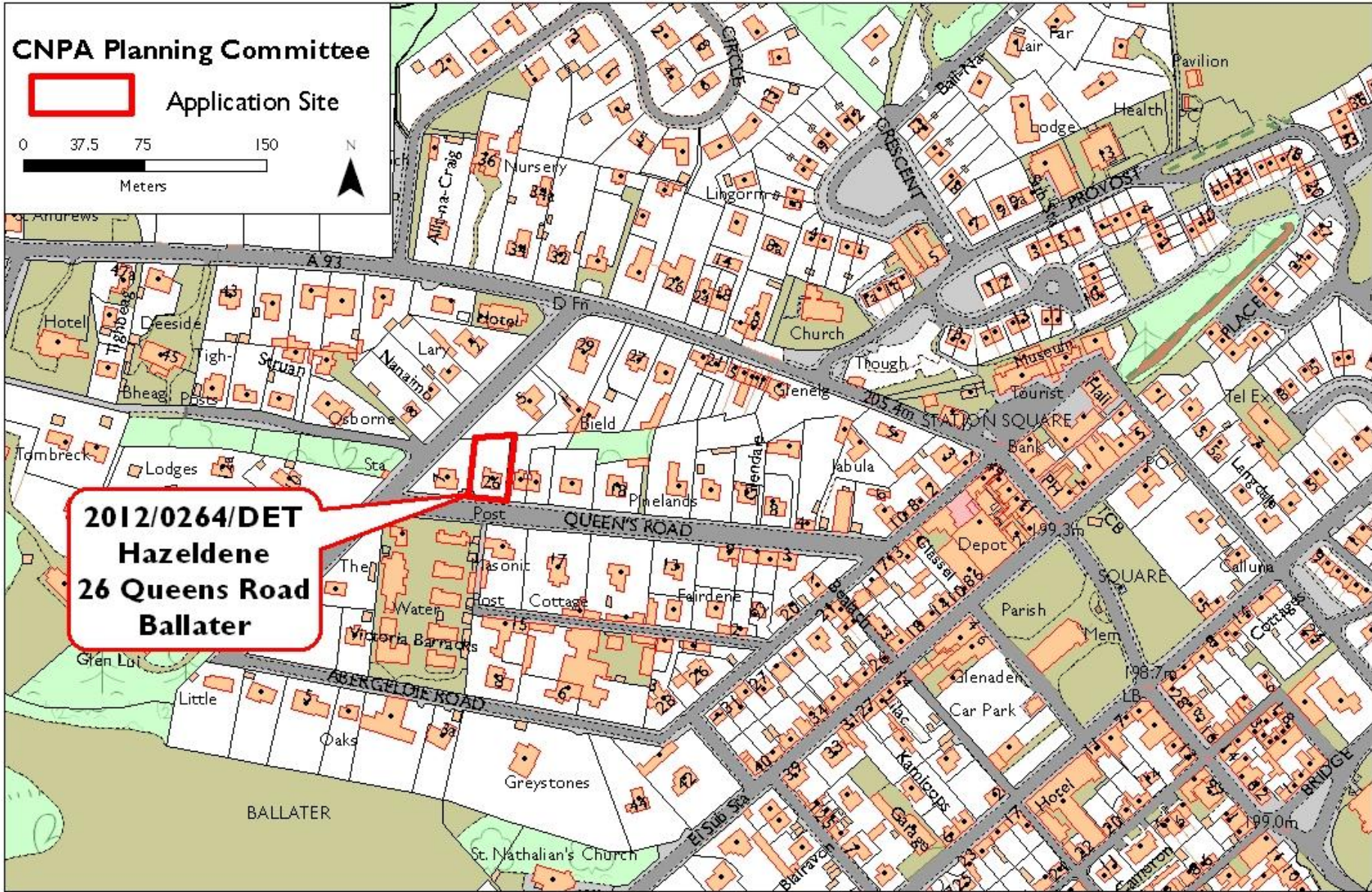
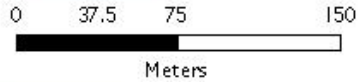


