

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: www.aberdeenshire.gov.uk/planning/apps

Angus Council: http://planning.angus.gov.uk/PublicAccess/tdc/tdc_home.aspx

Highland Council: <http://wam.highland.gov.uk/wam/>

Moray Council: <http://public.moray.gov.uk/eplanning/search.do?action=simple>

Perth & Kinross Council: http://193.63.61.22/publicaccess/tdc/DcApplication/application_searchform.aspx

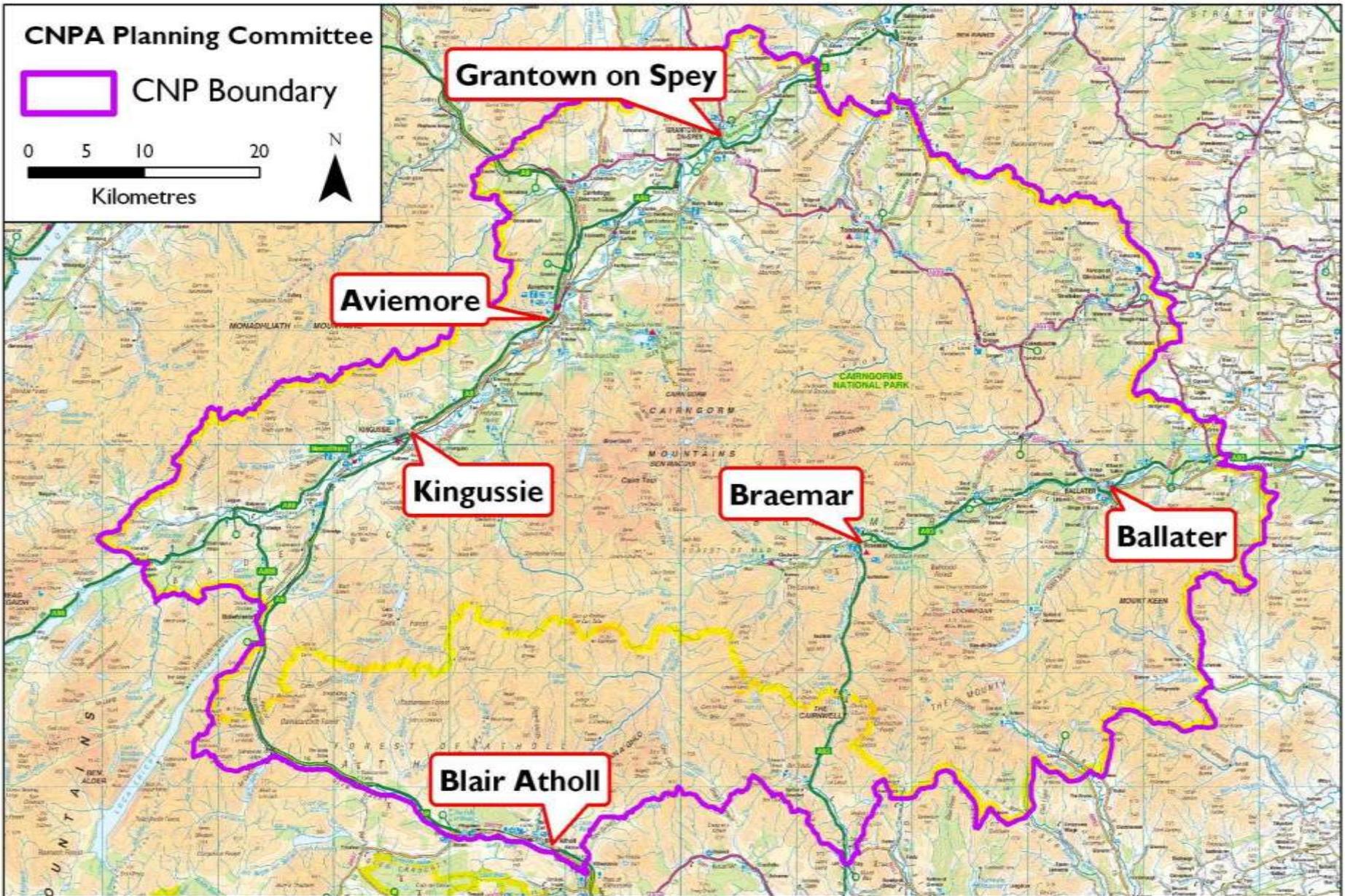
Website links in this presenter are for your convenience to provide further information. These websites are not under the control of the CNPA and we are not responsible for the contents or availability of any other websites to which we provide a link.

