

CNPA Planning Committee

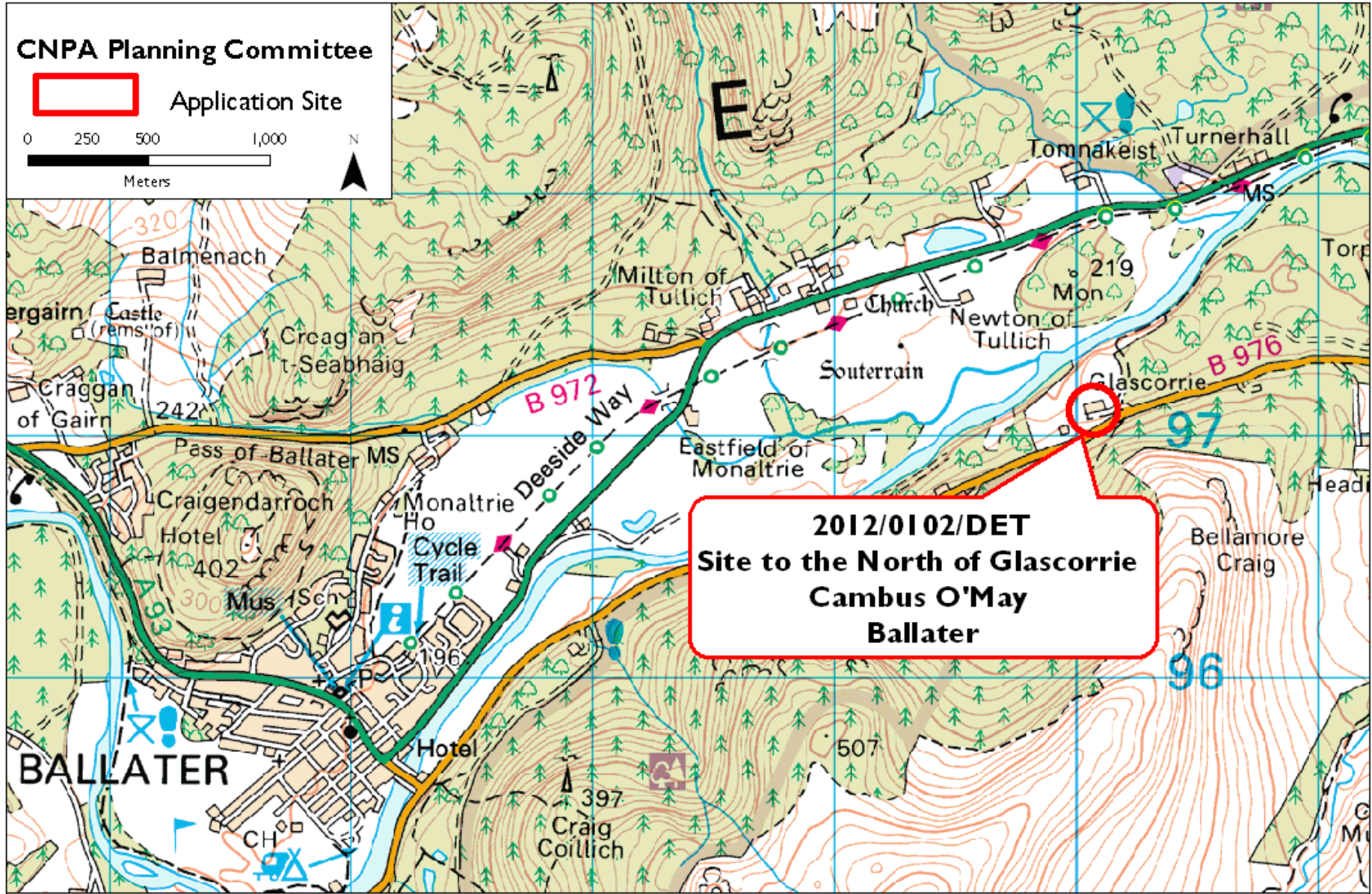


Application Site

0 250 500 1,000



Meters



2012/0102/DET
Site to the North of Glascorrie
Cambus O'May
Ballater

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Applicant(s) :

Mr. Neil Williams

Proposal :

Erection of replacement dwellinghouse



Existing cottage to become a store



Proposed new dwelling and detached double garage



KEY POINTS :

- Planning permission is sought for the erection of a replacement dwelling house on land at Glascorrie, off the South Deeside Road, a short distance from Ballater;
- The CNPA acting as Planning Authority recently refused planning permission for a replacement house in an alternative position on the applicants landholding at Glascorrie (CNPA ref. no. 2011/0344/DET refers);
- The current proposal has resulted from guidance provided by the CNPA Planning Committee regarding the possibility of retaining the existing dwellinghouse and utilising it for non residential purposes, whilst also erecting a new dwelling house. The applicant / agent has also engaged in pre-application discussions with CNPA planning officers regarding the design and location of the currently proposed dwelling.

RECOMMENDATION : CALL IN .The proposal raises a number of issues with regard to replacement dwelling policy, cultural heritage, landscape and building design. Consequently, the proposal raises issues of general significance for the collective aims of the Cairngorms National Park.

