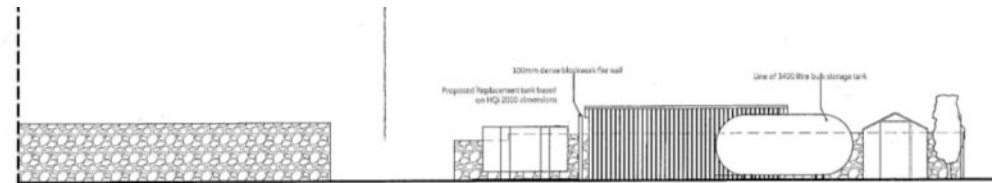
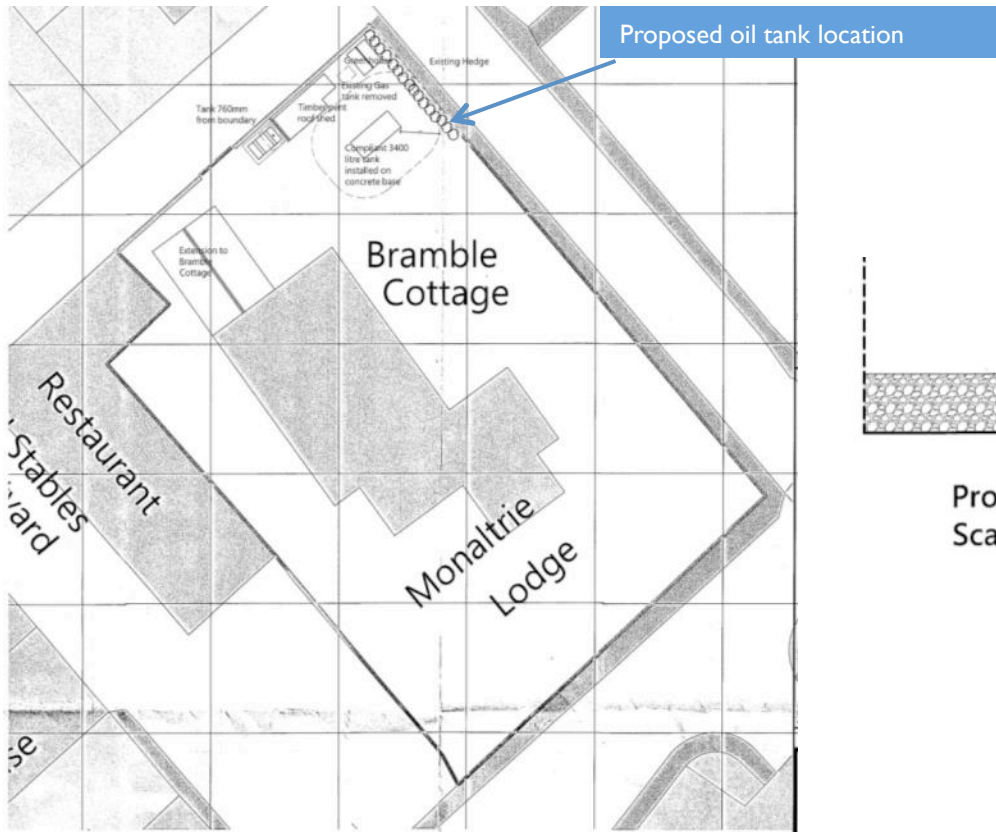


Applicant(s) : Claudia Leith
 Proposal : Replacement gas storage tank and oil tank



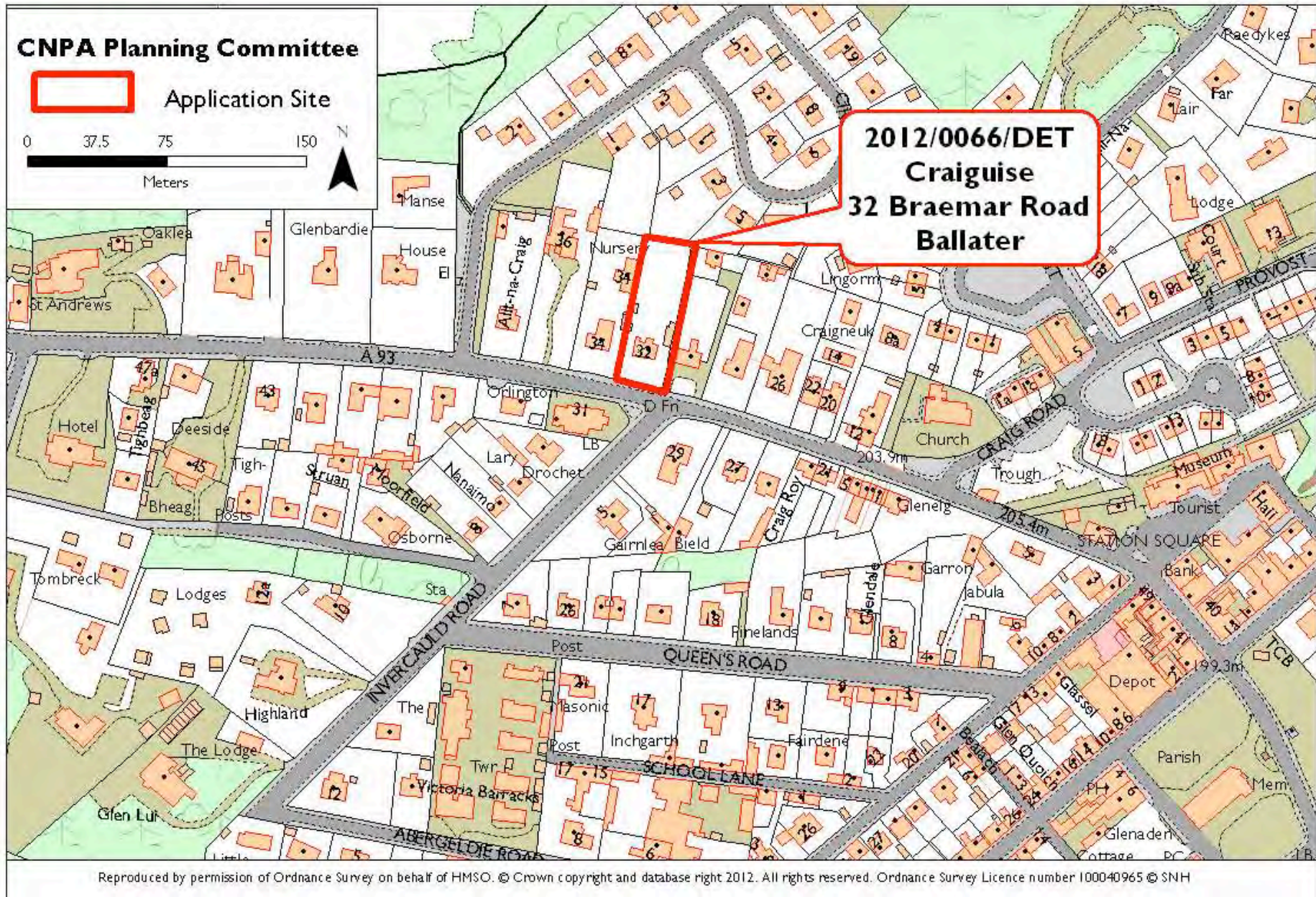
Proposed Albert Terrace Elevation Internal
Scale 1:100

