
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: Monday 16 May 2016 2016/0139/DET – 2016/0149/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2016/0139/DET
Council ref:	16/01317/FUL
Applicant:	L. Paterson & Son
Development location:	9 Woodlands Industrial Estate, Woodlands Terrace, Grantown-on-Spey PH26 3NA
Proposal:	Proposed extension to store/workshop
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 a small scale extension to existing storage/distribution unit within an industrial estate. Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0141/DET
Council ref: 16/01991/FUL
Applicant: Mr J Fraser
Development location: Land 45M NE Of Kestrel, Garlyne, Nethy Bridge
Proposal: Proposed new service bay to existing track (amended access proposal: ref 13/02926/PIP)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes an approved planning permission in principle for erection of house and detached garage (13/02926/PIP). Decided by the Local Authority.
Background Analysis: Proposal is for a minor alteration to the approved access for planning in principle consent 13/02926/PIP to provide a new service bay. Type 2: Other – alteration to single householder access. Not considered to raise issues of significance to the collective aims of the National Park

CNPA ref: 2016/0142/DET
Council ref: APP/2016/1235
Applicant: Mrs Joanne Morris
Development location: Six Sisters, Invercauld Road, Braemar, Aberdeenshire
Proposal: Non-compliance with condition 2 (occupancy) of previously approved application S980693PF for erection of dwellinghouse
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Removal of occupancy condition (condition 2) of S980693PF (APP/2014/2549) – Application returned
- Discharge of Section 75 Agreement of planning reference number S980693PF for erection of dwellinghouse and formation of vehicular access (APP/2014/0057) – Local Authority decision
- Formation of new vehicular access (APP/2016/1263) – Pending consideration

Background Analysis: Proposal is to remove an occupancy condition attached to the property which states that the occupiers must be solely or mainly employed at the adjacent Braemar Service Station, or be a dependant or widow/widower of such a person. Planning permission for the property was granted in 1999 and a Section 75 Agreement was removed in March 2014 which tied the property to the business. Type 2: Other – Further application, removal of a planning condition. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0143/LBC
Council ref: 16/02004/LBC
Applicant: Balavil Estate
Development location: Balavil Mains Farmhouse, Kingussie, Highland, PH21 1LU
Proposal: Conversion of redundant farm buildings to visitor facilities and commercial use, including alterations and extension of existing structures; construction of new buildings for cafe, catering and events use; formation of vehicle parking areas
Application type: Listed Building Consent
Call in decision: **CALLED IN**
Call in reason: The proposed development seeks to safeguard a group of traditional listed buildings, incorporating them into a new visitor destination between Kingussie and Kincaig, and is therefore significant to the aims of the National Park in terms of sustainable design, cultural heritage and tourism development.
Planning History: There is no recent planning history.
Background Analysis: Proposal seeks to convert the listed steading range and erect a number of new buildings to establish a visitor destination at Balavil Estate. This is to include a farm shop, café, event space and parking for up to 143 cars and 5 coaches. Discussions regarding aspirations for further development of the Estate have taken place between the applicant, CNPA and The Highland Council. Type 1: Listed building consent applications that involve major external or internal changes, and, more than 250m² gross floor area of employment space outside a settlement. Considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0144/NOT
Council ref: 16/01913/PNO
Applicant: Mrs Rachel Bromby
Development location: Land 990M North Of Lochgorm, Carrbridge
Proposal: Agricultural and forestry shed
Application type: Agricultural and Forestry Notification
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is no recent planning history.
Background Analysis: Proposal is a prior notification for the erection of an agricultural and forestry shed to be used for storing equipment required for estate works.

CNPA ref: 2016/0145/DET
Council ref: 16/00531/APP
Applicant: Tomintoul & Glenlivet Outdoor Bowling Club
Development location: Bowling Club, Lecht Drive, Tomintoul, Moray
Proposal: Change of use of car park to a 5 berth caravan and camper van site
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 to allow use of the car park adjacent to the bowling green for the siting of up to five tourist caravans/camper vans. Supporting information suggests no requirement to connect to services. Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0146/DET
Council ref: APP/2016/1263
Applicant: Mr & Mrs Barry Morris
Development location: Six Sisters, Invercauld Road, Braemar, Aberdeenshire
Proposal: Formation of New Vehicular Access
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Removal of occupancy condition (condition 2) of S980693PF (APP/2014/2549) – Application returned
- Discharge of Section 75 Agreement of planning reference number S980693PF for erection of dwellinghouse and formation of vehicular access (APP/2014/0057) – Local Authority decision
- Non-compliance with condition 2 (APP/2016/1235) – Pending Consideration

Background Analysis: Current access to the property is via Braemar Service Station. Proposal is for the formation of a new domestic access point, involving the removal of a section of stone dyke to allow dedicated access to existing driveway. A further application to remove a planning condition which links occupancy of the property with employment at the Service Station is pending consideration. Type 2: Householder developments – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park

CNPA ref: 2016/0147/DET
Council ref: APP/2016/1259
Applicant: Candacraig Estate
Development location: Lost, Strathdon, Aberdeenshire, AB36 8UQ
Proposal: Erection of Replacement Cattlecourt Building, Including Removal of Existing Steading Roof
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 new cattlecourt building within existing agricultural holding, and includes the removal of existing steading roof. Type 2: Other – Agricultural buildings that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0148/DET
Council ref: 16/02091/FUL
Applicant: Mrs Susan Kenedy
Development location: Land 50M East Of Wester Speybank, Kincaig
Proposal: Erection of House
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is recent planning history associated with “Land 50m East of Wester Speybank” for, Erection of house – 14/00392/FUL (amended site boundary, ref 13/3342/FUL). Decided by the Local Authority. Current application appears to be West of Wester Speybank.
Background Analysis: Application site is an area of crofting land within a rural grouping near to Kincaig. Proposal is for the erection of a single house to provide accommodation for the applicant who is seeking to establish a subsistence lifestyle on the land. Type 2: Housing – up to two residential units outside a settlement. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0149/DET
Council ref: 16/01884/FUL
Applicant: Mr & Mrs D Clark
Development location: Land 55M SW Of Spey View, Deshar Road, Boat Of Garten
Proposal: Erection of 2 semi-detached houses
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 two semi-detached houses and associated private access within a residential area. Type 2: Housing – Four or less residential units within a settlement. Not considered to raise issue 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