

# 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](#)

[Angus Council](#)

[Highland Council](#)

[Moray Council](#)

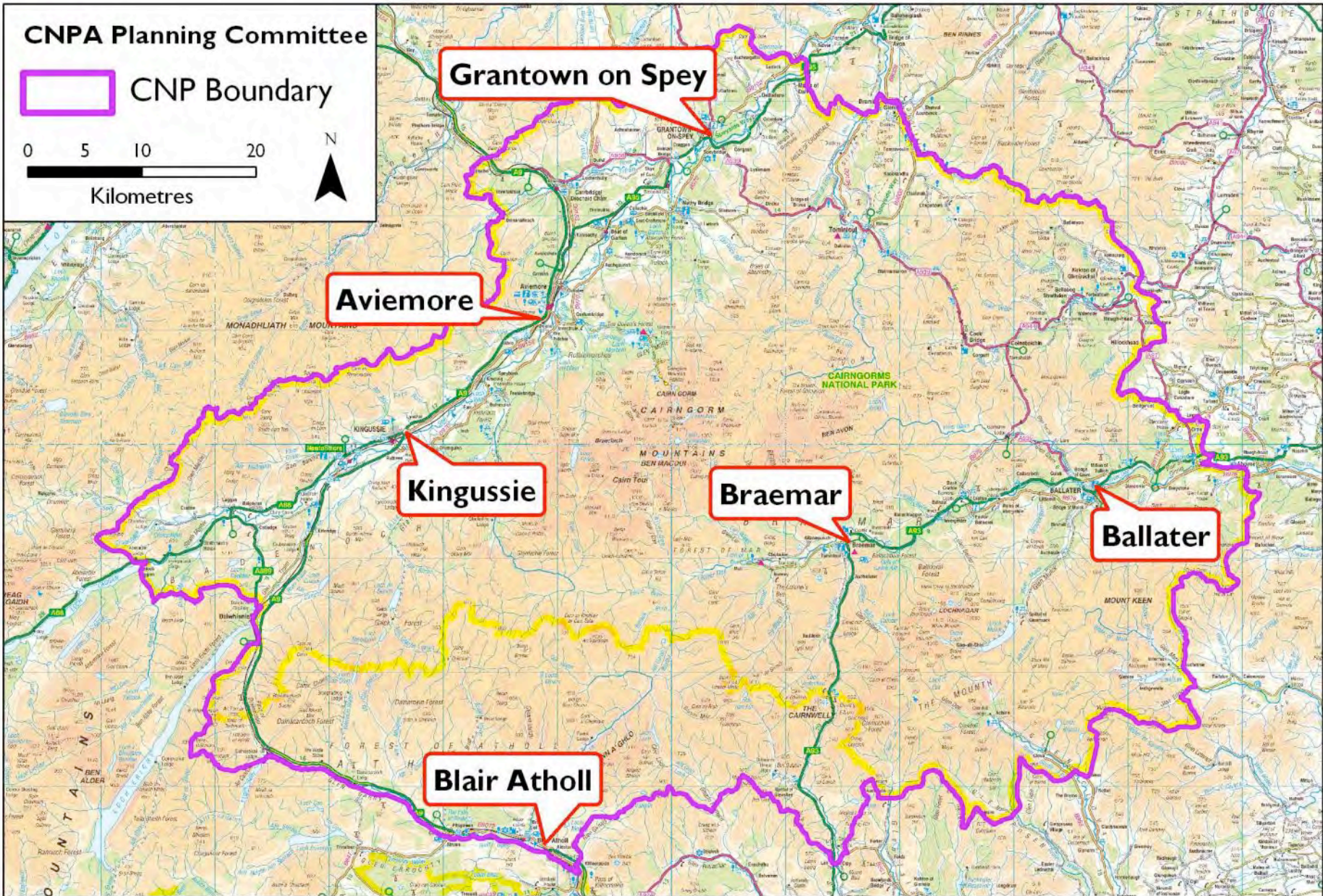
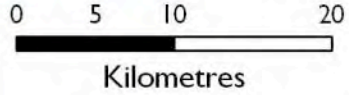
[Perth & Kinross Council](#)

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.



