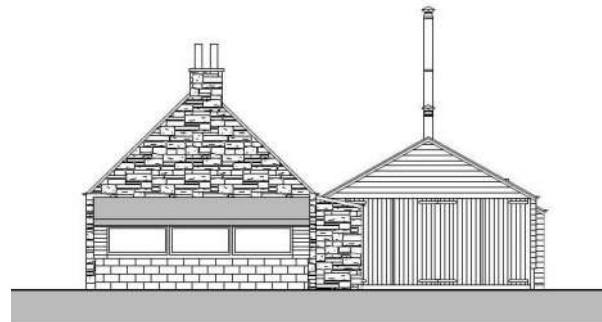
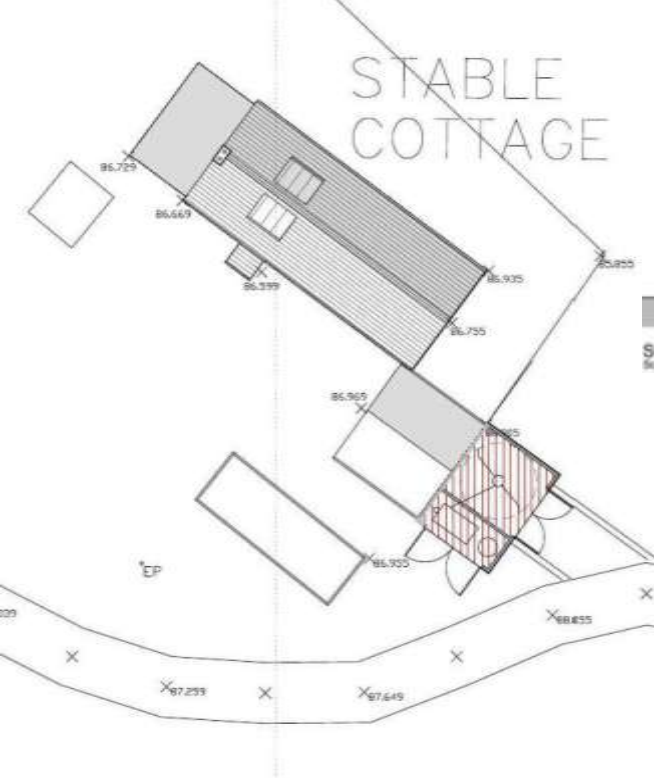


Applicant(s) :  
Proposal :