CNPA Planning Committee

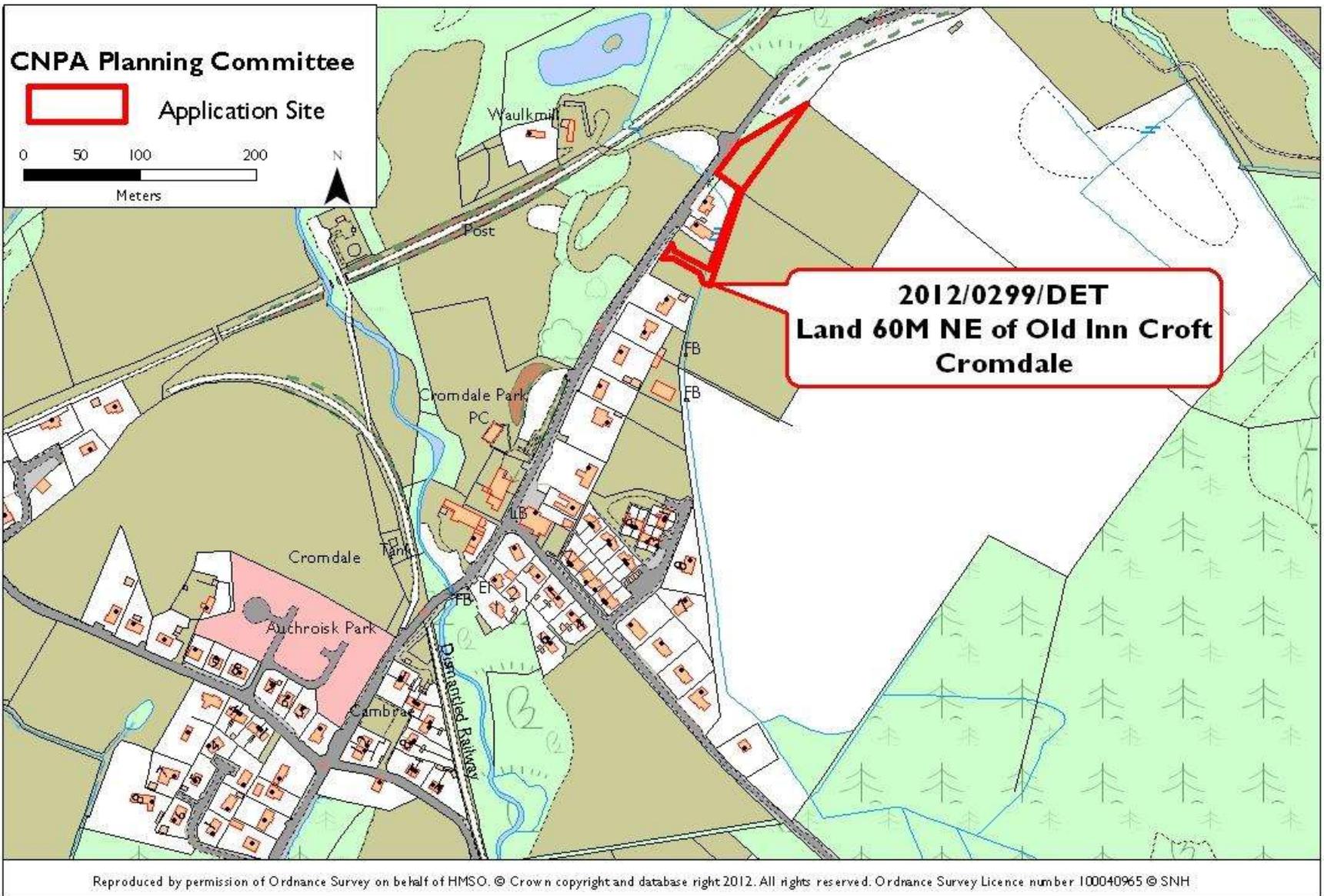
 **CNP Boundary**

0 5 10 20

Kilometres

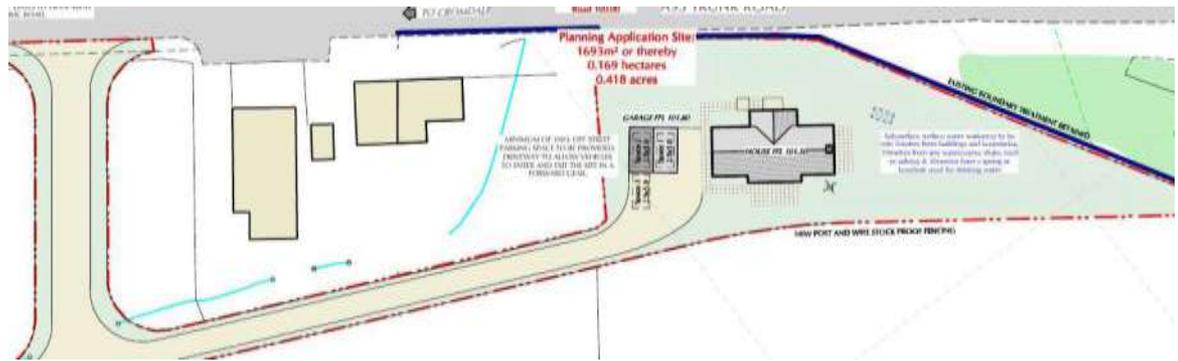


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Applicant(s) :
Proposal :

Mr Bill Cassells
Erection of house and new access (Revised proposal ref: 12/01422/FUL)



KEY POINTS

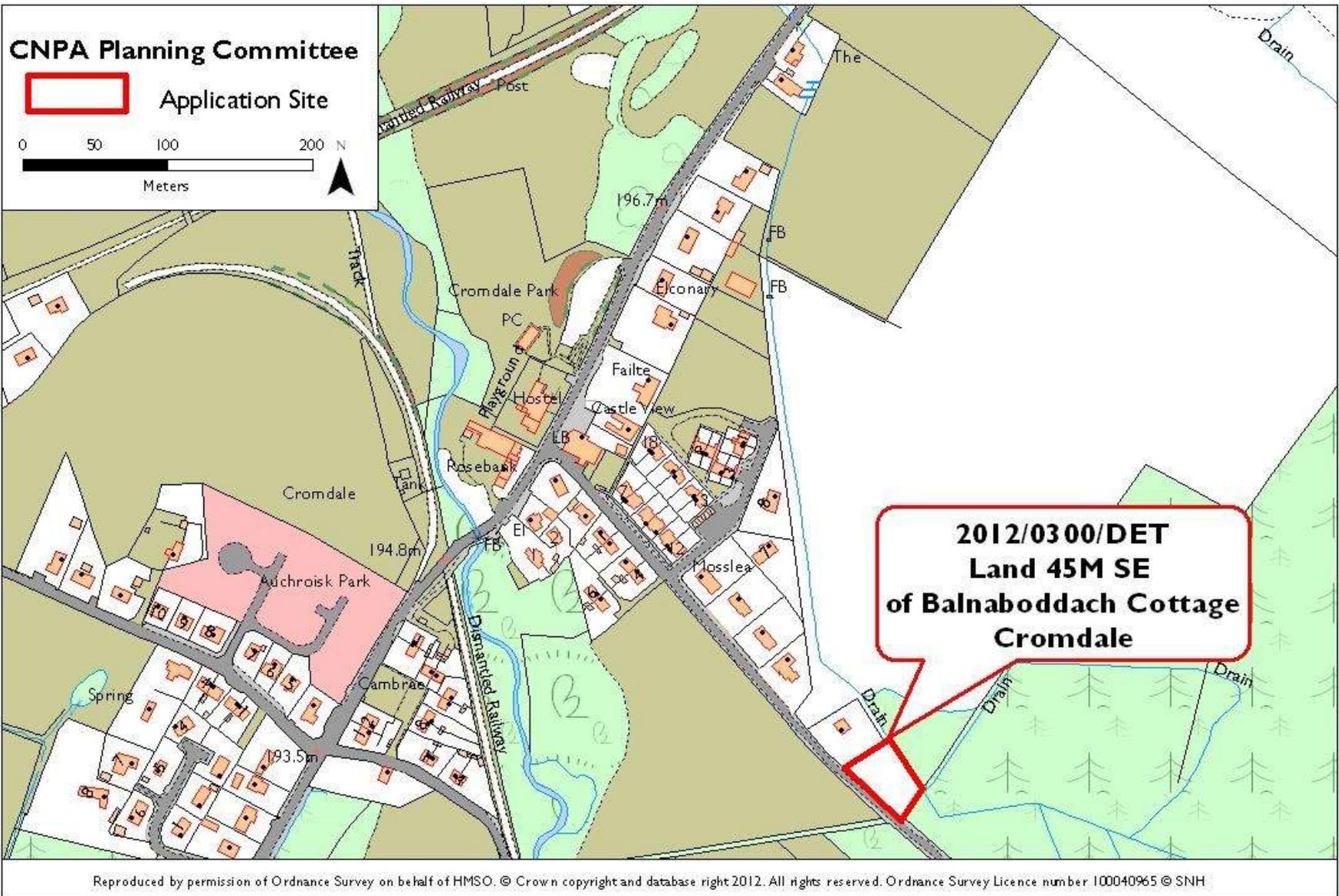
- This is a revised application seeking planning permission for a new house and garage .
- The site is located at the northern end (within the designated settlement boundary) of Cromdale on the north east side of the A95 trunk road.
- The previous application was refused by the Highland Council for road safety and landscape reasons relating to the impacts of a new access at the northern part of the site.
- Access is now proposed by means of a new access to be created some distance further south, and running behind existing houses.
- The proposed dwelling is a one a half storey structure with grey concrete roof tiles, predominantly rendered wall, and elements of timber cladding.
- As a proposal for a single house within a defined settlement, the application is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

