

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](#)

[Angus Council](#)

[Highland Council](#)

[Moray Council](#)

[Perth & Kinross Council](#)

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.

NOTE

Members may note that an unusual number of applications at the end of the report have recommendations of “to follow”. We would normally give firmer recommendations on some of these proposals. However, despite being told that no further applications were to be notified to us we were notified of 6 applications last Thursday afternoon. Given the Easter break we had difficulty making recommendations on the 6 applications. However, a full assessment of the proposals has now been made and recommendations are included in this presentation. Because the notifications were late in the day the constraints were missing from the last item, however these are referred to in the presentation.

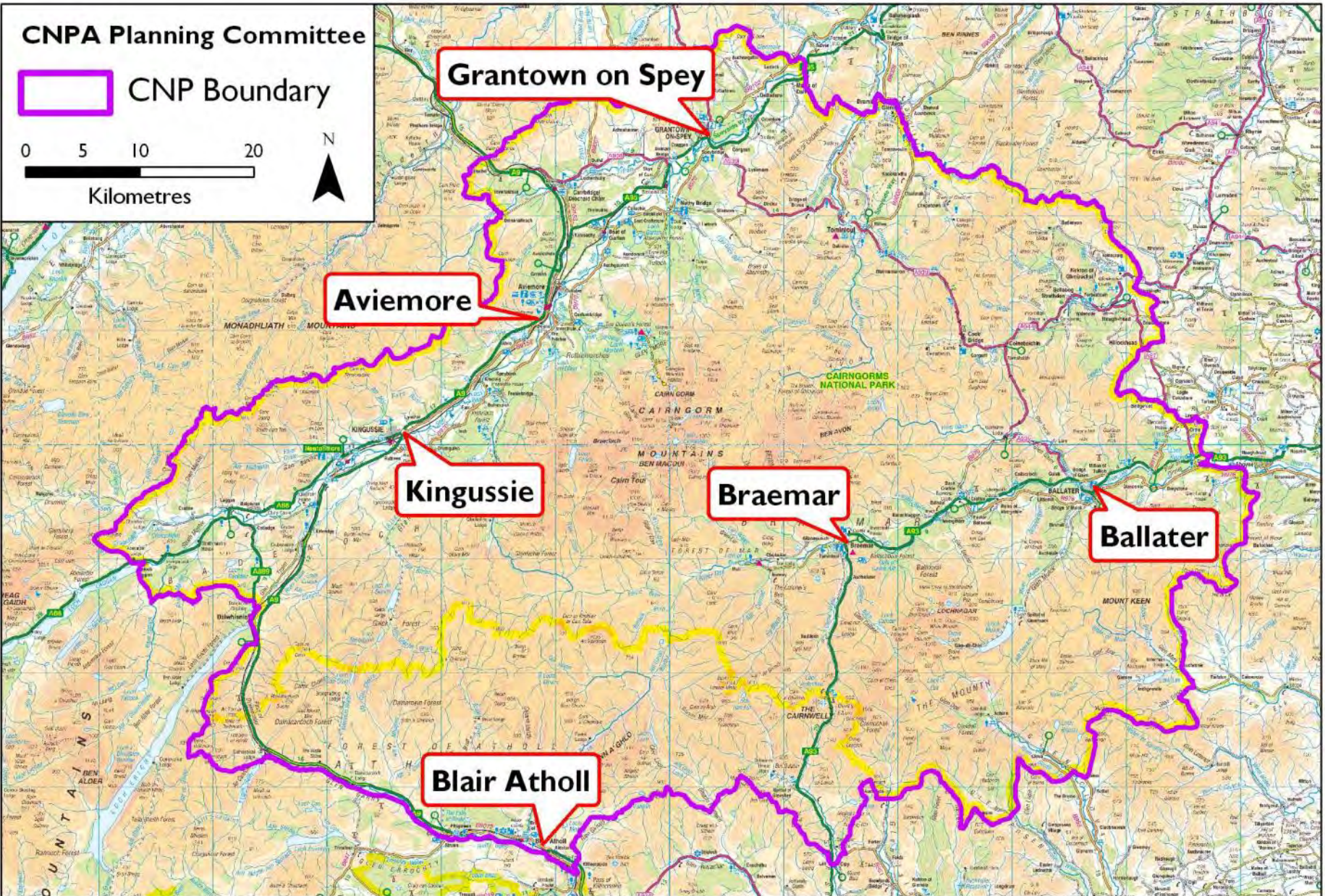
Andrew Tait
Planning Officer

CNPA Planning Committee

 **CNP Boundary**

0 5 10 20

Kilometres

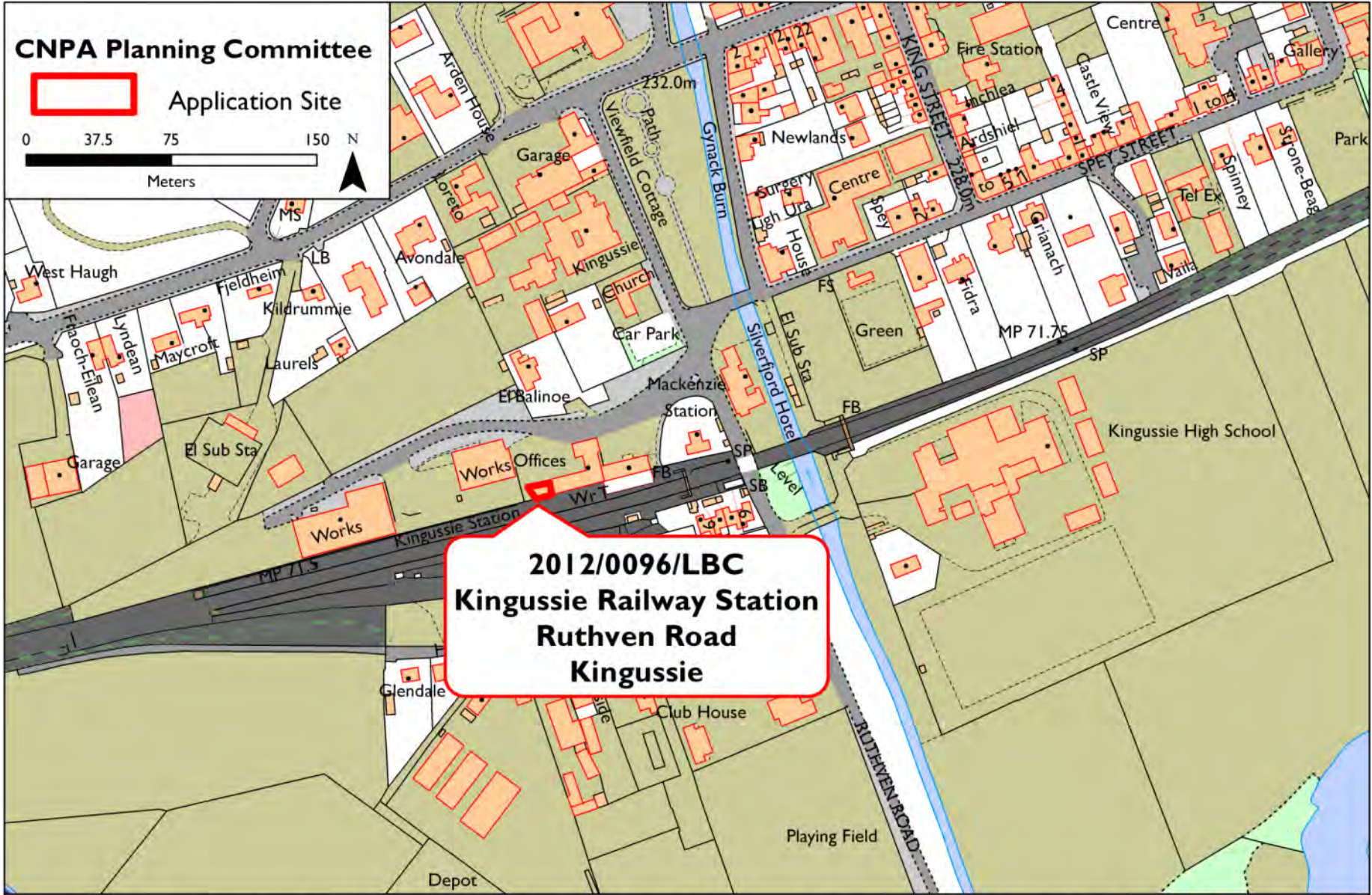
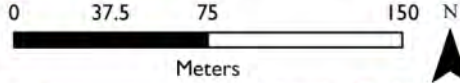


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CNPA Planning Committee



Application Site



2012/0096/LBC
Kingussie Railway Station
Ruthven Road
Kingussie

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Applicant(s) :

Badenoch Broadband and Communications CIC

Proposal :

Use of unused room to south end of the building to house telecommunications equipment and installation of satellite dish on chimney breast

Proposed location of
satellite dish



Satellite dish would be
sprayed slate grey



KEY POINTS :

- Listed Building Consent is sought at Kingussie Railway Station for the use of an unused room at the south end of the building in order to house telecommunications equipment and the installation of a satellite dish on the chimney breast;
- The telecommunications equipment is required as part of a new wi-fi broadband project to serve Laggan parish;
- There are specific locational requirements as the building to house the equipment must be within the 'line of sight' of the main relay station in Laggan. The location of the Railway Station building fulfils the specific requirements;
- Kingussie Railway Station is a Category B listed building;
- The works proposed would not significantly alter the character of the Listed Building. The majority of the equipment would be accommodated within a disused area of the building, and the only external change would be the installation of a satellite dish on the chimney breast;
- The proposed works are relatively minor and are not considered to be of significance to the aims of the National Park.