Mr Angus Macpherson  
Biomass Boiler House



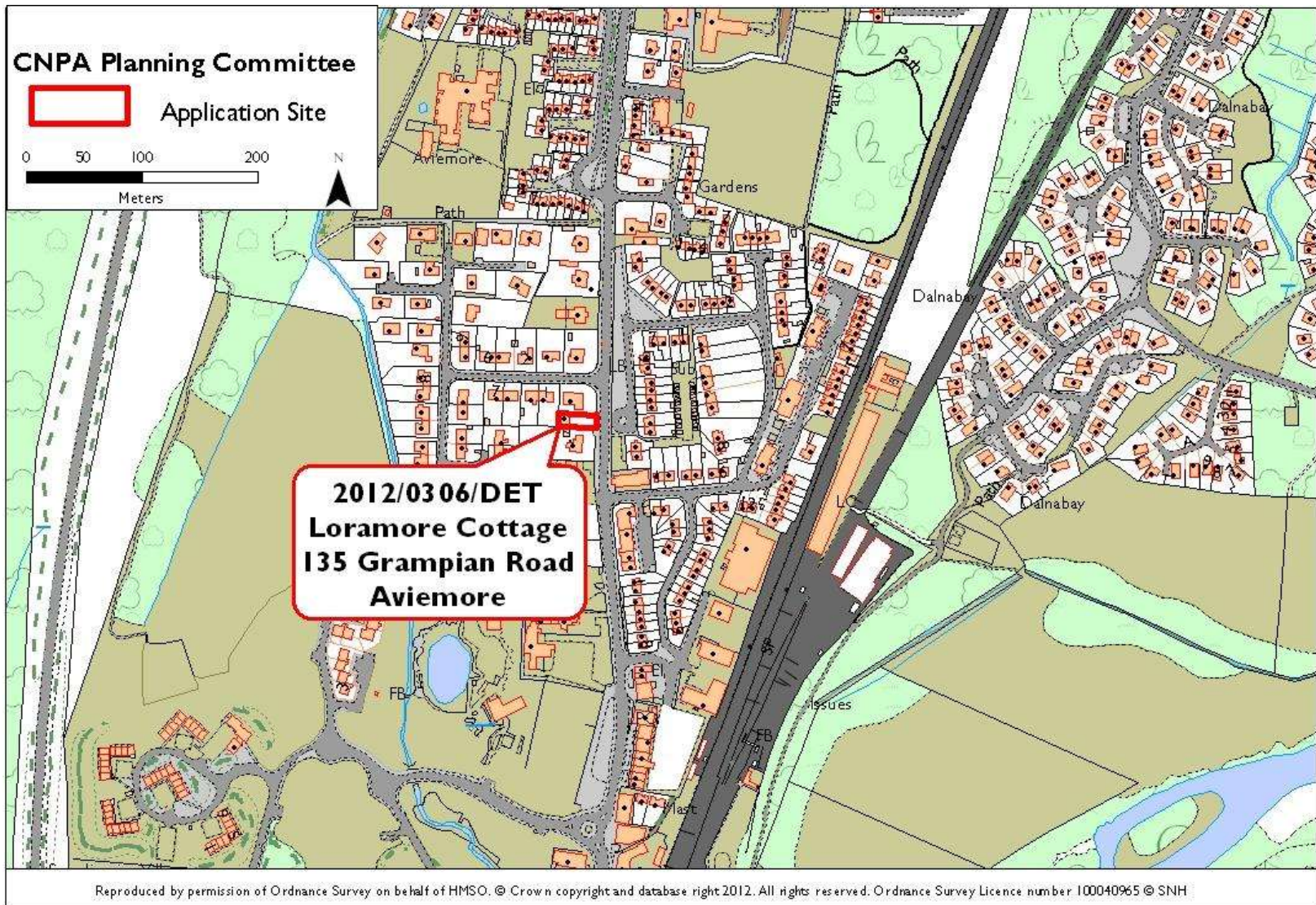
## KEY POINTS

- Planning permission is sought for the siting of a biomass boiler house – a previous application on the site (with the boiler proposed closer to the main house – Craig Dhu) was withdrawn earlier this year.
- The current application site is located at the Stable Cottage within the grounds of Craig Dhu, which is located between Laggan and Newtonmore
- The new boiler house is proposed to be attached to the end of an existing outbuilding and will be of pitched roof design with flue. External finishes include timber cladding and a sheet roof.
- The proposal is of a minor domestic nature does not raise any issues of significance to the National Park.

**RECOMMENDATION : NO CALL IN**

[View Planning Application](#)



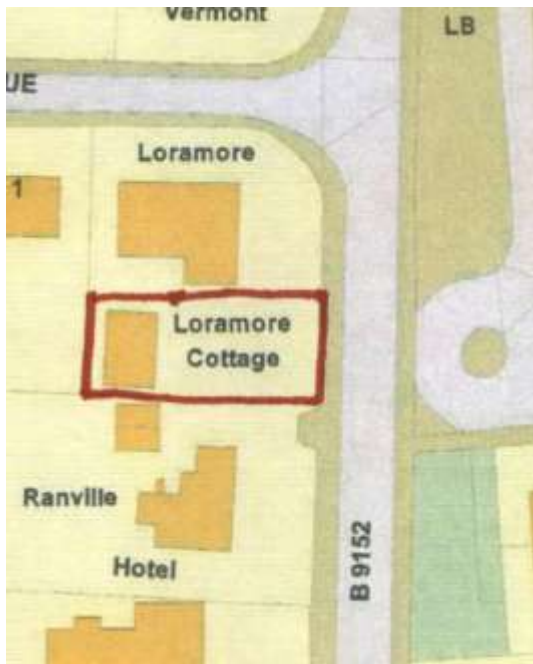


Applicant(s) :

Ms Sally Ann Westcott

Proposal :

Change of use from residential house to use as a commercial premises: beauty treatments, life coaching and hypnotherapy sessions on a one to one basis.