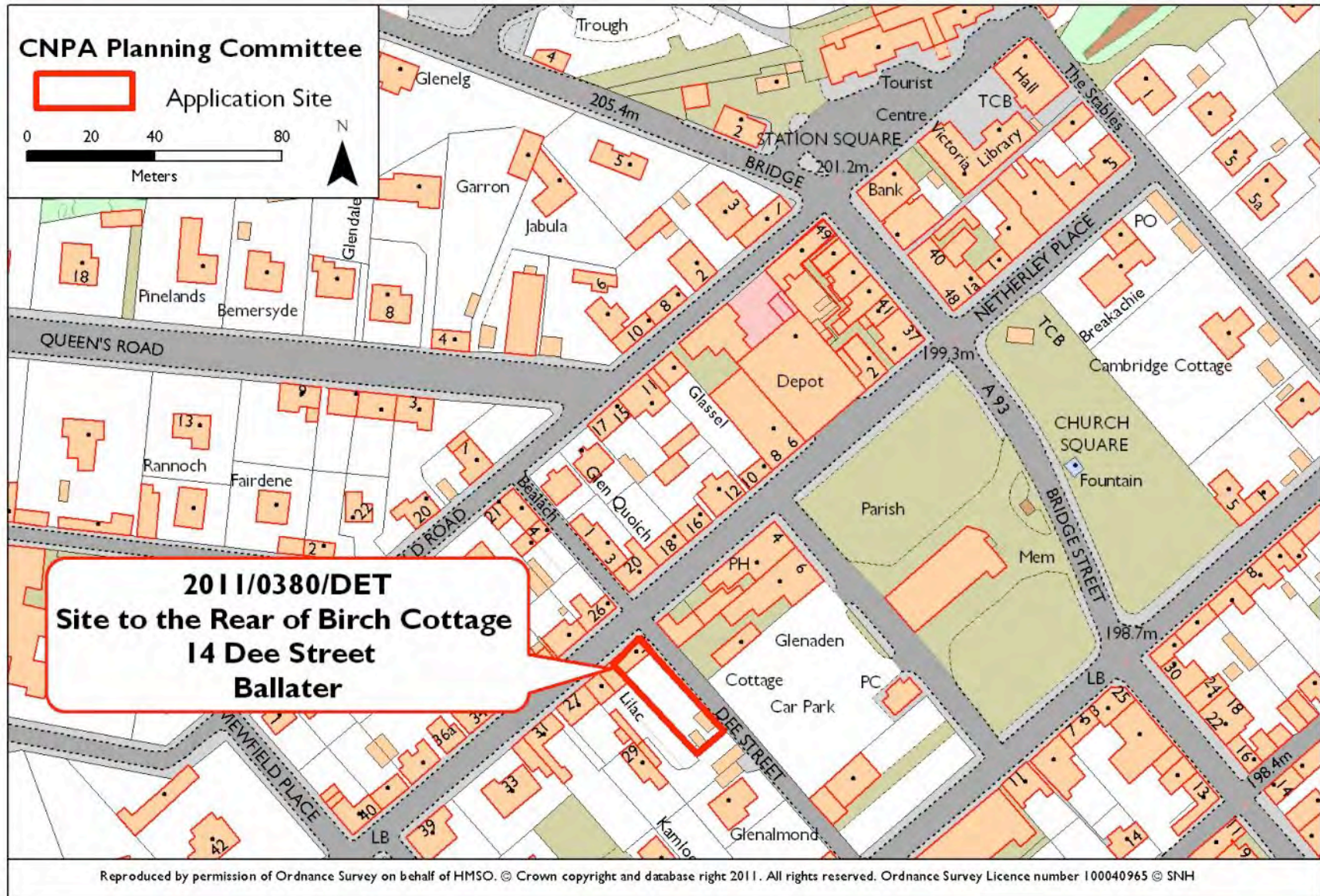
CNPA Planning Committee

 CNP Boundary



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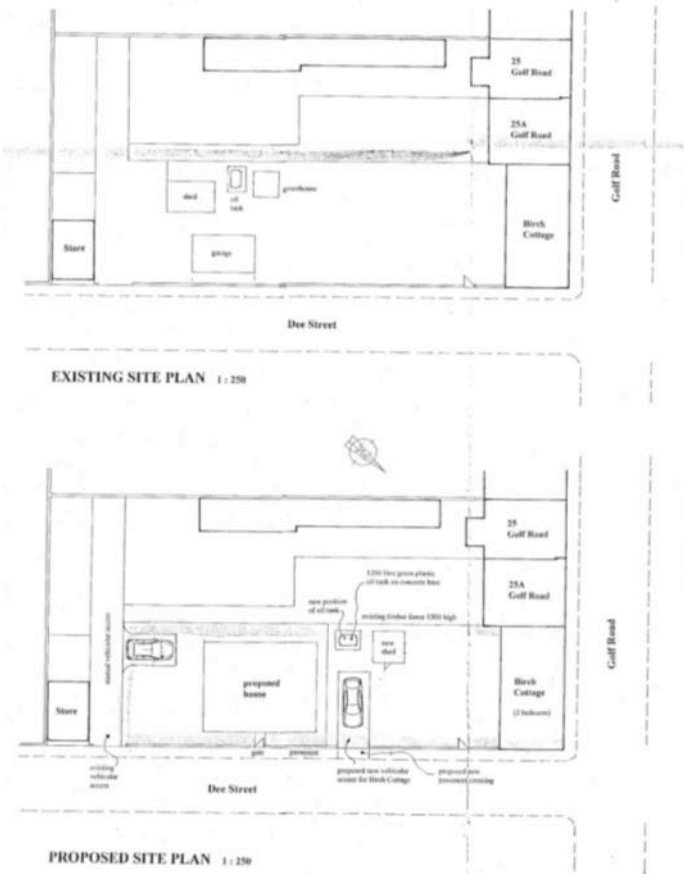


Applicant(s) :

Ms. Eileen Collins

Proposal :

Feu split and erection of dwelling house, creation of new vehicular access, erection of shed and re-siting of oil tank.



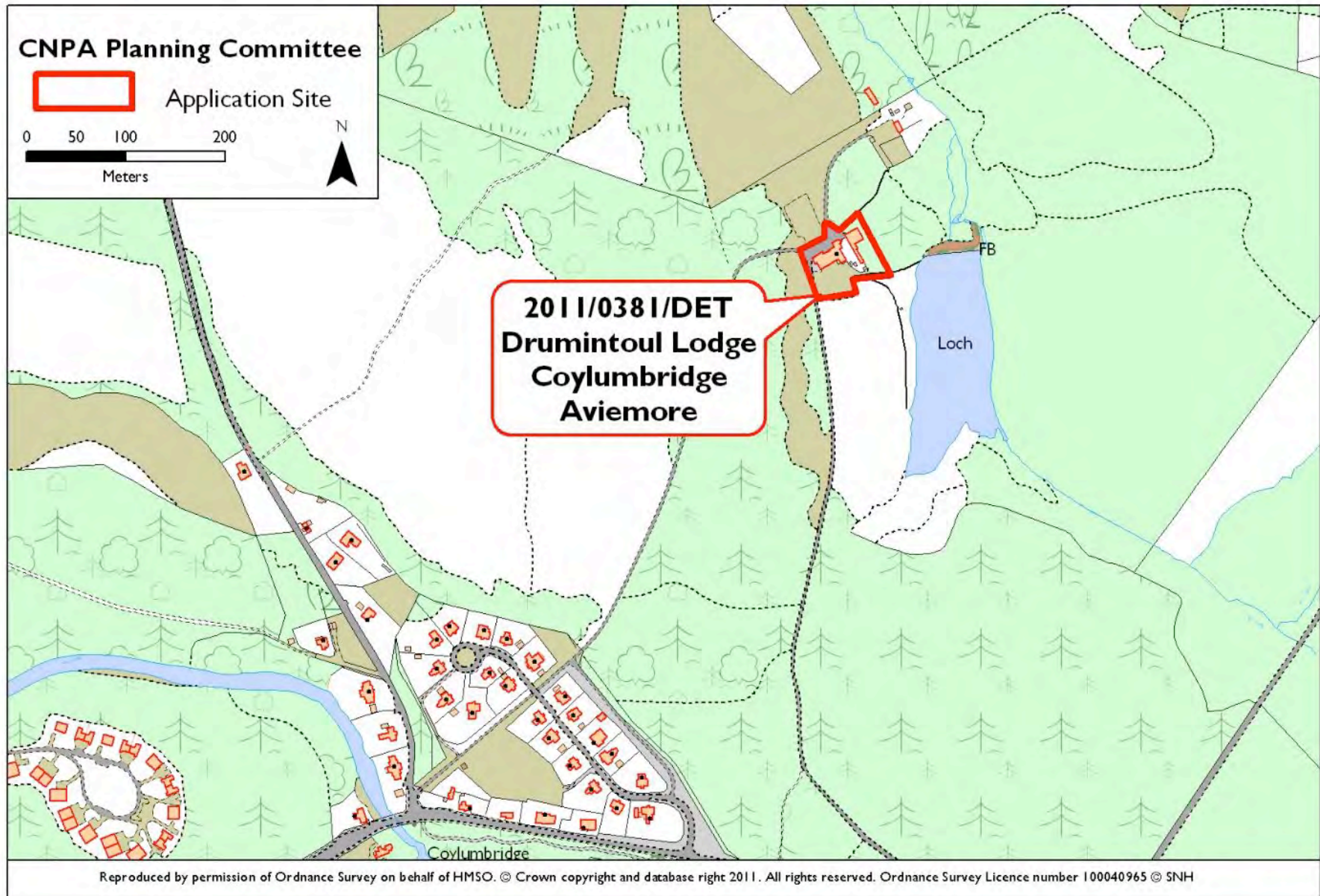
### KEY POINTS :