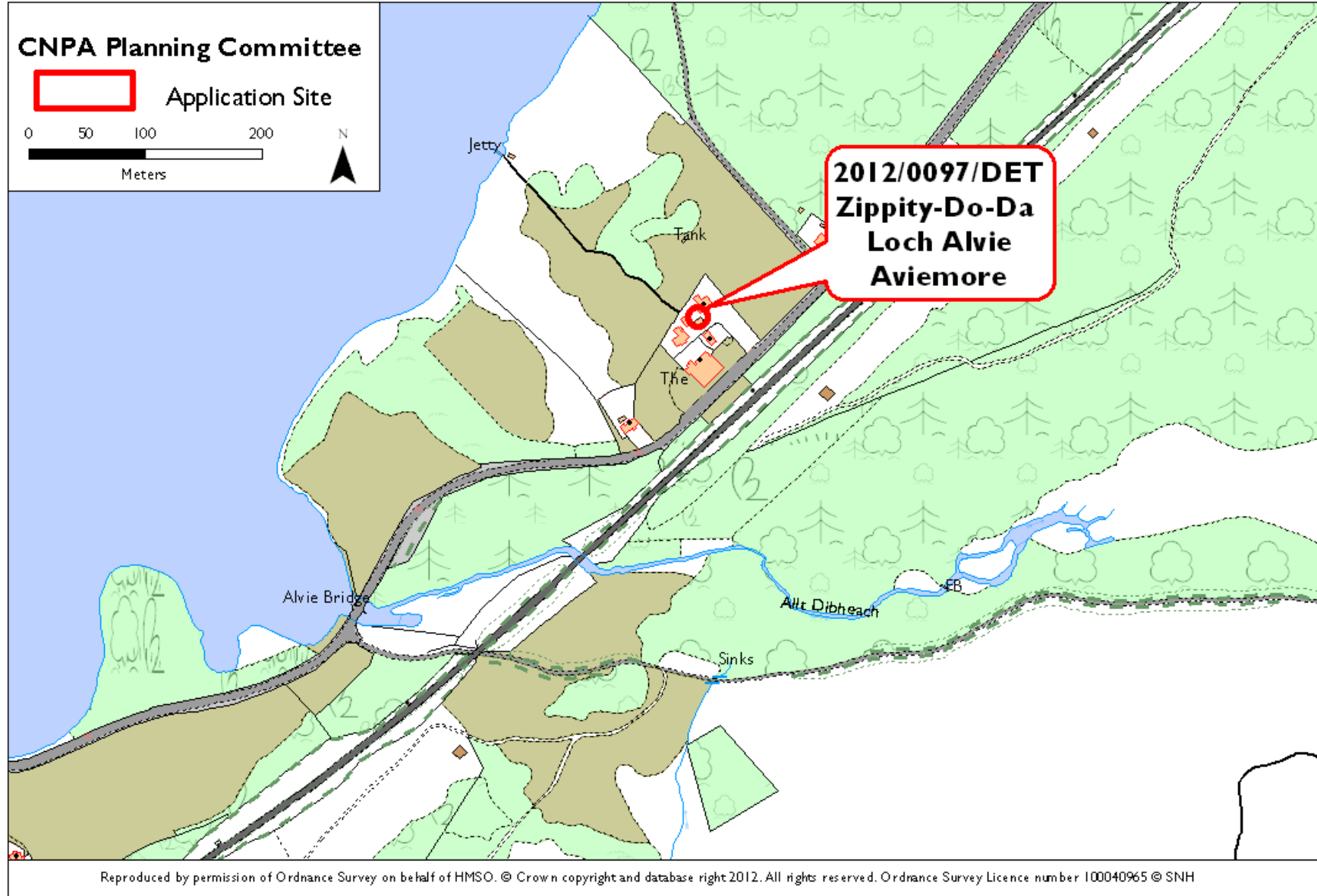
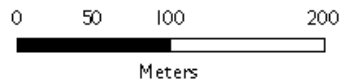
RECOMMENDATION : NO CALL IN

[View Planning Application](#)

CNPA Planning Committee



Application Site



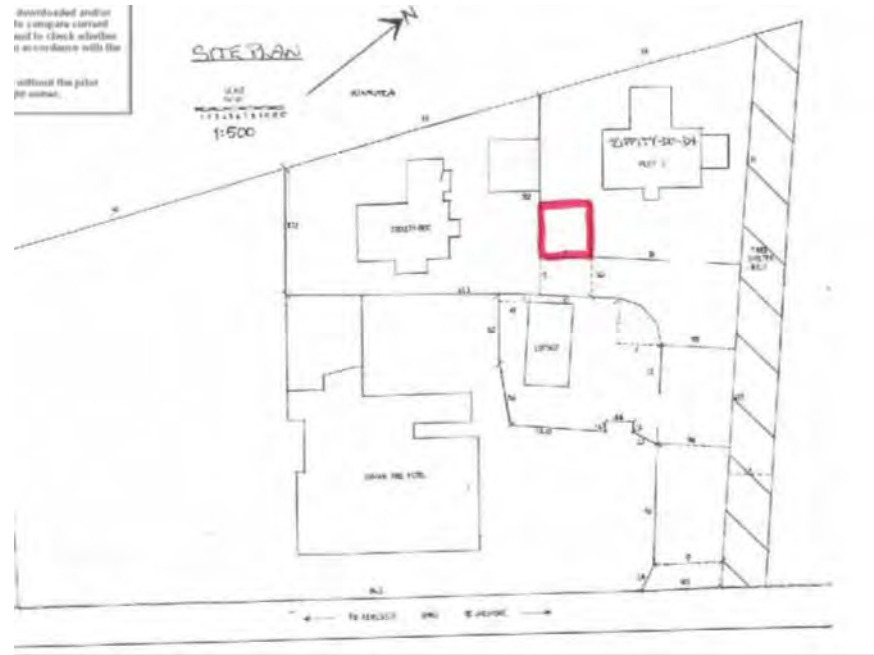
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Applicant(s) :