RECOMMENDED COMMENTS : In the event of consideration being given to the granting of planning permission, efforts should be made to ensure that the location of the proposed new access does not jeopardise any potential future development of adjacent lands in the vicinity, which are within the Cromdale settlement boundary.



[View Planning Application](#)



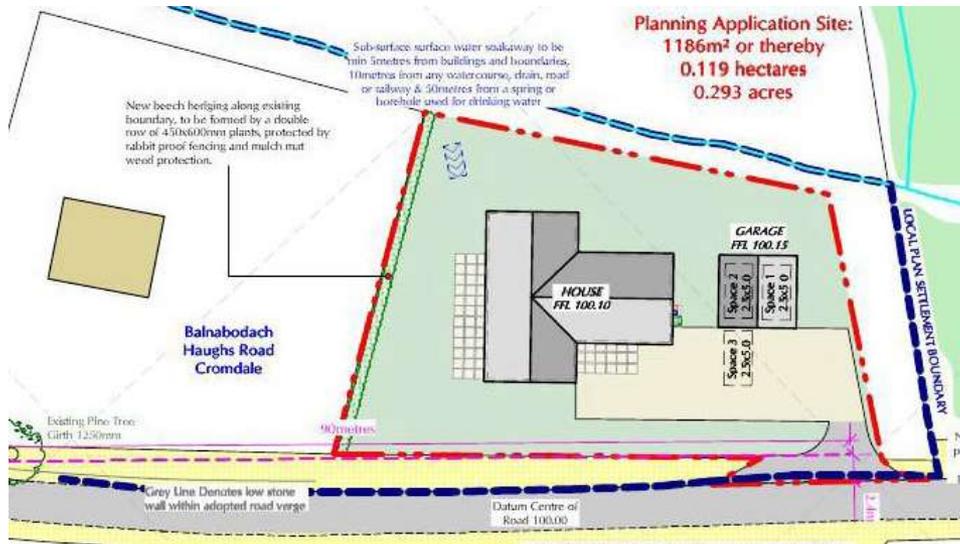
Applicant(s) :

Mr Bill Cassells

Proposal :

Erection of house (Revised proposal ref: 12/01421/FUL)

Front and rear elevations



KEY POINTS

- This is a revised application seeking planning permission for a new house and garage. Permission was previously sought for the erection of two dwelling houses – the application was not called in by the CNPA. There were a number of technical issues associated with the previous application regarding the access point and proximity to adjacent woodland.
- The site is beside existing houses which extend in a linear arrangement along a minor road to the south east of Cromdale. The subject site is within the settlement boundary of Cromdale as defined in the Cairngorms National Park Local Plan.
- The proposed dwelling is a one and a half storey T shaped structure, with finishes including concrete roof tiles and rendered walls. A detached garage, with similar finishes, is also proposed.
- This proposal for a single dwellinghouse within a defined settlement does not raise any issues of significance in relation to the collective aims of the National Park.

