
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 13 March 2017 2017/0098/DET to 2017/0112/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2017/0098/DET
Council ref:	APP/2017/0502
Applicant:	Ms Mary Almond
Development location:	Spyon Cop, Strathdon, Aberdeenshire
Proposal:	Demolition of derelict cottage and erection of dwellinghouse (renewal of planning approval APP/2014/0090)
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">- Demolition of derelict cottage and erection of dwellinghouse (change of house type) of planning permission APP/2012/0003 (APP/2014/0090)- Erection of dwellinghouse (change of house type APP/2006/3959) (APP/2012/0003)- Replacement dwellinghouse (APP/2006/3959)
Background Analysis:	All approved by the Local Authority Planning permission has previously been granted for the demolition of an existing cottage and erection of replacement dwellinghouse at this location. Current application is for a renewal of this permission. Type 2: Housing – up to two residential units outside a settlement. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0099/DET
Council ref: APP/2017/0525
Applicant: Mr Angus McNicol
Development location: Lebhall, Crathie, Ballater, Aberdeenshire
Proposal: Alterations and extension to dwellinghouse including change of land use of agricultural land to domestic garden ground
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 a single storey extension to side and rear elevations of dwellinghouse to provide additional living space. Application also includes a change of use for existing agricultural land to domestic garden ground. Type 2: Householder developments – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0100/PPP
Council ref:	17/00281/PPP
Applicant:	Interurban Developments Ltd
Development location:	Site To Rear Of Heatherlea, Main Street, Tomintoul, Moray
Proposal:	Residential development in principle (x4 units)
Application type:	Planning Permission in Principle
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	<p>Recent planning history includes:</p> <ul style="list-style-type: none"> - Outline for erection of one dwellinghouse and garage (03/00368/OUT), approved by the local authority and renewed under reference numbers 05/04285/FUL, 08/01878/FUL, 11/01033/APP, 14/01037/APP. - Erect dwellinghouse 16/01494/PPP and 16/01156/AMC both approved by the Local Authority - Erect 2no. dwellinghouses (16/00240/PPP). Refused by the Local Authority <p>Erect 4no. dwellinghouses (16/00241/PPP). Refused by the Local Authority.</p>
Background Analysis:	<p>The application site currently has planning permission for a single residential unit and planning permission in principle for a second adjacent residential unit. The current application is for planning permission in principle for semi-detached dwellings to provide 4 residential units. Type 2: Housing – four or less residential units within a settlement. Not considered to raise issues of significance to the collective aims of the National Park.</p>

CNPA ref: 2017/0101/DET
Council ref: APP/2017/0526
Applicant: Mrs Shona Allan
Development location: 48 Bridge Street, Ballater, Aberdeenshire, AB35 5QD
Proposal: Installation of replacement windows
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Change of use of Class 1 retail shop to Class 2 office (betting shop) & erection of satellite dish (APP/2004/0613). Approved by the Local Authority.
Background Analysis: Application is for the replacement of 3no. sash and case windows with new timber units and 2no. rooflight windows with conservation units. Type 2: Householder developments – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0102/DET
Council ref: APP/2017/0540
Applicant: Mr And Mrs Simpson
Development location: Connemara, 33 Golf Road, Ballater, 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: There is no recent planning history.
Background Analysis: Proposal is for the erection of a sun lounge to side elevation of dwellinghouse. Type 2: Householder developments – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0103/DET
Council ref:	17/00998/FUL
Applicant:	Highlands And Islands Enterprise
Development location:	Cairngorm Mountain, Glenmore, Aviemore, Highland
Proposal:	Part demolition and reconfiguration of existing building to strip back to transformer enclosure area only
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	<p>There is an extensive planning history associated with Cairngorm Mountain which most recently includes:</p> <ul style="list-style-type: none"> - Retrospective planning application to retain a ski access track created during the construction of a new ski lift in 2015 (16/02878/FUL). Approved by CNPA. - Use of land for the siting of a portable cabin to be used as shelter during the ski season (15/04504/FUL). Approved by the Local Authority. - Extension to West Wall ski tow and new return wheel at southmost end of towline (15/01000/FUL). Approved by Local Authority. - Removal of Sheiling ski tow & replace with a modern rope tow of similar length and profile (14/02896/FUL). Approved by CNPA.
Background Analysis:	<p>Proposal is for partial demolition of disused service building. Transformer/switchgear room to be retained re-roofed and re-clad. Type: Other. Not considered to raise issues of significance to the collective aims of the National Park.</p>

