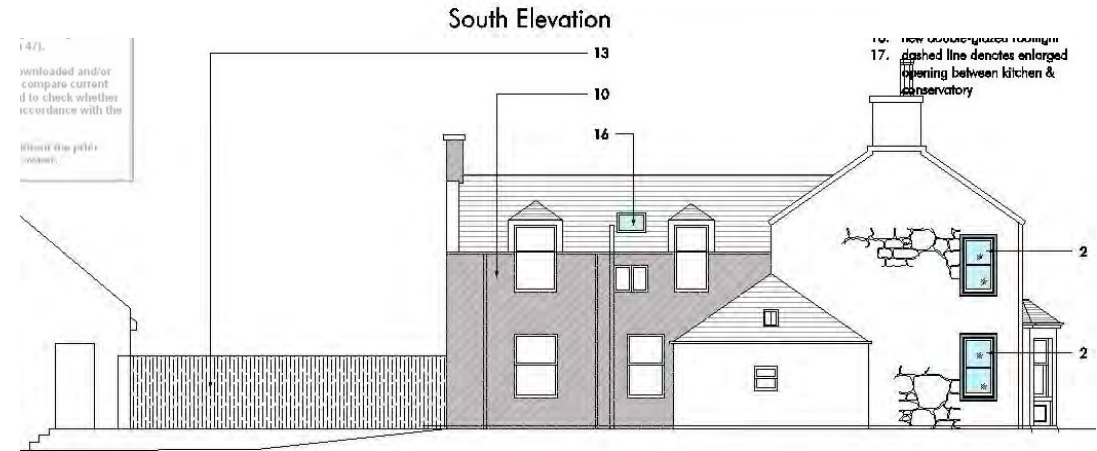
Proposal :

Change of use from guest house to dwelling (2012/0190/DET – planning permission) and 2012/0191/LBC – Listed Building Consent for external and internal alterations including reconstruction of conservatory and building a garden wall





Conservatory



## KEY POINTS :

- Planning permission is sought in 2012/0190/DET for a change of use of Insh House from a guest house to a dwelling;
- Listed Building Consent is sought at the same property in 2012/0191/LBC for Listed Building Consent for external and internal alterations, including a reconstruction of the conservatory and building a garden wall. Insh House is a Category C(s) Listed Building;
- The property was operated by the previous owners as a guest house, in conjunction with self catering properties on the adjacent land. It is understood (through information provided in the course of an application on the adjacent land which was determined by the CNPA – ref. no. 08/130/CP refers) that the previous owners are maintaining a tourist accommodation offering through the continued operation of the self catering units on the neighbouring land;
- In addition to the proposed replacement conservatory, various other minor alterations are proposed including forming a number of new window openings, forming new french doors in place of a window, and removing non original cement roughcast from a late 19<sup>th</sup> century rear extension;
- The proposed physical works to the listed building are relatively minor and may enhance the building. Together with the proposed change of use from a guest house to a dwelling, the proposals are not considered to raise issues of significance to the aims of the National Park.