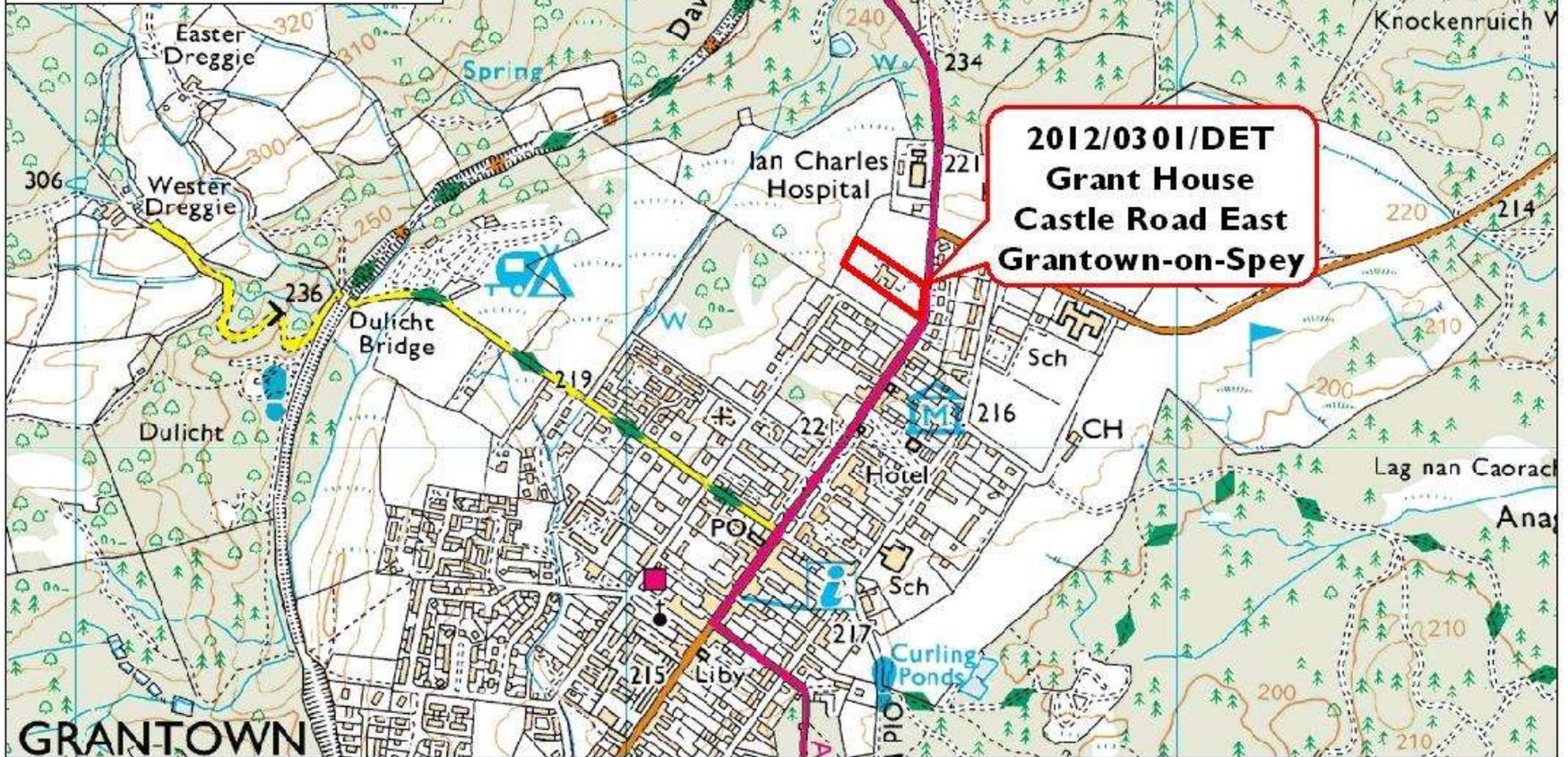
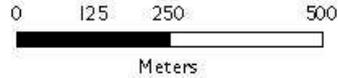
RECOMMENDATION : NO CALL IN

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CNPA Planning Committee



Application Site



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Applicant(s) :

