
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF THE PLANNING COMMITTEE CALL-IN

held electronically
on 13th April 2012

PARTICIPATING MEMBERS

Peter Argyle
Angela Douglas
Jaci Douglas
Katrina Farquhar
David Green
Kate Howie
Marcus Humphrey
Gregor Hutcheon

Eleanor Mackintosh
Ian Mackintosh
Willie McKenna
Gordon Riddler
Gregor Rimell
Brian Wood
Allan Wright

APOLOGIES:

Duncan Bryden
Mary McCafferty
Martin Price

NO RESPONSE RECEIVED:

Dave Fallows

1. The CNPA has taken a decision to trail the use of electronic systems to carry out its Call-in meetings.
2. Members were able to view the Call-in presentation on the CNPA website (www.cairngorms.co.uk) between 12.00 noon on 11 April and 12.00 noon on 13 April 2012.
3. Apologies were received from the above Members.

DECLARATION OF INTEREST BY MEMBERS ON ANY ITEMS APPEARING ON THE CALL-IN PRESENTATION

4. Angela Douglas declared an indirect interest in Planning Application No.'s:
 - 2012/0103/LBC & 2012/0104/DET, due to knowing the Applicant.
 - 2012/0118/ADV, due to the Applicant being the CNPA.
5. Jaci Douglas declared a direct interest in Planning Application No.'s:
 - 2012/0096/LBC, due to being a Highland Councillor and the broadband installation being part funded by Highland Council.
 - 2012/0101/DET, due to being a Highland Councillor.
6. Jaci Douglas declared an indirect interest in Planning Application No.:
 - 2012/0113/DET, due to her sister just starting to work for the Applicants.

PLANNING APPLICATION CALL-IN DECISIONS (Electronic Presentation, prepared by Andrew Tait, Planning Officer)

7. 2012/0096/LBC - No Call-in
8. 2012/0097/DET - No Call-in
9. 2012/0098/CON -No Call-in
10. 2012/0099/DET - No Call-in
11. 2012/0100/DET - No Call-in
12. 2012/0101/DET - No Call-in

13. 2012/0102/DET - Erection of Replacement Dwellinghouse
At Site to the North of Glascorrie, Cambus O'May, Ballater AB35 5SJ

The decision was to call-in the application for the following reason:

- 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.

14. 2012/0103/LBC - No Call-in
15. 2012/0104/DET - No Call-in

16. 2012/0105/DET - Alterations and Extension to Memorial Hut
At The Hutchison Memorial Hut, Glen Derry, Braemar, Ballater

The decision was to call-in the application for the following reason:

- 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.

17. 2012/0106/DET - No Call-in

18. 2012/0107/MSD - Demolition of derelict house and erection of replacement house and garage
At Land At Laggan No I Croft, Kingussie

The decision was to call-in the application for the following reason:

- 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, sustainability and issues in relation to the earlier conditions applied by the CNPA. Consequently, the proposal raises issues of general significance with regard to the collective aims of the Cairngorms National Park.

19. 2012/0108/DET - No Call-in

20. 2012/0109/DET - No Call-in

21. 2012/0110/PPP - No Call-in

22. 2012/0111/DET - No Call-in

23. 2012/0112/DET - No Call-in

24. 2012/0113/DET - No Call-in

25. 2012/0114/LBC - No Call-in

26. 2012/0115/DET - No Call-in

27. 2012/0116/ADV - No Call-in

28. 2012/0117/DET - No Call-in

29. 2012/0118/ADV - No Call-in

30. 2012/0119/DET - Demolition of existing agricultural shed and ancillary buildings. Construction of new replacement Carnachuin Steading building, ancillary buildings, dog kennels, retention and extension of existing

wall, landscaping, construction of bridge and new access
At Carnachuin, Glenfeshie, Kingussie PH21 INX

The decision was to call-in the application for the following reason:

- The proposal raises issues with regard to enhancing cultural heritage and landscape and issues with regard to the economic and social development of the estate and wider area. Consequently, the proposal raises issues of general significance for the collective aims of the Cairngorms National Park.

COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE

31. The planning officers noted Members' comments and were delegated with the responsibility of whether or not to submit the comments to the Local Authorities. The following comments were passed on to the Local Authorities.

32. 2012/0097/DET - Change of use of the existing garage to form ancillary accommodation on the ground floor, along with formation of a self-contained unit on the first floor of the garage. (Retrospective)
At Zippity-Do-Da, Loch Alvie, Aviemore PH22 IQB

- 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.

33. 2012/0103/LBC &

2012/0104/DET - Alterations and Extension to Derelict Dwellinghouse and Revision of Access Track

At Milton of Ballachlaggan, Crathie, Ballater

- Any track works shall be carried out in a sympathetic manner using appropriate materials to prevent any damage to environmentally sensitive areas. In addition, any services required for the development should be undergrounded. These comments are made to ensure that the proposal accords with Policy 6 Landscape of the CNP Local Plan.

34. 2012/0111/DET - Erection of Plant Shed & Installation of Solar Panels

At Ardoch, Crathie, Ballater AB35 5UN

- The CNPA would comment that consideration should be given to landscaping at the site.

35. 2012/0115/DET - Partial demolition of hotel to rear; Change of use of ground floor to Class 3 (hot food takeaway); Erection of house to rear and construction of car parking and amenity land.

At Tyree House Hotel, The Square, Grantown-On-Spey PH26 3HG

- The proposal should be considered carefully in terms of the potential cumulative impacts from such uses as well as potential for litter; any signage proposed should be sympathetic to the character and appearance of the conservation area. The CNPA would recommend that Highland Council Environmental Health officers are consulted upon the application with regard to protecting the amenity of neighbouring residents. Given that the site is located within the Grantown Conservation Area and should the proposals prove acceptable overall design improvements should be sought for the single dwelling in line with Policy 16 Design Standards and the CNP Sustainable Design Guide.

36. 2012/0116/ADV - Display of two facia signs (retrospective)
At 1 Granish Way, Aviemore PH22 1UQ

- The CNPA wish to express disappointment at the retrospective nature of this application.

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