
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN

Call-in period: 14 November 2016

2016/0387/DET to 2016/0395/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref: 2016/0387/DET

Council ref: 16/04808/FUL

Applicant: Mr And Mrs Duncan And Alison Freshwater

Development location: Land NE Of Willow Woods, Alvie Estate, Kincaig, Kingussie

Proposal: Erection of dwelling

Application type: Detailed Planning Permission

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

Call in reason: N/A

Planning History:

Recent planning history includes:

- Erection of house (amended site boundary, ref 13/3342/FUL) (14/00392/FUL). Approved by the Local Authority.
- Erection of house (13/00342/FUL). Application withdrawn.

Background Analysis:

Proposal is for the erection of a 6no. Bedroom house with associated new access and parking within an existing rural grouping. Type 2: Housing – up to two residential units outside a settlement. Not considered to raise issue of significance to the collective aims of the National Park.

CNPA ref: 2016/0388/DET
Council ref: M/PP/2016/2626
Applicant: Mr David Stevens
Development location: 30 Bridge Street, Ballater, Aberdeenshire, AB35 5QP
Proposal: Installation of Replacement Windows (Retrospective)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Alterations and extension to dwellinghouse (APP/2012/3282) – Approved by the Local Authority.

Background Analysis: Proposal seeks permission for installation of replacement sash and case windows to dwellinghouse. Type 2: Householder – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0389/DET
Council ref: M/APP/2016/2675
Applicant: Deeside Books
Development location: 22 Bridge Street, Ballater, Aberdeenshire, AB35 5QP
Proposal: Installation of UPVC Flood Doors (Amendment to previously approved APP/2016/1083)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:
- Installation of replacement windows, building up of granite sill height (ground floor – flood reinstatement works) and upgrading of windows (upper floor) (APP/2016/1083)
- Installation of replacement windows and external stairs (APP/2016/1738)

Both approved by the Local Authority.
Background Analysis: Planning permission has previously been granted for installation of replacement doors and windows (APP/2016/1083). Current proposal seeks to increase provision of flood doors. Type: Other – small scale alterations involving commercial uses. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0390/CON
Council ref: M/APP/2016/2995
Applicant: Mr Neil Caple
Development location: Cnoc Na Mearlach, Broombank Terrace, Braemar, Aberdeenshire
Proposal: Demolition of Existing dwellinghouse
Application type: Conservation Area Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:
- Erection of replacement dwellinghouse, boundary wall an 8m high flag pole (APP/2016/3023). Application invalid
- Removal of 2no. gean trees, 1no.sycamore tree, 1no. larch and crown lifting of remaining trees (TRE/2012/0031). Approved by the Local Authority.
Background Analysis: Application is for Conservation Area Consent for the demolition of an existing small scale, prefabricated dwellinghouse to provide for a replacement dwellinghouse. A related application for erection of a replacement dwellinghouse has been returned as invalid. Type 2: Conservation Area Consent applications that are not connected with an application of Type I. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0391/DET
Council ref: 16/01595/APP
Applicant: EE Limited
Development location: Field Adjacent To Blairfindy Farm, Ballindalloch, Moray
Proposal: Installation of a 20m telecommunications mast with 6 antenna and 2 dishes and ancillary equipment in a fenced compound

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 20metre lattice tower telecommunications mast with 6 antennae, 2 dishes and ancillary equipment to provide increased mobile coverage. Mast is to be located within a compound on the roadside verge near to Blairfindy Farm. Type: Other – telecommunications masts outside of settlements. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0392/DET
Council ref: M/APP/2016/3004
Applicant: Mrs Marie Helfrich
Development location: Derrywood, Cluniebank Road, Braemar Aberdeenshire
Proposal: Change of use from dwellinghouse (class 9) to holiday let (sui generis)

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 seeks permission for a change of use for existing dwellinghouse and cottage to provide rented tourist accommodation. Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. Not considered to raise issue of significance to the collective aims of the National Park.

CNPA ref: 2016/0393/DET
Council ref: 16/04627/FUL
Applicant: EE UK Ltd
Development location: Dalwhinnie War Memorial, Dalwhinnie, Highland
Proposal: EE telecommunications apparatus, ancillary equipment cabinets
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 15metre single pole telecommunications mast with antennae shroud and ancillary equipment, to provide increased mobile and emergency services network coverage. Mast is to be located within a compound on the roadside verge outside the settlement of Dalwhinnie. Type: Other – telecommunications masts outside of settlements. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0394/DET
Council ref: 16/04669/FUL
Applicant: Whitbread PLC
Development location: Cairngorm Service Station, Grampian Road, Aviemore, Highland
Proposal: Erection of 60 bedroom Premier Inn Hotel with associated landscaping, service area and car parking
Application type: Detailed Planning Permission
Call in decision: **CALLED IN**
Call in reason: The proposal is for a new hotel within the settlement of Aviemore and raises significant issues locally to the collective aims of the National Park.
Planning History: Recent planning history includes: To erect a new fifty two bedroom “Travelodge” type hotel with associated site works and landscaping. (10/2487/FUL, 10/204/CP). Approved by CNPA and permission was renewed under application reference 2014/0062/DET.
Background Analysis: Proposal is for the erection of a 60bed hotel with associated landscaping and parking at former petrol station site in Aviemore. Planning permission has previously been granted for a hotel at this location and extensive pre-application discussions have taken place in respect of the current application. Type: Other – Considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0395/DET
Council ref: 16/04752/FUL
Applicant: Highland Woodchip Co Ltd
Development location: Land 50M East Of, 9 Achnagonalin Industrial Estate, Grantown On Spey
Proposal: Proposed wood chip processing and drying plant with biomass boiler
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 commercial scale wood chip processing and drying plant with biomass boiler at a plot within an existing industrial estate. Type: Other. Not considered to raise issues of significance to the collective aims of the National 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