Mr. George Orr

Proposal :

Change of use of the existing garage to form ancillary accommodation on the ground floor, and formation of a self contained unit on the ground floor of the garage (retrospective)



KEY POINTS :

- Planning permission is sought retrospectively for the change of use of a domestic garage to form ancillary accommodation on the ground floor, and the formation of a self contained unit on the first floor of the garage;
- The garage is located within a residential plot close to the Rowan Tree Hotel near Loch Alvie;
- The self contained unit which has been created on the upper floor is accessed via an external staircase on the side elevation of the garage;
- The proposed works are of a relatively minor nature and are not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

RECOMMENDED COMMENTS : The CNPA wish to express disappointment at the retrospective nature of this application. In addition, it is also recommended in the event of the granting of planning permission that a condition be included to ensure that the garage and accommodation created within remain ancillary to the main dwelling house.

[View Planning Application](#)

CNPA Planning Committee



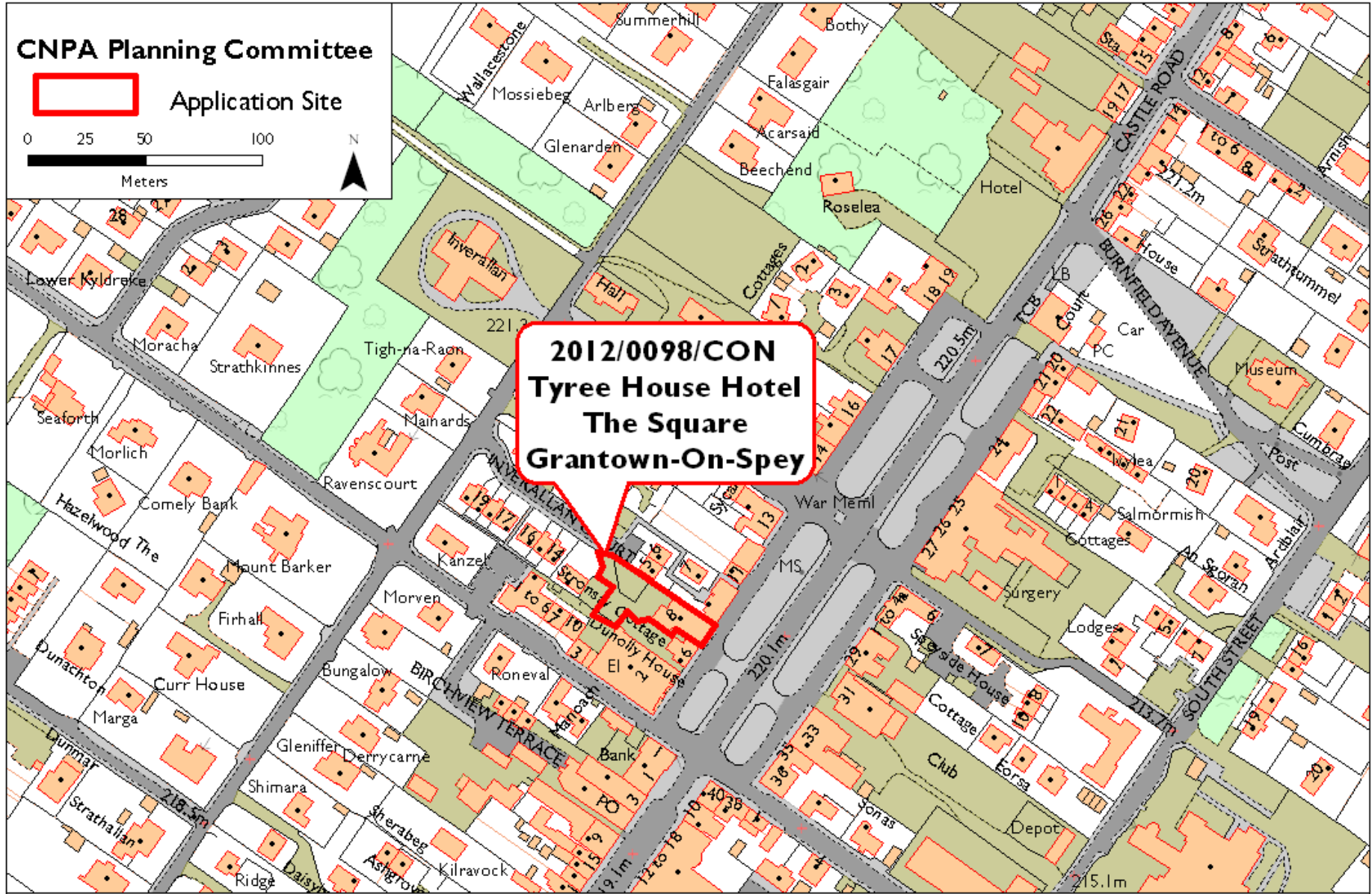
Application Site

0 25 50 100



Meters

N



**2012/0098/CON
Tyree House Hotel
The Square
Grantown-On-Spey**

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Applicant(s) :

