
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 15 January 2018 2018/0012/DET to 2018/0019/PPP

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

PLANNING APPLICATION CALL-IN DECISIONS

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| CNPA ref: | 2018/0012/DET |
| Council ref: | 17/05802/FUL |
| Applicant: | Mr Eric Dodd |
| Development location: | The Dower House, Perth Road, Newtonmore, PH20 1BB |
| Proposal: | Change of use from residential to guest house |
| 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: | <p>This application seeks permission for the change of use class from that of a domestic dwelling, (class 9), to Bed & Breakfast / Guest-house featuring 3 letting bedrooms. The residential dwelling already features 2 letting bedrooms and therefore the addition of a third letting bedroom is not considered to raise any issues of significance to the collective aims of the National Park.</p> <p>Type 2; Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses.</p> |

CNPA ref: 2018/0013/DET
Council ref: 17/05725/FUL
Applicant: Mr David Campbell
Development location: The Lodge Hotel, Fort William Road, Newtonmore, Highland
Proposal: Erection of house and two semi-detached houses and formation of new access
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: This application seeks permission for the erection of one detached dwelling and two semi-detached dwellings on a brown-field site within the settlement of Newtonmore. It is therefore considered that this development proposal shall not raise issues of significance to the collective aims of the National Park.
Type 2; Housing - four or less residential units within a settlement.

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| CNPA ref: | 2018/0014/DET |
| Council ref: | APP/2018/0006 |
| Applicant: | Mr & Mrs Ian Robertson |
| Development location: | Lilybank, Linn O'Dee Road, Braemar, Aberdeenshire |
| Proposal: | Erection of shed |
| Application type: | Detailed Planning Permission |
| Call in decision: | NO CALL-IN |
| Call in reason: | N/A |
| Planning History: | <p>Recent planning history includes:</p> <ul style="list-style-type: none"> • Alterations and Extension to Dwellinghouse, (APP/2011/2914), approved by Local Authority • Sub-Division of Feu and Erection of Dwellinghouse, (APP/2014/0097), approved by Local Authority • Felling 1 x tree (unknown species), (TRE/2009/0019), approved by Local Authority • Fell 21 trees to permit planting of Beech Hedge around perimeter of formal garden and also permit garden re-development, (TRE/2011/0071), approved by Local Authority • Various works as per The Ross Partnership Survey dated 20 March 2012, (TRE/2012/0072), refused by Local Authority |
| Background Analysis: | <p>This application seeks permission for a modestly sized garden shed in the curtilage of a domestic dwelling in the settlement of Braemar. This proposed development is not considered to raise issues of significance to the collective aims of the National Park.</p> <p>Type 2; Householder developments – small developments that need planning permission.</p> |

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| CNPA ref: | 2018/0015/DET |
| Council ref: | 17/05918/FUL |
| Applicant: | Ms Karen Blessington |
| Development location: | Land 235M East Of Riverholme, Grantown-On-Spey |
| Proposal: | Formation of miniature railway together with passenger waiting area and train shed |
| Application type: | Detailed Planning Permission |
| Call in decision: | NO CALL-IN |
| Call in reason: | N/A |
| Planning History: | Recent planning history includes: <ul style="list-style-type: none"> • Installation of 7.25” gauge miniature railway and associated infrastructure, including train shed, ticket office and pedestrian bridge, (17/03376/FUL), application withdrawn • 2015/0214/DET Refurbishment of existing station building to form craft shop and multipurpose space for craft demonstrations/multimedia display of highland culture and Clydesdale horses; formation of new road access with parking for 40 cars and 2 coaches, provision of separate toilet block; conversion of railway carriages to form café; and highland games demonstration area in adjacent field with outbuilding to provide covered viewing |
| Background Analysis: | <p>This application is a re-submission of previous withdrawn application (2017/0291/DET) for a miniature railway. The application involves a minor addition to the recently consented Highland Heritage Centre which was approved by CNPA. The original railway proposal was not considered to raise issues of significance with regards to the aims of the National Park and the proposed amendments are similarly considered not to raise issues of significance with regards to the aims of the National Park.</p> <p>Type 2; Small scale extensions changes of use, or temporary developments involving commercial, tourism, leisure and industrial uses</p> |

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| CNPA ref: | 2018/0016/DET |
| Council ref: | 17/01888/APP |
| Applicant: | Mrs H Broughton |
| Development location: | Site Adjacent To 107, Main Street, Tomintoul, Moray |
| Proposal: | Erect dwelling house |
| Application type: | Detailed Planning Permission |
| Call in decision: | NO CALL-IN |
| Call in reason: | N/A |
| Planning History: | Recent planning history includes: <ul style="list-style-type: none">• Outline planning permission to erect 1 no dwelling-house, (08/00805/OUT), approved by Local Authority• Proposed dwelling-house garage shed and temporary caravan, (14/02035/APP), approved by Local Authority |
| Background Analysis: | <p>This application seeks permission for the erection of a new house on a site on 'Main Street', Tomintoul. This application follows on from an application (2014/0333/DET) which was determined and approved by Moray Council. It is therefore not considered to raise any issues of significance with regards to the aims of the National Park.</p> <p>Type 2; Housing – 4 or less residential units within a settlement</p> |

CNPA ref: 2018/0017/DET
Council ref: APP/2018/0026
Applicant: Mr Gavin Hedges
Development location: Myrtleford, 20 Albert Road, Ballater, Aberdeenshire
Proposal: Demolition of existing outbuilding and erection of garage
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: This application seeks permission for the demolition of an existing outbuilding and the construction of a replacement out building of slightly greater size to act as a garage. This garage shall be contained within the garden curtilage of the parent property. It is considered that this application does not raise issues of significance with regards to the aims of the National Park.
Type 2: Householder developments – small developments that need planning permission

CNPA ref: 2018/0018/DET
Council ref: 18/00011/FLL
Applicant: Mr Brian Scrimgeour
Development location: Land 90 Metres North East Of Atholl Bank, Old Bridge Of Tilt, Blair Atholl
Proposal: Erection of a dwellinghouse and a garage
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: This application seeks permission for the erection of a dwelling house and a garage. The application is a follow up application to application number 2017/0247/DET which was determined, and refused, by Perth & Kinross Local Authority Planning Department. . It was considered not to raise issues of significance with regards to the aims of the National Park and the redesign of the proposed development is similarly considered not to raise issues of significance with regards to the aims of the National Park.
Type 2; Housing up to 2 residential units outside a settlement.

CNPA ref: 2018/0019/PPP
Council ref: 17/05877/PIP
Applicant: Mr George Knox
Development location: Land 125M NE Of Shangrila, 4 Lettoch Road, Nethy Bridge
Proposal: Erection of seven houses
Application type: Planning Permission in Principle
Call in decision: **CALLED IN**
Call in reason: The application involves the erection of seven houses out-with a settlement which falls within Type 1' application. The application is considered to raise issues of significance to the collective aims of the National Park.
Planning History: There is no recent planning history
Background Analysis: This application seeks permission, in principle, for the erection of seven houses, two of which are to be affordable, to land on the southern periphery of the settlement of Nethy Bridge. The formation of two new access routes is proposed, one servicing 2 proposed dwellings and the other servicing 5 proposed dwellings. There is a current access to the woodland beyond and it is proposed to retain this access route within the proposed development application. The proposal for seven house out-with a settlement is considered to raise issues of significance to the collective aims of the National Park.
Type 1; Housing – three or more residential units out-with a settlement

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://cairnngorms.co.uk/uploads/documents/Park%20Authority/Planning/advice notes/20140609 PAN applying for planning permission.pdf>