- Planning permission is sought for the subdivision of a feu (rear garden) associated with an existing terraced dwelling house and the erection of a new dwelling house. The proposal would also result in the creation of a new vehicular access, the erection of a new shed and the re-siting of an oil tank, all of which would serve the existing dwelling house;
- The subject site is on Dee Street, within the Ballater Conservation Area;
- The proposal for a single dwelling house within the settlement and in the vicinity of existing residential properties, is not considered to raise issues of significance to the aims of the National Park.

### RECOMMENDATION : NO CALL IN

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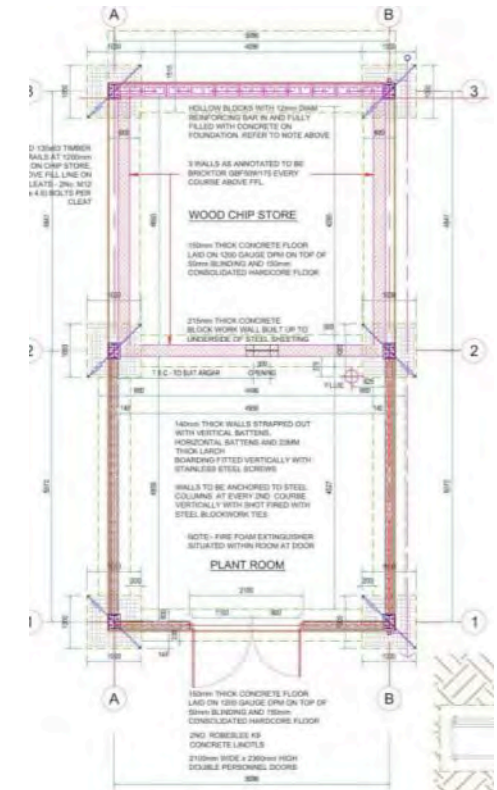


Applicant(s) :

Rothiemurchus Estate

Proposal :

Wood chip fuel store and boiler room



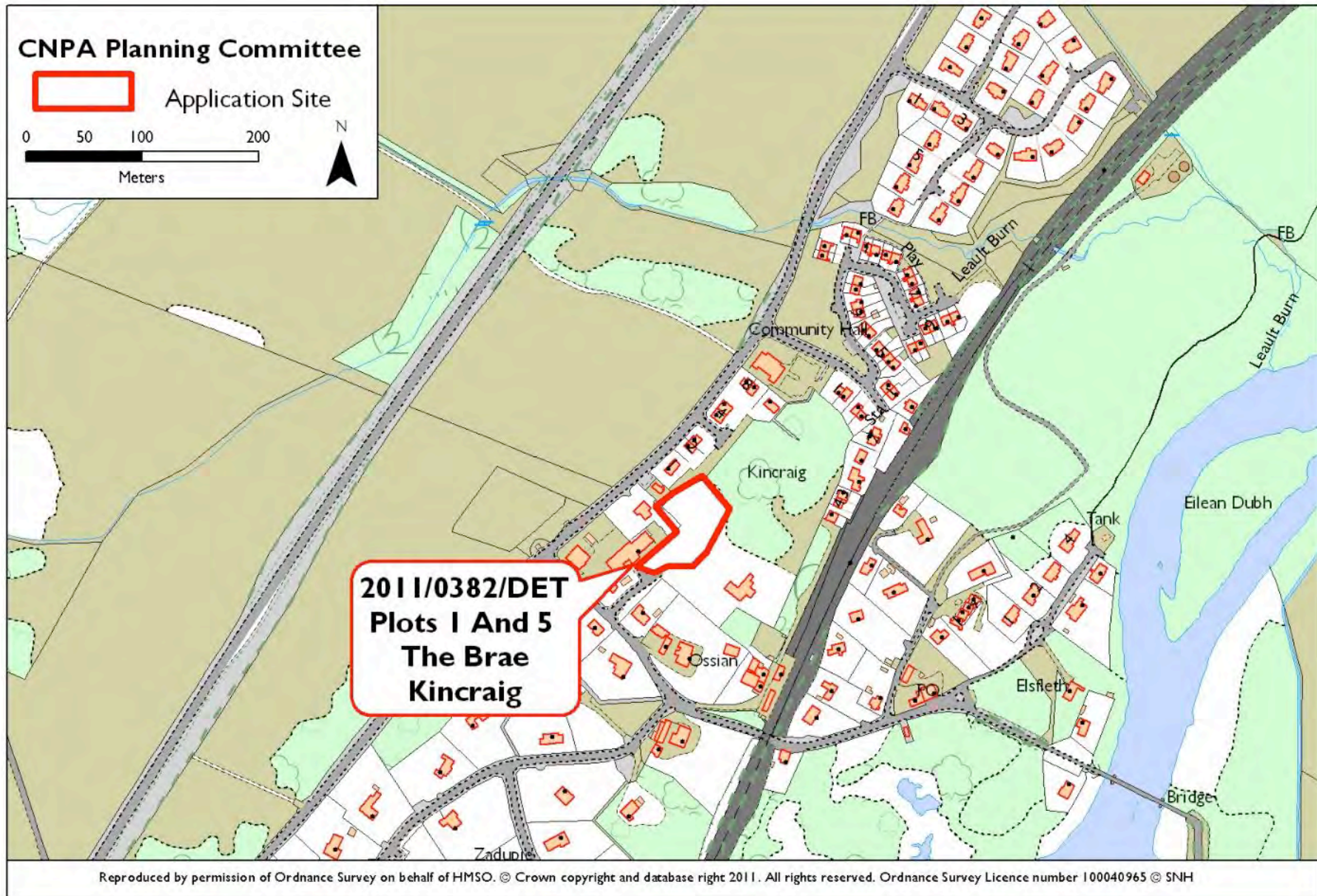
### KEY POINTS :

- Planning permission is sought for the erection of a wood chip fuel store and boiler room, in a new detached timber clad building, on land adjacent to Drumintoul Lodge, Coylumbridge;
- The new building would be sited in the vicinity of existing outbuildings;
- Larch cladding would be used on the exterior of the new building;
- The proposed development is of a relatively minor nature in the context of its surroundings and it is not considered to raise issues of significance to the aims of the National Park.