Maintenance Solutions

Proposal :

Partial demolition of hotel to rear



Existing rear elevation – rear extensions to be demolished



Proposed rear elevation

KEY POINTS :

- Conservation Area Consent is sought at the former Tyree Hotel in Grantown on Spey for the partial demolition of an extension to the rear (also see 2012/0115/DET in this presentation);
- The single storey extensions were not part of the original building and were erected some years ago as extensions to the hotel bar area (kitchen, games room and toilet facilities);
- The demolition of the rear extensions would assist the restoring the original character of the traditional stone building;
- The proposal is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

[View Planning Application](#)

CNPA Planning Committee



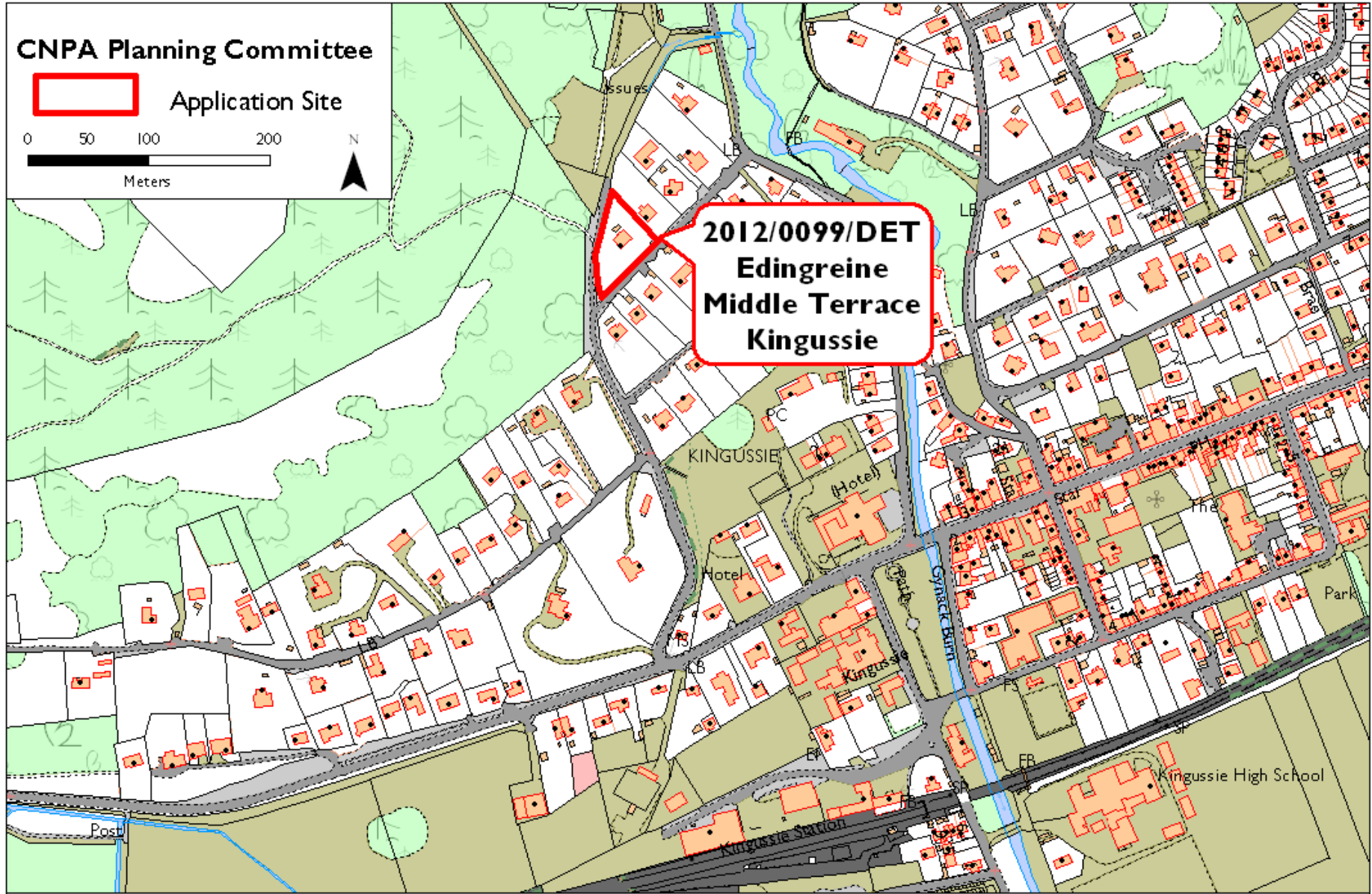
Application Site

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Meters