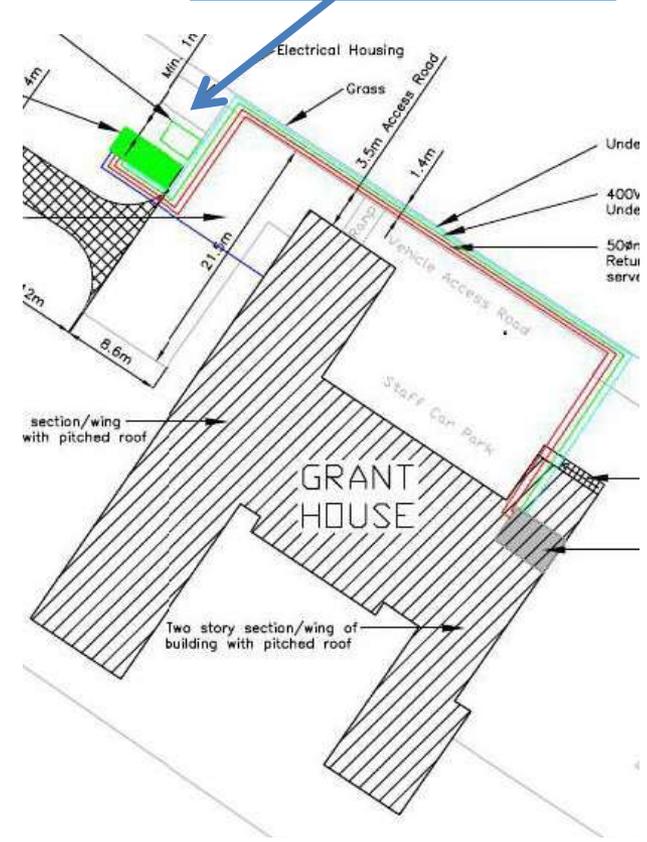
Mr Jason Kelman

Proposal :

Installation of a wood clad, pitched roof, biomass pellet boiler module to rear (revised proposal ref: 12/02799/FUL)



Proposed enclosure

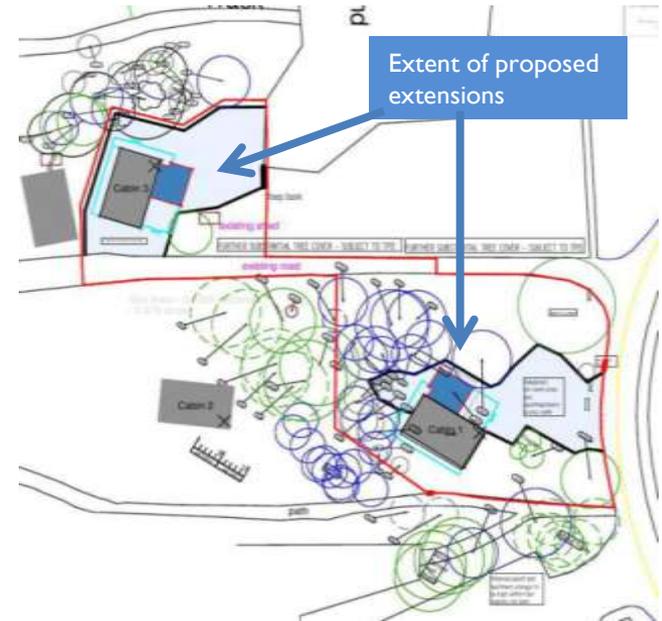


KEY POINTS

- This application seeks planning permission to provide a new biomass boiler system housed in wood clad, pitched roof separate enclosure to the rear of Grant House care home in Grantown on Spey.
- There have been a number of previous applications for minor alterations to the property which were dealt with by the Highland Council, including an earlier application for a biomass enclosure which was withdrawn earlier this year.
- The biomass boiler would be fuelled by wood pellets and supporting documentation indicates that the pellets would be sourced locally.
- This application, which is of a minor nature, is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

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Extent of proposed extensions

