
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN

Call-in period: 11 April 2016
2016/0092/DET to 2016/103/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2016/0092/DET
Council ref:	16/01368/FUL
Applicant:	Speyside Trust
Development location:	Land To NE Of, Speyside Trust Badaguish Outdoor Centre, Glenmore Aviemore
Proposal:	Erection of building to provide accessible cooking and toilet facilities for wigwams, siting of temporary portaloo facilities and formation of parking area for bike park (amended proposal, ref: 16/00450/FUL (2016/0042/DET))
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	The proposed development involves land which is part of wider approved landscaping proposals for previous applications at Badaguish and relates to the wider servicing and planning of the Badaguish complex. It is therefore considered to raise issues of potential significance to the collective aims of the National Park in terms of social and economic well-being, visual and environmental impacts and the enjoyment and understanding of the National Park.
Planning History:	Numerous applications approved for development at Badaguish. In 2011 CNPA granted consent for erection of 35 wooden wigwams, on site activity area/canvas tent area and mountain bike free ride trail. Subsequently two applications for revised layout relating to wigwam positions, bike track and camp site were approved by CNPA Planning Committee (2015/0132 and 0133/DET) with an application for siting ten wigwams pending with CNPA to south (2015/0375/DET).
Background Analysis:	Application for new kitchen and toilet “pod” building to service approved wigwam and camping site at established visitor centre, and for the temporary siting of portaloo facilities until such time that the pod is operational. Application also includes proposal to retain area of existing hardstanding used as set down area for wider site development as a carpark facility. The application type may be considered to be type 2 – small scale tourism use. However it relates closely to the wider landscaping and servicing of a site of significance to the collective aims of the National Park where there has been considerable ongoing work on the overall planning of

the site and consideration of impacts on designated sites in the area.