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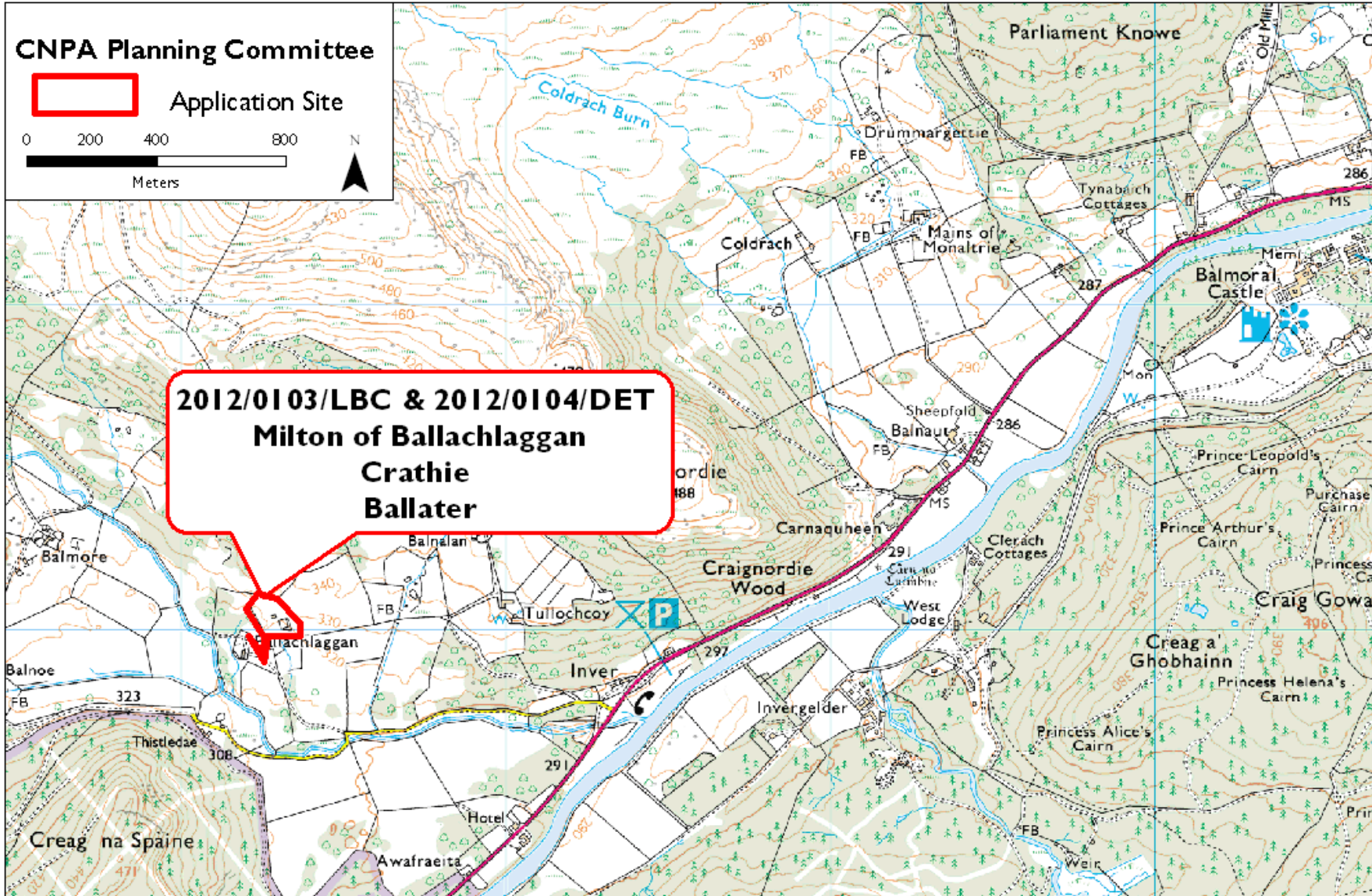
CNPA Planning Committee



Application Site

0 200 400 800

Meters



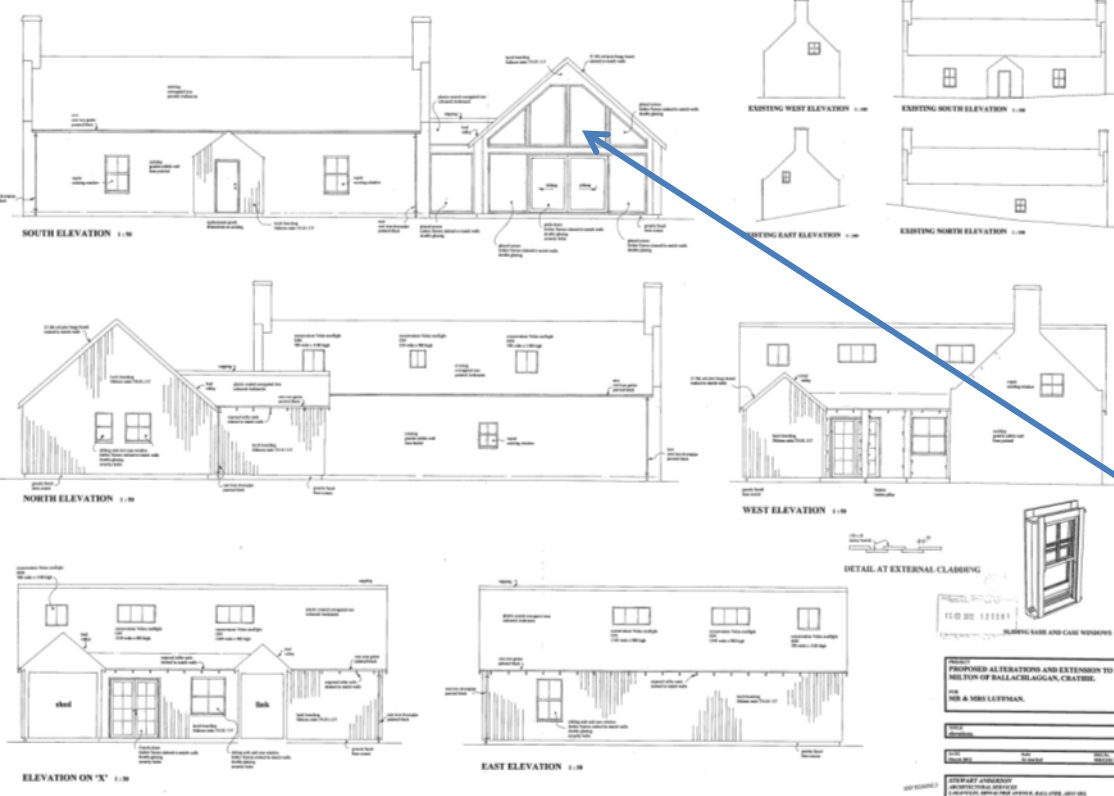
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Applicant(s) :

Mr. and Mrs. Luffman

Proposal :

Alterations and extension to derelict dwellinghouse and revision of access track
(2012/0103/LBC – Listed Building Consent and 2012/0104/DET – Planning Permission)