KEY POINTS :

- Planning permission is sought for a replacement gas storage tank and oil tank within the rear garden of this residential property;
- The identified site is within the Ballater Conservation Area;
- The proposed development is of a minor domestic scale and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

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Applicant(s) : Mrs. Bannerman
 Proposal : Replacement windows

Existing rear elevations



Proposed rear elevations – replacement windows identified in blue

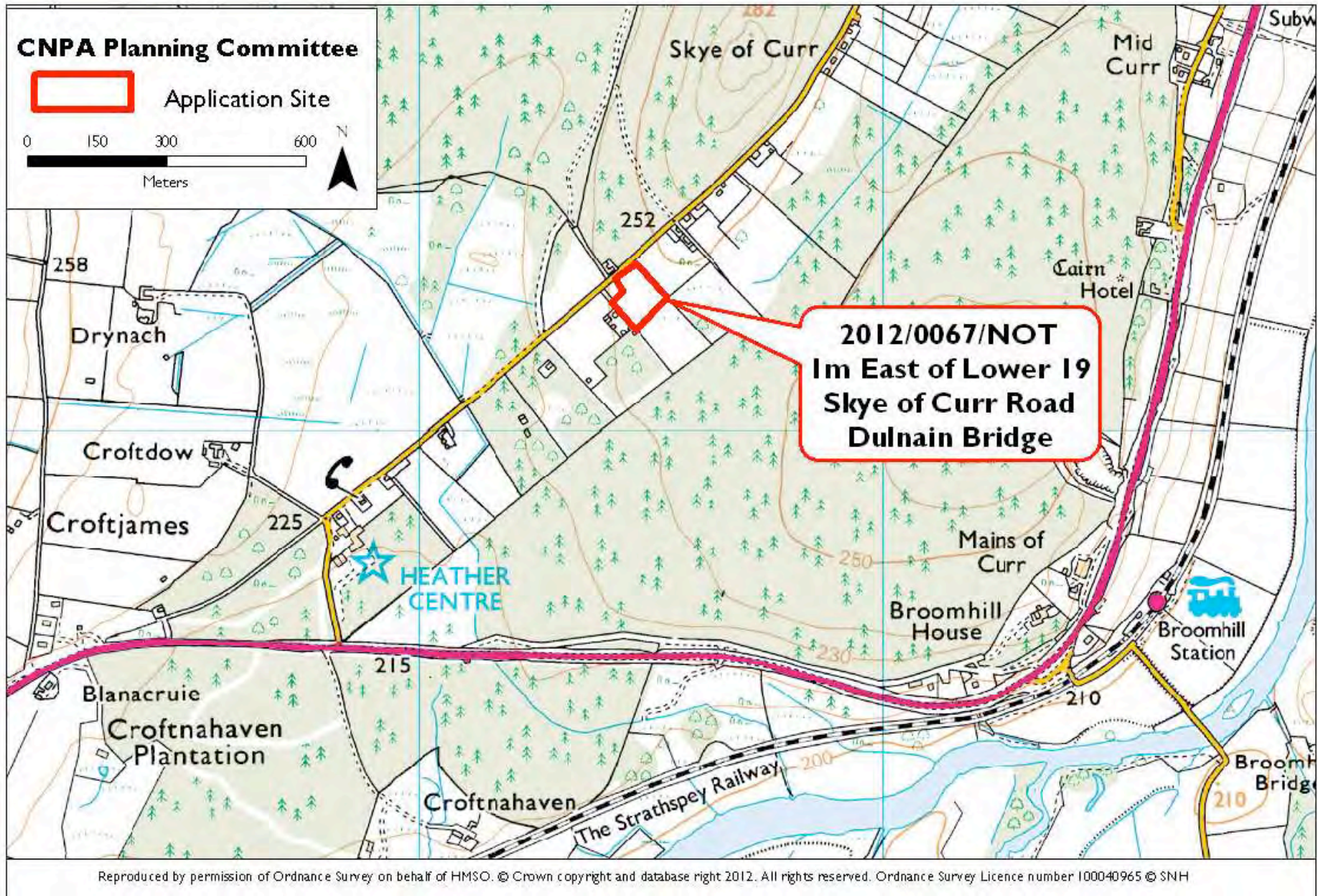


KEY POINTS :

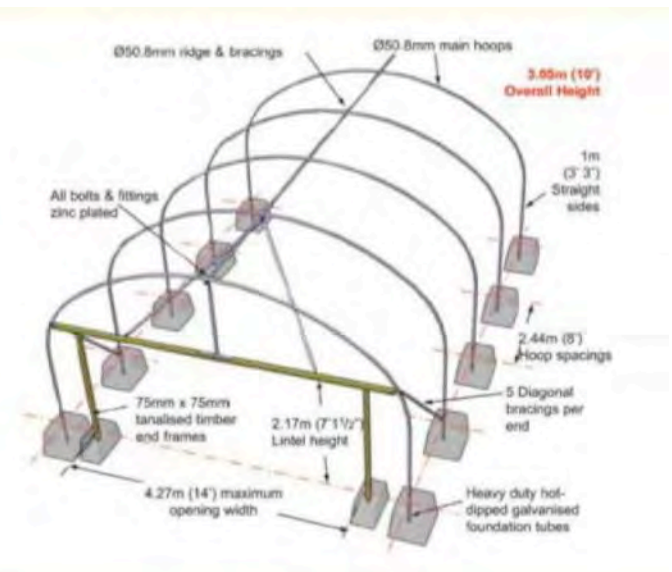
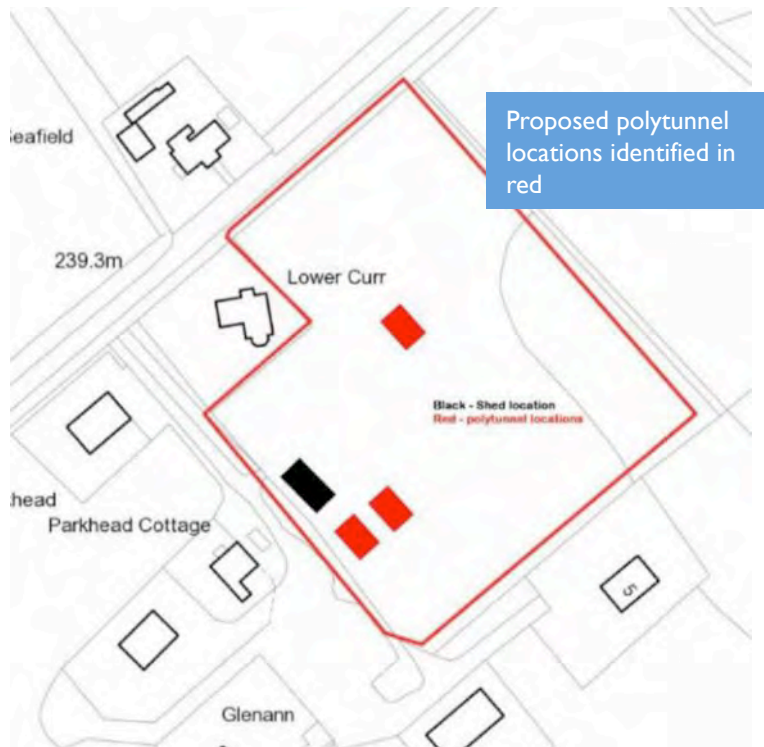
- Planning permission is sought for replacement windows in a one and a half storey detached residential property on Braemar Road in Ballater;
- The replacement windows are proposed on the side and rear elevations of the dwelling;
- The property is within the Ballater Conservation Area;
- Details submitted with the application indicate that the replacement windows would be white timber sash and case, with a single astragal;
- 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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Applicant(s) : Mr. Gavin Stewart
 Proposal : Erection of three polytunnels