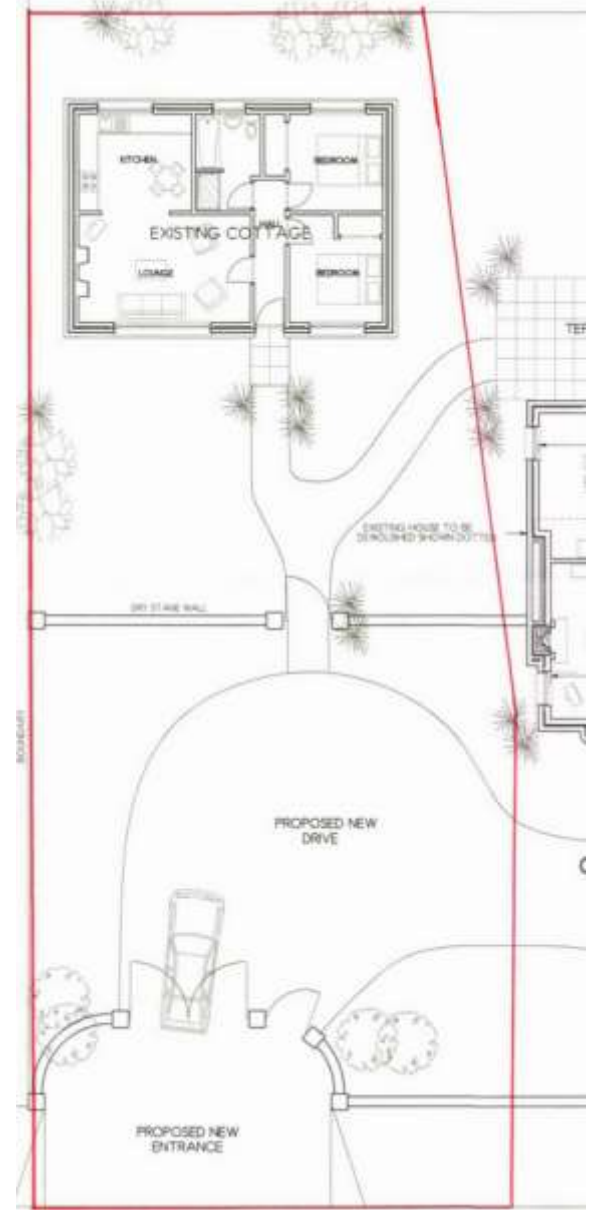


Loramore Cottage

### KEY POINTS

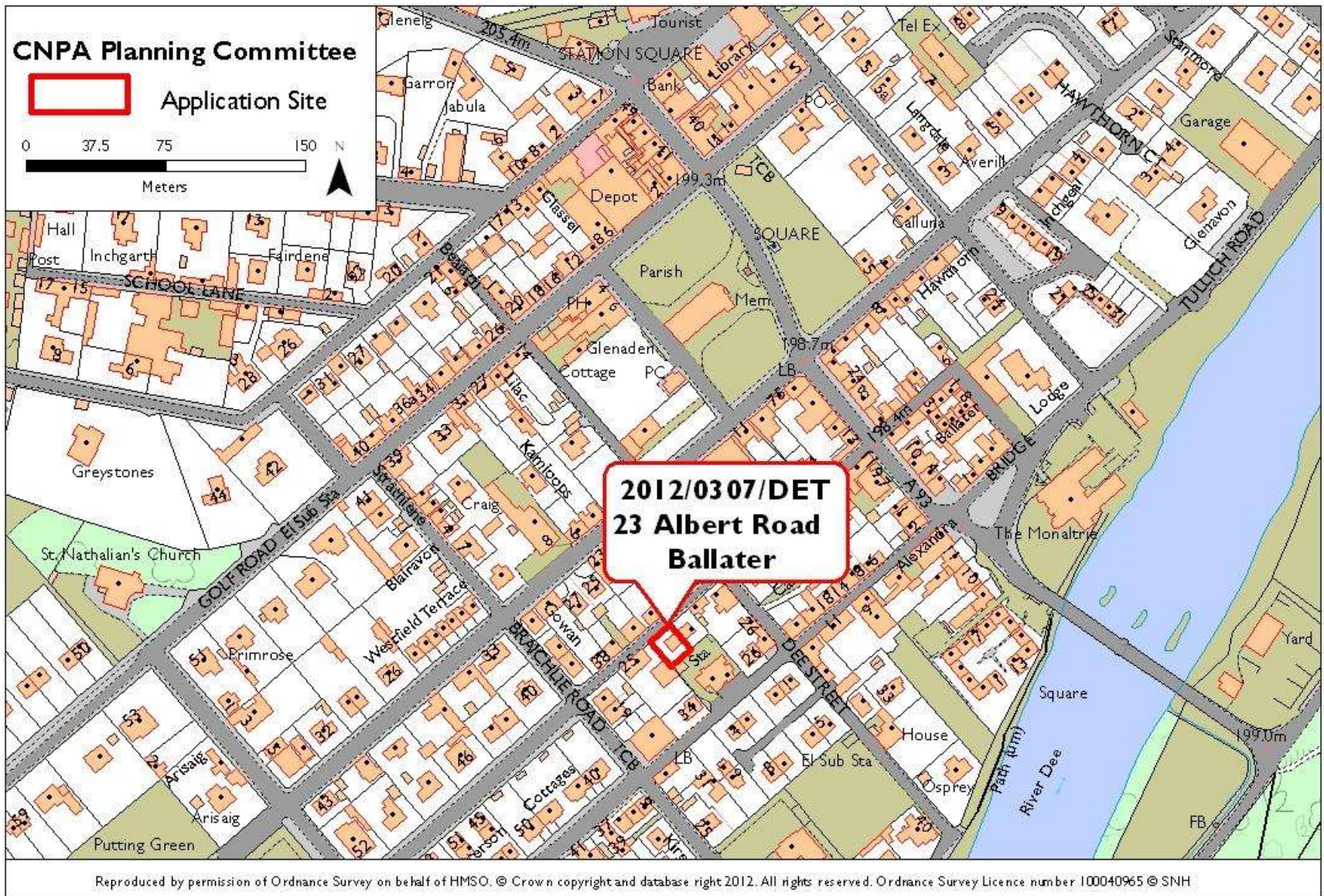
- Planning permission is sought for the change of use of a residential property to a commercial premises, (a beauty and therapy related business) on Grampian Road in Aviemore.
- There are a number of varied uses in the surrounding area, including bed and breakfast establishments and hotels.
- The site layout plan also identifies a proposed new entrance and driveway off Grampian Road.
- The proposed development is within the settlement area of Aviemore and the nature of the proposal is not considered to raise issues of significance to the aims of the National Park.

