
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN

Call-in period: 11 June 2018
2018/0203/PPP to 2018/0212/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

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| CNPA ref: | 2018/0203/PPP |
| Council ref: | 18/02359/PIP |
| Applicant: | Mr Richard Knox-Johnston |
| Development location: | Ballinlaggan, Carrbridge, Highland, PH23 3ND |
| Proposal: | Conversion of agricultural steading to dwellinghouse |
| 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">• Residential conversion of steading (18/00376/PREAPP). Application approved. |
| Background Analysis: | Application is for planning in principle for the conversion of an agricultural steading into a dwelling. The site is located 2KM east of Duthil, set back approximately 500m south of the A938. The proposed access is an existing track serving the farm. The steading is currently not in use. The proposal suggests the new design will require no demolition and will match the existing structure in style, materials, scale and architectural concept. Type 2: Housing – up to two residential units outside a settlement. Therefore, the application is not considered to be of significance to the collective aims of the National Park. |

CNPA ref: 2018/0204/DET
Council ref: APP/2018/1265
Applicant: Mr And Mrs A Green
Development location: Thistle Cottage, Inverey, Braemar, Aberdeenshire
Proposal: Alterations and extension to dwellinghouse
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Demolition of steading (APP/2017/1849) Application withdrawn.

Background Analysis: Application for full planning permission for a replacement single storey extension to the rear of the property. The extension is to be clad in Larch cladding with corrugated steel sheeting on the roof. The footprint proposed does not exceed the current structure's length but will extend the depth. A side entrance is visible from the front elevation, as currently exists. Type 2: Householder developments – small developments that need planning permission. Therefore, the application is not considered to be of significance to the collective aims of the National Park.

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| CNPA ref: | 2018/0205/DET |
| Council ref: | 18/02370/FUL |
| Applicant: | Mr & Mrs K Steele |
| Development location: | Land 30M East Of Shepherds Hill, Nethy Bridge |
| Proposal: | Erection of house and garage, formation of access |
| Application type: | Detailed Planning Permission |
| Call in decision: | NO CALL-IN |
| Call in reason: | N/A |
| Planning History: | Recent planning history includes: <ul style="list-style-type: none"> • Erection of house, formation of access to the public road and felling of commercial conifer woodland (15/03496/PIP) Approved by the Local Authority. |
| Background Analysis: | Application for full planning permission for a one and a half storey dwelling, with a separate car port and single garage. Application also includes the formation of a new access from Dell Road through commercial conifer woodland. The site is located 30m east of Shepherds Hill amongst a cluster of dwellings. The dwelling and garage is to be clad with granite, cement render, timber linings with a dark grey standing seam zinc roof. The application received in principle permission (15/03496/PIP). Type 2: Housing – four or less residential units within a settlement. Therefore, the application does not have a significant impact on the collective aims of the National Park. |

CNPA ref: 2018/0208/DET
Council ref: 18/02473/FUL
Applicant: Mr And Mrs Michael And Marlene Wood
Development location: Westcott, West Terrace, Kingussie, Highland
Proposal: Erection of retaining wall, detached garage and decked area
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: Application for full planning permission for part extension and part replacement of a retaining wall located to the rear of Westcott property. The existing wall to the rear of the property measures 1.1m in height. The proposed wall will allow the (permitted) development of a garage and decking area. The development will require levelling of land and push the existing wall boundary marginally further from each side of the dwelling. Type 2: Householder developments – small developments that need planning permission. Therefore, the application does not have a significant impact on the collective aims of the National Park.