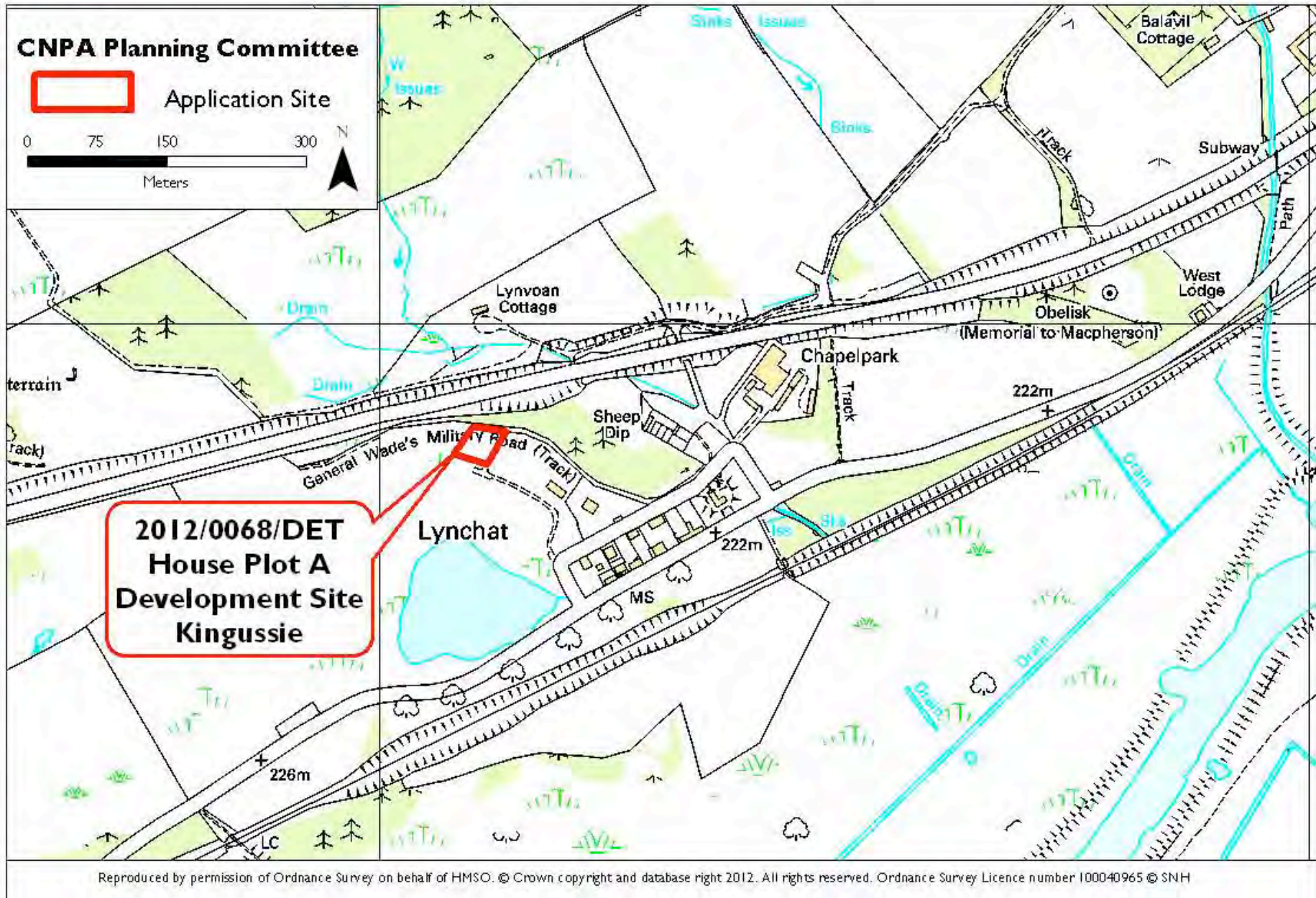


KEY POINTS :

- This is an agricultural notification for the erection of three polytunnels at Skye of Curr;
- The proposed polytunnels would be the standard single span variety, with a hooped frame covered by polythene;
- Information submitted in support of the proposal indicates that the polytunnels would be developed as part of an allotment for the ‘Dulnain Bridge Allotment Holders Association’;
- The proposal for polytunnels is not considered to raise issues of significance to the aims of the National Park. In addition as an agricultural notification the CNPA does not have statutory call in powers.

RECOMMENDATION : NO STATUTORY CALL IN POWERS

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Applicant(s) :
Proposal :