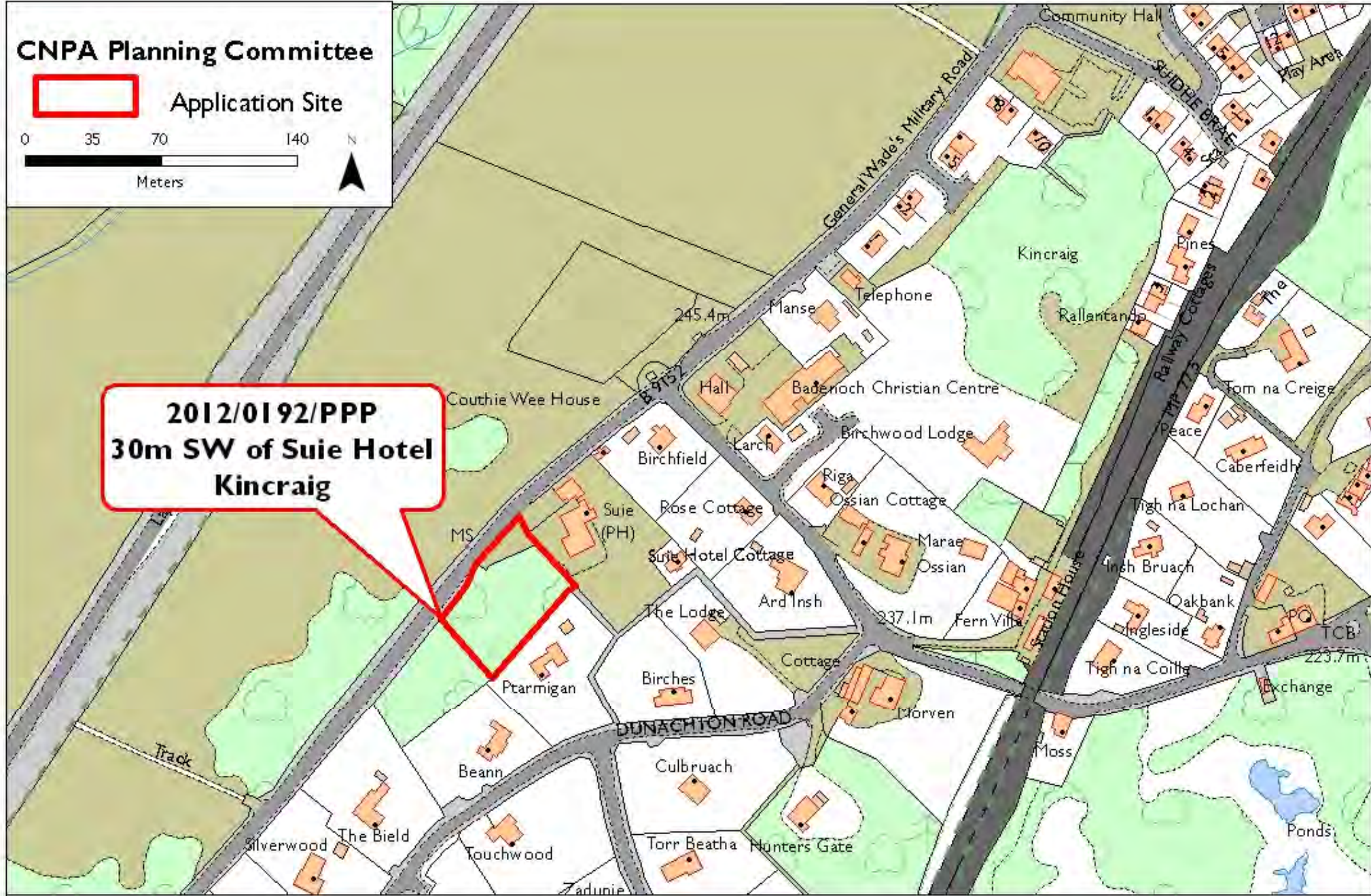
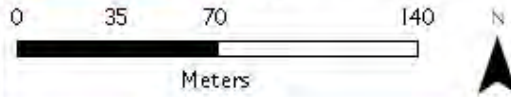
**RECOMMENDATION : NO CALL IN (2012/0190/DET – PLANNING PERMISSION AND 2012/0191/LBC – LISTED