N



**2012/0099/DET
Edingreine
Middle Terrace
Kingussie**

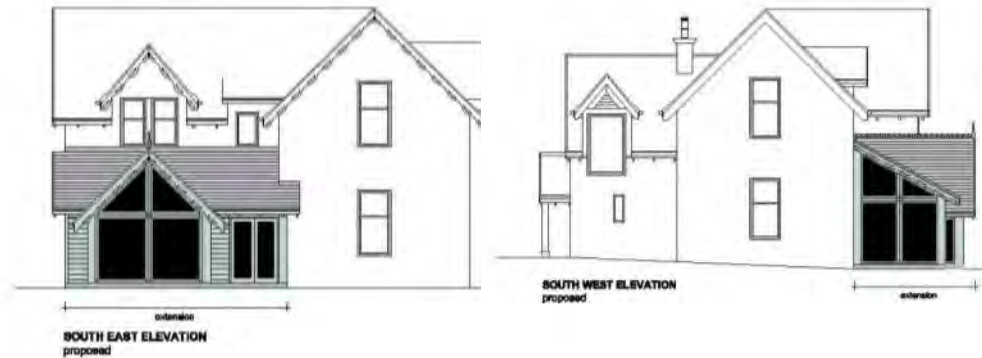
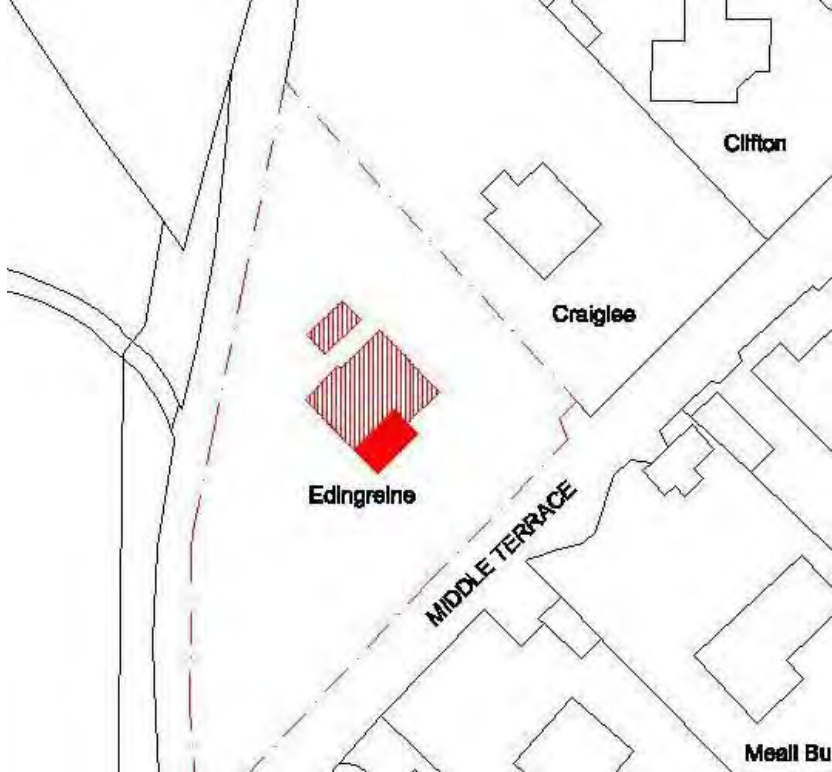
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Applicant(s) :

Mr. and Mrs. Graham Laybourn

Proposal :

Removal of existing sun room and erection of new sun room



KEY POINTS :

- Planning permission is sought for the removal of an existing sun room and the erection of a new sun room on the front elevation of a residential property in Middle Terrace in Kingussie;
- The new sun room would be slightly larger than the existing sun room and would project forward of the existing front elevation;
- The new sun room would have an external finish of timber cladding, under a slate roof;
- The proposed development is of a domestic nature and is not considered to raise issues of significance to the aims of the National Park.