Mr. David Kinnear
House plot A development site, Kingussie

Proposed site, as viewed from the public road

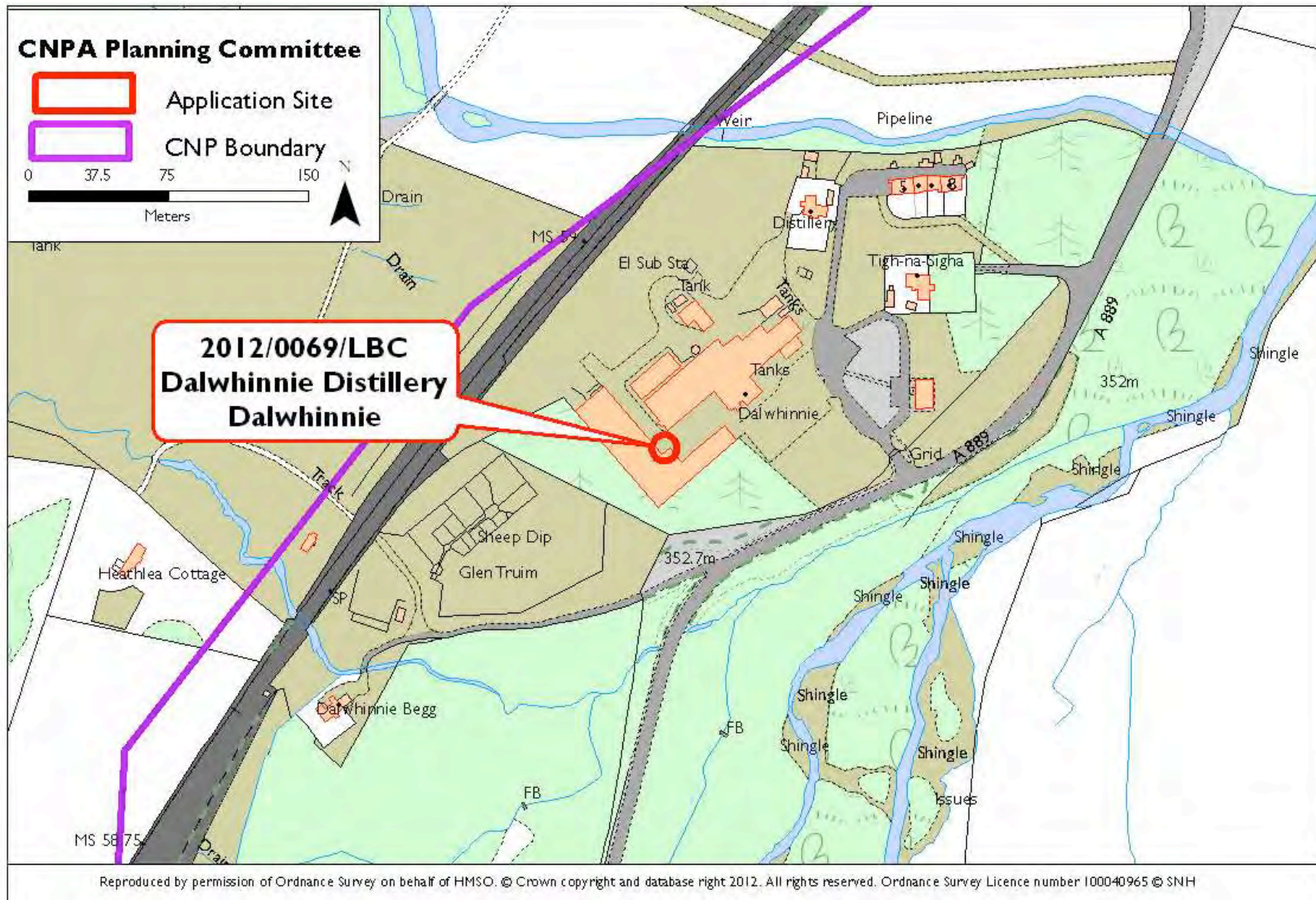


KEY POINTS :

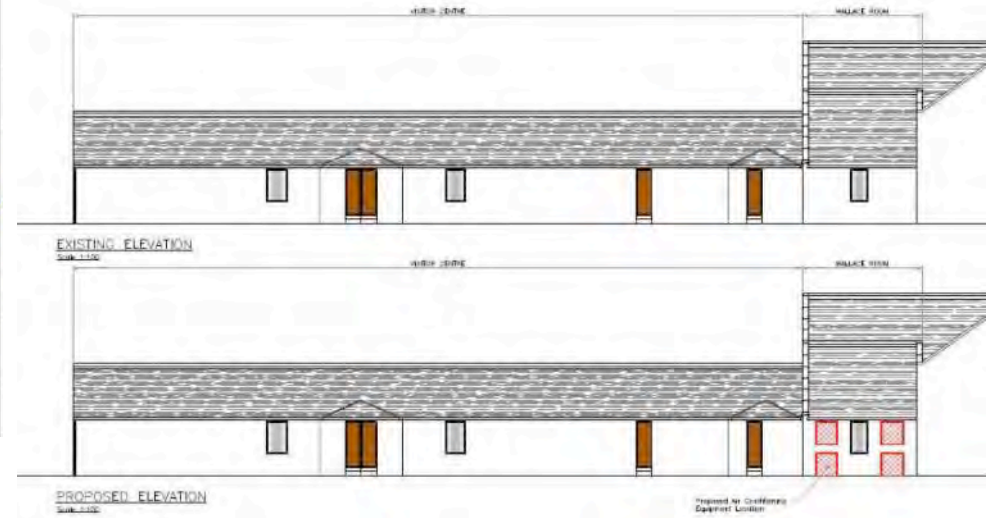
- Planning permission is sought for the erection of a one and three quarter storey dwelling house on a site at Lynchat, near Kingussie;
- Full planning permission was granted by Highland Council in 2008 for a dwelling on this and two adjacent sites. The application was not considered to raise issues of significance to the aims of the National Park and the CNPA made no comment;
- The access road is in place, serving the permitted development sites and other existing residential properties;
- The adjacent site to the east (right) is also the subject of a current planning application (CNPA ref. no. 2012/0073/DET);
- The principle of development has been established and the proposal does not raise issues of significance to the aims of the National Park.

RECOMMENDATION: NO CALL IN

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Applicant(s) : Diageo Scotland Ltd.
 Proposal : Installation of air source heat pump heating system to existing distillery, installation of new doorway between Visitor Centre and Warehouse (Listed Building Consent)

