
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 9 January 2017 2017/0001/DET to 2017/0017/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2017/0001/DET
Council ref:	16/05330/FUL
Applicant:	Winifred Yvonne Birnie
Development location:	Land 170M NE Of Corrou House, Inverdrue, Aviemore
Proposal:	Erection of covered tennis court and associated car-parking
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:	Proposal is for the construction of a new covered tennis court adjacent to existing open air tennis courts and tennis club pavilion, and for the creation of an area of associated car parking. Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0002/DET
Council ref: 16/05580/FUL
Applicant: Mr Bill Wilson
Development location: 2 Queens Houses, Glenmore, Aviemore, Highland
Proposal: 2 storey extension to rear of property
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Addition of sunroom to the front of the property, extension to rear of property, (16/02384/FUL). Application returned.
Background Analysis: Proposal is for the erection of an extension to rear of existing dwellinghouse to provide additional living space. Type 2: Householder developments – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0003/NOT
Council ref: 16/05576/PNO
Applicant: Mr George Pirie
Development location: Chapelpark Farm, Lynchat, Kingussie, Highland
Proposal: Prior notification for farm-related building works (non-residential) (lambing shed, storage shed for tractor and tools)
Application type: Agricultural and Forestry Notification
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is no recent planning history.
Background Analysis: Application is a Prior Notification for the erection of an agricultural shed to be used for lambing and as a store for farm tools and vehicles. Type: Prior Notification applications. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0004/DET
Council ref: 16/05568/FUL
Applicant: Mr And Mrs M Mainz
Development location: Willow Woods, Alvie Estate, Kincaig, Kingussie
Proposal: Proposed accommodation pod and garage conversion to photography training studio
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: Proposal is for the erection of 1 no. bedroom guest accommodation eco-pod within the garden grounds of an existing dwellinghouse. Proposal also seeks permission for the conversion of an existing garage to form a photography training studio. Type2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0005/DET
Council ref: APP/2016/3257
Applicant: Scottish Natural Heritage
Development location: Knockie Viewpoint, Firmouth Road, Glen Tanar, Aberdeenshire
Proposal: Formation of Viewing Area including Installation of Seating, Stone Wall Interpretation Structures and Footpaths
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: Proposal is for the construction of a small scale formal viewing area within an existing nature reserve, to include: stone surfaced viewing area, seating, interpretation panel and short sections of access paths. Type 2: small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0006/DET
Council ref: 16/05619/FUL
Applicant: Mr And Mrs M Shepherd
Development location: Tom-baraidh, Ardbroilach Road, Kingussie, Highland
Proposal: Removal of hipped roof to house and new slated pitched roof formed. Two extensions erected and garage to be removed with new carport and store being formed
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: Proposal is for alterations and extensions to existing dwellinghouse, to include: replacement of existing hipped roof with standard pitched roof, small scale extensions to front and rear elevations, and, replacement of existing garage with detached car port and store. Type 2: Householder developments – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0007/DET
Council ref: 16/05517/FUL
Applicant: Mr Duncan Wink
Development location: Land 10M West Of, Daytona Court, East Terrace, Kingussie
Proposal: Erection of new dwellinghouse and detached garage
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:
- Erection of house (outline) (08/00160/OUTBS)
- Erection of house (Renewal of permission 08/160/OUTBS) (11/03183/PIP)
- Erection of house (Renewal of permission 08/160/PUTBS) (14/04775/PIP)
Background Analysis: All approved by the Local Authority. Proposal is for the erection of a single 3no. bedroom dwellinghouse with detached garage within settlement of Kingussie. Planning permission in principle has previously been granted for a single dwellinghouse at this location. Type 2: Housing – four or less residential units within a settlement. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0008/DET
Council ref:	16/05607/FUL
Applicant:	Speyside Trust
Development location:	Speyside Trust, Badaguish Outdoor Centre, Glenmore, Aviemore
Proposal:	Retain existing established 10.no wigwam accommodation and associated landscaping (Renewal of permission 2015/0375/DET (15/04219/FUL))
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	The proposal is directly related to the continuing development of the Badaguish complex and raises issues of potential significance to the collective aims of the National Park.
Planning History:	<p>There is an extensive planning history associated at this location which most recently includes:</p> <ul style="list-style-type: none"> - 2016/0092/DET, 16/01368/FUL: Erection of building to provide accessible cooking and toilet facilities for wigwams, siting of temporary portaloo facilities and formation of parking are for bike park (amended proposal, ref: 16/004580/FUL, 2016/0042/DET). Approved by CNPA - 2016/0042/DET, 16/00450/FUL: Erection of timber building providing accessible cooking & toilet facilities local to the new wigwams. Application withdrawn - 2015/0375/DET, 15/04219/FUL: Temporary use of land for siting of 10no wigwams (retrospective application). Approved by CNPA - 2015/0132/DET, 15/01351/FUL : Alter the shape of the previously consented grassed camping area and revise the access paths around this, Alter the route and location of the previously consented mountain bike trail. Approved by CNPA - 2015/0133/DET, 15/01352/FUL : Alter the location of 12 no. timber wigwam camping units of 35no originally consented units and move them closer to the existing on site facilities. The overall number of units will remain the same and the remaining 23 no units under the original consent will be erected in the originally consented location. Approved by CNPA - 2012/0130/DET: Application under Section 42 to vary condition 1 (ref: 10/01649/FUL, 10/107/CP) relating to time limits. Approved by CNPA - 2011/0206/DET, 11/02361/FUL: Erection of 35 wooden wigwams, on site activity area/canvas tent area and mountain bike free ride trail. Approved by CNPA <p>10/107/CP, 10/01649/FUL: Temporary use of ground for siting pre-fabricated 10 timber wigwam tents (revised application. Approved by CNPA</p>
Background Analysis:	<p>Proposal seeks to renew the temporary permission for siting of 10 wigwams permitted under ref. 2015/0375/DET for a further 3 years. Time extension is proposed to accommodate ongoing phased development of the wider site which will include resiting/removal of these 10 wigwams. Type: Other.</p> <p>Considered to raise issues of significance to the collective aims of the National Park.</p>

CNPA ref: 2017/0009/DET
Council ref: 16/05650/FUL
Applicant: Malthurst Limited
Development location: Filling Station, 62 Grampian Road, Aviemore, Highland
Proposal: Redevelopment of the whole facility with new below ground tanks, new canopy and new sales building
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:
- Alterations to sales shop, installation of new shop front, alterations to elevations, provision of external plant area and bin store and provision of an externally accessed toilet block (16/03472/FUL). Application returned.
