
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 17 October 2016 2016/0369/DET to 2016/0373/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2016/0369/DET
Council ref:	16/04468/FUL
Applicant:	Jamieson Management (Scotland) Ltd
Development location:	The Lodge Hotel, Fort William Road, Newtonmore, Highland
Proposal:	Erection of 3 New Houses (revised house design and reduced footprint) and Formation of New Access (new access to serve two of the new houses, third house to use existing access) (ref: 15/04391/FUL)
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: Erection of 3 new houses and formation of new access (new access to serve two of the new houses, third house to use existing access) (15/04391/FUL). Approved by the Local Authority.
Background Analysis:	Proposal seeks to amend the design of 3 new house granted planning permission under reference 15/04391/FUL. It also seeks to implement development in non-compliance with condition 2 of the original permission, which required submission of a timetable and financing scheme for the construction of an associated footway. Type 2: Housing – four or less residential units within a settlement. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0370/DET
Council ref: 16/00794/FULL
Applicant: Mr Hugh Niven
Development location: Former Farm Buildings, Roineach Mhor, Glen Clova
Proposal: Change of House Design for Application 15/00494/FULL
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:
- Change of use and alterations and extension to farm building to provide staff accommodation for Glen Clova Hotel (07/00948/FUL)
- Demolition of dilapidated stone farm building and erection of dwellinghouse (14/00548/FULL) & (15/00494/FULL).
Both approved by the Local Authority.
Background Analysis: Proposal seeks to amend the design of the single dwellinghouse granted planning permission under reference 15/00494/FULL to provide a larger unit. 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: 2016/0371/DET
Council ref: APP/2016/2778
Applicant: Highlands Hospitality Limited
Development location: Fife Arms Hotel, Mar Road, Braemar, Aberdeenshire
Proposal: Relocation of 4 Underground Gas Tanks and Erection of 0.5m High Fire Walls, 1.8m High Fence Enclosure and 2m High Granite Wall
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:
- Alterations, extension and refurbishment of hotel (APP/2015/3554, 2015/0386/DET)
- Alterations and extension to hotel (APP/2015/3555, 2015/0387/LBC)
Both approved by CNPA.
Background Analysis: Proposal is for the removal of existing gas tanks and installation of 4 replacement underground tanks with associated fire wall and fencing within grounds of hotel. 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: 2016/0372/DET
Council ref: APP/2016/2788
Applicant: Best Of Highland Game Limited
Development location: Gairnshiel Lodge, Glen Gairn, Ballater, Aberdeenshire
Proposal: Alterations and Extension to Holiday Lodge (Amendment to Previously Approved APP/2016/0336)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:
- Alterations and extension to holiday lodge (APP/2016/0336). Approved by the Local Authority
- Erection of 2 self-catering units (APP/2009/3284, 09/324/CP). Approved by CNPA
- Erection of dwellinghouse and erection of single 15m wind turbine (APP/2005/3452, 05/433/CP). Refused by CNPA
- Formation of vehicular access (Retrospective)(APP/2012/1987, 2012/0212/DET) Refused by CNPA.
Erection of mobile home (Temporary)(Retrospective)(APP/2011/1186). Approved by the Local Authority.
Background Analysis: Proposal is a revision of alterations and extension to Gairnshiel Lodge approved under APP/2016/0336. Current proposal is for a larger extension to South elevation in addition to demolition of boiler room and alterations to fenestration. Type 2: Small scale extensions, changes of use or temporary developments involving commercial, tourism, leisure or industrial uses. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0373/DET
Council ref: APP/2016/2780
Applicant: Mr John Halliday
Development location: Shalom, 46 Albert Road, Ballater, Aberdeenshire
Proposal: Replacement Windows and Doors
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 replacement of existing windows and doors with woodgrain pvc units. Type 2: Householder – small developments that need planning permission. Not considered to raise issues 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