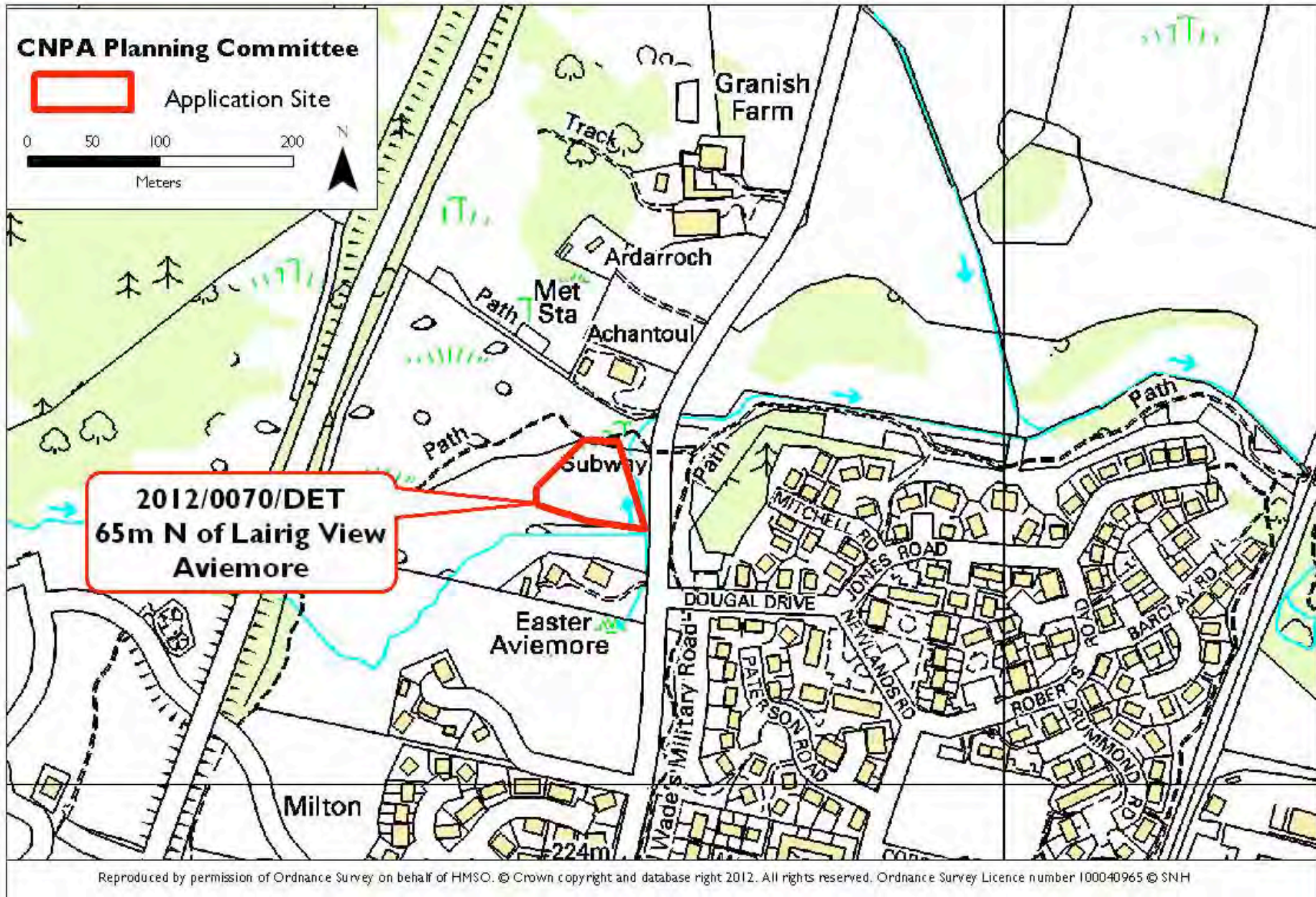


KEY POINTS :

- Listed Building Consent is sought at Dalwhinnie Distillery for the installation of an air source heat pump heating system and the installation of a new doorway between the Visitor Centre and the Warehouse;
- Planning permission and Listed Building Consent was previously granted (by Highland Council) for the installation of air handling equipment. The current proposal is a variation of that. The previous applications were not considered to raise issues of significance and was not called in by the CNPA;
- 'Dalwhinnie Distillery and bonded warehouse' is a Category B listed building;
- An application for planning permission for the heating system has also been submitted (CNPA ref. no. 2012/0058/DET refers);
- The proposal involves minor works and is not considered to raise issues of significance to the aims of the National Park or the cultural heritage of the area.

RECOMMENDATION : NO CALL IN

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Applicant(s) :
Proposal :

Mr.Alexander Grierson
Construction of pond, including dipping platform, picnic table and seats.



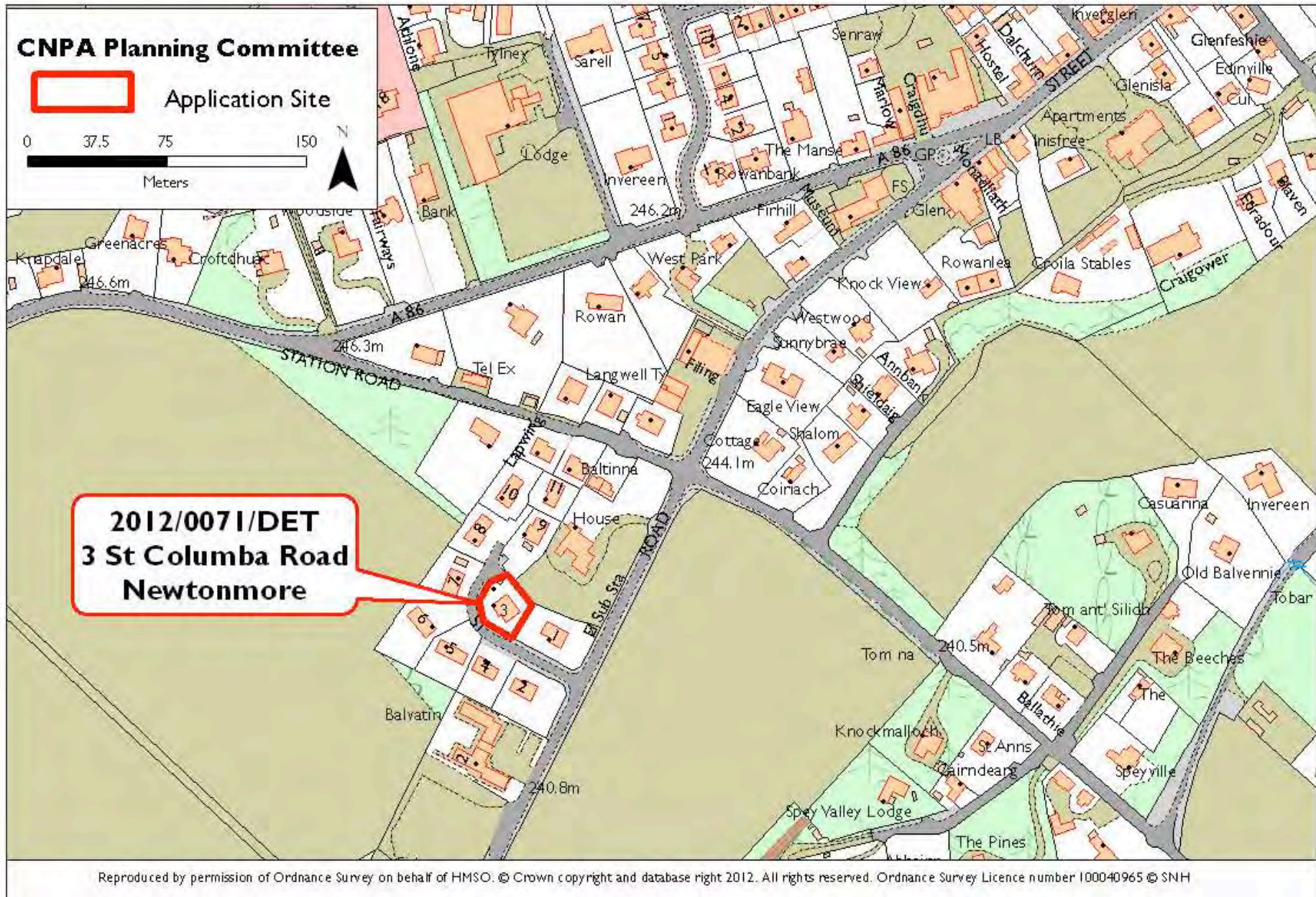
KEY POINTS :

- Planning permission is sought for the construction of a pond, including a dipping platform, picnic table and seats on land adjacent to the B9152 on the northern approach to Aviemore;
- The application has been made on behalf of Aviemore and Vicinity Community Council and the development is intended as a facility to benefit the community of Aviemore.