**RECOMMENDATION : NO CALL IN**



[View Planning Application](#)





Applicant(s) :

Graham McDonald

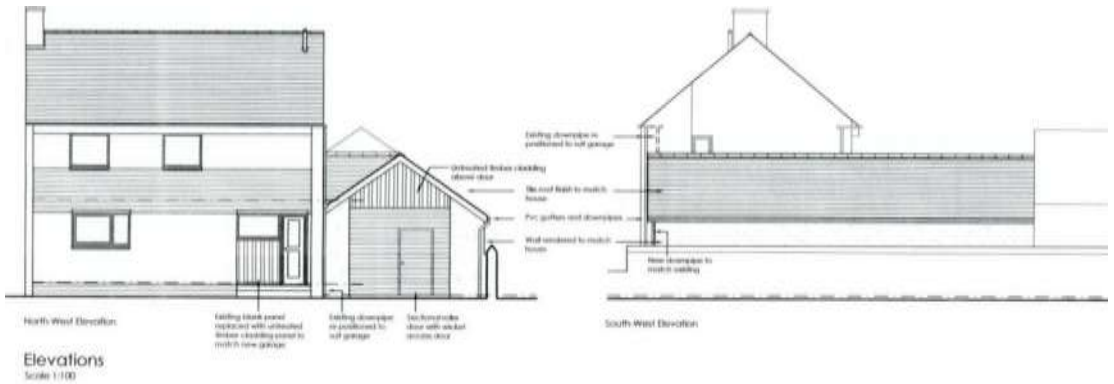
Proposal :