CNPA Planning Committee



Application Site

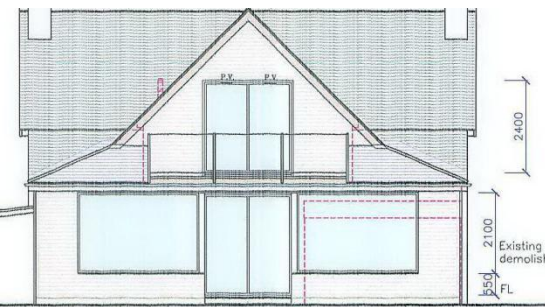


**2012/0264/DET
Hazeldene
26 Queens Road
Ballater**

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Applicant(s) :
Proposal :

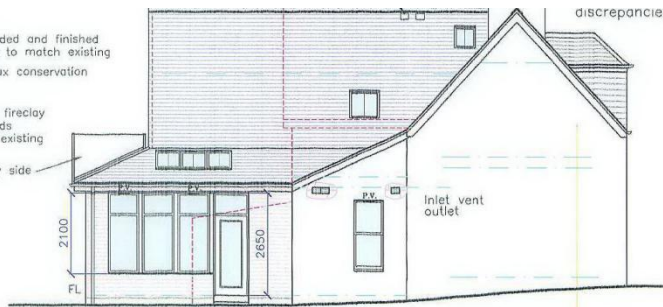
Mr & Mrs L Van Wachem
Alterations and Extension to Dwellinghouse (Amendment to APP/2011/2591)



Gray coloured powder coated aluminium windows & doors

NORTH ELEVATION

Extension walls finished with horizontal larch boarding.
Fascia & soffits finished in larch
Basecourse finished in gray coloured smooth cement render

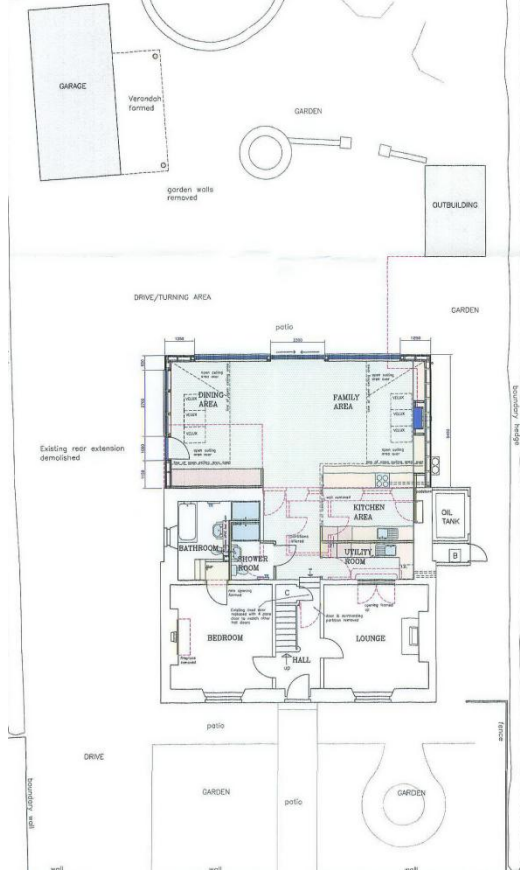
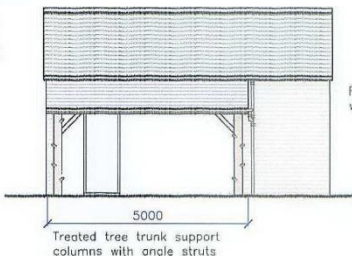
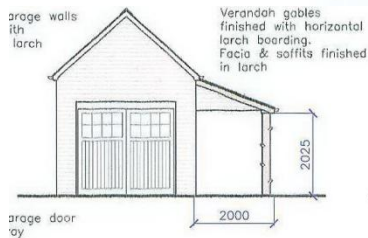


RWP Gray coloured powder coated aluminium windows & doors

WEST ELEVATION

Extract vent outlets
Existing timber extension demolished
New sash & case look alike timber window in exist. opening
Slate vent vp outlet to replace existing vp min 900mm above level of Velux window

Slot to min level
Velux M04 roof with central cast flashing system



KEY POINTS

- Full planning permission is sought for alterations and extensions to a detached house located at Queens Road within Ballater Conservation Area.
- It is proposed to form a new extension to the rear of the house, with balcony, and add a veranda feature onto an existing garage.
- Proposed finishes are slate roof, larch cladding and aluminium window frames.
- The front elevation of the house will remain largely unchanged.
- This proposal represents an amendment to a previous consent here to add a balcony and change the dimensions.
- This proposal, which is of a minor domestic nature, does not raise any issues of significance to the aims of the Park.