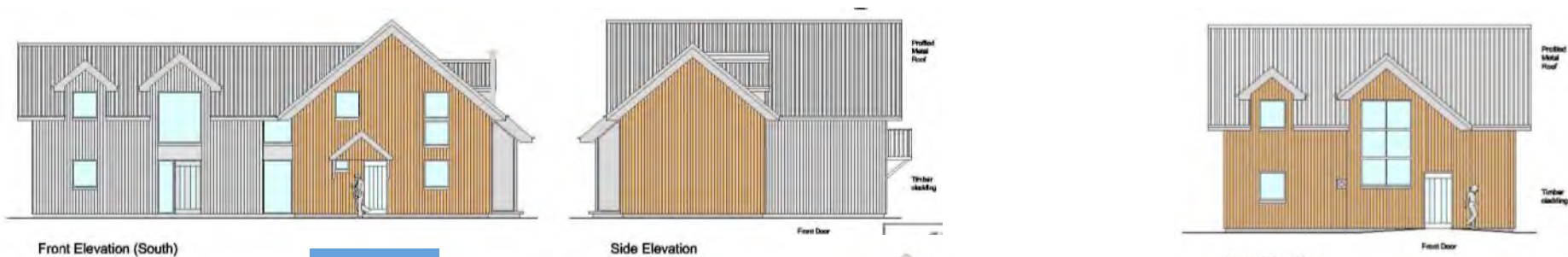
### RECOMMENDATION : NO CALL IN

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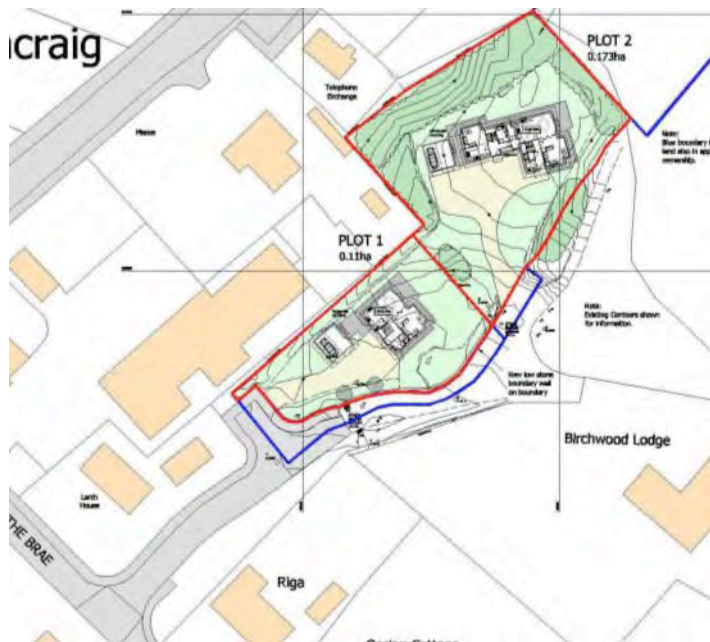


Applicant(s) : Allan Munro Construction  
 Proposal : Erection of two houses (one with additional “granny flat”) and garages



Plot 2

Plot 1



Proposed garage – plots 1 and 2

**KEY POINTS :**

- Outline planning permission has previously been granted for the development of plots at The Brae in Kinraig. Infrastructure, including the access road, has been developed and housing has been constructed on some of the sites;
- Detailed planning permission is sought for the erection of a dwelling house on plot no's 1 and 2, as well as a detached garage on each plot;
- Each of the dwellings and are a dormer design, with an external timber clad finish;
- The dwelling house design on plot 2 also incorporates a 'granny flat'.

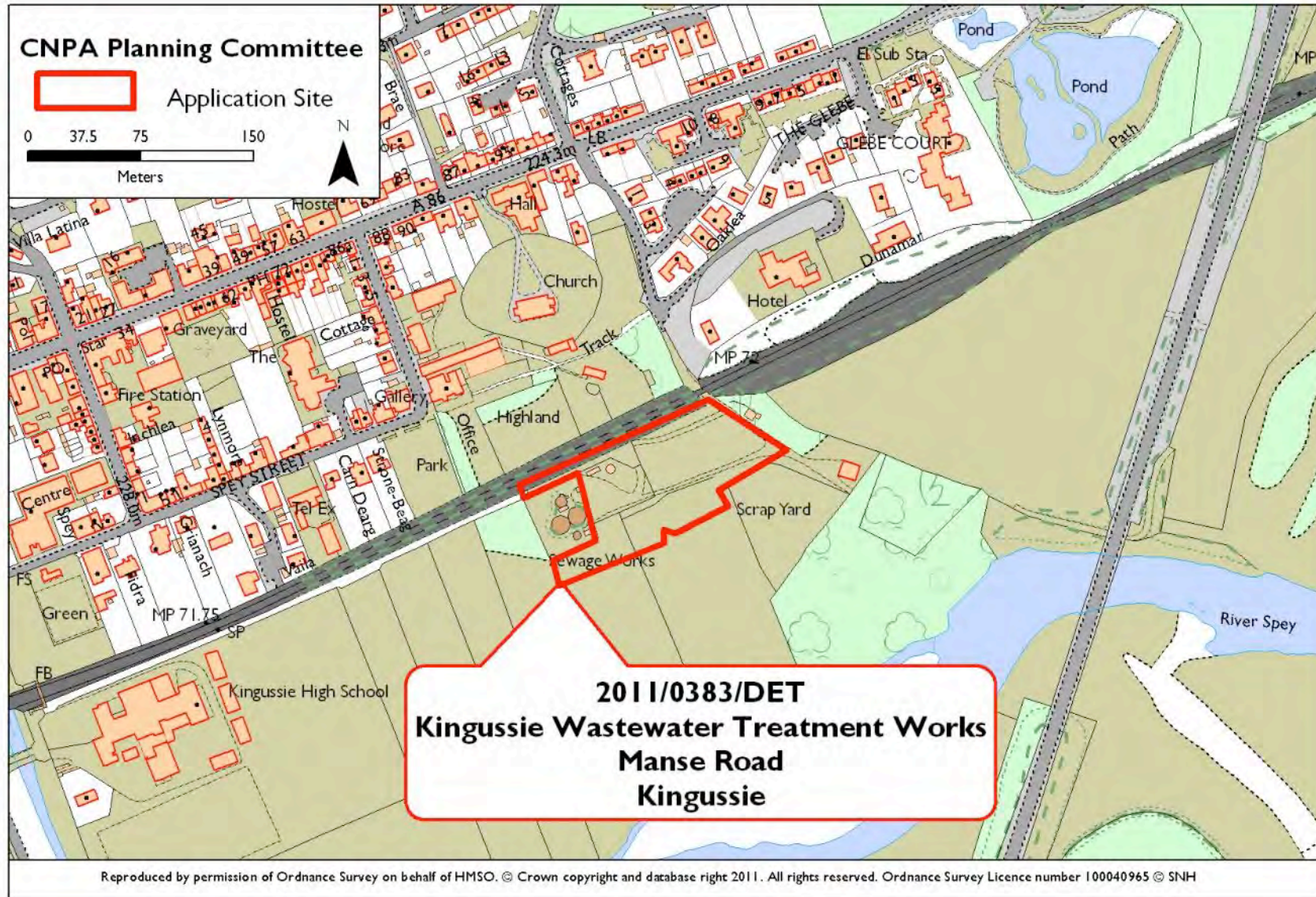
- The proposal is on land on which the principle of residential development has previously been established and it is located within the settlement of Kinraig;
- The proposal is not considered to raise issues of significance to the aims of the National Park.

