
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 12 March 2018 2018/0085/DET to 2018/0093/NST

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref: 2018/0085/DET
Council ref: 18/00302/FUL
Applicant: Jamieson Management (Scotland) Ltd
Development location: 2 Lodge Park, Fort William Road, Newtonmore, PH20 1AB
Proposal: Erection of garage
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 full planning permission for the erection of a single storey garage to the rear of the property at 2 Lodge Park. The development will use natural slate and a render to match the existing house. Type 2: Householder developments – small developments that need planning permission. Therefore, it is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2018/0086/DET
Council ref: APP/2018/0286
Applicant: Mr Eoghan Cameron
Development location: Logiemar House, 24 Deebank Road, Ballater, Aberdeenshire
Proposal: Installation of Oil Tank and External Boiler
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 full planning permission for the installation of a 1200 litre Kingspan Oil tank on a concrete base, located in the south west of the rear garden. Proposal also includes the installation of a new Grant Vortex outdoor condensing 26KW boiler, located immediately to the rear of the property on an existing paved area. Type 2: Householder developments – small developments that need planning permission. Therefore, it is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2018/0087/DET
Council ref:	APP/2018/0467
Applicant:	Wireless Infrastructure Group
Development location:	SPA Radio Mast, Morrone Hill Radio Facilities, Braemar, Aberdeenshire
Proposal:	Erection of 30m High Lattice Tower and Associated Antennas and Ancillary Infrastructure
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"> • (Temporary) Erection of 9m High Lattice Tower, 3 No. Antenna and 0.6m Transmission Dish and Ancillary Apparatus (Retrospective (APP2004/4616) Approved by Local Authority • Installation of 2 No. Transmission Dishes and Ancillary Apparatus to Existing Telecommunications Tower (APP/2006/3118). Approved by Local Authority • Siting of Trailer Carrying Small Metal Hut with Radio Mast & Aerial (APP/2011/1541). Approved by Local Authority
Background Analysis:	<p>Proposal is for full planning permission for the relocation and replacement of an existing 30m high radio tower with a 30.6m high lattice radio tower and associated antennas and ancillary infrastructure. The structure is proposed to be relocated within the existing boundary of the compound, into the North East corner of the compound. The application includes installation of:</p> <ul style="list-style-type: none"> • 450mm wide high level cable ladder fixed to the face of existing buildings, • Relocation and replacement of 30.6m high spa lattice tower on the proposed rock anchor foundations, • A 450mm wide overhead cable ladder C/W 8 no. support poles and, • Relocated GPS antennas fixed from the exiting building to the proposed cable ladder. <p>Type other: As a replacement structure it is not considered that there is any additional effect on nationally important natural and cultural heritage interest, and the development is not considered to raise issues of significance to the collective aims of the National Park.</p>

CNPA ref:	2018/0088/DET
Council ref:	APP/2018/0462
Applicant:	Treehouse Properties
Development location:	Devan House, 19 - 21 Bridge Street, Ballater, Aberdeenshire
Proposal:	Part Change of Use of Class 1 (Shop) to form Class 3 (Cafe)
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"> • Installation of ATM & Satellite Dish (APP/2001/0875), Approved by Local Authority.
Background Analysis:	Proposal is for full planning permission for a change of use of units 19-21 from class 1 retail, to class 3, café with retail space. The units are listed buildings located within the settlement boundary of Ballater, a conservation area however, there are no structural alterations proposed for the external elevations of the units, existing facades to be maintained. The application will require a level of internal layout reconfiguration. Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. Therefore, it is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2018/0089/DET
Council ref: 18/00890/FUL
Applicant: Mr Ackie MacRae
Development location: Rear Of Garden Of Dunruadh Cottage, Newtonmore
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 full planning permission for the erection of a two storey house located within the rear garden of Dunruadh Cottage, Newtonmore. The application includes a new vehicular access route from Craighdu Road. Property is set into the sloping landscape and is to be clad in a white dry dash finish with vertical timber (softwood) clad areas. The roof to be finished grey/dark blue grey plain concrete roofing tiles. Type 2: Housing – four or less residential units within a settlement. Therefore, it is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2018/0090/DET
Council ref:	18/00918/FUL
Applicant:	Mr S And C Anderson
Development location:	Druimvhor, Grampian Crescent, Boat Of Garten, Highland
Proposal:	Erection of replacement extension to house
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"> • Conservatory Extension (02/00351/FULBS). Approved by Local Authority. • Take down existing single story extension and replace with 1.5 storey extension (18/00379/DOM3), Pending consideration by Local Authority
Background Analysis:	Proposal for full planning permission to replace the existing single storey kitchen extension with a one and a half storey extension. Proposed extension to be clad in white wet dash and larch cladding (sealed to maintain original colour) and roof ridge line will match the existing ridge and clad in natural slate, all to match the existing property. The property is located in the settlement boundary. Type 2: Householder developments – small developments that need planning permission. Therefore, it is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2018/0091/DET
Council ref: 18/00933/FUL
Applicant: Mr James Wood
Development location: Site F Edinkillie, Highburnside, Aviemore
Proposal: Erection of house and garage
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 for full planning permission for erection of a new two storey dwelling house and single storey garage on plot F Edinkillie, High Burn Side. The house and garage are to be clad in larch boarding and the rooves to be finished in profiled metal roofing. Type 2: Housing – up to two residential units outside a settlement. Therefore, it is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2018/0092/DET
Council ref: APP/2018/0503
Applicant: Aberdeenshire Council
Development location: Land Adjacent To, Glenmuick Parish Church, Church Square, Ballater
Proposal: Erection of Fence
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 for full planning permission for the erection of a fence to run along the length of the green (77m) adjacent to the church to prevent cars parking on the grass. The fence would be of metal post and chain style to match the existing fence around the war memorial in front of the church. The proposal is located within the settlement boundary of Ballater, a conservation area. Type 2: Conservation area consent applications that are not connected with an application of Type 1. Therefore, it is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2018/0093/NST
Council ref:	APP/2018/0523
Applicant:	Scottish Hydro Electric Power Distribution PLC
Development location:	Site At, Glenbuchat, Strathdon, Aberdeenshire
Proposal:	Seven Span of 11Kv Overhead Line (Retrospective)
Application type:	Statutory Notification - overhead lines
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	There is no recent planning history.
Background Analysis:	Proposal for retrospective planning permission for seven span of 11Kv overhead line, approximately 500m in length. Connection from the existing Mains of Glenbuchat to the Glenbuckat Communications Mast. The proposed location is out with the Strathdon settlement boundary and does not fall within a Special Area of Conservation or a Site of Special Scientific Interest. Type other: the proposal does not affect nationally important natural and cultural heritage interests and/or sites and it is 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