RECOMMENDATION : NO CALL IN

The CNPA recommend that consideration be given to the use of wooden window frames in the interests of sustainability and also given the location within a Conservation Area.

[View Planning Application](#)

CNPA Planning Committee



Application Site

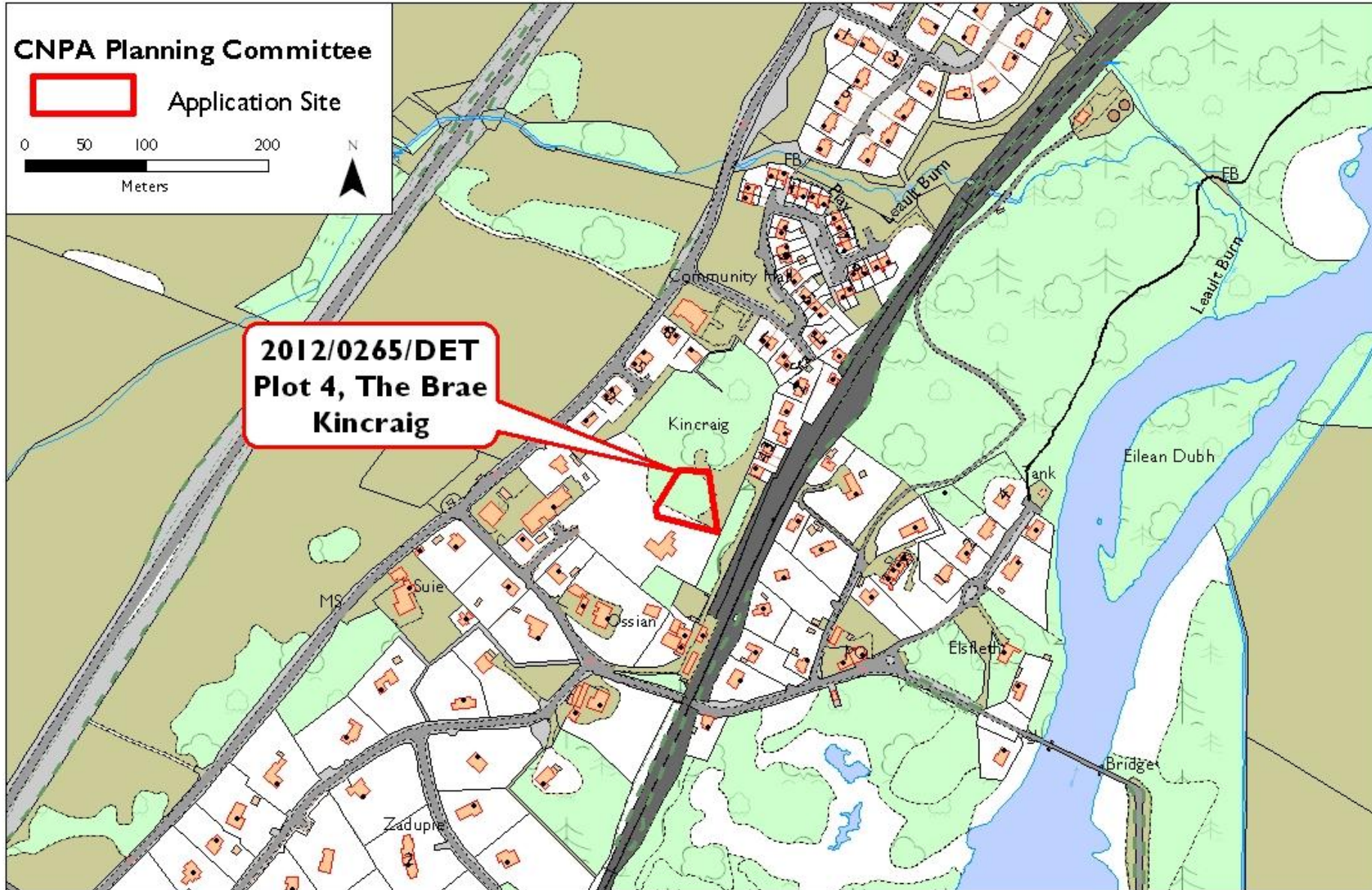
0 50 100 200



Meters



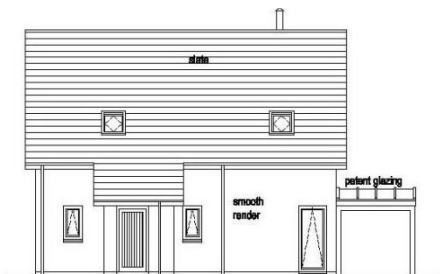
**2012/0265/DET
Plot 4, The Brae
Kincraig**



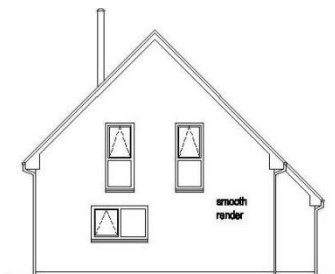
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Applicant(s) :
Proposal :

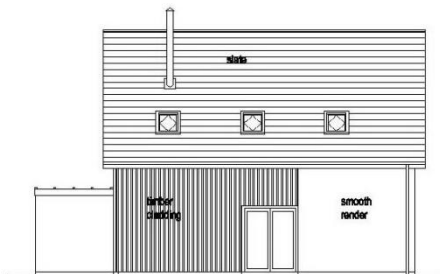
Mr D Bennet
Erection of house (Change of house type)



