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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF THE PLANNING COMMITTEE CALL-IN

held electronically  
on 16 March 2012

### PARTICIPATING MEMBERS

Peter Argyle  
Jaci Douglas  
Dave Fallows  
Katrina Farquhar  
Kate Howie  
Gregor Hutcheon  
Eleanor Mackintosh

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

### APOLOGIES:

Duncan Bryden  
Angela Douglas  
David Green  
Mary McCafferty

### NO RESPONSE RECEIVED:

Marcus Humphrey

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](http://www.cairngorms.co.uk)) between 12.00 noon on Wednesday 14 March and 12.00 noon on Friday 16 March 2012.
3. Apologies were received from the above Members.

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

4. Jaci Douglas declared a direct interest in Planning Application No. 2011/0067/NOT, due to having discussion with the Applicant and previously expressing public support for allotments.

## **PLANNING APPLICATION CALL-IN DECISIONS (Electronic Presentation, prepared by Mary Grier, Planning Officer)**

5. 2012/0055/DET - Installation of hydro electric scheme, powerhouse, access tracks and bridges  
At Bruar Hydro Scheme, Pitagowan, Blair Atholl

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

- The proposed development involves the siting of various structures in and around sensitive water courses. It is considered to raise issues of general significance in terms of the natural and cultural heritage, the use of natural resources and the socio-economic development of the National Park. As such, the proposal raises issues of general significance for the aims of the National Park.

6. 2012/0056/DET - Relocation of garage (resubmission ref: Refusal 11/146/CP (11/1585/FUL))  
At Feshiebridge Cottage, Feshie Bridge, Kingussie PH21 1NG

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

- The development concerns a deviation from a planning permission which was granted by the CNPA. It is also the subject of on-going enforcement action as authorised by the CNPA Planning Committee in conjunction with the refusal of a retrospective application for the relocation of the garage (CNPA ref. no. 11/146/CP). The application is of linked significance to planning matters in which the CNPA have an involvement and it is considered to raise issues of general significance to the aims of the National Park.

7. 2012/0057/DET - No Call-in
8. 2012/0058/DET - No Call-in
9. 2012/0059DET - No Call-in
10. 2012/0060/DET - No Call-in
11. 2012/0061/LBC - No Call-in
12. 2012/0062/DET - No Call-in
13. 2012/0063/LBC - No Call-in
14. 2012/0064/LBC - No Call-in
15. 2012/0065/DET - No Call-in
16. 2012/0066/DET - No Call-in
17. 2012/0067/NOT - No Call-in
18. 2012/0068/DET - No Call-in
19. 2012/0069/LBC - No Call-in

20. 2012/0070/DET - Construction of a pond, including dipping platform, picnic table and seats.

At Land 65 Metres North of Lairig View, Aviemore

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

- 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.

21. 2012/0071/DET - No Call-in
22. 2012/0072/DET - No Call-in
23. 2012/0073DET/ - No Call-in
24. 2012/0074/DET - No Call-in

## **COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE**

25. 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.

26. 2012/0057/DET - To site a portable toilet facility during the summer months (Easter to the Autumn School break), for a period of five years.

At Old Telephone Exchange, The Brae, Kinncraig

- As a short term measure to resolve the lack of public toilet facilities as identified by the local community in Kinncraig, the proposal is welcomed. However, having regard to the highly visible location and the prolonged period that the facility is proposed to be on site annually, it is suggested that it efforts could be made to improve the aesthetics of the facility. In addition, in the longer term, it may be appropriate to consider a more permanent and aesthetically appropriate solution, which would offer an enhancement of visitor facilities in the area and also enhance the visual qualities of the site.

27. 2012/0060/DET - Erection of Boundary Fence (Retrospective)

At Old Post Office, Girnoc, Ballater AB35 5SS

- Having regard to the Listed status of the Old Post Office and the first aim of the National Park which includes conserving and enhancing the cultural heritage of the area, it is suggested that the current boundary treatments are insensitive, inappropriate and intrusive in this setting. In addition, it is disappointing that the works have been undertaken in an unauthorised manner.

28. 2012/0061/LBC - Erection of Boundary Fence (Retrospective)

At Old Post Office, Girnoc, Ballater AB35 5SS

- Having regard to the Listed status of the Old Post Office and the first aim of the National Park which includes conserving and enhancing the cultural heritage of the area, it is suggested that the current boundary treatments are insensitive, inappropriate and intrusive in this setting. In addition, it is disappointing that the works have been undertaken in an unauthorised manner.

29. 2012/0062/DET - Erection of Shed (Retrospective)

At Old Post Office, Girnoc, Ballater AB35 5SS

- The CNPA wish to express disappointment that the works have been undertaken without the benefit of planning permission.

30. 2012/0067/NOT - Erection of three polytunnels

At Land 1m East of Lower 19, Skye of Curr Road, Dulnain Bridge

- Having regard to the type of construction of polytunnels, it is recommended that a maintenance programme is devised and implemented in order to ensure that the structures do not deteriorate over time.

31. 2012/0072/DET - Demolition of existing sub-standard cottage and erection of new house

At Dornoch Cottage, Nethy Bridge PH25 3DD

- 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.

32. 2012/0074/DET - Change of use from Class 4/6 to Class I- Barber Room

At Unit 8, Dalfaber Ind Estate, Dalfaber Drive, Aviemore PH22 1ST

- 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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