Alterations and Extension to Dwellinghouse and Erection of Garage





Existing house



Perspective Renderings  
4/5

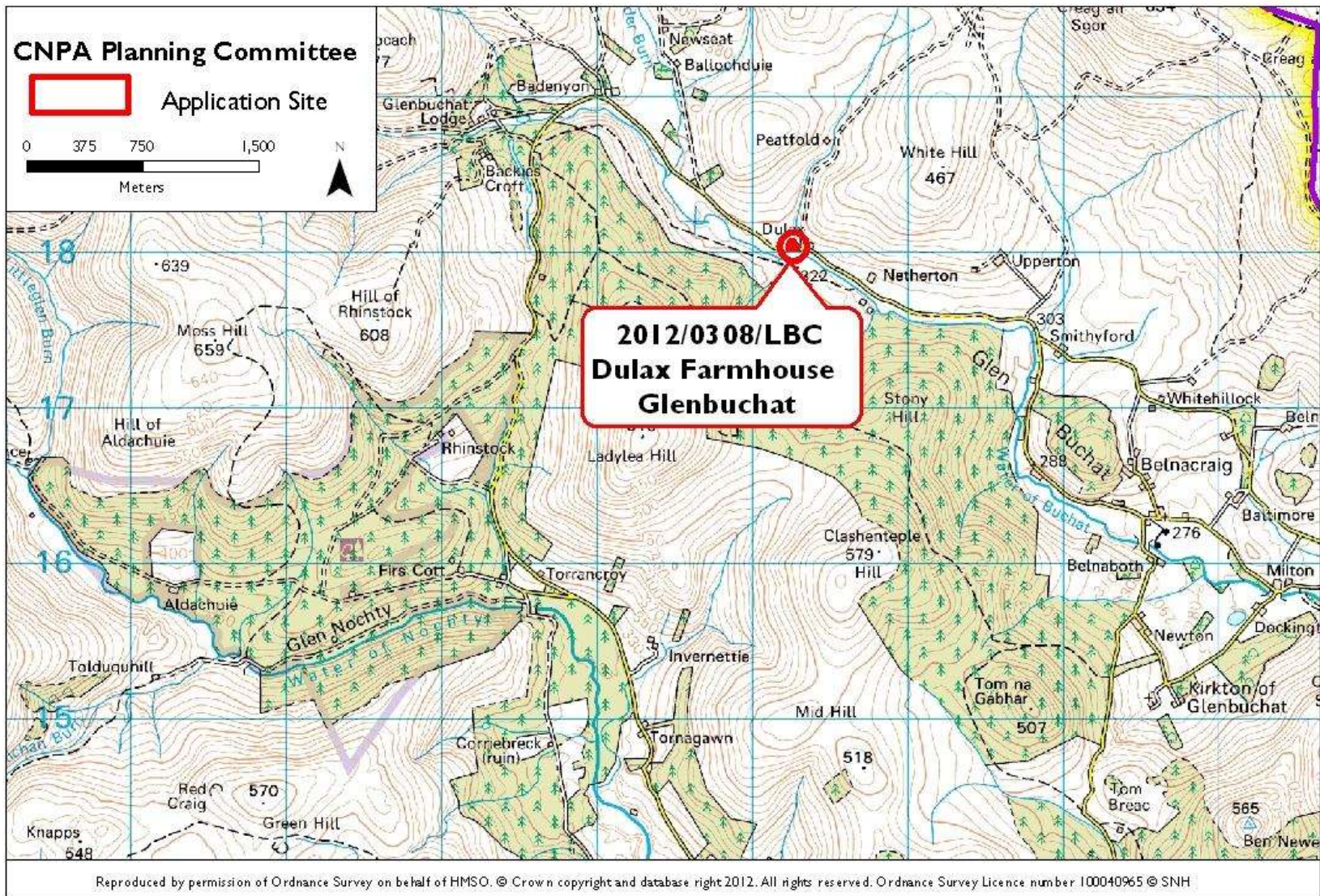
## KEY POINTS

- Planning permission is sought for alterations and an extension to a semi detached dwelling house on Albert Road in Ballater;
- The extension would result in the creation of domestic garage attached to the dwellinghouse.
- The proposed site within the Conservation Area.
- The proposed extension is pitched roof single storey, and would be tiled and rendered to match the house.
- This proposal is of a minor domestic nature and does not raise issues of significance to the aims of National Park.

**RECOMMENDATION : NO CALL IN**

[View Planning Application](#)





Applicant(s) :

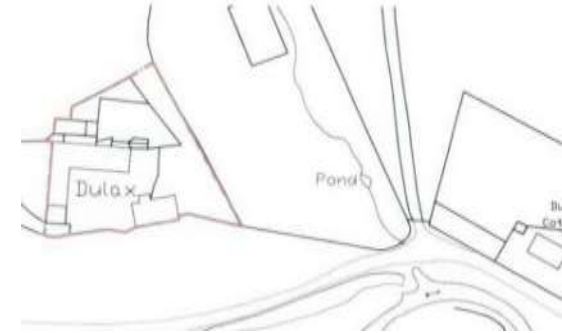
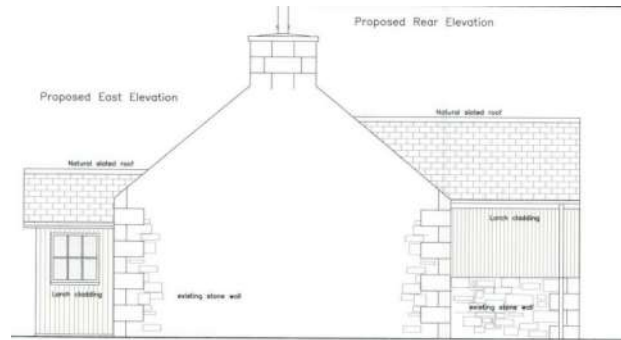
Mr Craig Bruce

Proposal :

