
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 13 February 2017 2017/0062/DET to 2017/0067/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2017/0062/DET
Council ref:	APP/2017/0297
Applicant:	Mr S Milne
Development location:	Meikle Tolly, Strathdon, Aberdeenshire, AB36 8XA
Proposal:	Erection of agricultural building
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	3 earlier agricultural prior notifications granted by Aberdeenshire Council. No Call In by CNPA.
Background Analysis:	Not Type 1 or Type 2. Proposal for a general purpose agricultural shed nearby existing agricultural buildings within the steading group. The proposal does not raise any issues of general significance to the aims of the Park.

CNPA ref:	2017/0063/DET
Council ref:	17/00380/FUL
Applicant:	Mr John Russell
Development location:	Russwood Ltd, Station Sawmill, Newtonmore Industrial Estate, Station Road
Proposal:	Extension of 3x warehouse sheds to provide extra space to continue same usage (retrospective)
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	<p>Various planning approvals on site as follows:</p> <p>Erection of office and showroom approved by the CNPA in March 2014.</p> <p>Erection of timber drying shed approved by Highland Council in October 2008.</p> <p>Extension of existing shed approved by Highland Council November 2010.</p> <p>Construction of office and showroom approved by Highland Council July 2011.</p> <p>Extension of shed to house biomass boiler approved by Highland Council July 2014.</p> <p>Extension of shed for timber storage approved by Highland Council in October 2014.</p> <p>Change of use and conversion of office for staff accommodation approved by Highland Council July 2016.</p> <p>Change of use and extension of building to create product development and research facility approved by Highland Council September 2016.</p>
Background Analysis:	Not Type 1 or Type 2. The proposal details extension to existing buildings contained within the active commercial/business site. The proposal does not introduce any issues of significance to the aims of the Park.

CNPA ref:	2017/0064/DET
Council ref:	17/00465/FUL
Applicant:	Mr Martin Leonard
Development location:	Balmenach Distillery, Cromdale
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:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	<p>Demolition of four flats, maltings, malt barns, steeples, malt bins and garages; erection of new malt storage bins, mash tun and associated plant; construction of new hard standing and turning areas. Approved by CNPA April 2012.</p> <p>Removal of fuel tanks and installation of biomass boiler approved by Highland Council May 2013.</p> <p>EIA Screening for anaerobic digester 'No EIA Required' Response from Highland Council with CNPA Consultation.</p> <p>Application for Planning Permission in Principle (PIP) for the current proposals were previously submitted to Highland Council in April 2016 and withdrawn in January 2017 pending the submission of an application for Full Planning Permission. At the time of the PIP application the CNPA considered the details under Call In and stated "The decision of the Committee is that the above planning application does not raise any planning issues of general significance to the park aims and as such No Call-in is necessary in this case." Along with all other statutory consultees the CNPA provided a response as part of the assessment process. The current proposal appears to be a further working up of the detail in response to the advice from the planning authority, consultees and CNPA and seeks full permission.</p>
Background Analysis:	<p>Type 2 Biomass plant attached to existing use. The proposals are contained within the general area of the distillery estate nearby existing facilities and are supported by surveys and landscape/visual assessments. The proposed function is complimentary to the distillery use and would provide renewable energy for the site whilst utilising distillery effluent.</p>

CNPA ref: 2017/0065/DET
Council ref: 17/00404/FUL
Applicant: Spey Valley Hire Centre
Development location: 3A Myrtlefield, Aviemore, Highland, PH22 1SB
Proposal: Proposed demolition of unit 3A to create extension to unit 3
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent planning history.
Background Analysis: Type 2. Extension and alterations to an existing retail/commercial building within an established industrial estate. For the most part the extensions are provided within the existing footprint by the addition of 1st floor accommodation as a result of some partial heightening on the structure. The external appearance of the building is to be remodelled. No change of use of the site proposed. No issues of significance to the aims of the park.

CNPA ref: 2017/0066/DET
Council ref: 17/00549/FUL
Applicant: Mr Stewart Webster
Development location: 4 Barclay Road, Aviemore, Highland, PH22 1UH
Proposal: Revised positioning of proposed 1 and a half storey dwelling house and revision to windows to front gable
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Planning permission for the house was granted by Highland Council in July 2016.
Background Analysis: This seeks a revision to an existing permission which is material. Type 2 housing less than 4 units within a settlement. No issue of significance to the aims of the Park.

CNPA ref:	2017/0067/DET
Council ref:	17/00506/FUL
Applicant:	Mrs D Bruce
Development location:	Ceanndrochaid, Cromdale, Grantown-on-Spey, Highland
Proposal:	Erection of disabled access ramp
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	No recent planning history.
Background Analysis:	Type 2 householder development being a small development that needs planning permission. No issue of significance to the aims of the 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](http://cairngorms.co.uk/uploads/documents/Park%20Authority/Planning/advice%20notes/20140609_PAN_applying_for_planning_permission.pdf)