BUILDING CONSENT)**



**CNPA Planning Committee**



Application Site



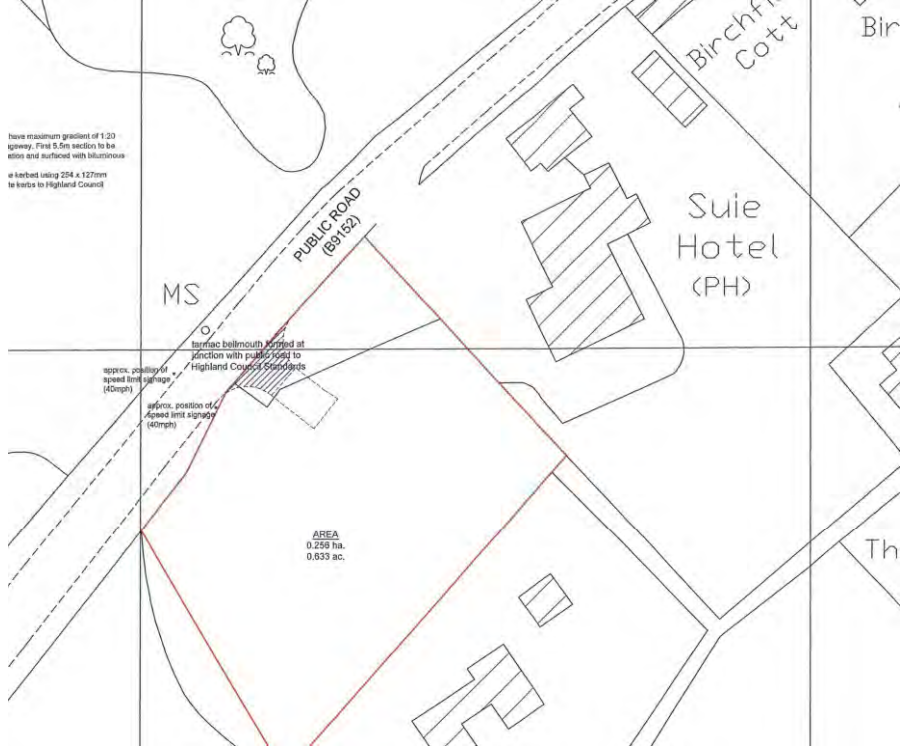
**2012/0192/PPP  
30m SW of Suie Hotel  
Kintraig**