RECOMMENDATION : CALL IN

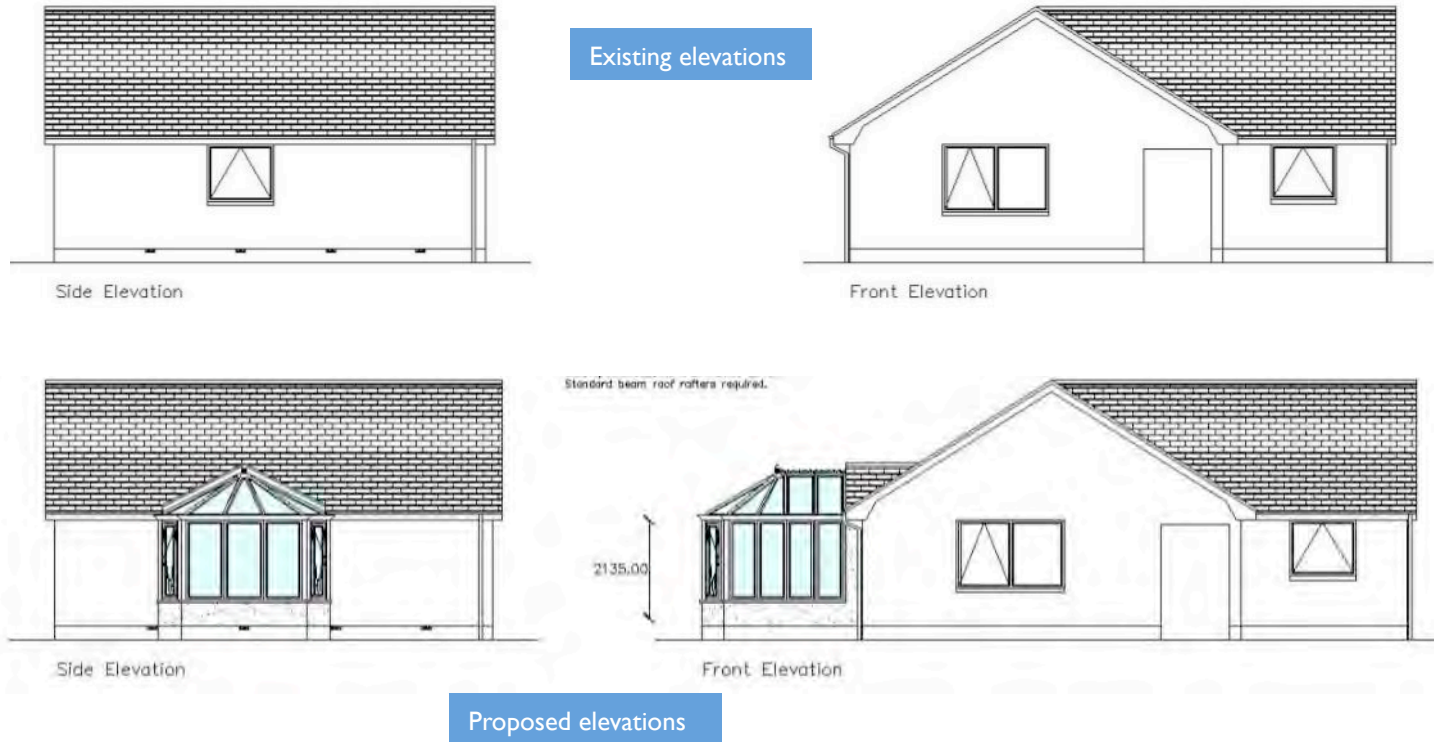
The proposed development involves the creation of a new landscape feature for community use at the northern entrance to Aviemore. The proposed development is of general significance to the aims of the National Park, particularly in relation to natural heritage, the general public’s enjoyment of the area and the social development of the area.

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Applicant(s) :
Proposal :

Mr. and Mrs. Stewart
Erection of conservatory

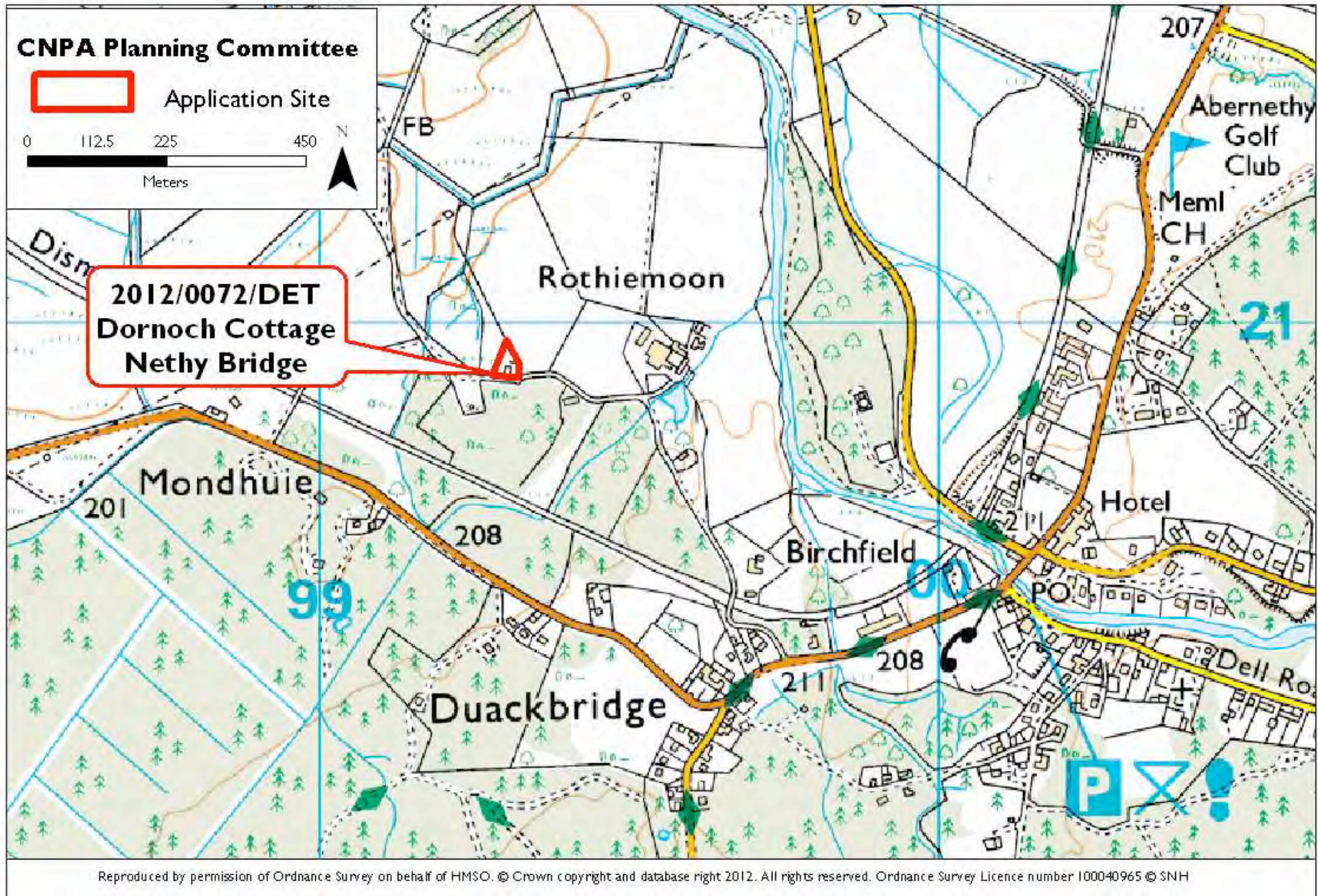


KEY POINTS :