**RECOMMENDATION : NO CALL IN**

**RECOMMENDED COMMENT :** A core path (LBS128) is located adjacent to the proposed sites. The path should be kept free of obstruction during the course of construction and at all times thereafter.

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Applicant(s) : Scottish Water Shared Services  
 Proposal : Construction of additional wastewater treatment infrastructure associated with upgrading Wastewater Treatment Works (revised proposals)





### KEY POINTS :

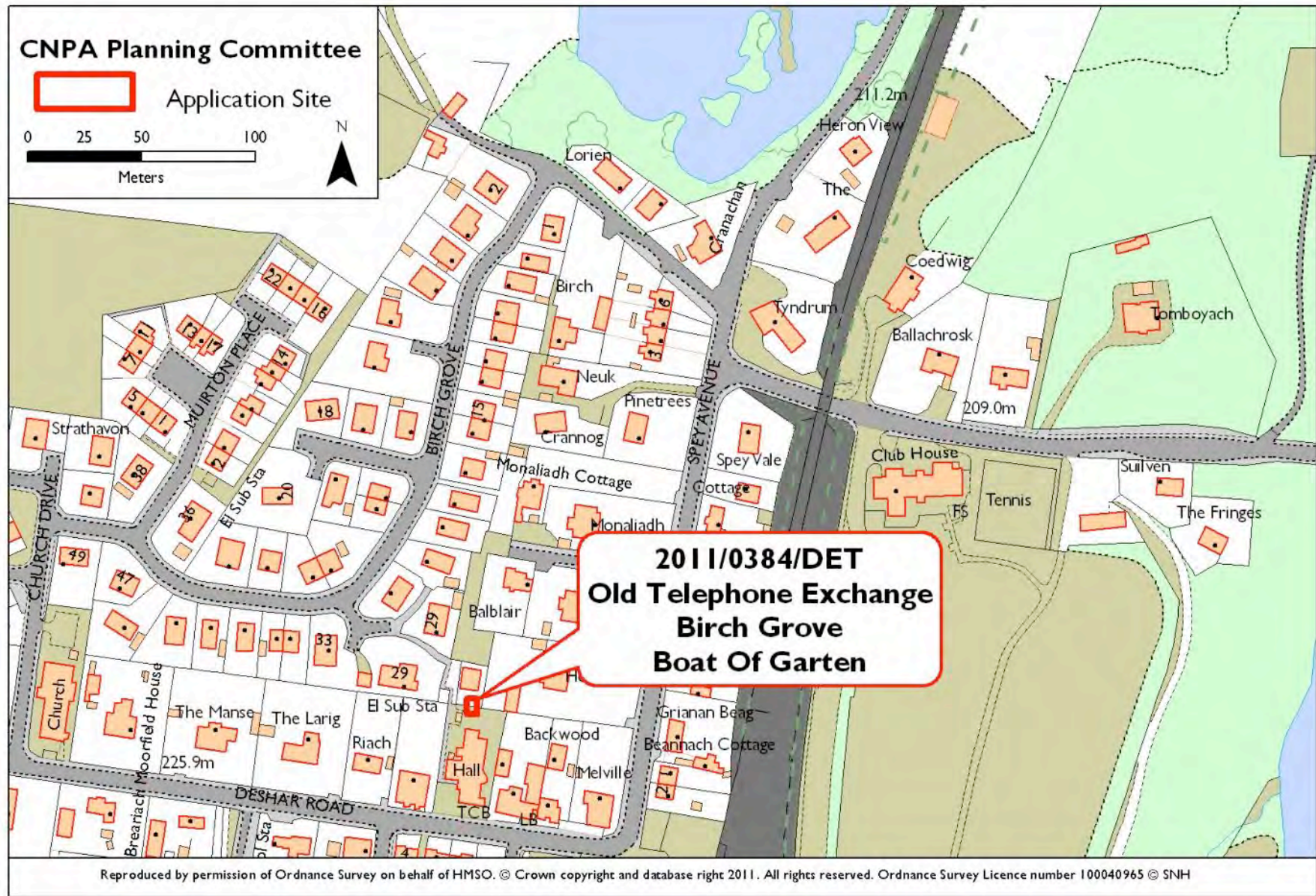
- CNPA previously granted planning permission at the subject site (CNPA ref. no. 09/255/CP) for a similar development;
- Planning permission is now sought for a revised proposal at the wastewater treatment site;
- Having regard to the nature of the proposal, and the impact of the development on existing vegetation in the area, it is considered to raise issues of significance to the aims of the National Park. This is consistent with the decision to call in the previous application in 2009.