extension

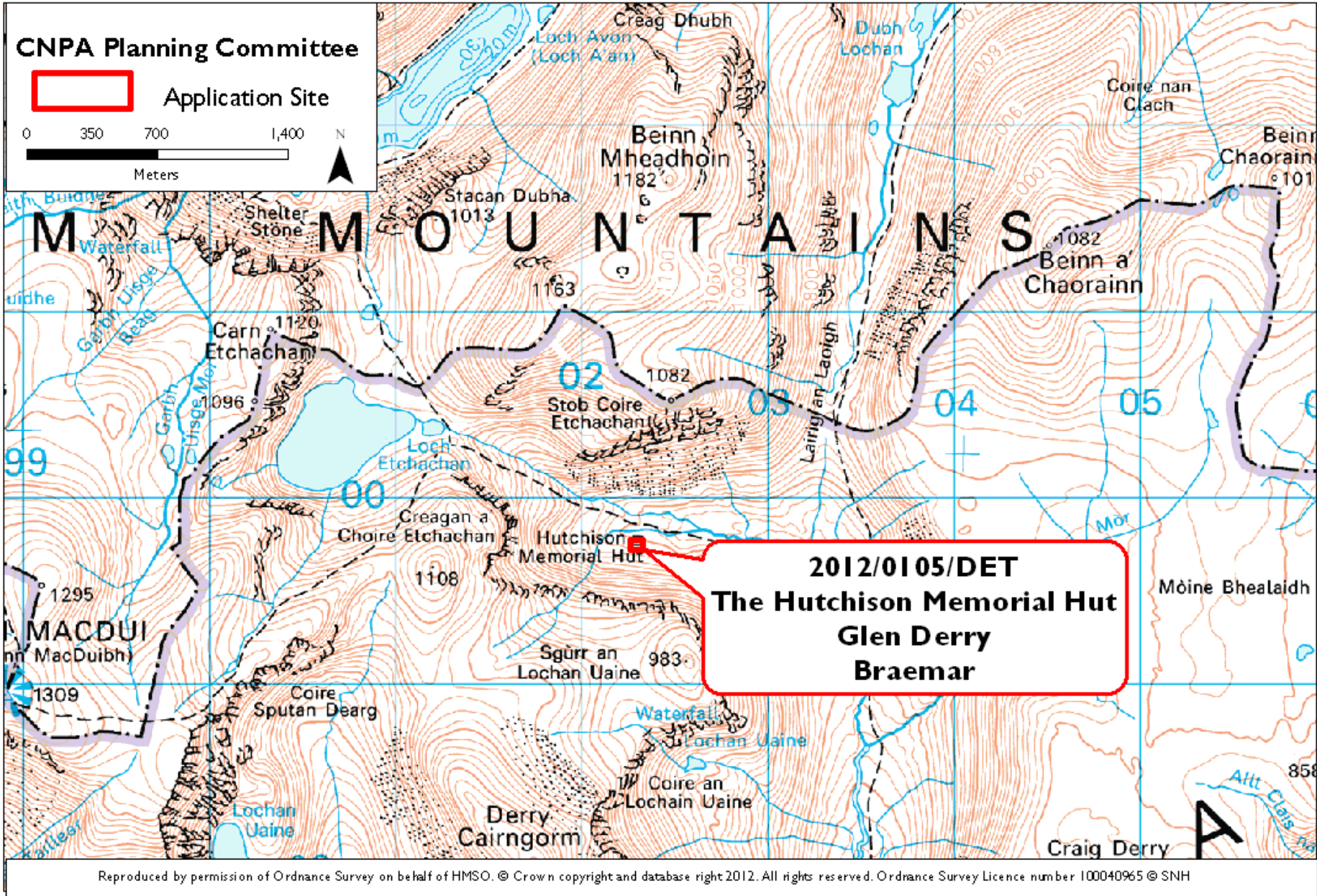
KEY POINTS

- Proposal (planning permission -104 and listed building consent 103 is for the renovation and extension of the ' B' listed Ballachlaggan Cottage at Crathie;
- Proposals generally sympathetic with use of lime plaster on internal walls as recommended by Historic Scotland;
- A middle room will be used as a bathroom and a carved throne chair has been commissioned to sit over the toilet;
- A side extension with glazed gable will be constructed to accommodate a living room/kitchen;
- While recognising the listed status of the building the proposal represents domestic alterations and extensions.

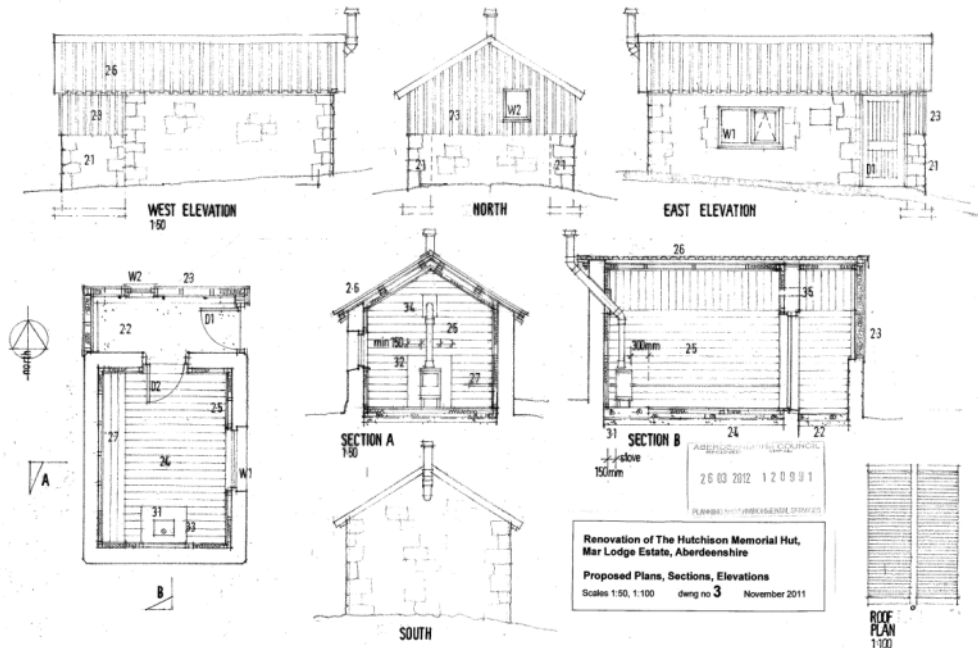
RECOMMENDATION: NO CALL-IN

[View Planning Application 103](#)

[View Planning Application 104](#)



Applicant(s) : Mountain Bothies Association
 Proposal : Alterations and extension to Memorial Hut