- Planning permission is sought at a single storey residential property in Newtonmore for the erection of a conservatory;
- The proposed conservatory is a standard construction with a solid low base wall and glazing on the remainder;
- The development 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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Applicant(s) :
Proposal :

Mrs. F. McLaren
Demolition of sub-standard cottage and erection of new house



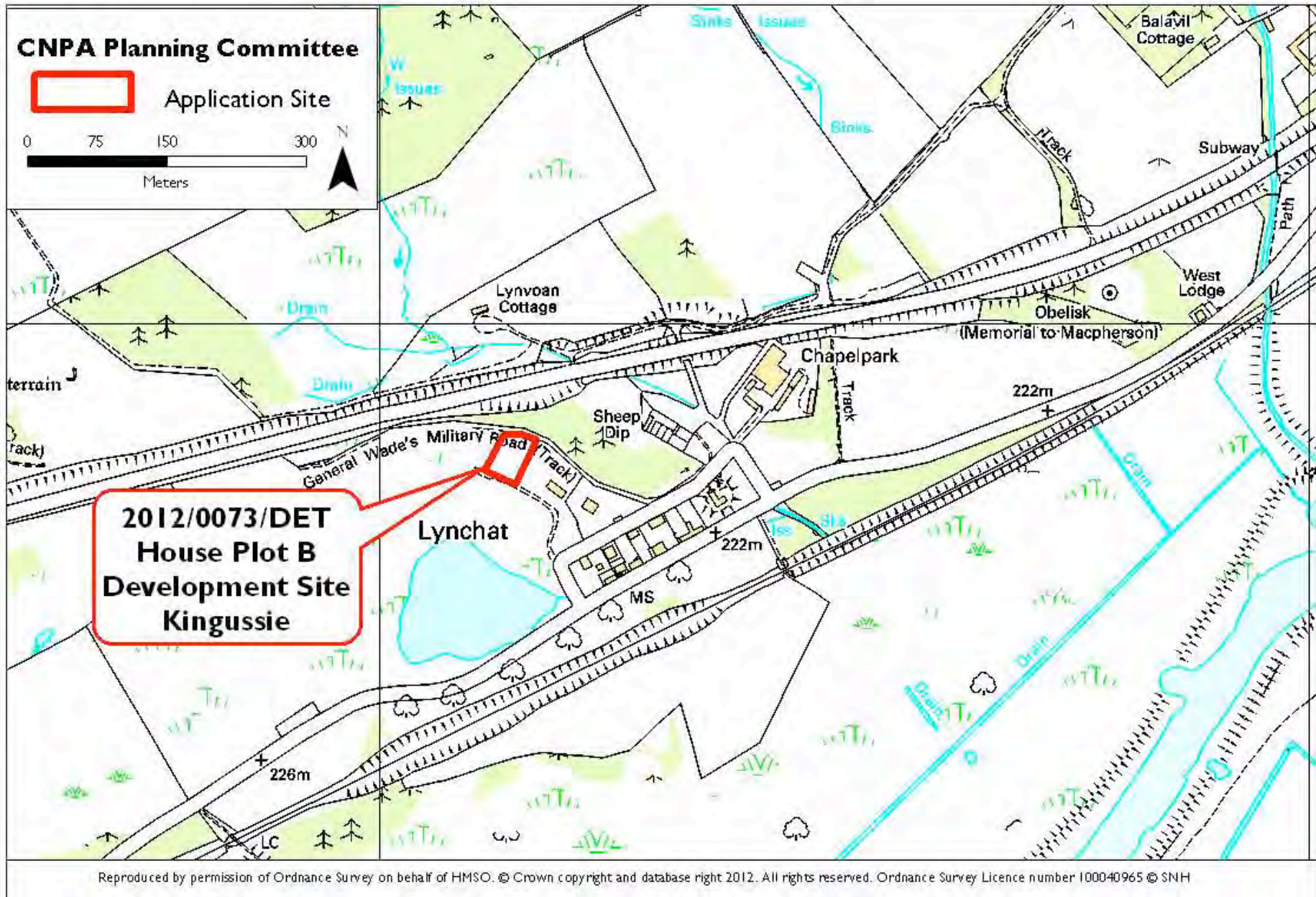
KEY POINTS :

- Planning permission is sought for the demolition of an existing cottage and the erection of a new house on land near Rothiemoon Farm, a short distance from Nethy Bridge;
- The existing single storey cottage is described in the application as ‘sub standard’;
- The proposed new dwelling is a one and a half storey structure, which is largely proposed on the footprint of the existing structure;
- Several trees surround the existing structure. The proposed site plan shows the retention of many of the trees in the vicinity;
- The proposal for a replacement house in this specific context is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

RECOMMENDED COMMENTS : In the event of consideration being given to the granting of planning permission, sufficient evidence should be provided, including details of the structural condition of the existing property, to demonstrate that the proposal accords with CNP Local Plan Policy 23 on Replacement Houses. It is also recommended in the interests of conserving and enhancing the natural heritage of the area that the proposed new dwelling should be sited to ensure that the maximum number of trees can be retained on the site.

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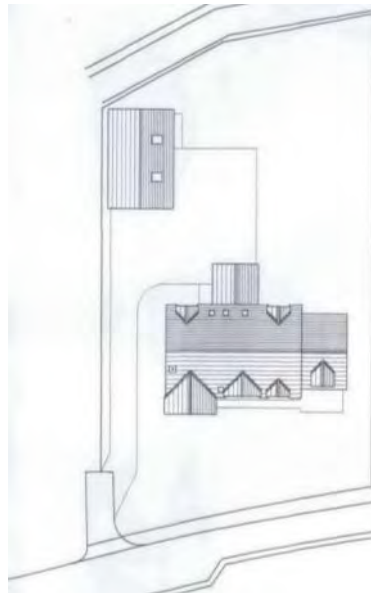


Applicant(s) : Mr.Alexander MacDonnell
 Proposal : House plot B development site, Kingussie