### RECOMMENDATION : CALL IN

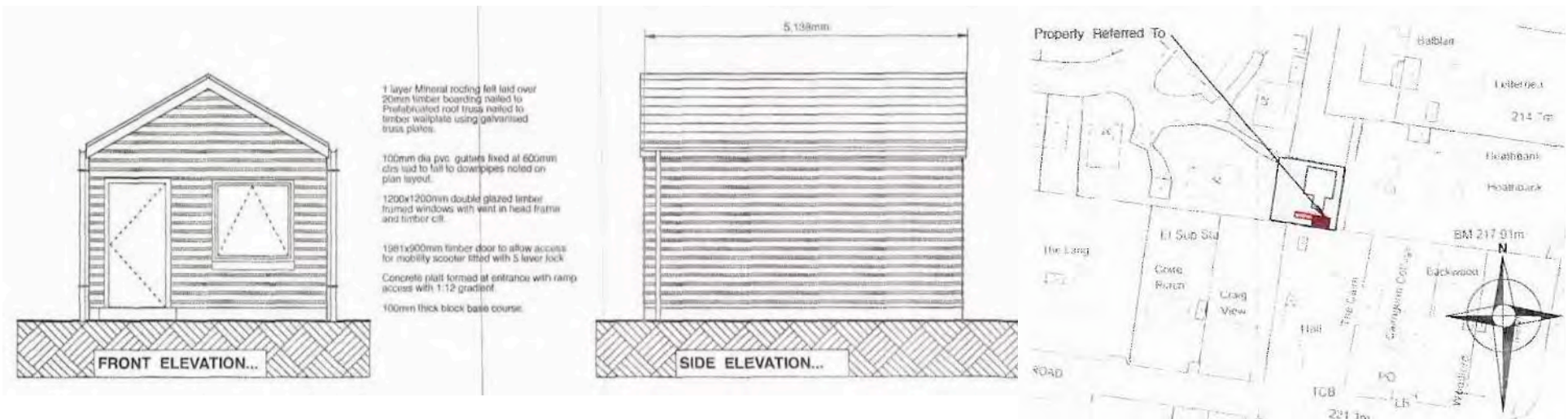
**CALL IN REASON :** The development involves significant upgrading and extension of the existing Waste Water Treatment Works, which would involve the construction of additional infrastructure in the form of storage tanks, pumping stations and other associated plant equipment alongside substantial landscaping proposals. The proposal, located on the edge of the settlement, would significantly alter the character and appearance of the immediate area. As such it is considered to raise issues in terms of landscape, natural and cultural heritage, social and economic considerations and other site sensitivities and is therefore of significance to the collective aims of the National Park.

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Applicant(s) : Mr. James McAdam  
 Proposal : Erection of garage to house mobility scooter



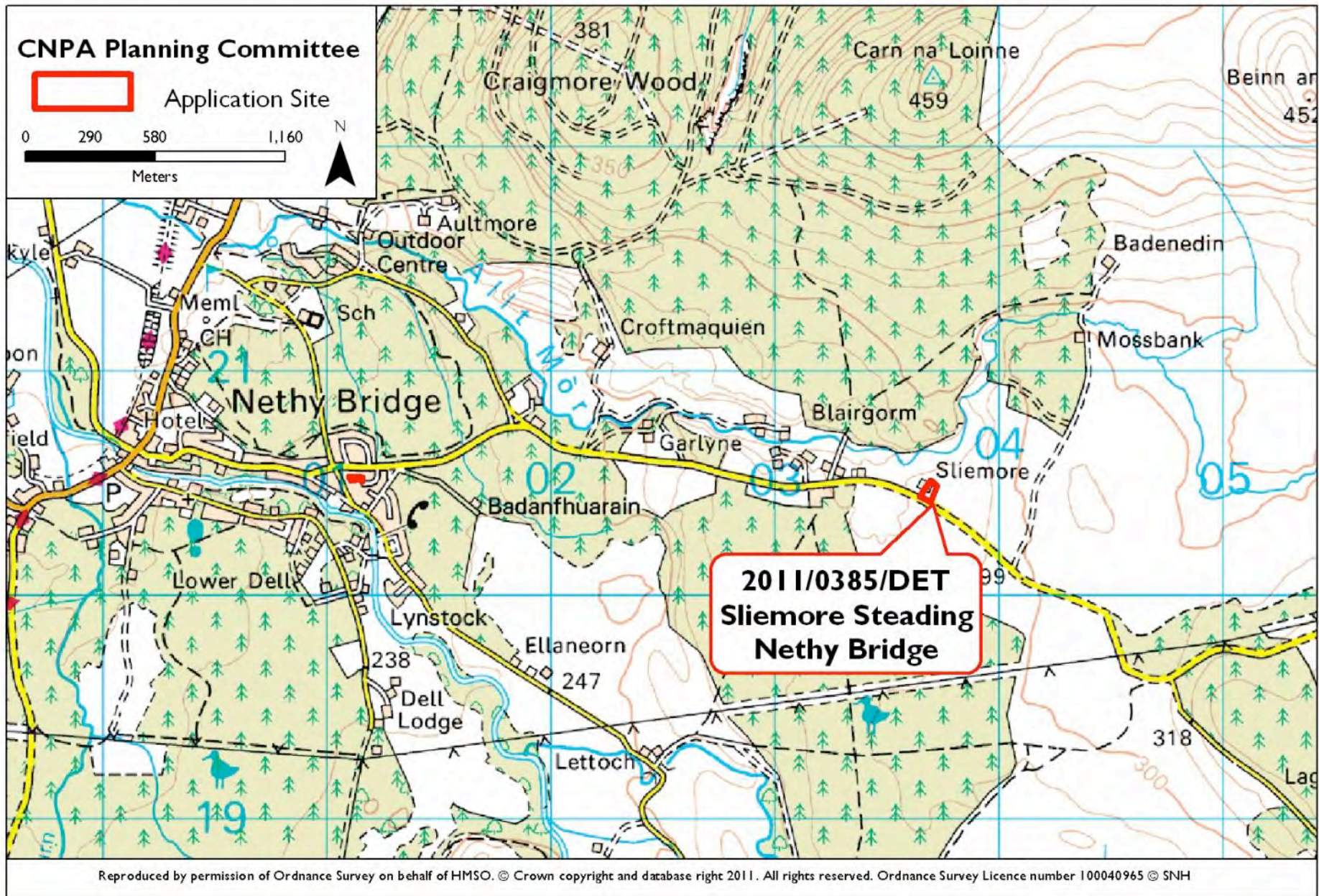
### KEY POINTS :

- Planning permission is sought for the erection of a garage within the garden ground of a detached residential property in Boat of Garten;
- The proposed structure is limited in size (5m x 3.5m) and is intended to accommodate a mobility scooter;
- External walls would have a weatherboard finish, and mineral felt would be used on the roof;
- The proposed development is of a minor domestic scale and is not considered to raise issues of significance to the aims of the National Park.