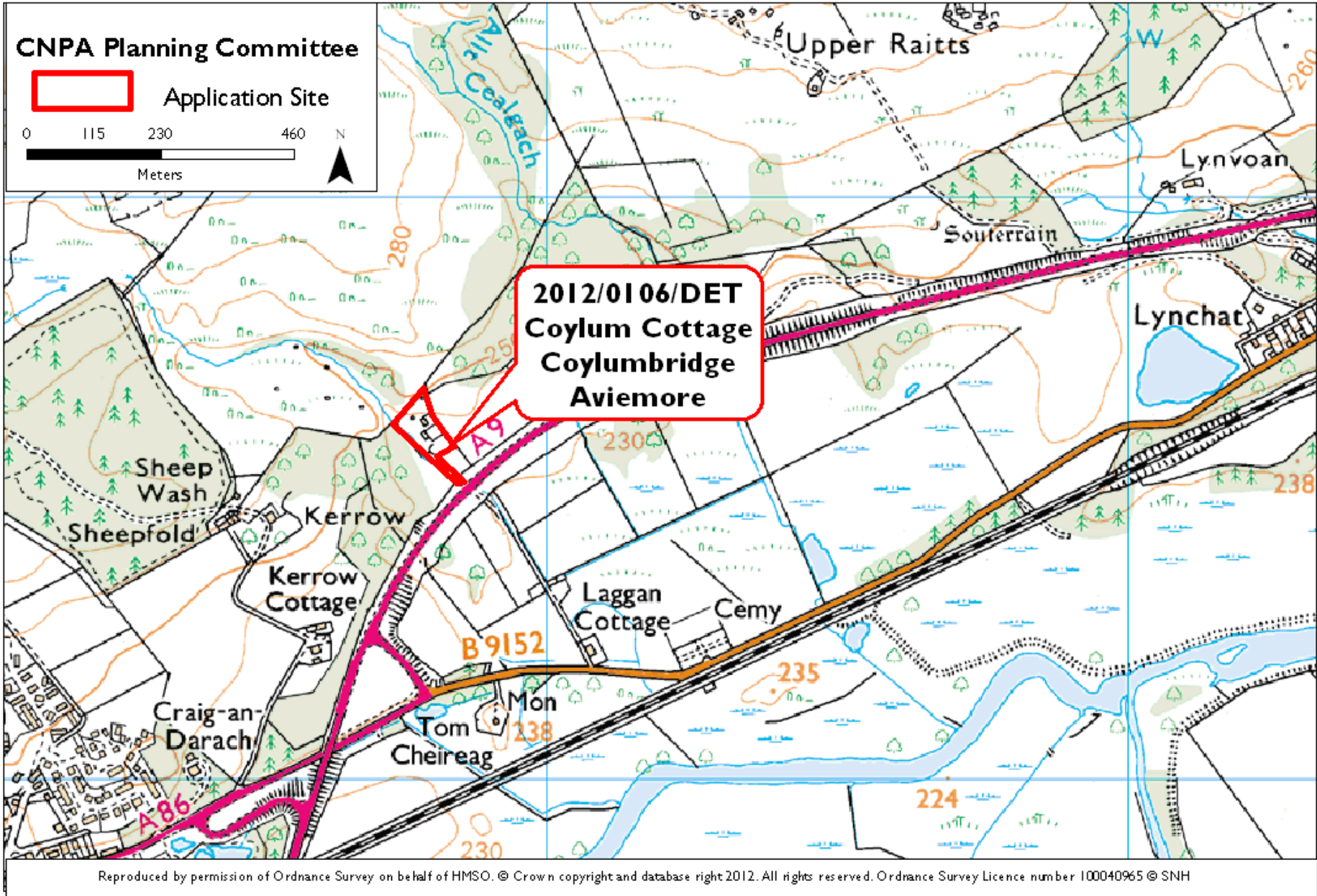


KEY POINTS

- Proposal is for alteration and extension of a bothy in remote location below Loch Etchachan;
- The area is subject to a high number of environmental designations;
- Works includes new windows plus the installation of a hearth and wood burner with flue;
- The proposal raises a number of issues with regard to natural cultural heritage and promoting understanding and enjoyment..

RECOMMENDATION: CALL-IN The proposal for the refurbishment of this remote bothy raises issues with regard to natural and cultural heritage and with regard to promoting understanding and enjoyment in this sensitive area. Consequently, the proposal raises issues of general significance for the collective aims of the Cairngorms National Park.

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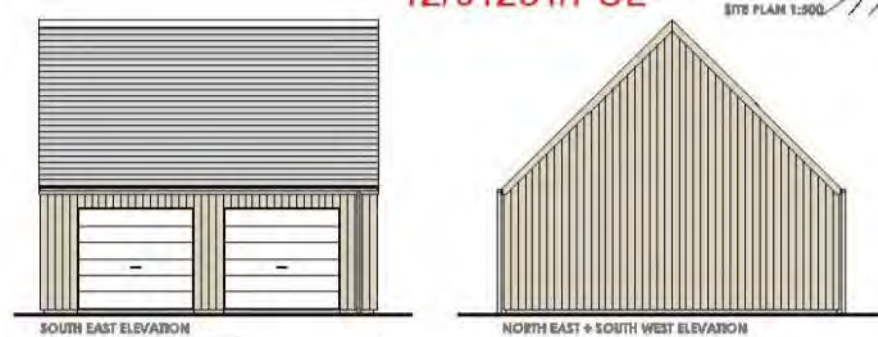
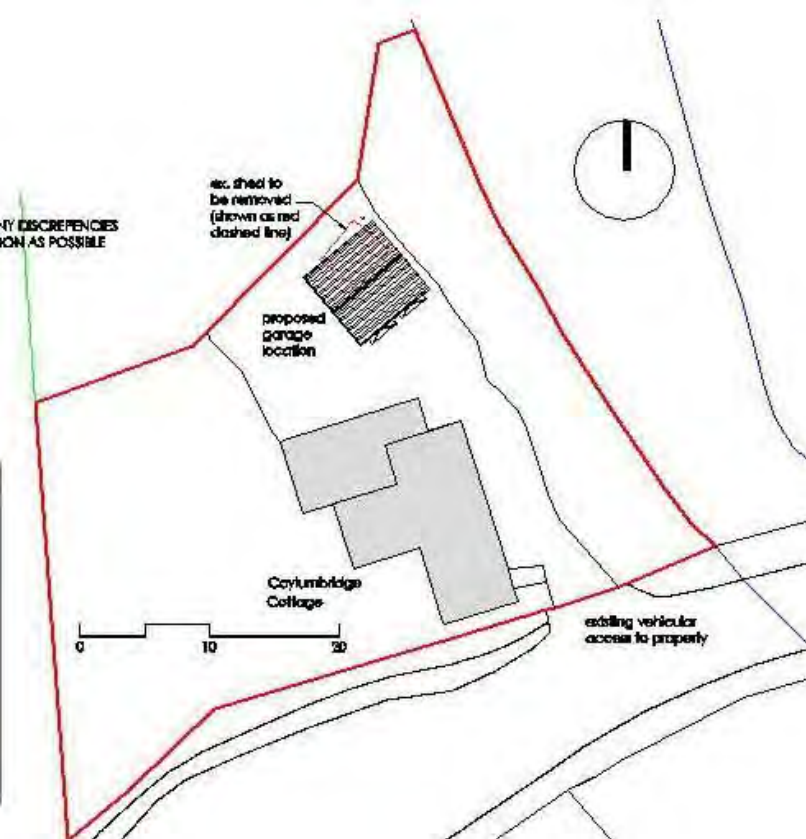


Applicant(s) :

Mr. Jack Glen

Proposal :

Remove existing outbuilding and erect new timber frame double garage



KEY POINTS :

- Planning permission is sought at Coylum Cottage in Coylumbridge, to remove an existing outbuilding and to erect a new timber frame double garage;
- The garage would have an external finish of timber cladding under a slate roof;
- The garage is proposed to the rear of the dwelling;
- The proposal is of a domestic nature and is not considered to raise issues of significance to the aims of the National Park.