Alterations, Extension and Re-Instatement of Dwellinghouse including Change of Use of Land to Domestic Garden Ground



## Proposed elevations



## Existing elevations



### KEY POINTS

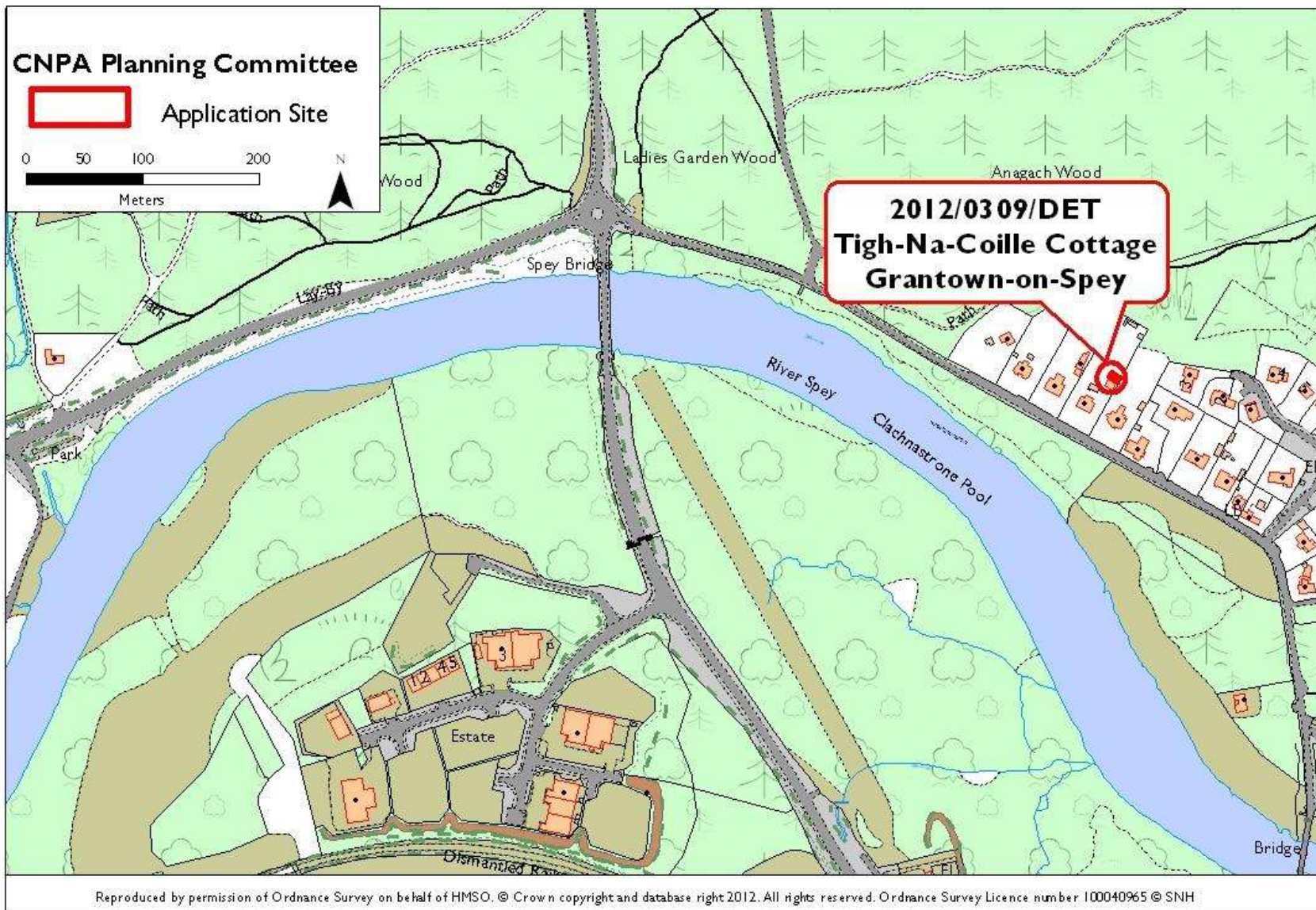
- Listed Building Consent is sought in this application for alterations and extension to an existing cottage to provide a rear extension and enlarged curtilage.
- The existing property is located on a hillside in Glenbuchat and is a category B listed building. The listing description of the building includes reference to the existence of box beds in the interior.
- Various alterations are proposed both internally and externally. Internally, a significantly amended layout is proposed, to create a partial open plan living area on the ground floor, as well as creating two bedrooms and a bathroom on the upper floor. Externally a new pitched roof extension is proposed at the rear of the property. New roofing and windows and doors are also proposed.