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Applicant(s) :  
Proposal :

Mr. John Forbes-Leith  
Erection of house





### KEY POINTS :

- Planning permission in principle is sought for the erection of a dwelling house on land adjacent to the Suie Hotel in Kincaig;
- The proposed site lies adjacent to the B9152 public road, and properties on Dunachton Road are located to the rear;
- The land is within the settlement boundary as identified in the Kincaig settlement plan in the CNP Local Plan. It is 'white land' which does not have a specific land use assigned to it and as such a variety of uses could be considered, subject to being compatible with surrounding land uses.
- The proposal for a single dwelling house within the settlement area is not considered to raise issues of significance to the aims of the National Park.

### RECOMMENDATION : NO CALL IN

**RECOMMENDED COMMENT :** In the interests of conserving and enhancing the natural heritage of the area and in order to protect the visual amenity of the area, it is suggested that efforts should be made to retain existing trees and vegetation where possible.

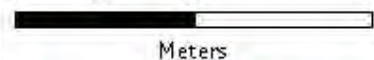


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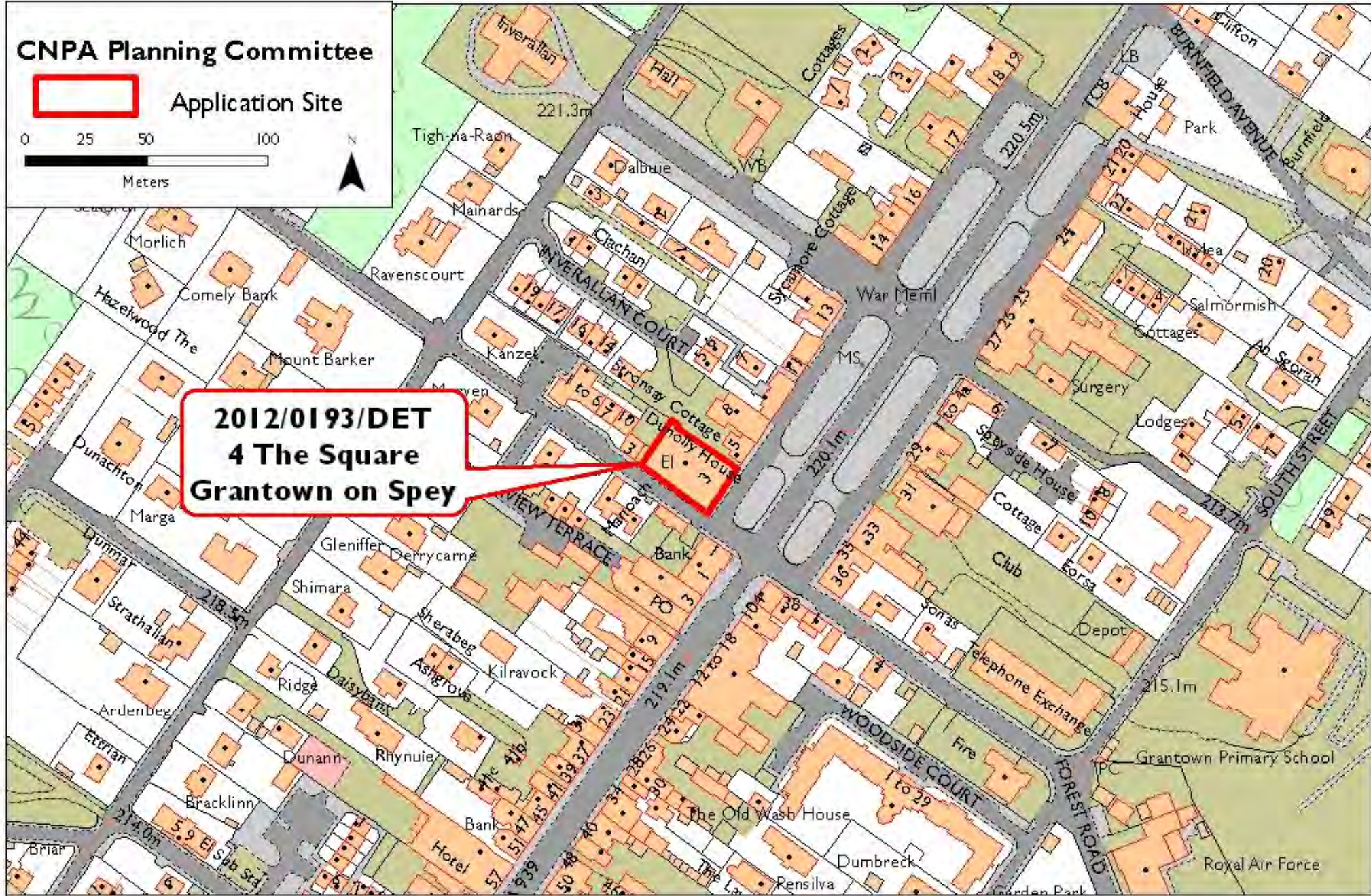