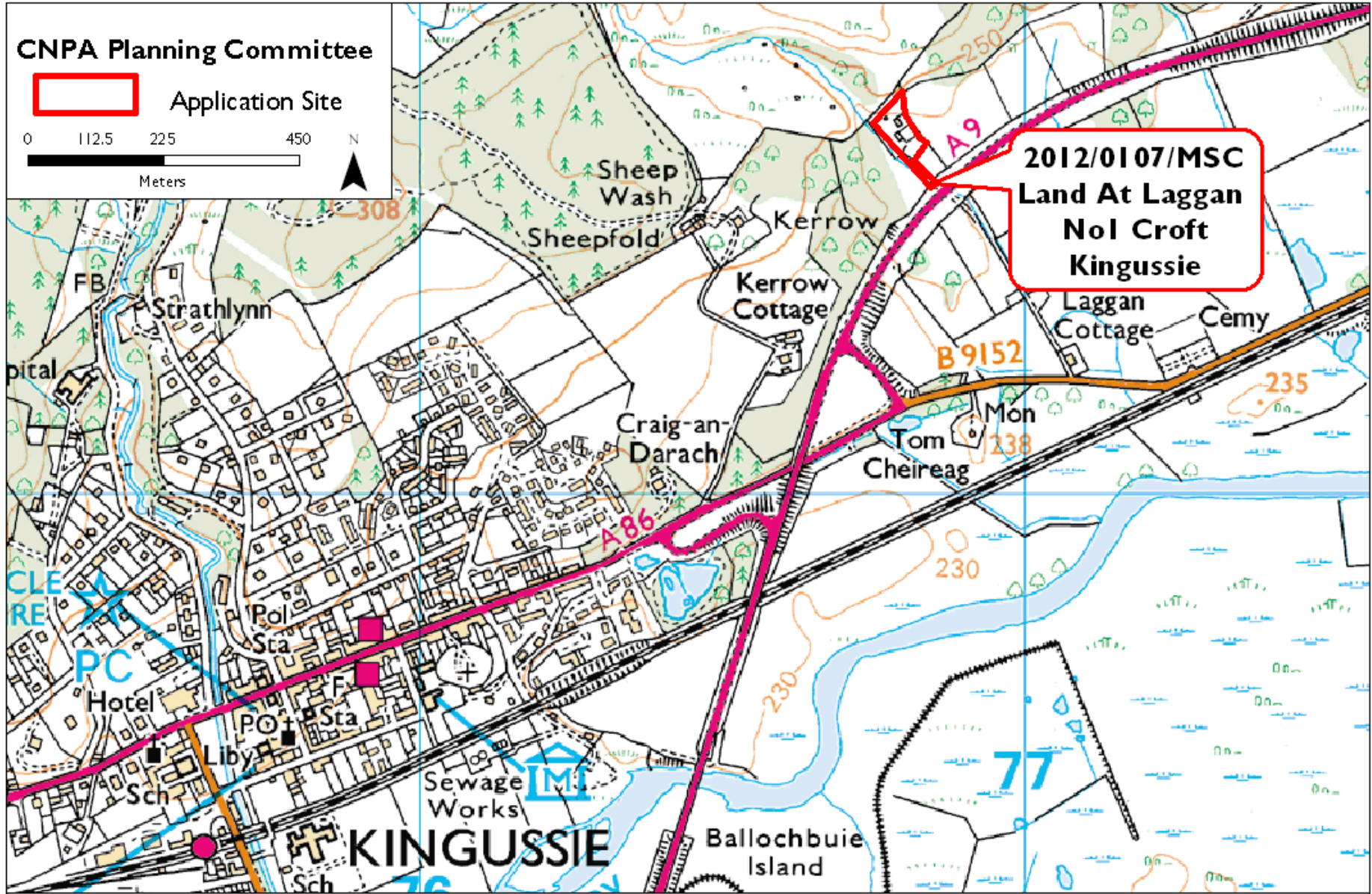
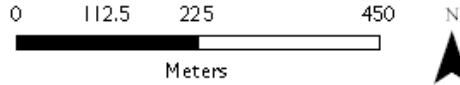
RECOMMENDATION : NO CALL IN

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CNPA Planning Committee



Application Site



**2012/0107/MSC
Land At Laggan
No1 Croft
Kingussie**

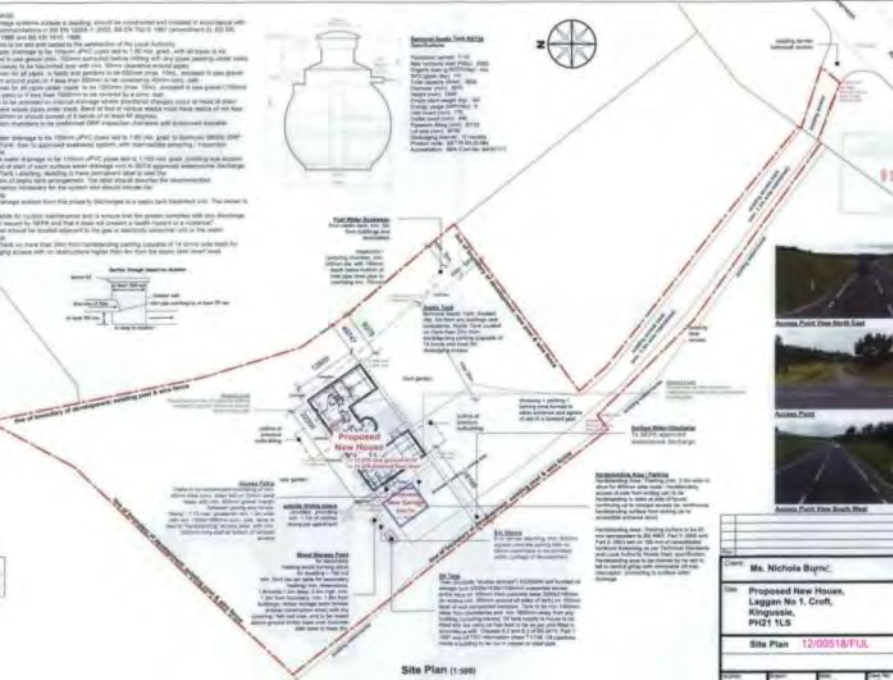
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Applicant(s) :

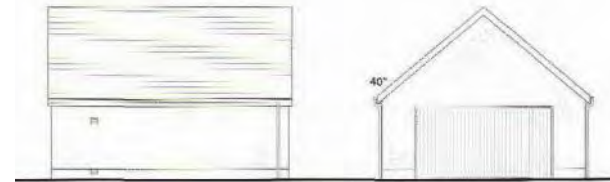
Ms. N Byrne

Proposal :

Demolition of derelict house and erection of replacement house and garage



South Elevation



West Elevation

South Elevation

KEY POINTS :

- This applications seeks approval for matters specified in conditions (MSC) for the erection of a dwelling house and garage, as a replacement proposal, on a site where consent is also sought to demolish a derelict house;
- Planning permission in principle was previously sought for the development and permission in principle was granted by the CNPA under planning ref. no. 10/106/CP. The associated Section 75 agreement has recently been signed;
- The subject site is located on the western side of the A9, a short distance from Kingussie;
- The proposed dwelling house is a single storey structure, on a u shape footprint, with gabled wings projecting from the front elevation;
- A detached double width garage is also proposed on the site;
- While the principle of this development has been established the proposal raises issues of landscape, design and sustainability with regard to specific conditions set by the CNPA in the approval of permission principle.