### RECOMMENDATION : CALL IN

**REASON :** The proposed development involves significant works to a Category B listed building, which is located in a distinctive setting in a remote rural area. The proposal raises issues of general significance to the aims of the National Park, and is of particular relevance in relation to the cultural and natural heritage of the area, as well as the social and economic development of the area.

[View Planning Application](#)





Applicant(s) :  
Proposal :

Mrs J S Stevens  
Demolish existing lean-to extension. Erect replacement extension



front elevation.

to the level  
of the  
ground  
level  
of the  
ground  
level  
of the  
ground  
level



side elevation.

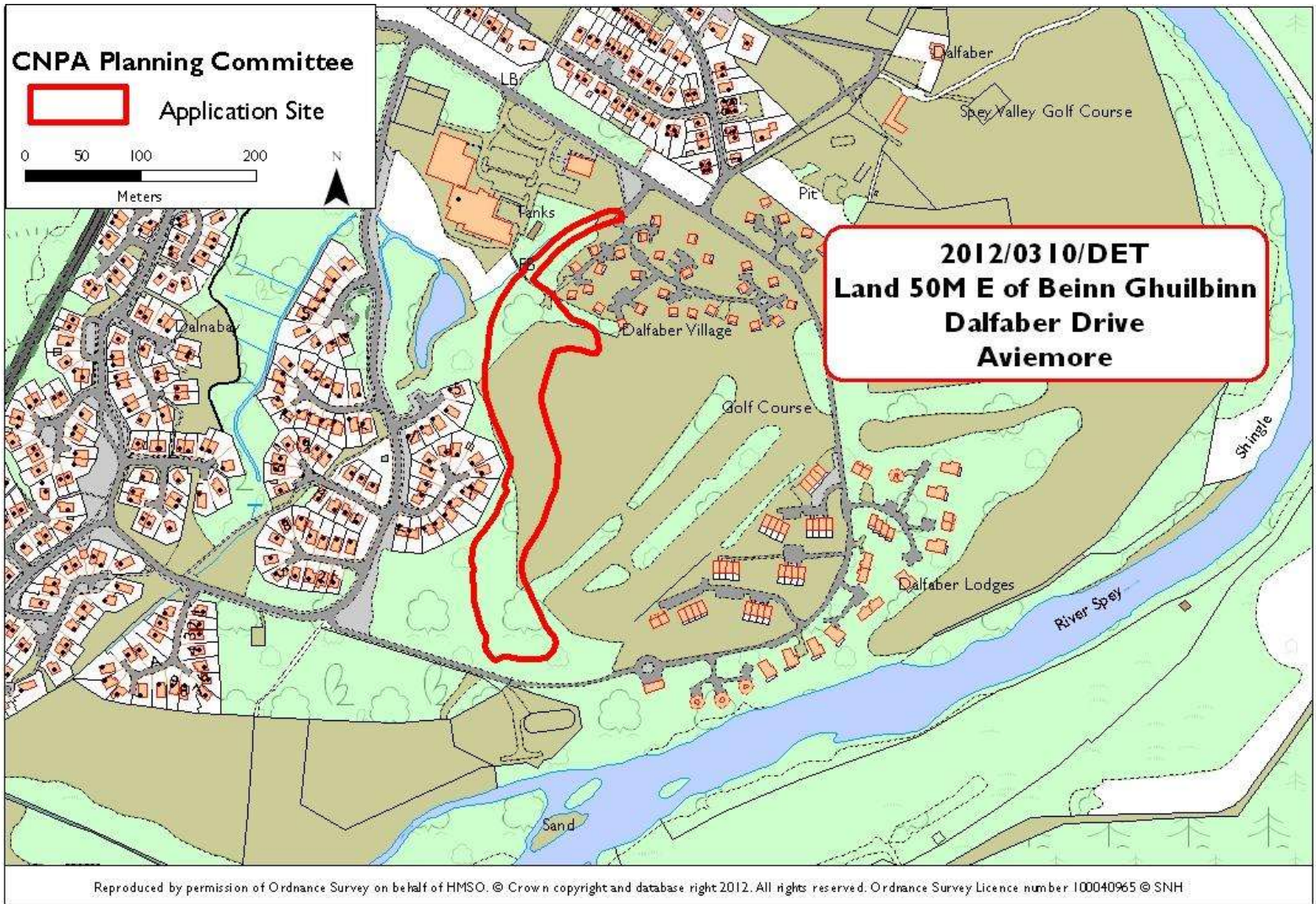
## KEY POINTS

- This application seeks full permission for a replacement extension to an existing cottage to provide enhanced kitchen accommodation.
- The proposed site is located at an existing cottage which is within the rear garden of a larger dwelling house on the Old Military Road in the south east of Grantown on Spey.
- The new extension is a timber and slate hipped roof design, replacing a lean to extension on the north side of the cottage.
- This proposal is of a minor domestic nature and does not raise any issues of significance to the aims of the National Park.

## RECOMMENDATION : NO CALL IN

[View Planning Application](#)





Applicant(s) :  
Proposal :

Macdonald Hotels & Resorts Ltd  
Erection of twelve lodges (revised application ref 12/1815/FUL)



## KEY POINTS

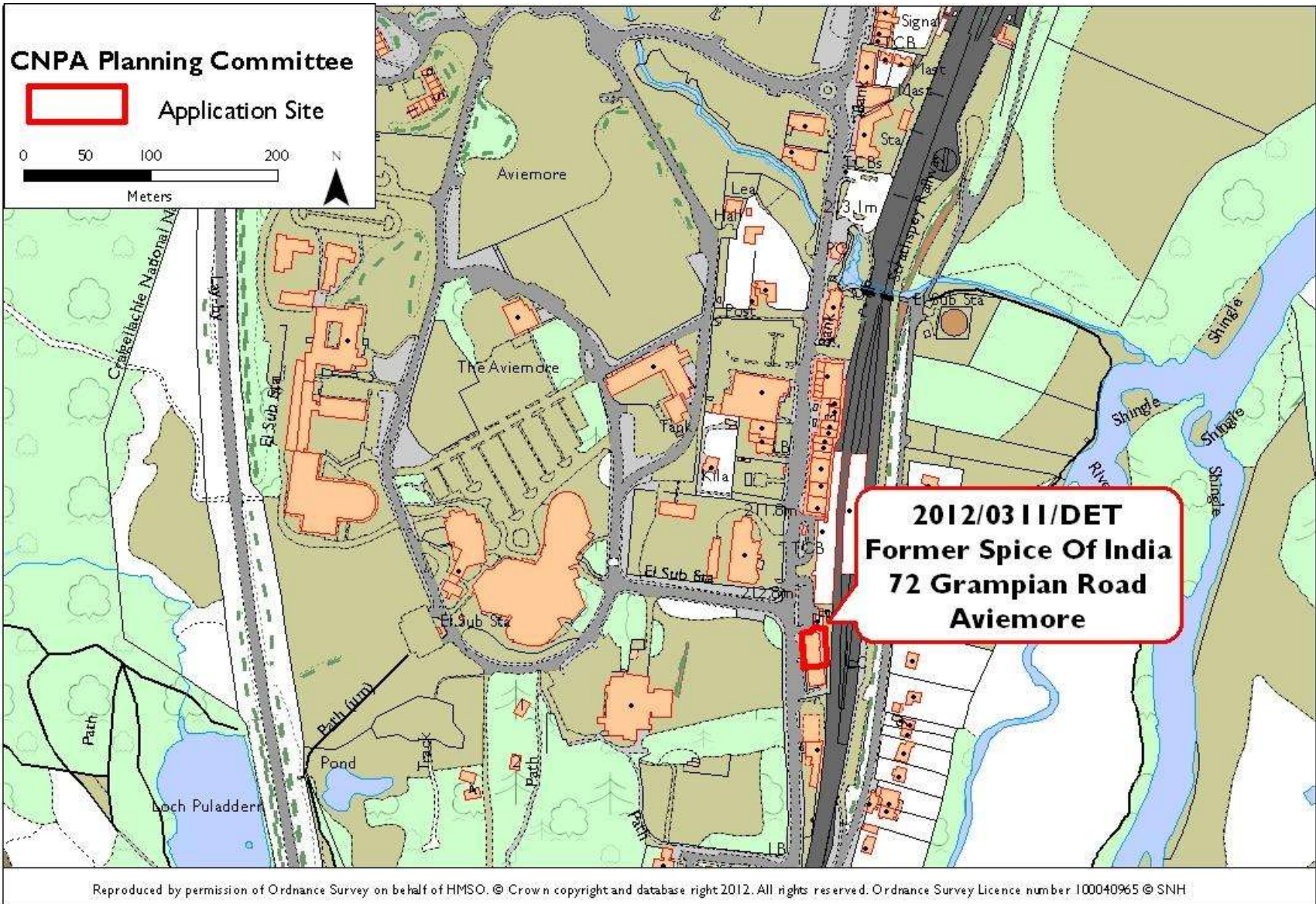
- Planning permission is sought for 12 holiday lodges at Dalfaber Drive, Aviemore.
- This is a revised submission. A previous application for holiday lodges on the site was called in by the CNPA earlier this year (CNPA ref. no. 2012/0158/DET refers) but was subsequently withdrawn.
- The proposed chalets are of two storey construction with external finishes consisting of a combination of stone, timber and zinc roofing.
- The site is within the Aviemore settlement boundary on land designated in the Local Plan as 'ENV' (environment) and described as "open space and land which contributes to the setting of Aviemore" and which will be "protected from adverse development;"