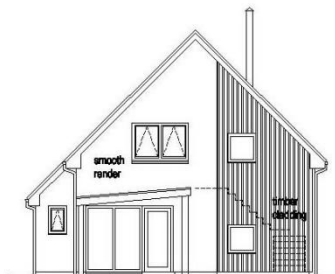
front elevation.



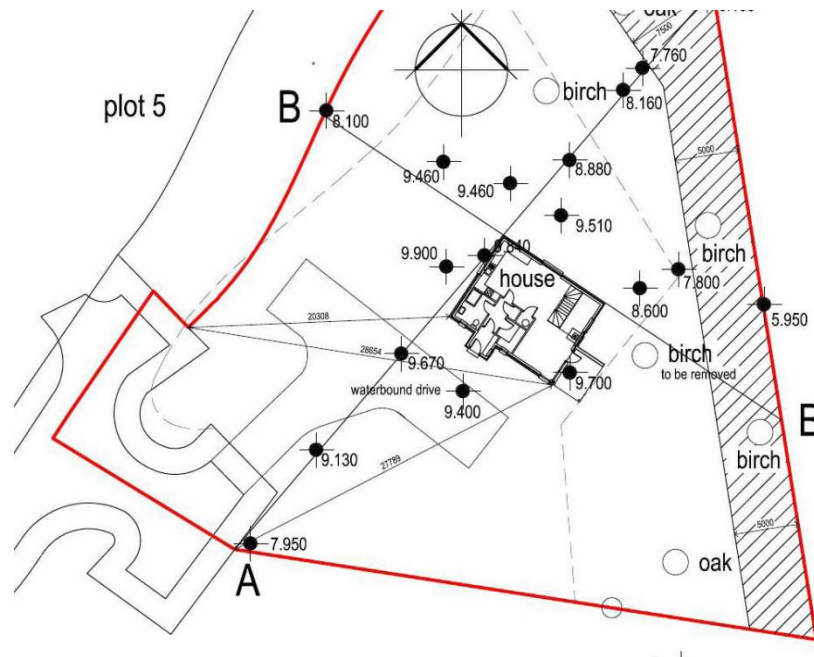
side elevation.



rear elevation.



side elevation.



KEY POINTS

- Full planning permission is sought for an amended house design on plot 4 of a housing development in Kincaig.
- There have been previous applications for extension of the house curtilage on this plot ,and for a revised house type.
- The proposed house is one a half storey design with slate roof, smooth render walls and timber features.
- This proposal to revise the design of a new house on a previously approved house plot within a settlement does not raise issues of significance to the aims of the Park.