**Application Site**

0 25 50 100



Meters



**2012/0193/DET  
4 The Square  
Grantown on Spey**

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**Applicant(s) :**

**The Co-Operative Bank**

**Proposal :**

**Installation of 24 hour ATM cash machine into existing front elevation**





Proposed new ATM cash machine fitted into secure glazing within existing window

### KEY POINTS:

- Planning permission is sought at the Co-Operative store in The Square in Grantown on Spey for the installation of a 24 hour ATM cash machine in the existing front elevation;
- The ATM is proposed immediately to the right of the southernmost entrance door, in a currently glazed area;
- The proposal is a minor addition on the exterior of an existing commercial premises and is not considered to raise issues of significance to the aims of the National Park.

**RECOMMENDATION : NO CALL IN**



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Application Site

0 37.5 75 150



Meters



**2012/0194/DET**  
**Dunroamin**  
**Kirk Road**  
**Cromdale**

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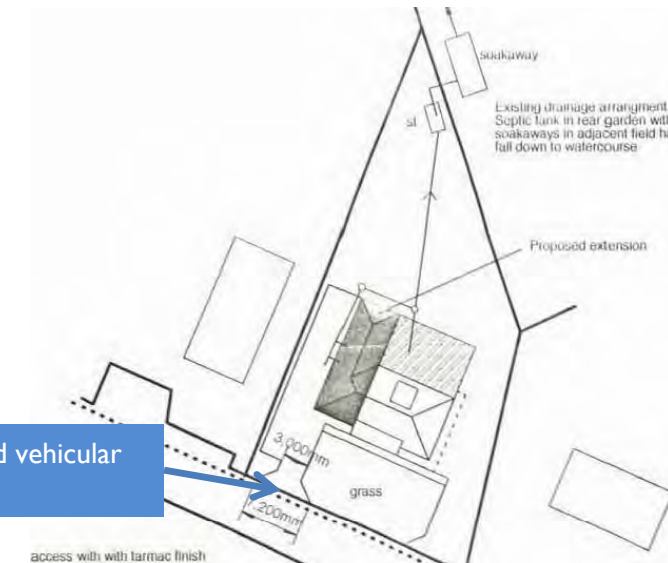
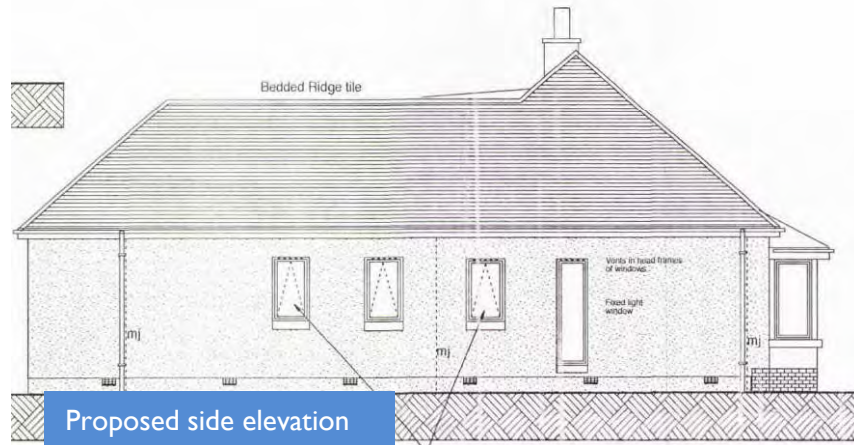
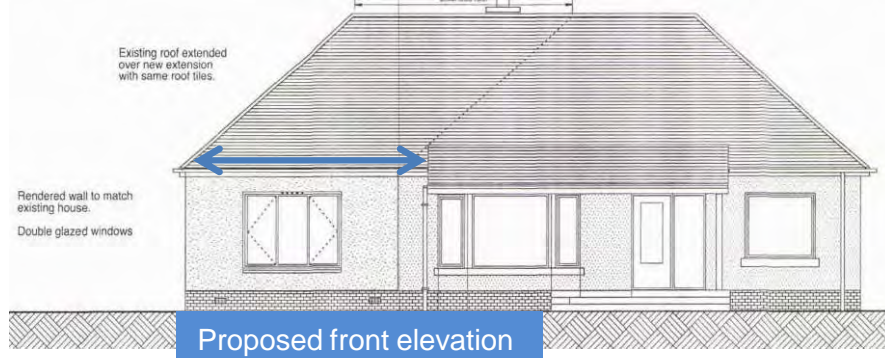
Applicant(s) :

Mr. Martin and Mrs. Ann Giles

Proposal :

Demolition of existing side extension and erect new pitched roof extension to form bedroom, ensuite, utility room, family room. Form second vehicular access.





## KEY POINTS :

- Planning permission is sought at a single storey detached dwelling in Cromdale for the demolition of an existing flat roofed side extension and its replacement with a new pitched roof extension. Permission is also sought for the creation of a second vehicular access;
- The proposed new extension would accommodate a family room, utility and a master bedroom en suite;
- External finishes are proposed to match the existing dwelling house;
- The proposal is of a domestic nature and is not considered to raise issues of significance to the aims of the National Park.

