
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 10 August 2015 2015/0242/DET to 2015/0266/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2015/0242/DET
Council ref:	15/02789/FUL
Applicant:	Tyree Investments Ltd
Development location:	Land to Rear of Strathspey Hotel, High Street, Grantown-on-Spey, PH26 3EL
Proposal:	Erection of four flats (amended proposal (references: 08/147/CP & 08/00102/FULBS))
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Various applications relating to the conversion of the hotel and the development of the rear of the site for flats – all approved by CNPA.
Background Analysis:	This amendment involves an increase of Block 2 by 3.6m in depth, an increase in the eaves height by 240mm and an amendment to the location of some of the bin stances. Whilst this proposal involves an application directly related to applications that have been previously determined by CNPA and therefore identified as a Type 1 development; it also relates to Type 2: Housing – (an amendment to) four or less residential units within a settlement. All planning matters of significance to the Park have been considered through the previous applications. No new planning issues of significance to the aims of the Park are raised by this application as a result of the minor alterations sought.

CNPA ref: 2015/0244/DET
Council ref: 15/02551/FUL
Applicant: Mr Austen Durrant
Development location: Boat of Garten Caravan Site, Deshar Road, Boat of Garten, PH24 3BN
Proposal: Application under Section 42 to vary condition 1 of planning ref: BS/1976/96 for siting of nine static holiday caravans on area of site currently used for touring caravans and tents
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: See 2015/0245/DET (15/02551/S42) below
Background Analysis: See 2015/0245/DET (15/02551/S42) below. Advised by Highland Council that this application was replaced by 15/02551/S42 – therefore the notification under this reference for a full application was a duplicate/in error.

CNPA ref:	2015/0245/DET
Council ref:	15/02551/S42
Applicant:	Mr Austen Durrant
Development location:	Boat of Garten Caravan Site, Deshar Road, Boat of Garten, PH24 3BN
Proposal:	Application under Section 42 to vary condition 1 of planning ref: BS/1976/96 for siting of nine static holiday caravans on area of site currently used for touring caravans and tents
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	This is a Type 1 application, which is directly related to a number of applications that have been previously determined by CNPA. Whilst such matters have previously been considered on those applications, the further loss of facilities on this site for touring caravans, and therefore the cumulative effect, raises issues which are of significance to the collective aims of the Park, in terms of the social and economic well-being of the community and with regard to the enjoyment and understanding of the Park.
Planning History:	BS/1976/96 – Granted by Highland Council 10/041/CP – Application under Section 42 to vary condition 1 of planning permission ref: BS/1976/96; retrospective siting of thirty four static caravans – granted by CNPA 10/0448/CP – Application under Section 42 – development of static and touring caravan site without complying with conditions of previous permissions prohibiting opening in November (ref: BS/1976/96 and 10/041/CP) – granted by CNPA 2013/0134/DET – Application under Section 42 to vary condition 1 of ref: BS/1976/96; for the additional siting of five static holiday caravans – granted by CNPA 2013/0222/DET – Application under Section 42 to vary condition 1 of planning ref: BS/1976/96; for siting of two static holiday caravans to replace two touring pitches (retrospective) – granted by CNPA
Background Analysis:	This is a Type 1 application, which is directly related to a number of applications that have been previously determined by CNPA. Whilst such matters have previously been considered on those applications, the further loss of facilities on this site for touring caravans, and therefore the cumulative effect, raises issues which are of significance to the collective aims of the Park, in terms of the social and economic well-being of the community and with regard to the enjoyment and understanding of the Park.

CNPA ref: 2015/0249/DET
Council ref: 15/02862/FUL
Applicant: Mr Mark Lawson
Development location: 122 High Street, Grantown-on-Spey, Highland
Proposal: Change of use - former ground floor shop to extended residential accommodation for 122 High Street over 3 floors (not self contained)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: None relevant
Background Analysis: Other: Minor development involving the change of use of a redundant retail unit to facilitate extension to existing residential accommodation within the settlement of Grantown-on-Spey. The proposals would not raise any planning issues of significance to the aims of the Park.

CNPA ref: 2015/0253/DET
Council ref: 15/02885/FUL
Applicant: MacDonald Aviemore Highland Resort
Development location: The Aviemore Centre, Aviemore, Highland
Proposal: Extension to create new dining/kitchen, new porch/entrance door and cupboard/drying area to two lodges (renewal of 12/03646/FUL)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: 12/03646/FUL – Application for same proposal (the subject of this renewal) – approved by Highland Council
Background Analysis: Other: Minor development to existing holiday lodges which would not raise any planning issues of significance to the aims of the Park.

CNPA ref: 2015/0254/NOT
Council ref: 15/02888/PNO
Applicant: Mr William Grant
Development location: Wester Anagach, Anagach Access Road, Grantown-on-Spey, Highland, PH26 3NQ
Proposal: Demolition and re-erection of farm-related building
Application type: Agricultural and Forestry Notification
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: N/A
Background Analysis: N/A

CNPA ref: 2015/0255/DET
Council ref: 15/02785/FUL
Applicant: Mrs Ann MacDonald
Development location: 118 Dalnabay, Silverglades, Aviemore, Highland, PH22 1TA
Proposal: Alterations and extension
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: 09/00249/FULBS – Extension to house – approved by Highland Council
Background Analysis: Type 2: Householder developments – small developments that need planning, which would not raise any planning issues of significance to the aims of the Park.