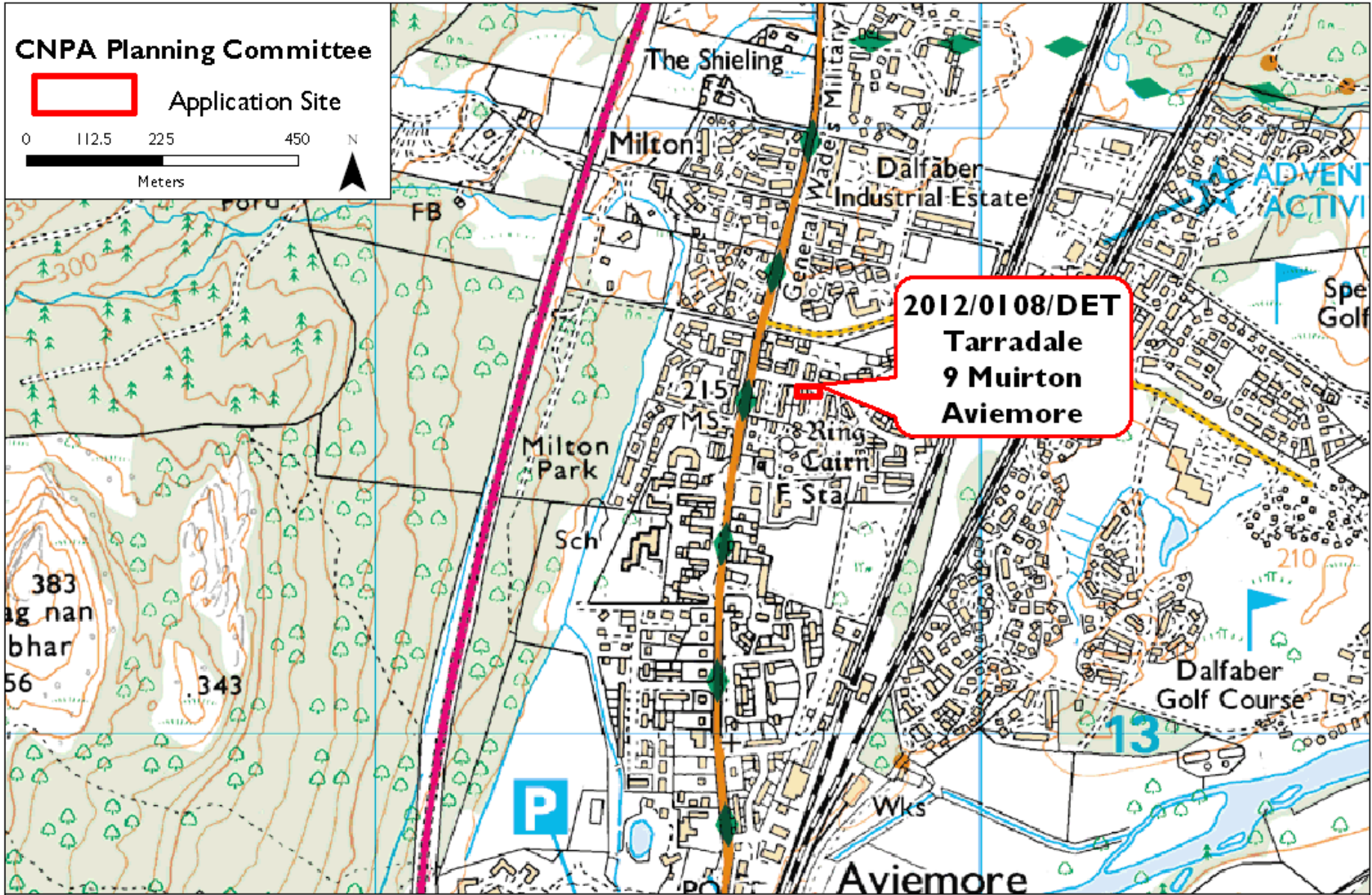
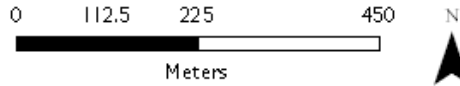
RECOMMENDATION : CALL-IN While recognising that permission has been granted in principle, the site is very prominent from the A9 and the proposal raises issues with regard to landscape, design and sustainability and issues in relation to the earlier conditions applied by the CNPA. Consequently, the proposal raises issues with regard to the collective aims of the CNPA.

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CNPA Planning Committee



Application Site



**2012/0108/DET
Tarradale
9 Muirton
Aviemore**

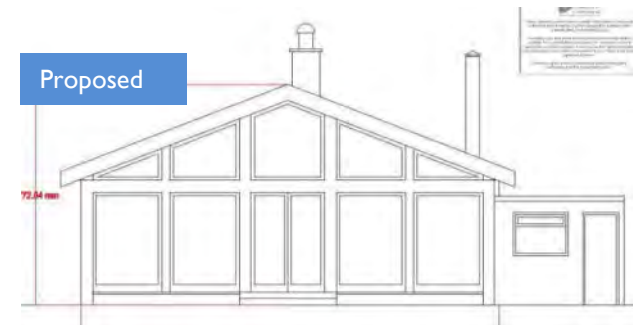
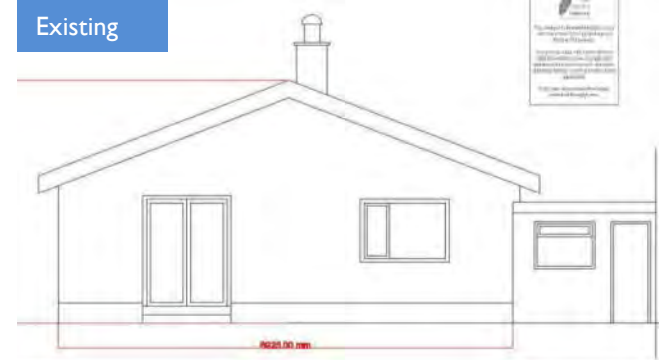
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Applicant(s) :

Mr. Jonny Barr

Proposal :

One storey extension to the rear gable of dwelling and removal of porch



KEY POINTS :

- Planning permission is sought for a one storey extension to the rear gable of a dwelling , and the removal of a porch;
- The property is a semi detached single storey dwelling;
- The new extension is proposed to the rear and includes extensive glazing. The extended area would provide an enlarged open plan kitchen, dining and living space;
- The proposal is of a minor domestic nature and is not considered to raise issues of significance to the aims of the National Park.