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| CNPA ref: | 2018/0209/DET |
| Council ref: | 18/02235/FUL |
| Applicant: | Glenbanchor Estate |
| Development location: | Land 1115M NW Of Moss Cottage, Glen Road, Newtonmore |
| Proposal: | Resurfacing and widening of the existing track (retrospective) |
| Application type: | Detailed Planning Permission |
| Call in decision: | CALLED IN |
| Call in reason: | The development could have a potential impact upon natural heritage and landscape interests and is considered to be of significance to the collective aims of the National Park. |
| Planning History: | A Section 33 (a) Notice was served by the CNPA in March 2018 to secure submission of a planning application for unauthorised works to resurface and widen a track. |
| Background Analysis: | A retrospective application for works recently undertaken at Glenbanchor Estate, to rectify the breach of planning control in terms of the resurfacing and widening of the existing track. The section of track in question is located at the later end of an existing track on Creag Bheag. The proposed works include reducing the track to a maximum width of 2.5m, using turf (from the site) to dress the track edges and drains. Type I: Private ways, which require Environmental Impact Assessments (EIA) and those which could have a potential impact upon important natural and cultural heritage interests and/or sites of particular landscape sensitivities. Therefore, the application may have a significant impact on the collective aims of the National Park. |

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| CNPA ref: | 2018/0210/DET |
| Council ref: | 18/02470/FUL |
| Applicant: | Mr George Campbell |
| Development location: | Land 570M NW Of Fernisdale, Glentruim, Newtonmore |
| Proposal: | Upgrade agricultural access track (retrospective) |
| Application type: | Detailed Planning Permission |
| Call in decision: | CALLED IN |
| Call in reason: | The development could have a potential impact upon important natural heritage and landscape interests and is considered to be of significance to the collective aims of the National Park. |
| Planning History: | Recent planning history includes: <ul style="list-style-type: none"> • Form a private way (18/02324/PNO) Application withdrawn. |
| Background Analysis: | A retrospective application for works recently undertaken at Glentruim Mains to an existing agricultural track (1800m long), located on Torr Na Truime hill in an area covered by a number of environmental designations. The track measures 2.8m (+/- 200mm) at its widest point and is constructed using on site material, with a designed load capability of 44 tonnes. Depending on subgrade, the construction depth varies between 150 to greater than 850mm. Gravel material found on site has been used to surface the track Type I: Vehicle tracks outside enclosed farmland, unless already under consideration by another authority (e.g. Forestry Commission) under Environmental Impact Assessment (EIA) Regulations. Private ways, which require Environmental Impact Assessments (EIA) and those which could have a potential impact upon important natural and cultural heritage interests and/or sites of particular landscape sensitivities. Therefore, the application may have a significant impact on the collective aims of the National Park. |

CNPA ref: 2018/0211/DET
Council ref: 18/02513/FUL
Applicant: Mr Leslie Middleton
Development location: 5 Church Place, Dulnain Bridge, Highland, PH26 3BS
Proposal: Construction of a timber ramp to permit safe access to and from the property for a wheelchair user
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: Application for full planning permission for the construction of a timber ramp to permit disability access to the property. The proposed ramp is to replace the footprint of an existing path to the rear of the property, with an access from a side entrance gate and another leading into the rear garden. The ramp folds in a 'Z' formation to allow a low gradient and runs along the whole of the rear of the property, approximately 8m. Type 2: Householder developments – small developments that need planning permission. Therefore, the application does not have a significant impact on the collective aims of the National Park.

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| CNPA ref: | 2018/0212/DET |
| Council ref: | 18/00778/FLL |
| Applicant: | Mr Jim Crabb |
| Development location: | Land 50 Metres North West Of Easter Orchilmore Farmhouse, Killiecrankie |
| Proposal: | Erection of a dwellinghouse and garage |
| Application type: | Detailed Planning Permission |
| Call in decision: | NO CALL-IN |
| Call in reason: | N/A |
| Planning History: | Recent planning history includes: <ul style="list-style-type: none"> • Erection of a dwelling house and garage (17/00544/FLL). Application approved by the Local Authority. • Erection of a dwellinghouse (change of house type) (16/01869/FLL). Application refused by the Local Authority. • Amendment to access arrangement and site layout (11/01238/FLL). Approved by the Local Authority. • Modification of existing consent 09/01118/FLL (10/01815/FLL). Application refused. • Conversion of existing buildings to form 3 dwellinghouses and erection of 1 new dwellinghouse to replace existing shed (09/01118/FLL). Approved by the Local Authority. |
| Background Analysis: | Application for full planning permission to enable the change of use of land into garden ground, following the approval of a dwelling house and garage on the site. Type 2: Housing – up to two residential units outside a settlement. Therefore, the application does not have a significant impact on 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