## RECOMMENDATION : CALL IN

**REASON :** The proposal is for the erection of 12 holiday lodges on the periphery of a belt of woodland and on land which is identified as 'Environment' in the Cairngorms National Park Local Plan (2010). The development is of significance to the aims of the National Park in the context of natural heritage, economic and social development of the area and the enjoyment of the area by the general public. As such, the proposal is considered to raise issues of general significance to the collective aims of the National Park.

[View Planning Application](#)



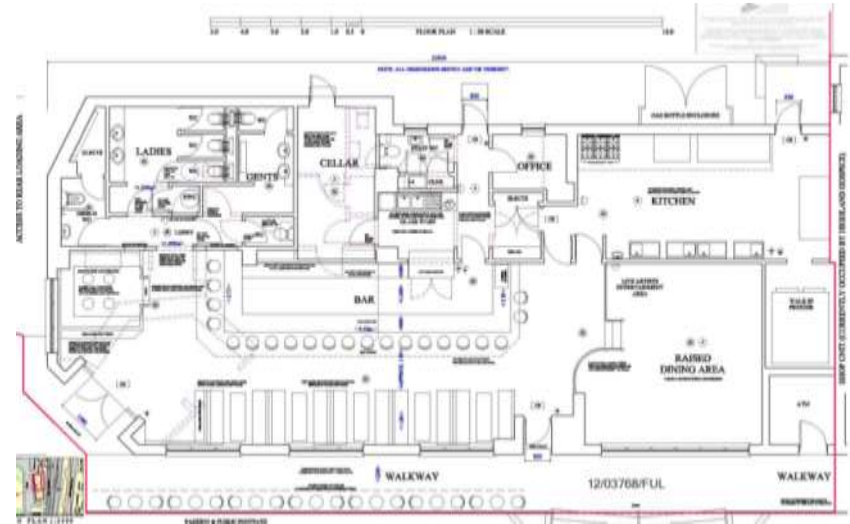


Applicant(s) :

Macduis Inn Ltd

Proposal :

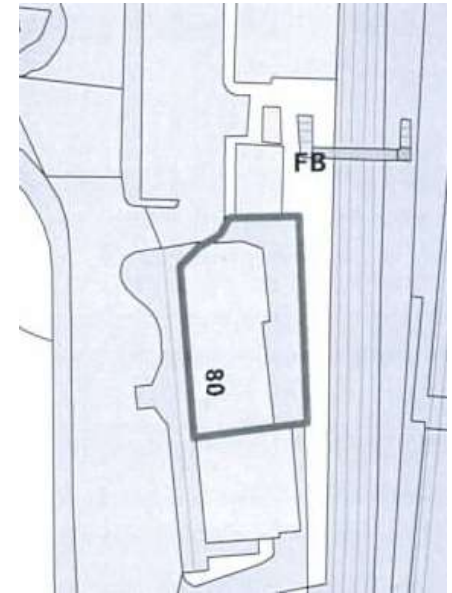
Change of use from Restaurant to Bar, plus internal alterations



## KEY POINTS

- Planning permission is sought for the change of use of a former Indian Restaurant to form a public bar.
- The site is located between the Railway Station and a shop unit in the central part of Aviemore, at Grampian Road.
- No external changes are indicated on the plans.
- The nature of this proposal, within a designated settlement and in an area of mixed uses is not considered to raise issues of significance to the collective aims of the National Park.

**RECOMMENDATION : NO CALL IN**



[View Planning Application](#)