CNPA ref: 2017/0104/DET
Council ref: 17/00322/APP
Applicant: Andras Ltd
Development location: Badnafrave, Ballindalloch, Moray, AB37 9ES
Proposal: Proposed extensions (2) to dwelling house
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:
- Extend planning consent 05/02346/FUL for further 3 years for alterations to original dwelling, gable windows/doors installed in openings, velux added, and for septic tank and soak-away (10/01863/APP)
- Alterations to original dwelling, gable windows/doors installed in openings, velux added and for septic tank and soak away. (05/02346/FUL)
Both approved by the Local Authority.
Background Analysis: Proposals is for single storey extensions to the side and rear elevations of dwellinghouse to provide additional living space. Type 2: Householder developments – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0105/DET
Council ref:	17/01037/FUL
Applicant:	Mrs Helen Rees
Development location:	14-16 The Square, Grantown-on-Spey, Highland, PH26 3HG
Proposal:	Temporary siting of two portakabins to provide office space during construction works (renewal of permission 15/01522/FUL)
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"> - Demolition of building to rear (15/02823/CON) - Erection of extension to provide office and meeting accommodation (15/02822/FUL) - Temporary siting of two portakabins at the rear of the premises for a period of 18 months (13/03991/FUL). Renewed under application reference 15/01522/FUL) - Installation of HWE bio-heat cabin – wood pellet system, accumulator tanks, internal plumbing and wiring, fuel store with blower connections (11/00414/FUL) - Temporary siting of mobile office units (02/00346/FULBS)
Background Analysis:	All approved by the Local Authority. Application is for renewal of an existing planning permission for the temporary siting of two portakabins for a further two years. Portakabins are to provide office space during demolition and construction work associated with recently approved building extension. Type 2: small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0106/DET
Council ref: 17/00338/FLL
Applicant: The Bruar Trust
Development location: Glenbruar Lodge, Calvine, Perth And Kinross, PH18 5UW
Proposal: Alterations and extension to dwellinghouse and formation of access steps
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 alterations and extension to Lodge including extension to dining room, formation of new entrance and extension to reception room, alterations to internal layout, and modifications to fenestrations. Type 2: Householder developments – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0107/DET
Council ref: 17/00278/FUL
Applicant: David Clyne
Development location: Land 480M NW Of Auchernack, Grantown-on-Spey
Proposal: Remove existing steel beam and timber deck footbridge and erect new bridge deck
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 the replacement of a footbridge which forms part of the Speyside Way with a bridge to accommodate cyclists and horses. The replacement bridge will be installed on existing concrete abutments. Type: Other – small scale development involving tourism and leisure. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0108/DET
Council ref: APP/2017/0412
Applicant: Ballater And Crathie Community Council
Development location: Aberdeenshire Council, Public Convenience, Church Square, Ballater
Proposal: Installation of external defibrillator
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 the installation of a defibrillator to the external wall of a public toilet block. Type: Other. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0112/DET
Council ref: APP/2017/0227
Applicant: EE UK Ltd
Development location: Land At Tom Breac, Glenbuchat, Strathdon, Aberdeenshire
Proposal: Installation of telecommunications apparatus, 12m mast, ancillary equipment cabinets, fenced compound and access track
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 the installation of a 12m telecommunications mast and ancillary infrastructure to provide increased emergency service network coverage and commercial 4G. The proposal also seeks permission for the formation of an associated 250metre access track. Type other: telecommunication masts outside of a settlement. Not considered to raise issues of significance to the collective aims of the National Park.

Note to Local Authority: CNPA request that due to the location of the proposed development consideration is given to the requirement for any connections to the development site to be undergrounded. It also requested that CNPA's Landscape Adviser be consulted.

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