
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN

Call-in period: 14 September 2015

2015/0297/PPP to 2015/0301/HAE

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref: 2015/0297/PPP

Council ref: 15/03337/PIP

Applicant: C/O Dunachton Estate

Development location: Land 40M North Of Sealladh Beann, Dunachton Road, Kincaig Highland

Proposal: Erection of house

Application type: Planning Permission in Principle

Call in decision: **NO CALL-IN**

Call in reason: N/A

Planning History: A recent planning application for Planning Permission In Principle was submitted under 15/01497/PIP and subsequently withdrawn. The Highland Council Forestry Officer had reservations as the proposals impact on mature native woodland was not supported by tree survey information. However, an almost identical application was submitted for PPP for a single house on land adjacent to the current proposal site under reference 12/02000/PIP. At that time the CNPA advised no call in but asked to be consulted on the proposal. This application was subsequently assessed and approved by Highland Council.

Background Analysis: The proposal is for a Type 2 development being Housing – four or less residential units within a settlement. The principle of residential development within the immediate area is accepted under a separate consent and the potential impacts upon the woodland are capable of assessment at PPP, and if the principle of residential development on this site within the Kincaig settlement is proven acceptable, would be subject to further detailed assessment at the AMSC stage.

CNPA ref: 2015/0298/DET
Council ref: 15/03339/FUL
Applicant: Mr Steven Borthwick
Development location: Craigmhor, 21 High Street, Kingussie Highland
Proposal: Change of use of 2 rooms to office space, formation of door opening and erection of external stair
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent planning history recorded
Background Analysis: The proposal is to part alter a first floor residential apartment above commercial premises on the High Street Kingussie. The residential property is retained, albeit at a reduced scale, whilst an office facility with independent entry is provided. Not a type I development. No significant issue with regards to the aims of the park

CNPA ref: 2015/0299/DET
Council ref: 15/03362/FUL
Applicant: Mr M Roe
Development location: Rose Cottage, 22 The Square, Grantown-on-spey Highland
Proposal: Extension and decking
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Minor alterations in 2010, amended alterations and extension 2011 both approved by Highland Council with CNPA confirming No Call In.
Background Analysis: Householder developments – small developments that need planning permission. No significant issue with regards to the aims of the park

CNPA ref: 2015/0300/DET
Council ref: 15/03265/FUL
Applicant: Mr Mark Scott
Development location: The Barn, Inveruglas, Inveruglass Access Road Kingussie
Proposal: Erection of extension to provide storage/entrance vestibule
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Alterations and extension of steading to form house 08/00140/FULBS. Amended alterations to form house 09/00173/FULBS. Both approved by Highland Council.
Background Analysis: Type 2 Householder Development – small development that needs planning permission being an application that is highly unlikely to be called in. Small extension to existing dwellinghouse. No significant issues in respect of the aims of the park

CNPA ref: 2015/0301/HAE
Council ref: 15/03365/FUL
Applicant: Mr B Dey
Development location: 6 Woodburn Crescent, Grantown-on-spey, Highland PH26 3ND
Proposal: Erection of carport to side of existing garage
Application type: Householder Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: House extension approved under 07/00111/FULBS by Highland Council
Background Analysis: Type 2 Householder Development – small development that needs planning permission being an application that is highly unlikely to be called in. No significant issues in respect of 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