**RECOMMENDATION : NO CALL IN**



**CNPA Planning Committee**

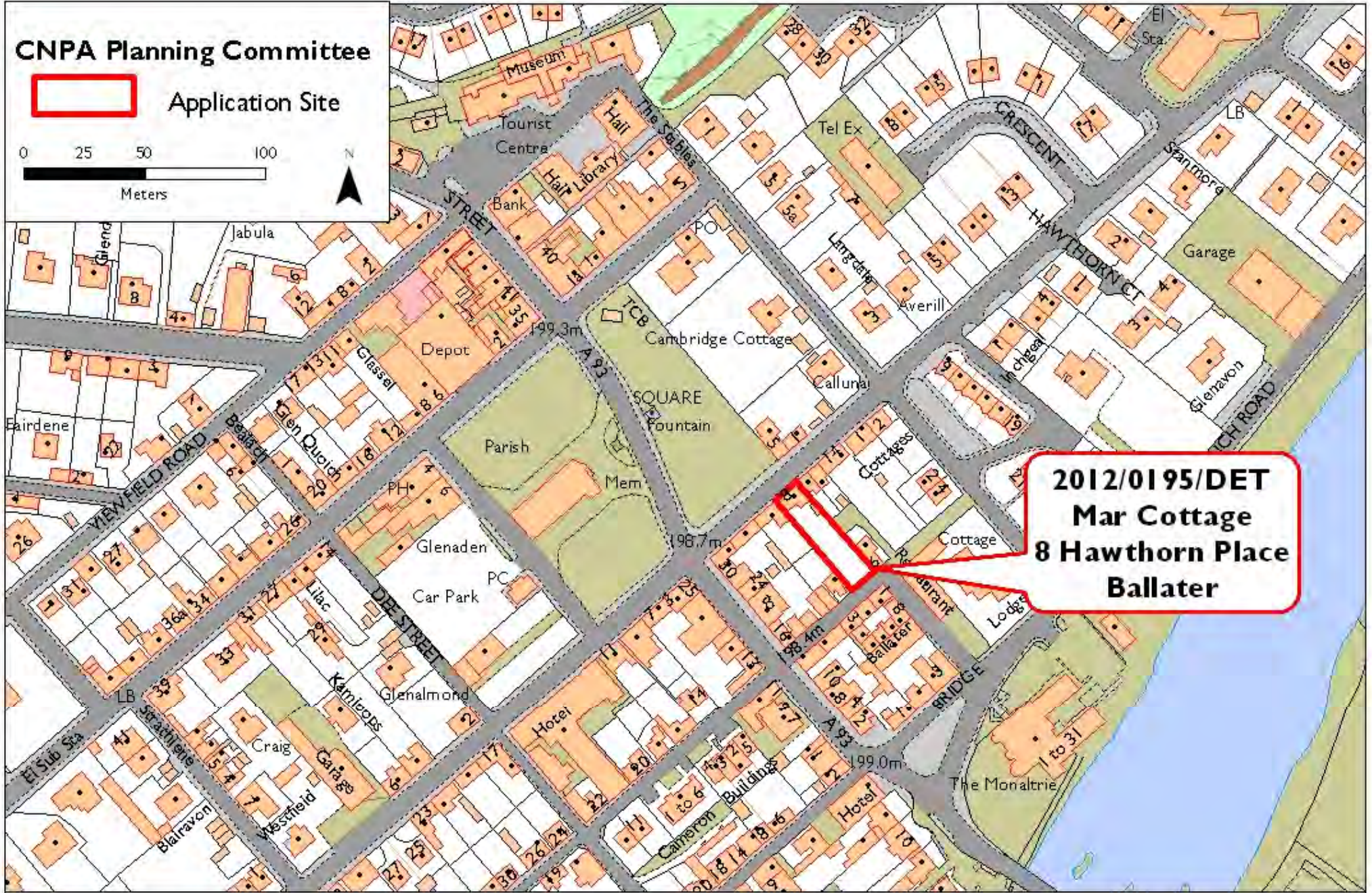


**Application Site**

0 25 50 100



Meters



**2012/0195/DET  
Mar Cottage  
8 Hawthorn Place  
Ballater**

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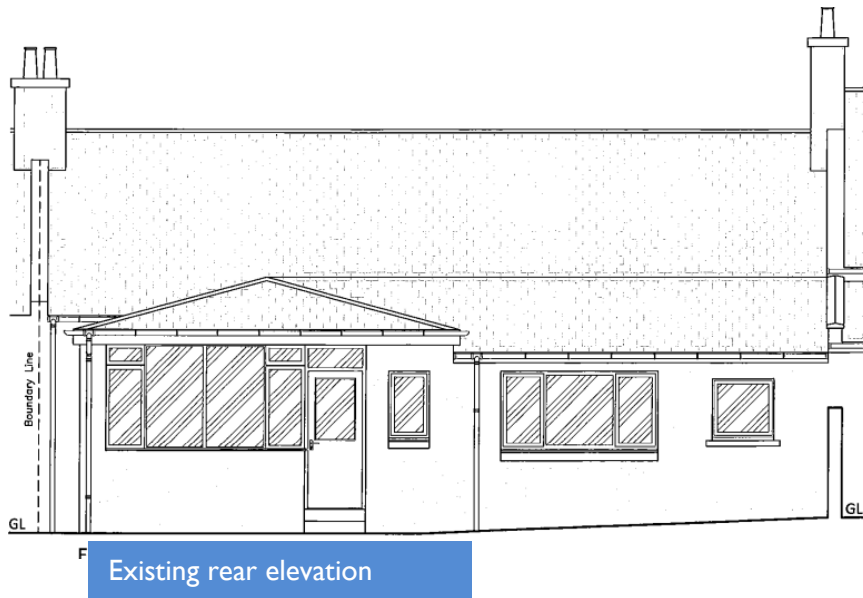
Applicant(s) :