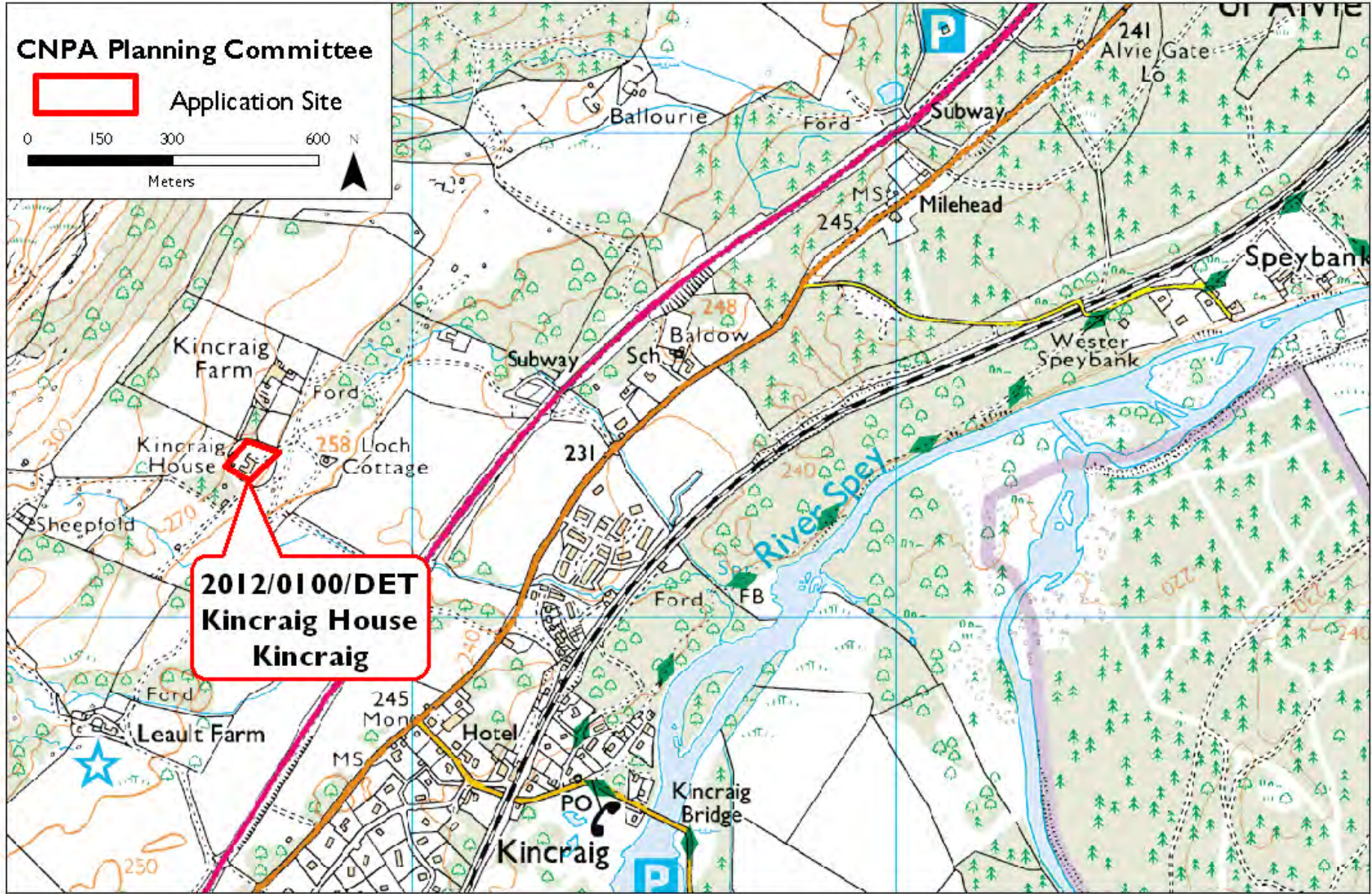
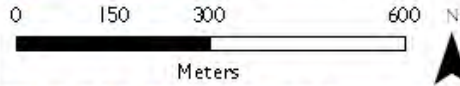
RECOMMENDATION : NO CALL IN

[View Planning Application](#)

CNPA Planning Committee



Application Site



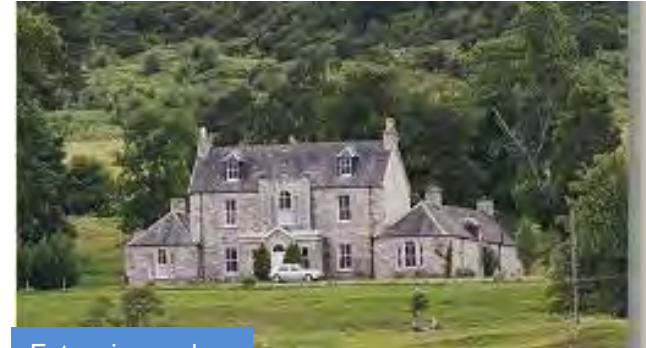
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Applicant(s) :

Mr. John Forbes Leith

Proposal :

Erection of 2nd floor extension and 2 dormers over flat roof area to form bathroom together with property sub-division to form 3 dwellings