[View Planning Application](#)

RECOMMENDATION : NO CALL IN

CNPA Planning Committee

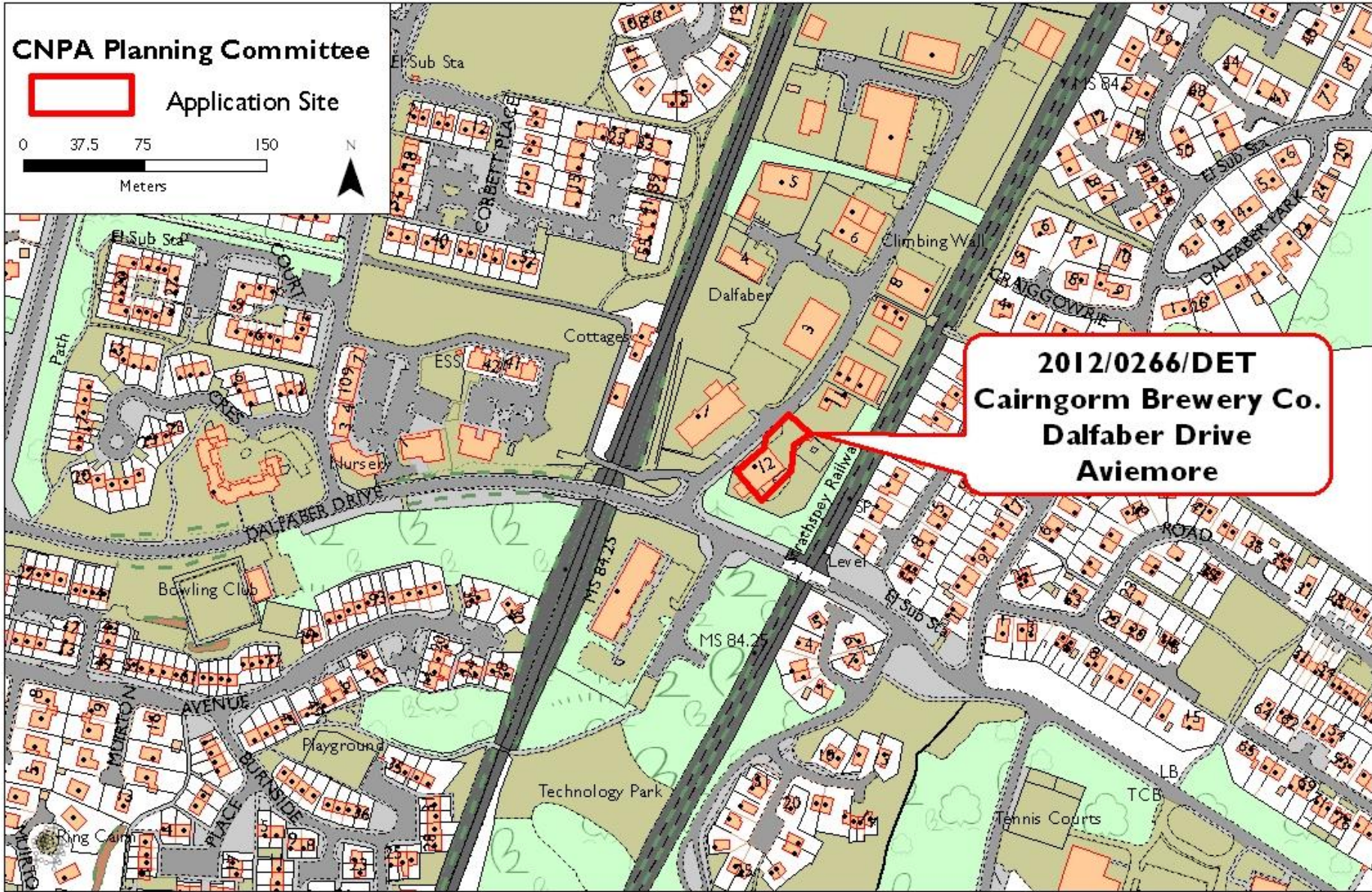


Application Site

0 37.5 75 150



Meters



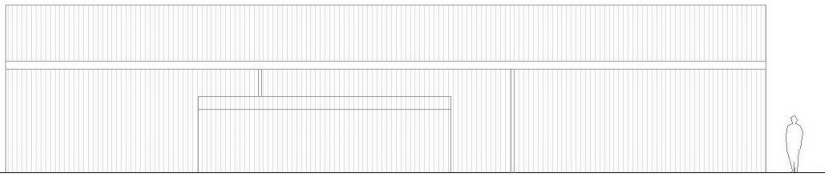
**2012/0266/DET
Cairngorm Brewery Co.
Dalfaber Drive
Aviemore**