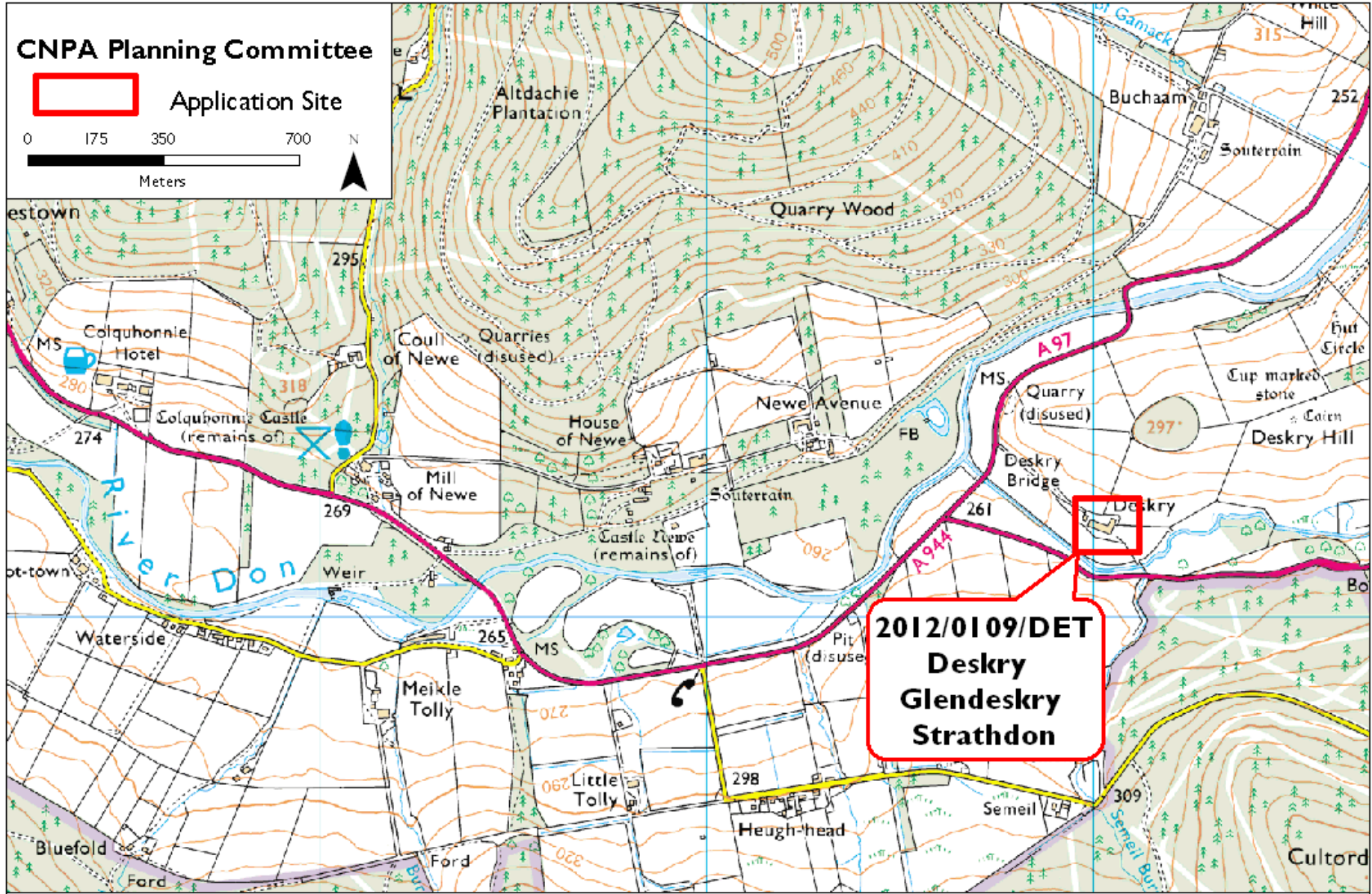
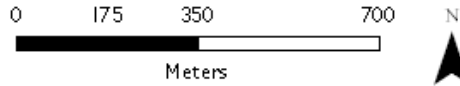
RECOMMENDATION : NO CALL IN

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CNPA Planning Committee



Application Site



2012/0109/DET
Deskry
Glendesky
Strathdon

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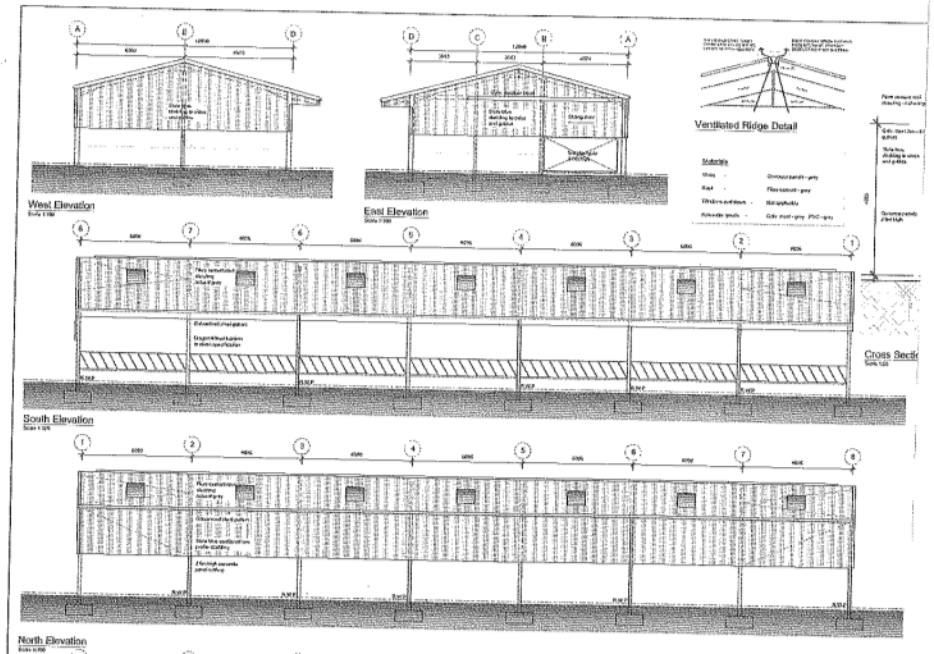
Applicant(s) :

C & E Ogg

Proposal :

Erection of agricultural building

Site behind existing buildings



KEY POINTS

- Site at Deskry Farm, Strathdon;
- Proposal is for additional part open agricultural shed in corrugated materials;
- Site is directly behind existing agricultural buildings when viewed from A97 (see photo);
- Proposal involves an addition to existing agricultural complex;
- Not considered to raise issues of general significance.