CNPA ref: 2015/0256/DET
Council ref: 15/02397/FUL
Applicant: Mr Maurice Heron
Development location: Tighgush, Inverdrueie, Aviemore, Highland, PH22 1QH
Proposal: Change of use from house to holiday let apartment and removal of existing garage and erection of extension
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: None relevant
Background Analysis: Other: Small scale/minor development involving loss of dwelling in settlement providing tourism accommodation, which would not raise any planning issues of significance to the aims of the Park.

CNPA ref: 2015/0257/DET
Council ref: 15/02854/FUL
Applicant: Mr Peter Thetford
Development location: Burnfield Cottage, Burnfield Avenue, Grantown-on-Spey, PH26 3HH
Proposal: Erection of wooden garage
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: 10/01943/FUL – Erection of 1¾ house – approved by Highland Council
Background Analysis: This is an extension to the house approved and built under the above planning permission. Type 2: Householder developments – small developments that need planning permission, which would not raise any planning issues of significance to the aims of the Park.

CNPA ref: 2015/0258/DET
Council ref: 15/02886/FUL
Applicant: Davall Developments Ltd
Development location: Land 25M East of 12 Sluggan Drive, Aviemore, Highland, PH22 IUP
Proposal: Installation of biomass housing unit
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: None relevant
Background Analysis: Type 2: Biomass plants that are attached to existing uses; in this case the housing development at Sluggan Drive. This proposal would not raise any planning issues of significance to the aims of the Park.

CNPA ref: 2015/0259/NOT
Council ref: 15/02940/PNO
Applicant: Mr Peter Ross
Development location: Carn Sgulain, Newtonmore, PH20 IBA
Proposal: Prior notification for farm-related building works
Application type: Agricultural and Forestry Notification
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: N/A
Background Analysis: N/A

CNPA ref: 2015/0260/DET
Council ref: M/APP/2015/2197
Applicant: Balmoral Estate
Development location: Crathie Car Park and Bus Park, Crathie, Ballater, Aberdeenshire
Proposal: Installation of one triple outlet rapid unit and two electronic vehicle charging points
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: None relevant
Background Analysis: Other: Minor development promoting sustainable transport, which would not raise any planning issues of significance to the aims of the Park.

CNPA ref: 2015/0261/LBC
Council ref: 15/02954/LBC
Applicant: Colin Lawson (Builders) Ltd
Development location: Cairngorm Hotel, Grampian Road, Aviemore, Highland, PH22 1PE
Proposal: Double glazed replacements of upper storey windows (to match existing) and failing extension roof fabric replaced with insulated profile metal sheet
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: None relevant
Background Analysis: Type 2: Listed building consent applications that involves minor external changes to replace timber windows with like for like and to replace damaged roof fabric, which would not raise any planning issues of significance to the aims of the Park.

CNPA ref: 2015/0262/DET
Council ref: 15/02962/FUL
Applicant: Mr Jeremy Burr
Development location: Spey Cottage, Drumuillie Road, Boat of Garten, Highland, PH24 3BD
Proposal: To replace unsafe timber workshop/store with new build
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: None relevant
Background Analysis: Type 2: Householder developments – small developments that need planning permission which would not raise any planning issues of significance to the aims of the Park.

CNPA ref: 2015/0264/DET
Council ref: M/APP/2015/2492
Applicant: Invercauld Estate
Development location: Braemar Crathie Water Fishing Huts, Crathie, Ballater, Aberdeenshire
Proposal: Siting of composting toilet to serve existing fishing hut
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: None relevant
Background Analysis: Other: Minor development providing facilities for associated recreational use, which would not raise any planning issues of significance to the aims of the Park.

CNPA ref: 2015/0265/DET
Council ref: 15/02983/FUL
Applicant: Tyree Investments Ltd
Development location: Strathspey Hotel, High Street, Grantown-on-Spey, Highland, PH26 3EL
Proposal: Conversion of the Strathspey Hotel into three dwelling units (one two storey house and two flats)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Various proposals involving the conversion of the hotel – approved by CNPA and more recently 14/04650/LBC – Conversion of hotel into one two storey dwelling and two flats - await decision from Highland Council
Background Analysis: Type 2: Housing – four or less residential units within a settlement. As noted above, CNPA have previously determined applications on this site. However, this application directly relates to the above cited listed building consent application currently being considered by Highland Council and the proposals which would not raise any new planning issues of significance to the aims of the Park

CNPA ref: 2015/0266/DET
Council ref: 15/02958/FUL
Applicant: WKW Partnership Ltd
Development location: Cairngorm Hotel, Grampian Road, Aviemore, Highland, PH22 1PE
Proposal: Double glazing replacements of upper storey windows (to match existing) and failing extension roof fabric replaced with insulated profile metal sheet.
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: None relevant
Background Analysis: Other: Minor development related to the Type 2: Listed building consent application above, that involves minor external changes to replace timber windows with like for like and to replace damaged roof fabric, which would not raise any planning issues of significance to the aims of the 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