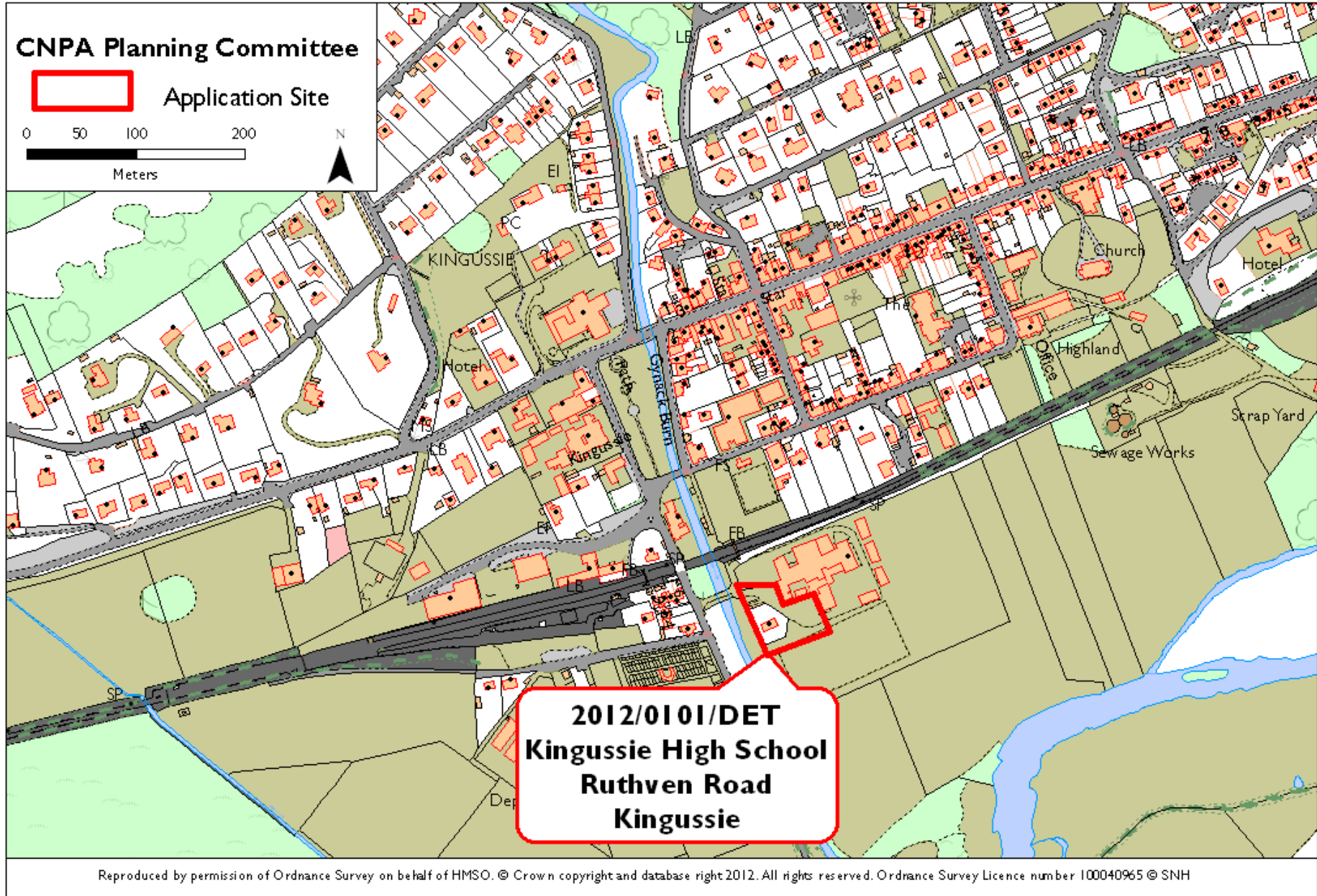


KEY POINTS :

- Planning permission is sought at Kincaig House, on the western side of the A9, for the erection of a 2nd floor extension and 2 dormers in order to form a bathroom, as well as a proposal to sub-divide the property to form 3 dwellings;
- The three dwellings would be created by sub dividing the existing structure – one dwelling in each of the one and a half storey wings, and the third dwelling being accommodated within the main two and a half storey structure. Internal openings would be blocked up in order to create independent dwelling units;
- The existing structure is currently in use as a private residence and a self catering unit;
- The physical works proposed are of a relatively minor domestic nature and are sympathetic to the character of the building;
- The principle of sub division of what is an existing traditional building raises no principle planning issues.

RECOMMENDATION : NO CALL-IN

View Planning Application

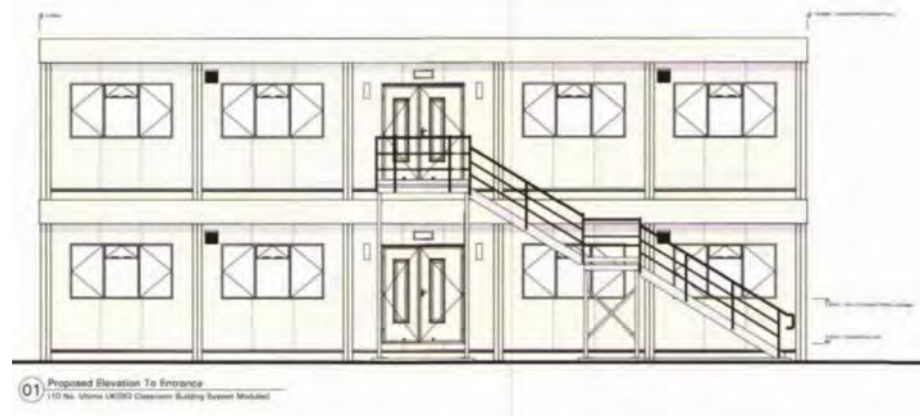


Applicant(s) :

The Highland Council

Proposal :

Use of land for siting temporary buildings for the duration of new school extension



Proposed location of temporary buildings

KEY POINTS :

- Planning permission is sought for the use of land for the siting of temporary buildings for the duration of construction of the new school extension;
- 3 modular portacabins (single and two storey formats) are proposed for a period of one year, to provide classroom facilities prior to the completion of the new extension;
- The units are of a temporary nature and are required as a short term solution to provide adequate facilities. The development is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

[View Planning Application](#)