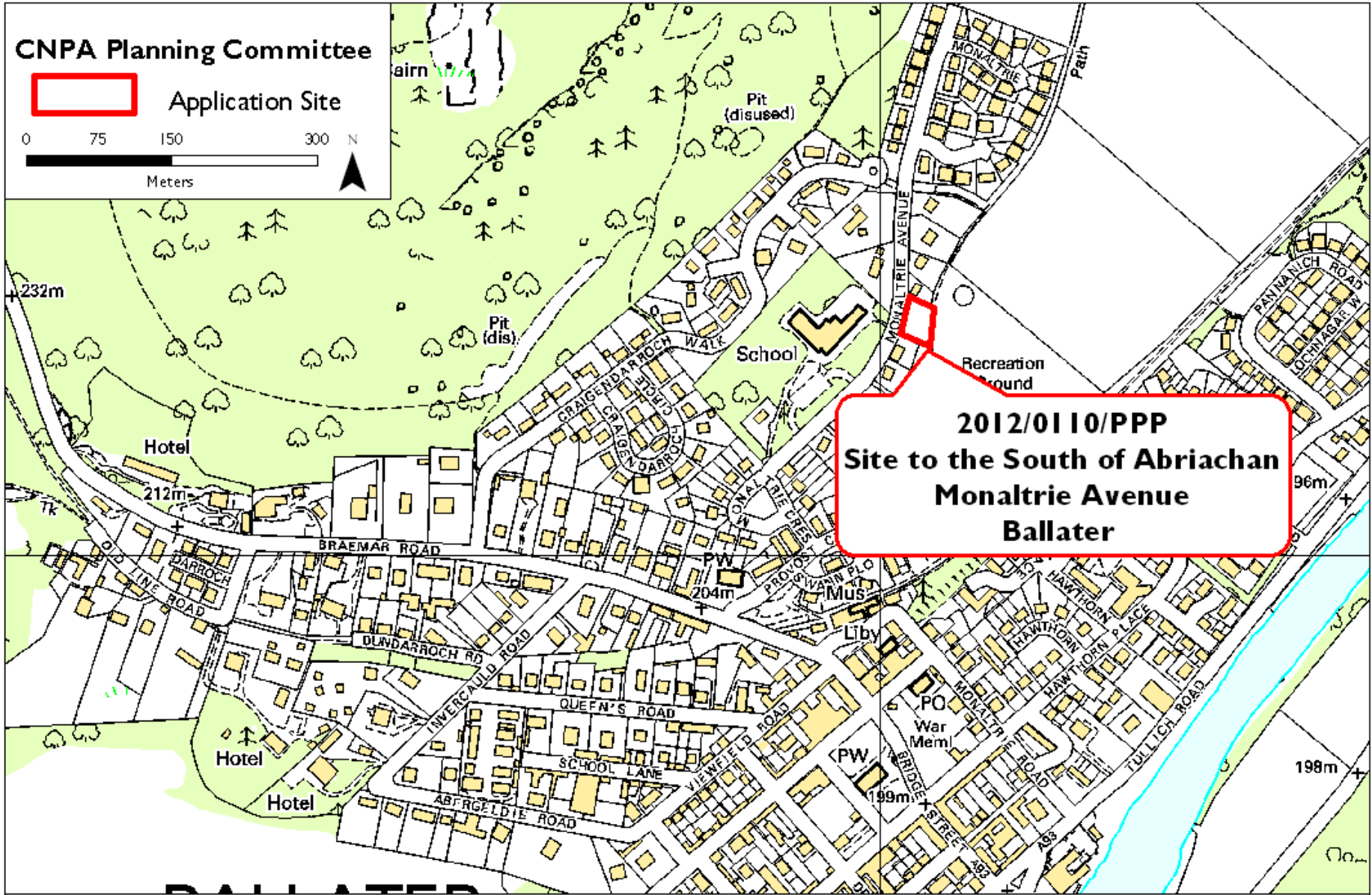
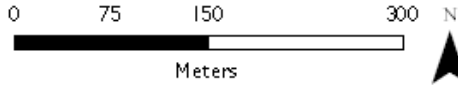
RECOMMENDATION: NO CALL-IN.

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CNPA Planning Committee



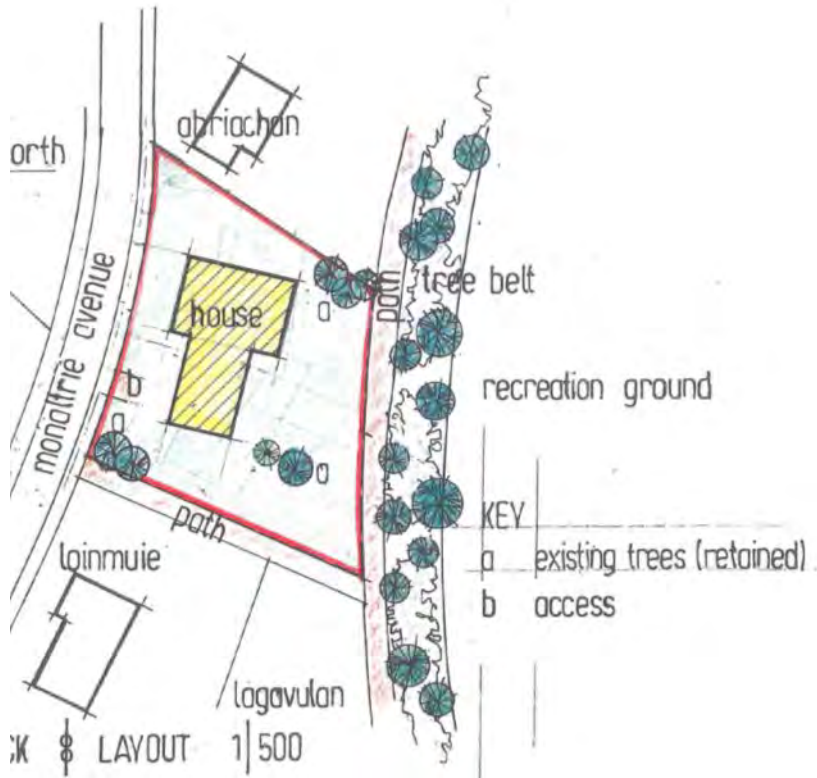
Application Site



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Applicant(s) :
Proposal :

Mrs. Flora Florence
Erection of dwelling house



KEY POINTS :

- Planning permission in principle is sought for the erection of a dwelling house;
- The proposed site is on Monaltrie Avenue in Ballater and is described in application documentation as ‘an empty plot’;
- The site is positioned between two existing residential properties;
- The identified site was the subject of a previous planning application in January 2012 when permission in principle was sought for two dwelling houses. The application was refused by Aberdeenshire Council in March 2012;
- As a proposal for a single house within the settlement area of Ballater, the development is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

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