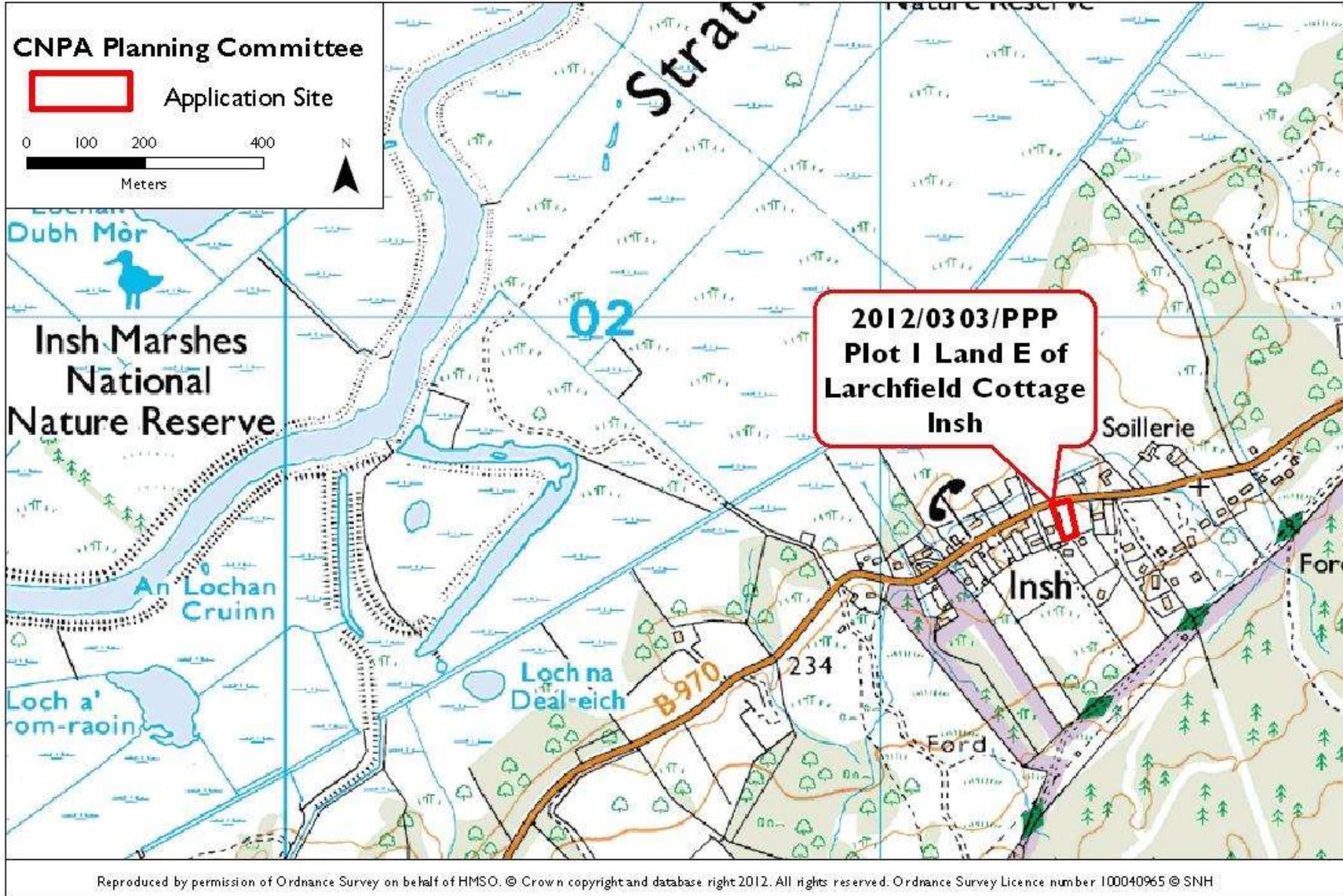
KEY POINTS

- Full planning permission is sought to extend two holiday lodges within the MacDonald Aviemore Highland Resort. The extension to each of the timber clad detached holiday lodges includes the addition of a new projecting wing, incorporating large elements of glazing.
- The extension will accommodate entrance and dining facilities plus decking.
- The details indicate that there would be some tree loss resulting from the development of the proposed extensions.
- As a proposal for extensions to two of the existing holiday lodges, the development is considered to be of a relatively minor nature and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