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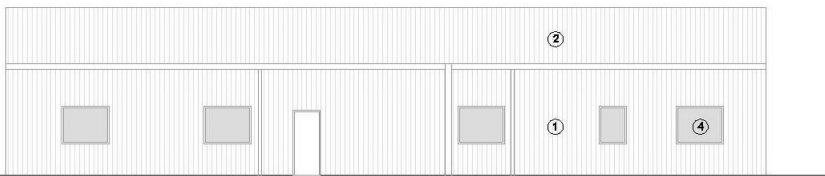
Applicant(s) :
Proposal :

Cairngorm Brewery
Alterations to internal layout, Large opening in north-east gable to be replaced with smaller glazed opening, Timber cladding to north-east gable and partially to the north-west and south-east.

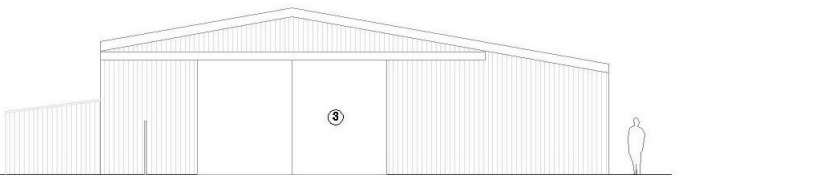
EXISTING ELEVATIONS



South-East Elevation

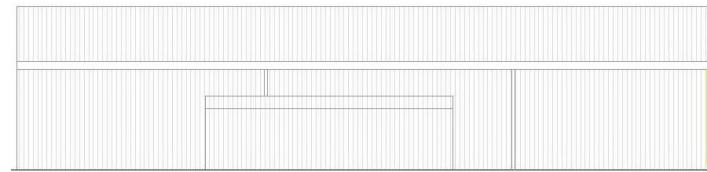


North-West Elevation

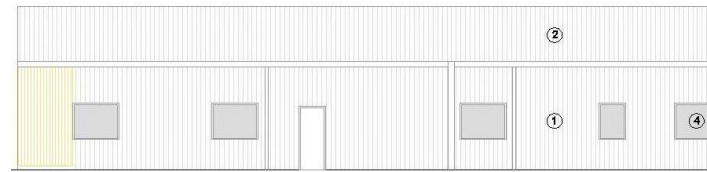


North-East Elevation

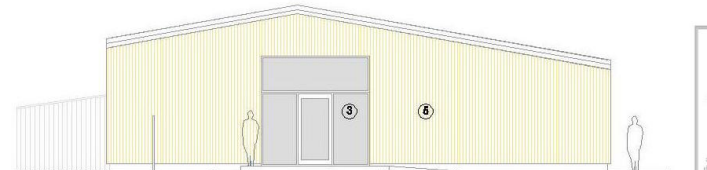
PROPOSED ELEVATIONS



South-East Elevation



North-West Elevation



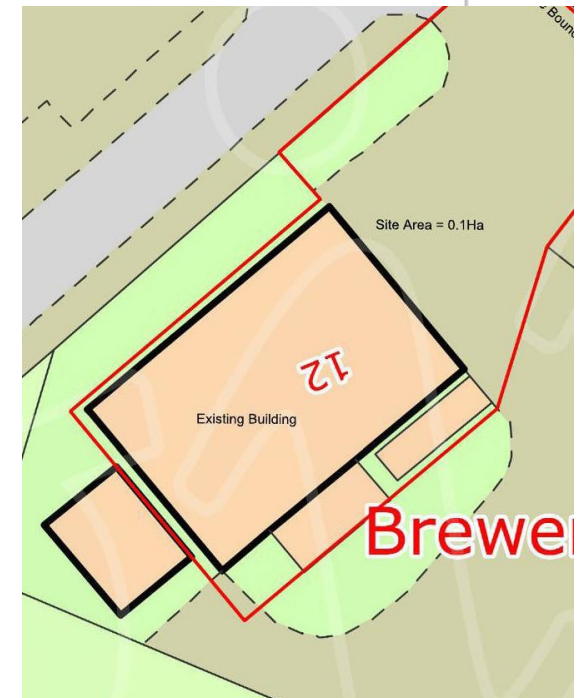
North-East Elevation

KEY POINTS

- Full planning permission is sought for minor changes to the exterior of the Cairngorms Brewery building in Aviemore.
- The proposed changes are reduction of a large opening in the north east gable elevation and the addition of timber cladding on two elevations.
- Consent for the new bottling plant was granted by the CNPA following call in and there have been a number of previous applications on this site.
- Whilst the proposal relates to a site previously considered by the CNPA the nature of the alterations are so minor that they are not considered to have any significance for the aims of the Park and will have limited impact upon the landscape or built heritage here.

RECOMMENDATION : NO CALL IN

[View Planning Application](#)