Mr. Roy Roxburgh

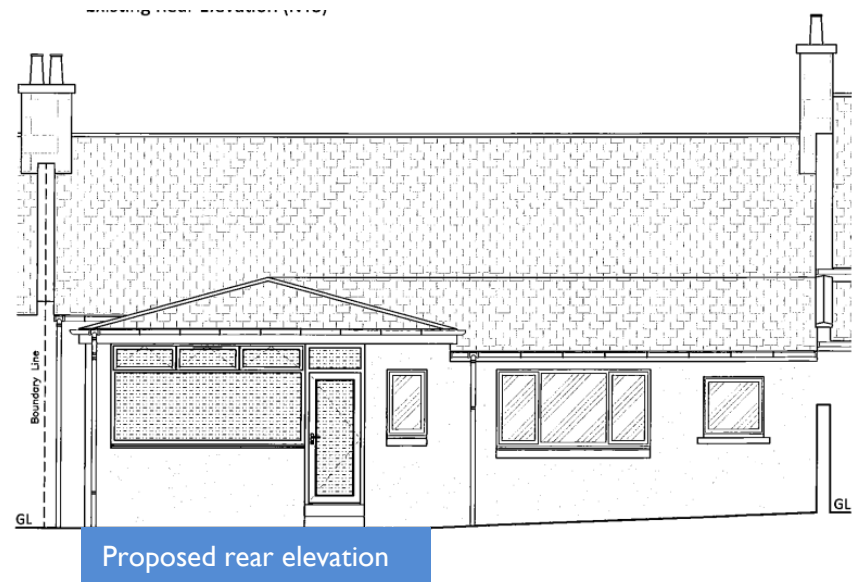
Proposal :

Replacement windows and door





Existing rear elevation



Proposed rear elevation

### KEY POINTS :

- Planning permission is sought for replacement windows and doors in the rear elevation of a property in Hawthorn Place within the Ballater conservation area;'
- The proposed windows and door would be white uPVC;
- The proposal is of a minor domestic nature and is not considered to raise issues of significance to the aims of the National Park.

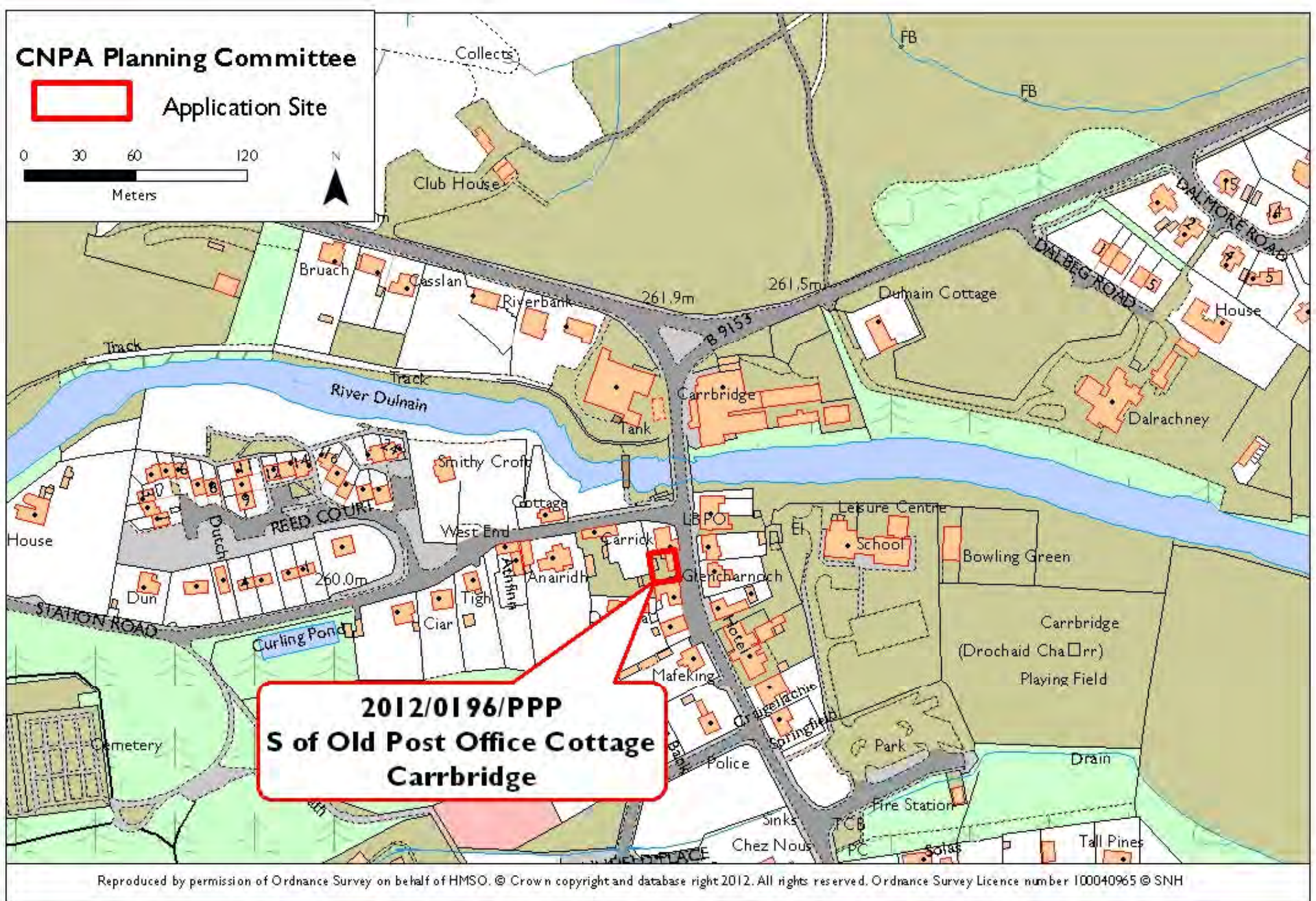
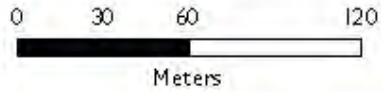
### RECOMMENDATION : NO CALL IN