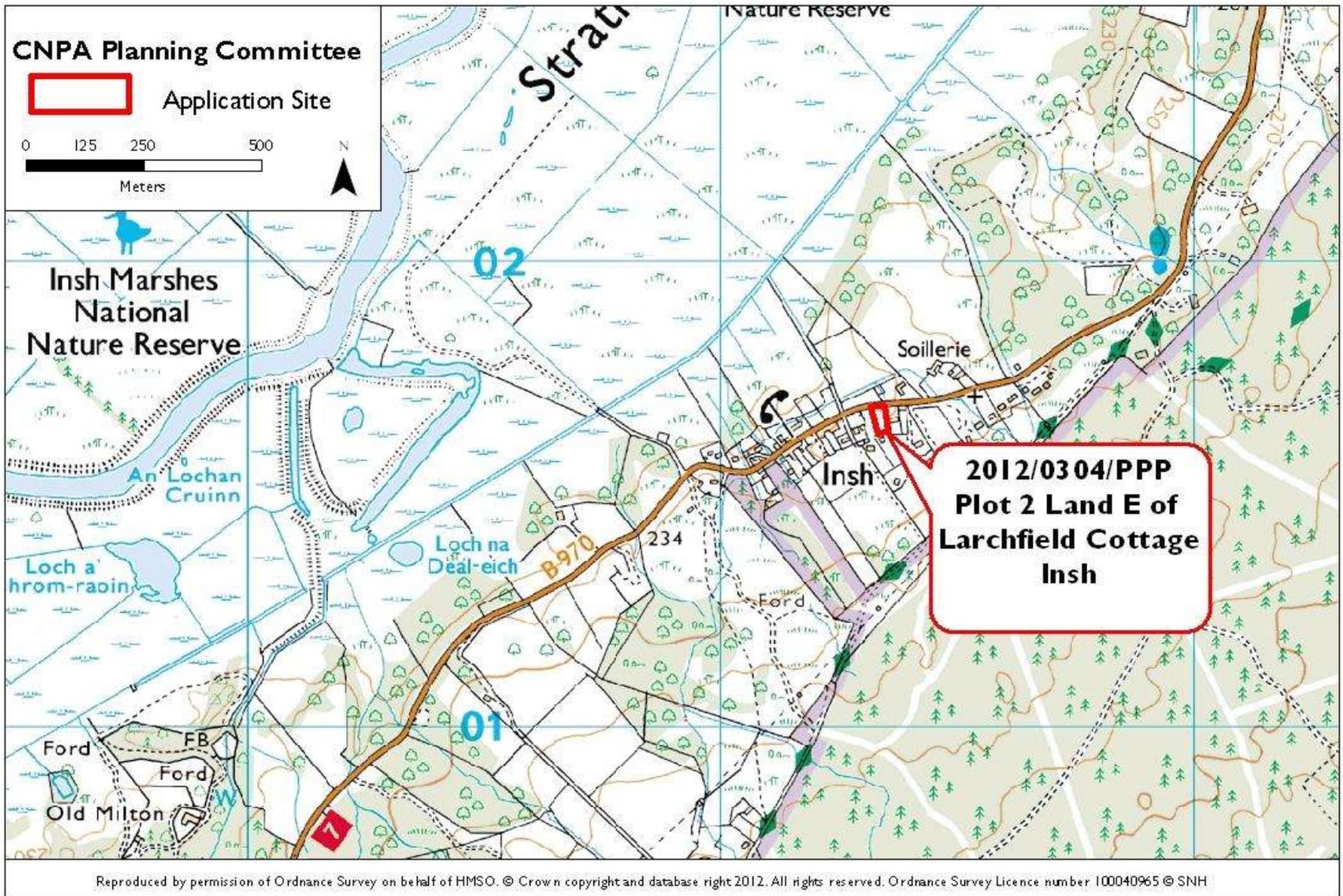
RECOMMENDED COMMENTS : Having regard to the first aim of the National Park which includes conserving and enhancing the natural heritage of the area, and also taking into account the existence of a Tree Protection Order on the land, efforts should be made to ensure that the development minimises its impact on the surroundings, that tree felling is avoided where possible and in the event that tree loss is unavoidable, that replacement planting is undertaken.

[View Planning Application](#)



Applicant(s) :
Proposal :

Mrs Jane Bacon
Application for renewal of consent for erection of house and associated external works
(Ref.09/180/OUTBS)



Applicant(s) :
Proposal :

Mrs Jane Bacon
Application for renewal of consent for erection of house and associated external works (ref.09/180/OUTBS)



Proposed Site

KEY POINTS

- Planning in principle is sought to renew a previous permission for a new house which was granted by Highland Council in 2009 (Highland Co. reference 09/180/OUTBS refers).
- The proposed site is located to the east of Larchfield Cottage in Insh and lies within the rural settlement boundary as designated in the CNP Local Plan.
- There has been a history of consents granted for house plots here since 2001 and most recently in 2009. This proposal and the previous item on the call in (2012/0303/PPP) seek to renew the earlier consents.
- This proposal to re-establish the principle of a new house within a designated rural settlement is not considered to raise issues of significance to the collective aims of the National Park.

RECOMMENDATION : NO CALL IN

[View Planning Application](#)