- Display of illuminated sign (08/00153/ADVBS). Refused by the Local Authority.
- Internally illuminated fascia advertisement (06/00230/ADVBS). Refused by the Local Authority.
Illuminated canopy fascia advertisement (06/00226/ADVBS). Approved by the Local Authority.
Background Analysis: Proposal is for the redevelopment of an existing petrol station to include installation of underground tanks and replacement pumps, erection of replacement forecourt canopy, and erection of replacement retail building. Type: Other. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0010/DET
Council ref: 16/05613/FUL
Applicant: Mr Josh Horton
Development location: 27 Kylintra Crescent, Grantown-on-Spey, Highland, PH26 3ES
Proposal: Proposed 2 and 1/2 storey gable end side extension to an existing semi-detached property
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Alterations and extensions (15/01021FUL). Approved by the Local Authority.
Background Analysis: Proposal is for an extension to the gable elevation of an existing dwellinghouse to provide a garage and additional living space. An existing garage to the rear is to be removed. Type 2: Householder developments - small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0011/DET
Council ref: 16/05632/FUL
Applicant: Mr Craig Lambie
Development location: Speyside Heather Garden And Visitor Centre, Skye Of Curr Road, Dulnain Bridge, Grantown-On-Spey
Proposal: Reinstatement and erection of a new building to replace existing Garden and Visitor Centre which was destroyed by fire on 25th April 2016
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Conservatory extension (01/00041/FULBS). Approved by the Local Authority
Background Analysis: Proposal is for the erection of a replacement garden centre building, within an existing commercial site, to replace previously existing building which was destroyed by fire. Type: Other. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0012/ADV
Council ref: 16/05685/ADV
Applicant: Highland Home Centre
Development location: Land At Dalfaber Industrial Estate, Aviemore
Proposal: Advertisement of the following types: Advance Sign
Application type: Advertisement Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is no recent planning history.
Background Analysis: Proposal is for advertisement consent for the erection of a single non-illuminated aluminium sign at entrance to industrial estate. Type 2: Advertisement consent applications. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0013/NOT
Council ref: APP/2016/3470
Applicant: A J Adams
Development location: Land To East Of Dry Lea, Eastfield Farm , Tullich, Ballater
Proposal: Erection of Agricultural Building
Application type: Agricultural and Forestry Notification
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Erection of agricultural building (APP/2005/1974). Prior approval not required, Local Authority decision.
Background Analysis: Application is a Prior Notification for the erection of a concrete and cladding agricultural building at an established farm. Type: Prior Notification applications. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0014/NOT
Council ref: APP/2016/3492
Applicant: Mr Neil Fraser
Development location: Balnault, Crathie, Ballater, Aberdeenshire
Proposal: Erection of Agricultural Shed
Application type: Agricultural and Forestry Notification
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is no recent planning history.
Background Analysis: Application is a Prior Notification for the erection of an agricultural building required for housing cattle in winter and storage of farming goods during summer. Type: Prior Notification applications. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0015/DET
Council ref: APP/2016/3334
Applicant: Mr Arthur McCabe
Development location: 4 School Road, Braemar, Aberdeenshire, AB35 5ZS
Proposal: Erection of Garden Shed and Replacement Boundary Fence (Retrospective) and Installation of Flue
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: Proposal seeks permission for the erection of a workshop/shed and replacement of boundary fence to rear of existing dwellinghouse and installation of a wood burning stove and associated flue. Type 2: Householder developments – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0016/DET
Council ref: APP/2016/3451
Applicant: Scottish Natural Heritage
Development location: Path South West Of , Burn O Vat Visitor Centre, Dinnet, Aboyne
Proposal: Replacement footbridge on new foundations
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning associated with the site includes:
- Extension and alterations to existing visitor centre (APP/2006/0920, 06/099/CP). Approved by CNPA
- Extension and alterations to existing visitor centre (APP/2008/1321). Approved by the Local Authority
- Extension of existing car park (APP/2010/3112, 10/359/CP). Approved by CNPA.
Erection of detached garage (APP/2011/2277). Approved by the Local Authority
Background Analysis: Proposal is for the replacement of an existing small scale timber footbridge with a similar structure on concrete supports. Type: Other. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0017/DET
Council ref: 16/05671/FUL
Applicant: A W Laing Ltd
Development location: Land 40M North Of An Teallach, Nethy Bridge, Highland, PH25 3DF
Proposal: Erection of house
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: Proposal is for the erection of a single 3no. bedroom dwellinghouse at land adjacent to an existing rural grouping close to the settlement of Nethy Bridge. Type 2: Housing – up to two residential units outside a settlement. 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