**CNPA Planning Committee**



Application Site

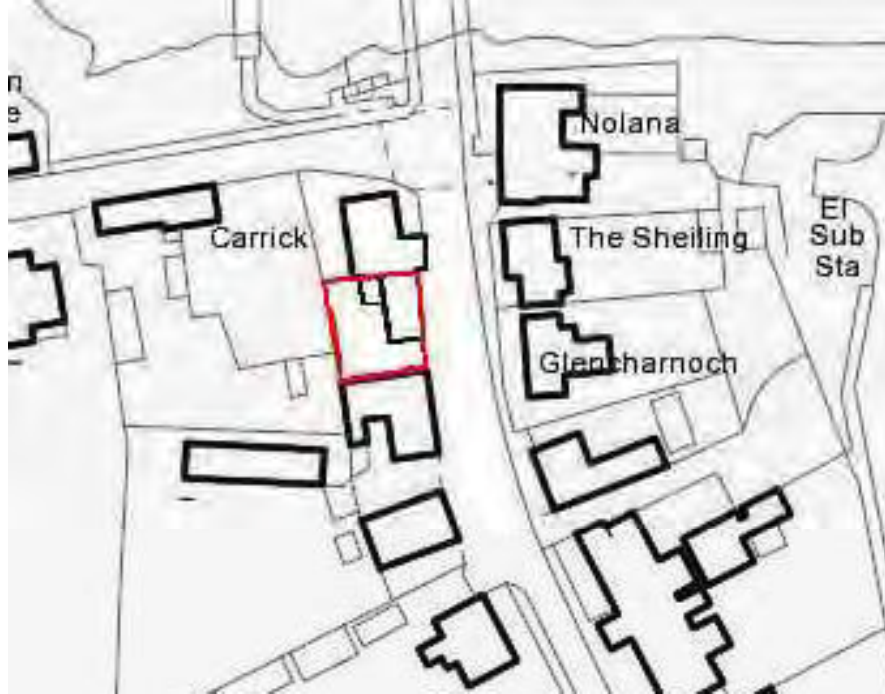


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Applicant(s) :  
Proposal :

Mr. Shaun MacBean  
Demolition of derelict building and erection of house





### **KEY POINTS :**

- Planning permission in principle is sought for the erection of a dwelling house on land to the south of the Old Post Office on the Main Street in Carrbridge;
- The land is described in the application documentation as a 'gap site' with a 'disused / derelict building' which has been vacant for several years;
- As a proposal for a single house within the settlement area of Carrbridge, the development is not considered to raise issues of significance to the aims of the National Park.

### **RECOMMENDATION : NO CALL IN**