Proposed site, as viewed from the public road



Proposed dwelling and garage



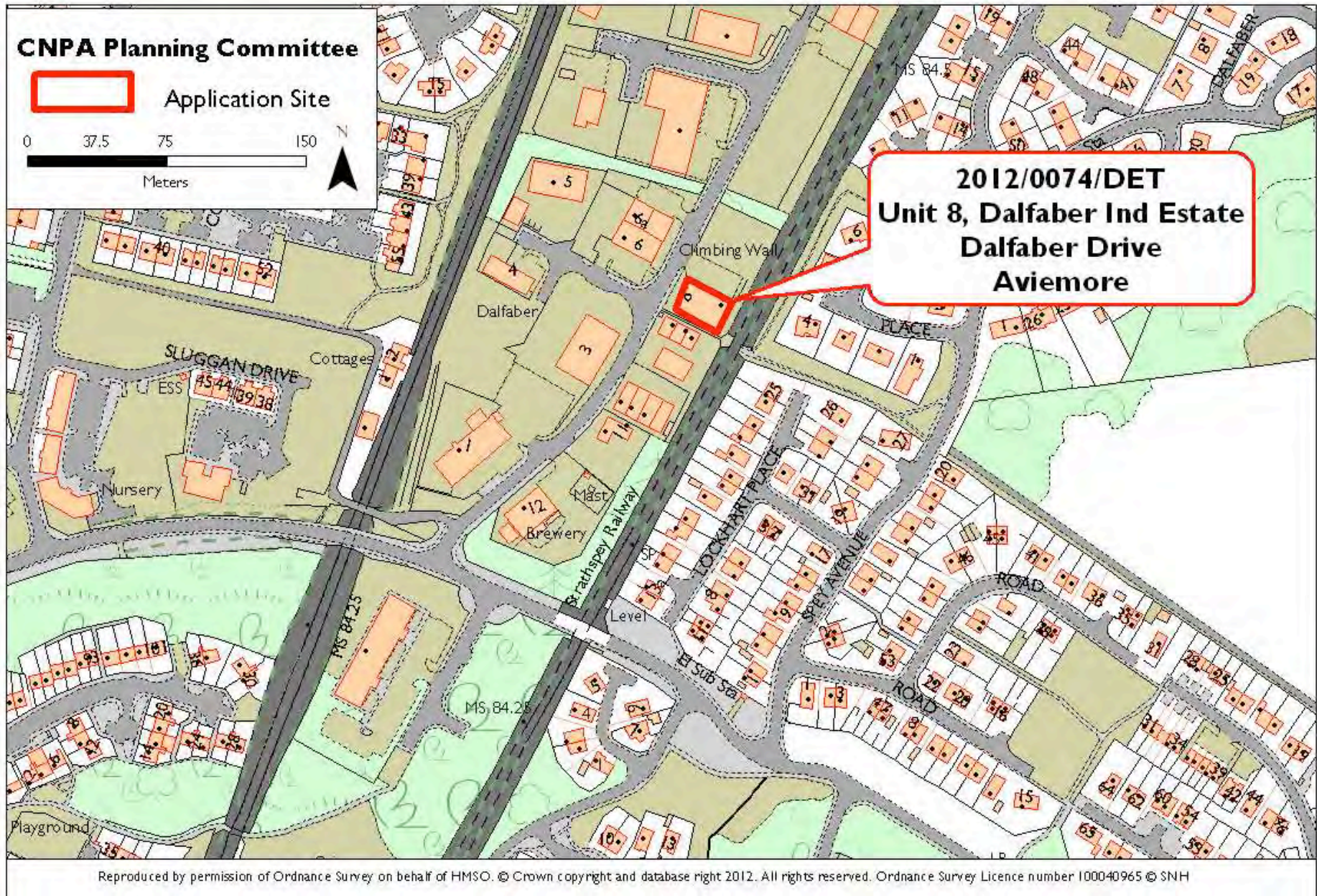
One of the 3 dwellings previously permitted (HC ref. no. 08/00264/FULBS)

KEY POINTS :

- Planning permission is sought for the erection of a one and three quarter storey dwelling house on this site at Lynchat, near Kingussie;
- Full planning permission was granted by Highland Council in 2008 for a dwelling on this and two adjacent sites. That application was not considered to raise issues of significance to the aims of the National Park and the CNPA made no comment;
- The access road is in place, serving the permitted development sites and other existing residential properties;
- The adjacent site to the west (left) is also the subject of a current planning application (CNPA ref. no. 2012/0068/DET);
- The principle of development has been established and the proposal does not raise issues of significance to the aims of the National Park.

RECOMMENDATION: NO CALL IN

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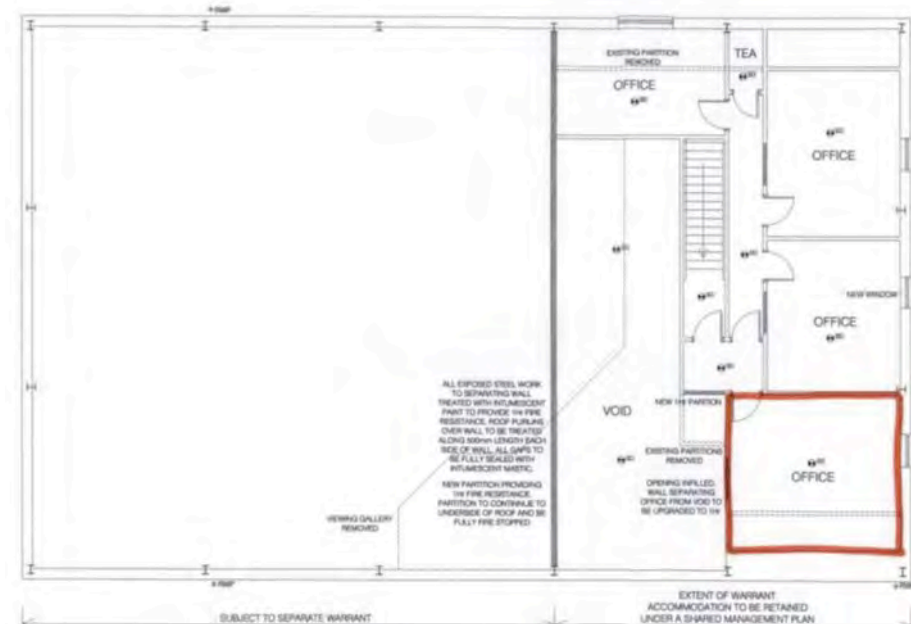
Applicant(s) :
Proposal :

Mr. L Gomes
Change of use from Class 4 / 6 to Class I – Barber Room



KEY POINTS :

- Planning permission is sought in a small area of an existing unit within Dalfaber Industrial Estate for a change of use from Class 4 / 6 to Class 1 – a barber room;
- The application is retrospective, as the barber shop recently opened in former office accommodation on the first floor of the building;



- Under the Town and Country Planning (Use Classes) (Scotland) Order 1997 use classes 4 and 6 refer to ‘Business’ and ‘Storage and Distribution’ respectively, while Class 1 refers to ‘Shops’;
- The need for planning permission for a change of use was drawn to the applicants attention by Highland Council planning officials;
- The change of use is not considered to raise issues of general significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

RECOMMENDED COMMENTS : The CNPA are disappointed at the retrospective nature of this application. In addition, having regard to the fourth aim of the National Park to promote the economic development of the area, it is suggested that the use of premises within an industrial estate for service activities, such as the proposed Barber Room, should be carefully assessed in the context of the need to maintain and protect the vitality and viability of the commercial core of Aviemore village.

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