### RECOMMENDATION : NO CALL IN

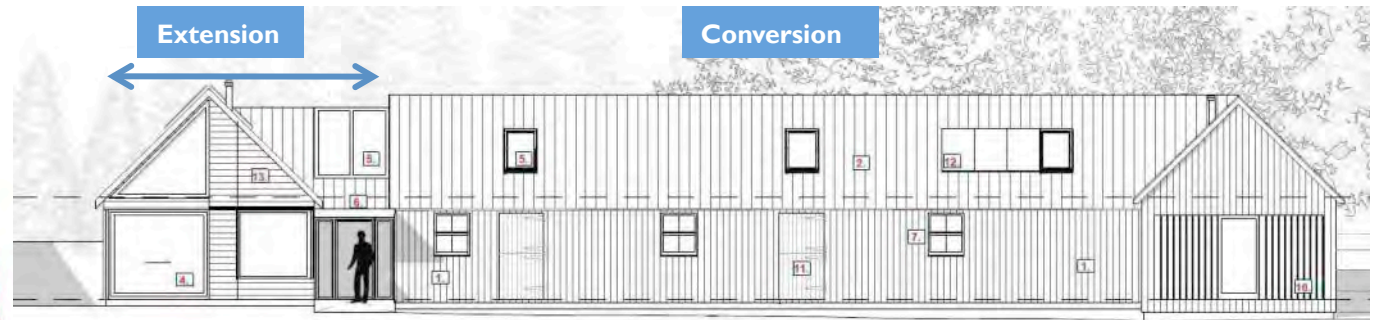
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Applicant(s) : Mr. Edmund Metcalfe  
 Proposal : Alterations, extension and conversion of existing steading to house





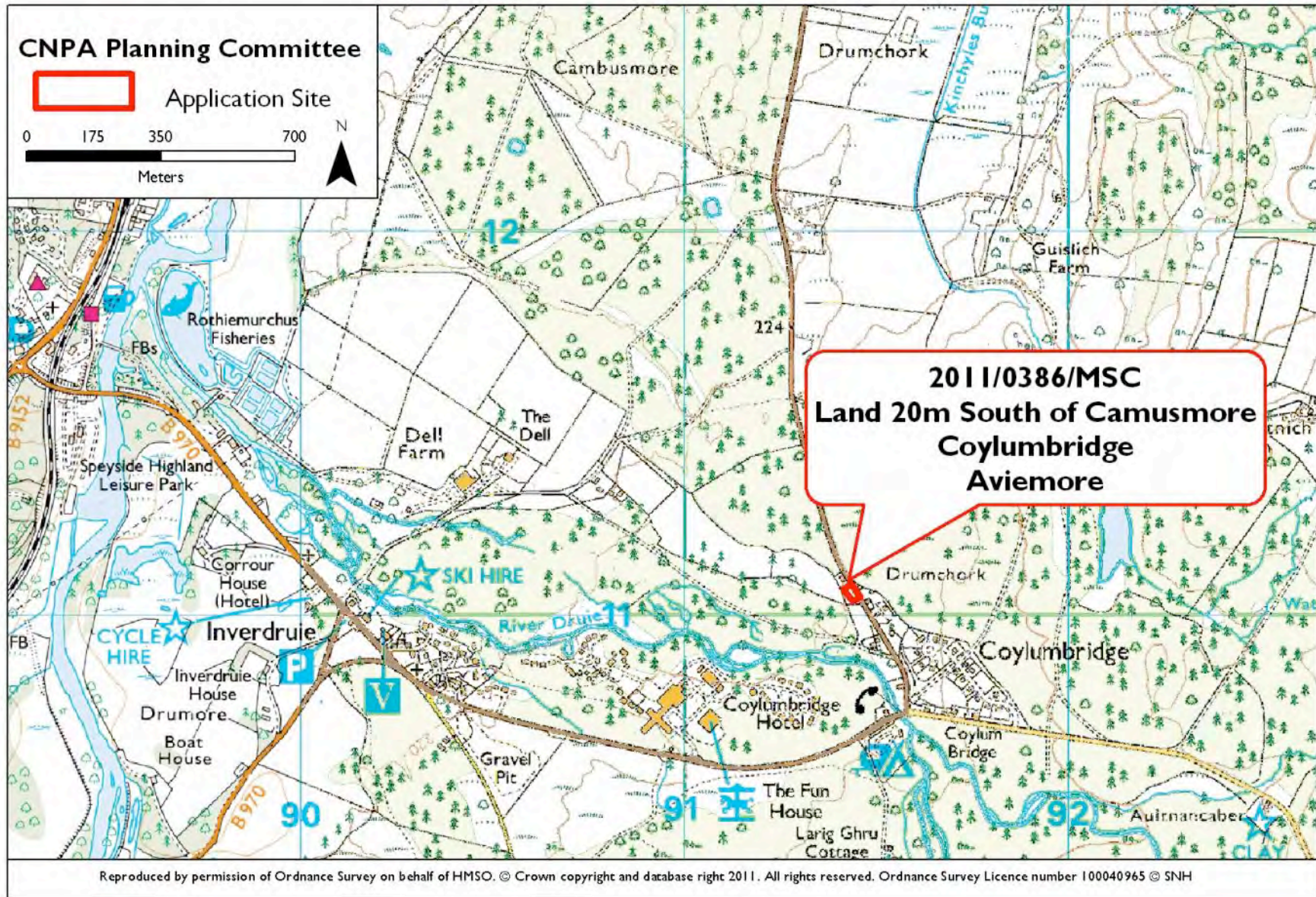
### KEY POINTS :

- Planning permission is sought for alterations, extension and conversion of an existing steading to form a dwelling house;
- The existing L shaped steading has a timber clad frontage, with stonework evident to the rear;
- The proposed conversion would involve retaining and refurbishing the steading, and introducing only a limited number of new openings into the original building. The existing structure would accommodate bedroom and bathroom facilities;
- An extension is also proposed on the western end of the steading, which would accommodate an open plan kitchen, living and dining space;
- The proposed conversion is sympathetic to the character of the original structure and is not considered to raise issues of significance to the aims of the National Park.