CNPA Planning Committee

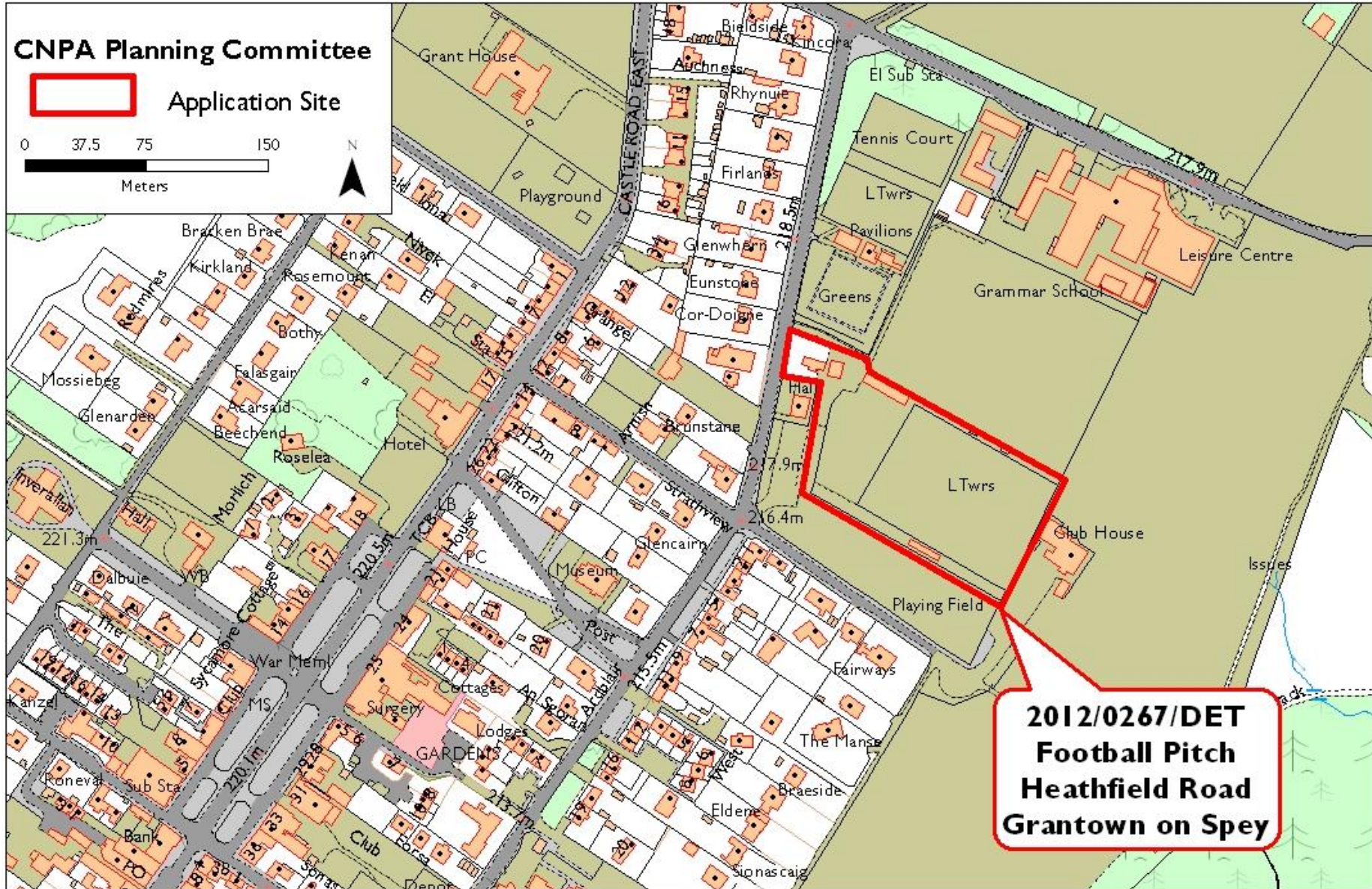


Application Site

0 37.5 75 150



Meters



**2012/0267/DET
Football Pitch
Heathfield Road
Grantown on Spey**

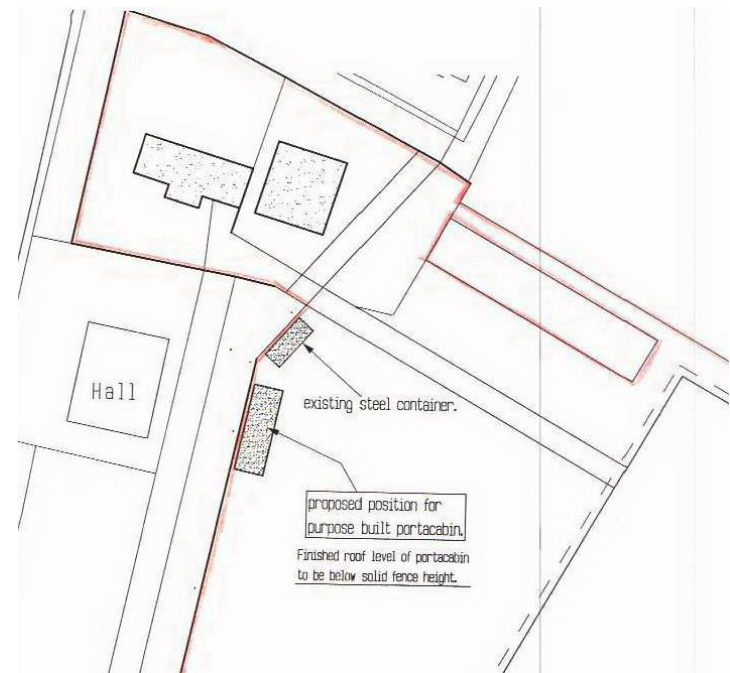
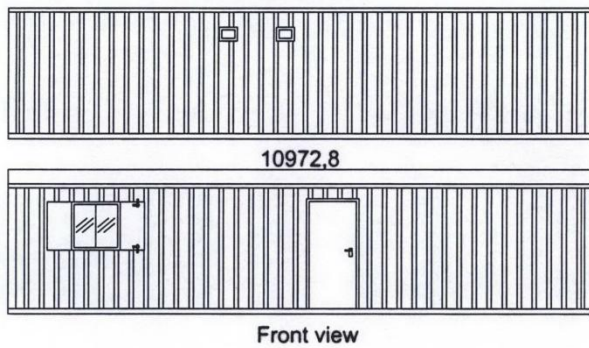
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Applicant(s) :

Strathspey Thistle Football Club

Proposal :

Replacement of Catering, Male, Female & Disabled Toilets



KEY POINTS

- Full planning permission is sought for replacement toilet facilities at Strathspey Thistle's football pitch in Grantown on Spey.
- The proposed new toilet block is of standard portacabin design with the supporting plans noting that the height will be no higher than adjacent fencing.
- The new facilities are required in order to meet the requirements of the Highland League which the Club has joined.
- There have been a number of previous planning applications dealt with by Highland Council on this site, relating to various ancillary buildings .
- The proposal for replacement toilet facilities does not raise any issues of significance for the aims of the Park, with design of the building considered to be a local issue

RECOMMENDATION : NO CALL IN

The CNPA suggest that consideration be given to the design/cladding of the building to use sustainable materials if possible, dependent on the visibility of the site

[View Planning Application](#)