CNPA ref: 2016/0093/DET
Council ref: 16/00470/APP
Applicant: The Crown Estate
Development location: Agricultural Land Approximately 430 Metres North East Of Tomintoul,
Proposal: Erect a Bird Hide
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 bird hide on agricultural land, utilising existing access. Forms part of the "Peasie Project" which is part of a wider Tomintoul and Glenlivet Hidden Histories Landscape Partnership HLF bid, overseen by Tomintoul and Glenlivet Development Trust. Type 2; other, not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0094/DET
Council ref: 16/01436/FUL
Applicant: Mr Brain Reid
Development location: Ashdown, Main Street, Newtonmore Highland
Proposal: Change of use from 2 Shops to 2 Houses (1 and 2 bedroom Apartments)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:
- Sub-division of first floor flat to form two flats (04/00183/FULBS).
- Sub-division of one shop to form three shop units (12/01565/ALC)
Both decided by the Local Authority.
Background Analysis: Proposal seeks consent to allow change of use from shop premises to residential accommodation, creating 1 no. one bedroom apartment and 1 no. two bedroom apartment. Proposal also includes enhancement to parking provision, bin stores and cycle storage. 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: 2016/0095/DET
Council ref: 16/01246/FUL
Applicant: BT Openreach
Development location: Land 40M South Of Riverside House, Coylumbridge, Aviemore
Proposal: Installation of 1no. DSLAM cabinet measuring 1430mm x 450mm x 1300mm
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 on behalf of Openreach for the installation of a DSLAM cabinet, forming part of the wider Next Generation Access programme for Superfast Broadband. Type 2 – Telecommunications / broadband cabinets. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0096/LBC
Council ref: 16/01440/LBC
Applicant: Carrbridge Community Council
Development location: Carrbridge Public Hall, Carrbridge,
Proposal: Proposed side extension to form larger kitchen to village hall
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:
- Replace side entrance door and side windows x2 and rear windows with upvc doors and windows. Form new footpaths, disabled ramp and disabled parking bays (14/02530/FUL)
- Replace side entrance door and side windows x2 and rear windows with upvc doors and windows (14/02531/LBC)
- Display of advertisement (99/00084/ADVBS)
All decided by the Local Authority
Background Analysis: Proposal is for listed building consent to allow a small extension to village hall to form a larger kitchen. Type 2; listed building consent applications that involve minor external or internal changes. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2016/0098/PPP
Council ref:	16/01457/PIP
Applicant:	Mr Martin Leonard
Development location:	Balmenach Distillery, Burnside, Cromdale Highland
Proposal:	Installation of a new anaerobic digester (biogas plant) to treat distillery effluents and recover energy for use on-site, energy will be recovered through a dedicated combined heat and power (chp) unit and used within the existing distillery process
Application type:	Planning Permission in Principle
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> - Demolition of four flats, maltings, malt barns, steeps, malt bins and garages; erection of new malt storage bins, mash tun and associated plant; construction of new hard standing and turning areas (11/02610/FUL) Approved by CNPA. - Remove existing heavy fuel oil tanks and install bio-mass boiler with associated plant and housing (13/00746/FUL). Decided by the Local Authority.
Background Analysis:	Balmenach distillery has recently undergone major refurbishments and this proposal represents a further step towards modernisation and sustainability of the distillery. The proposed anaerobic digester will facilitate recovery of energy from waste through the use of distillery co-products. This is anticipated to contribute to both emissions savings and a reduced need for exporting waste off-site and related vehicle movements. The proposal has been subject to EIA screening and is not considered to require EIA. Pre-application advice has also been provided by Highland Council and CNPA in consultation with amongst others SNH, SEPA. This has addressed potential issues relating to visual amenity, landscaping, ecology, and pollution. As a result the digester has been re-sited to minimise any visual impact and a suite of ecological surveys carried out. At present, the detailed plant design is yet to be determined and it is indicated that further consultation will be sought during this process. Type 2; biomass plants that are attached to existing uses, and may also be considered small scale extension within existing distillery complex. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0099/DET
Council ref: M/APP/2016/0948
Applicant: Mr And Mrs J Kerr
Development location: St Kilda, 18 Golf Road, Ballater Aberdeenshire
Proposal: Installation of replacement windows and doors
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:
- Alterations to dwellinghouse and demolition of outbuilding (app/2004/4141)
- Demolition of rear extension and alterations and extension to dwellinghouse (app/2016/0044)
Both decided by the Local Authority
Background Analysis: Proposal is for replacement of existing windows and door with replacement timber and timber imitation units. 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: 2016/0100/DET
Council ref: M/APP/2016/0939
Applicant: Mr Angus Davidson
Development location: Arisaig Cottage, Victoria Road, Ballater Aberdeenshire
Proposal: Change of use of ancillary accommodation to dwellinghouse, sub division of feu and formation of car parking area
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:
- Sub division of feu and removal of condition 2 of planning permission 01/94/1196 (APP/2016/0752 – application returned)
- Replacement Windows (App/2003/0513)
- Alterations extension to provide conservatory (BW/2013/3917)
All decided by the Local Authority
Background Analysis: Proposal seeks consent for subdivision of feu and change of use for Arisaig Cottage, associated with Arisaig House, from ancillary accommodation to dwelling house. Also includes proposal for formation of new car parking area for the cottage. Type 2; Small scale extensions, change of use and 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: 2016/0101/DET
Council ref: 16/01437/FUL
Applicant: Mr A Kirk
Development location: Carrbridge Public Hall, Carrbridge, Highland
Proposal: Extension to village hall
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:
- Replace side entrance door and side windows x2 and rear windows with upvc doors and windows. Form new footpaths, disabled ramp and disabled parking bays (14/02530/FUL)
- Replace side entrance door and side windows x2 and rear windows with upvc doors and windows (14/02531/LBC)
- Display of advertisement (99/00084/ADVBS)
All decided by the Local Authority
Background Analysis: Proposal is for a small extension to village hall to form a larger kitchen. 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: 2016/0102/DET
Council ref: 16/01514/FUL
Applicant: Mrs Julie Fraser-Walsh
Development location: 41-45 High Street, Grantown-on-Spey, Highland PH26 3EG
Proposal: Internal alterations to form three separate retail units, conversion of first and second floor offices to flats, and stairwell extension to the rear of the building
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 to alter the layout of the property to revert back to three retail units, similar to original layout. Upper storeys to be converted from offices to form 1 no. one bedroom flat and 1 no. two bedroom flat. Small lean-to at rear of property to be removed and a new stairwell for access to the flats created. 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: 2016/0103/DET
Council ref: 16/01519/FUL
Applicant: Mrs Faye Dallas
Development location: 30 High Street, Kingussie, Highland PH21 1HR
Proposal: Change of use of shop to extend existing coffee area to coffee shop, gift shop and takeaway
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Alterations to shop front and re-fit of existing food store (14/03545/FUL). Local Authority Decision.
Background Analysis: Proposal seeks consent for change of use to allow for an increased provision of teas, coffees and light meals, with consolidation of gift shop offering. 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.

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