### RECOMMENDATION : NO CALL IN

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Applicant(s) : Mr. Graham Lonie  
 Proposal : Erection of house





**KEY POINTS :**

- The erection of a dwelling house is proposed in this application which seeks approval of matters specified in conditions. Outline planning permission for a dwelling house was granted on the site, with Highland Council, in 2009;
- The outline planning application was not called in by the CNPA. Comment was made by the CNPA in which it was recognised that the site was within the settlement envelope of Coylumbridge. It was also recommended in the interests of conserving and enhancing the natural and cultural heritage of the area, that the scale and design of any dwellinghouse permitted on the proposed site is limited to closely reflect the scale and proportions of houses in the immediate vicinity;
- The proposed dwelling house would have a roughcast finish, with a slate roof. The proposal would also incorporate photo voltaic panels;
- The proposal for a single dwelling house on a site on which the principle of residential development has already been established is not considered to raise issues of significance to the aims of the National Park.

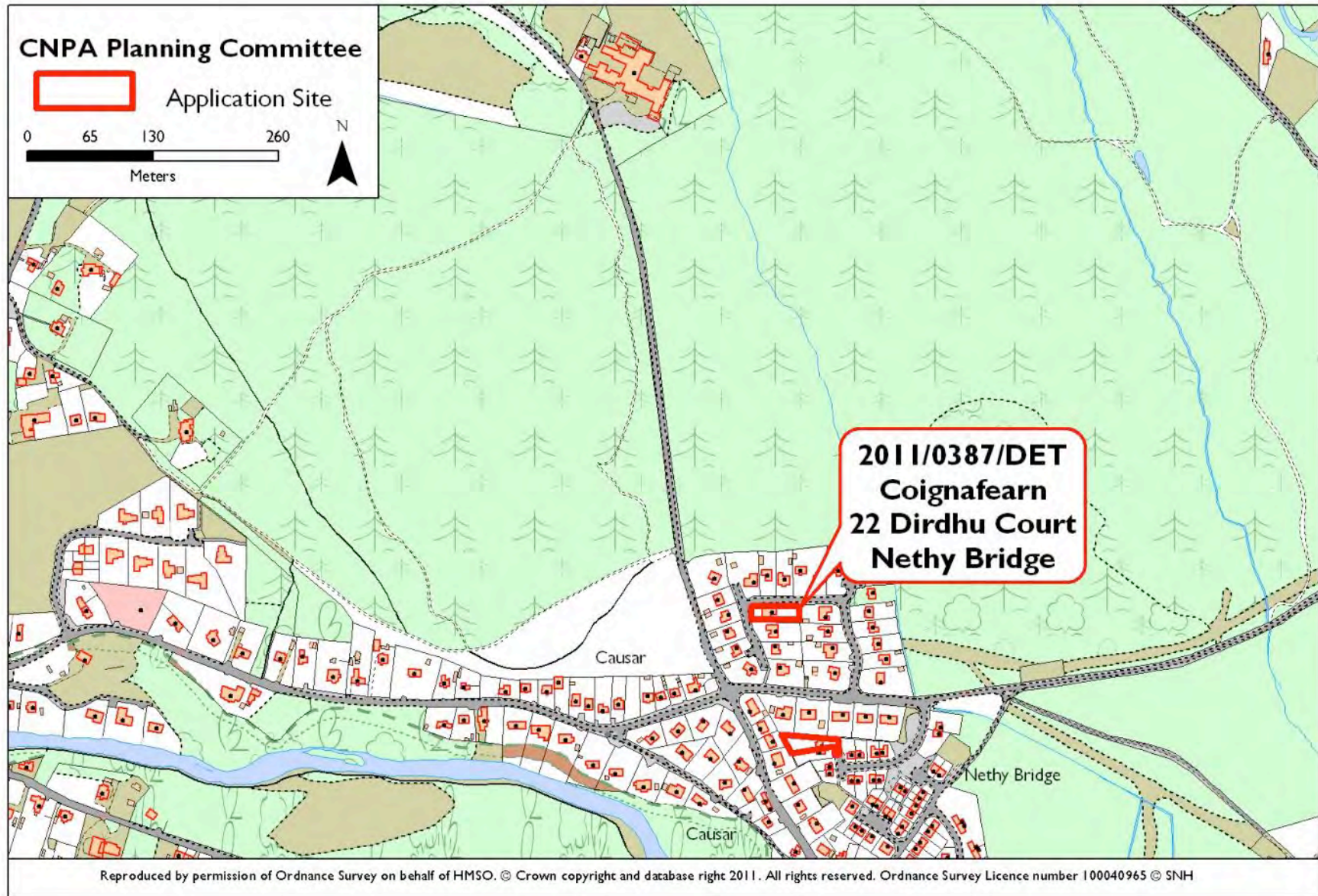
**RECOMMENDATION : NO CALL IN**

**RECOMMENDED COMMENTS :** In the interests of conserving and enhancing the natural and cultural heritage of the area, it is recommended that revisions should be made to the design concept to more appropriately reflect the scale, proportions and traditional features of houses in the immediate vicinity. Consideration should also be given to the orientation of the dwelling, to present a traditional frontage on the roadside elevation.

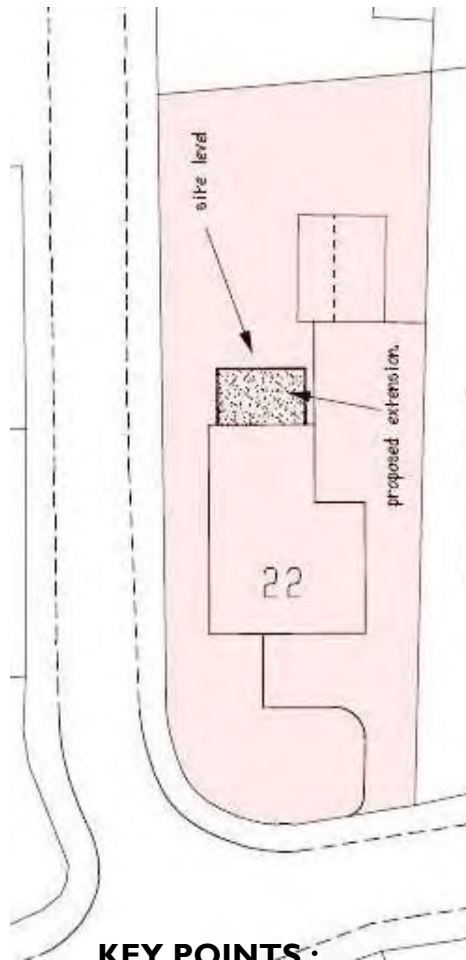


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Applicant(s) : Mr. and Mrs. H.Thom  
Proposal : Extension to form sunroom



**KEY POINTS :**

- Planning permission is sought for a sunroom extension to the rear of an existing one and a half storey dwelling house in Dirdhu Court;
- The sunroom is proposed on the rear elevation and the finishes would match the existing dwelling house;
- The proposed development 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**

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