

Disclaimer

For the purposes of this presentation, some of the application plans may have been cropped to enable a clearer display of detailed areas of the proposed development.

Further information regarding planning applications, including the original plans, can be viewed at:

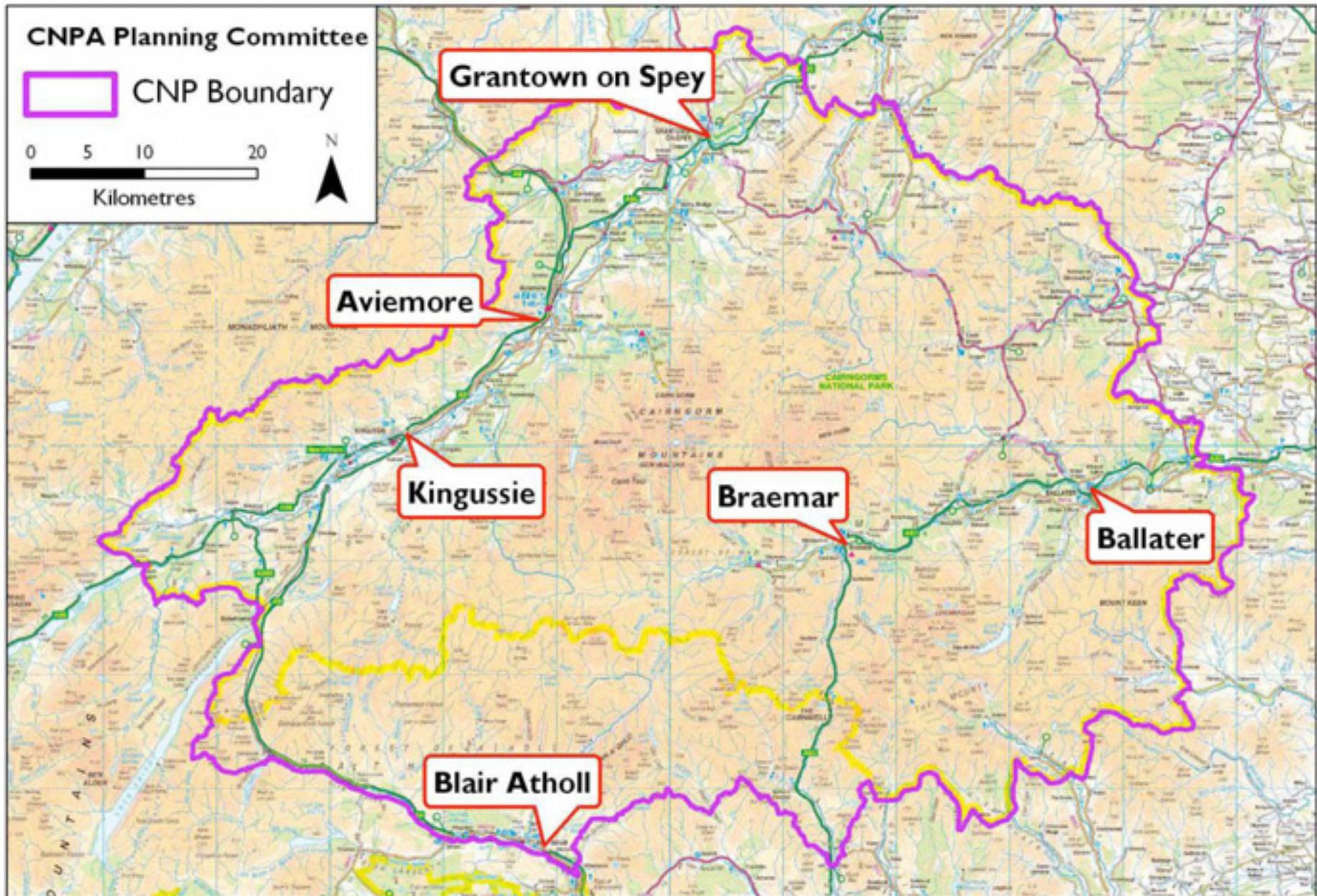
[Aberdeenshire Council](#)

[Angus Council](#)

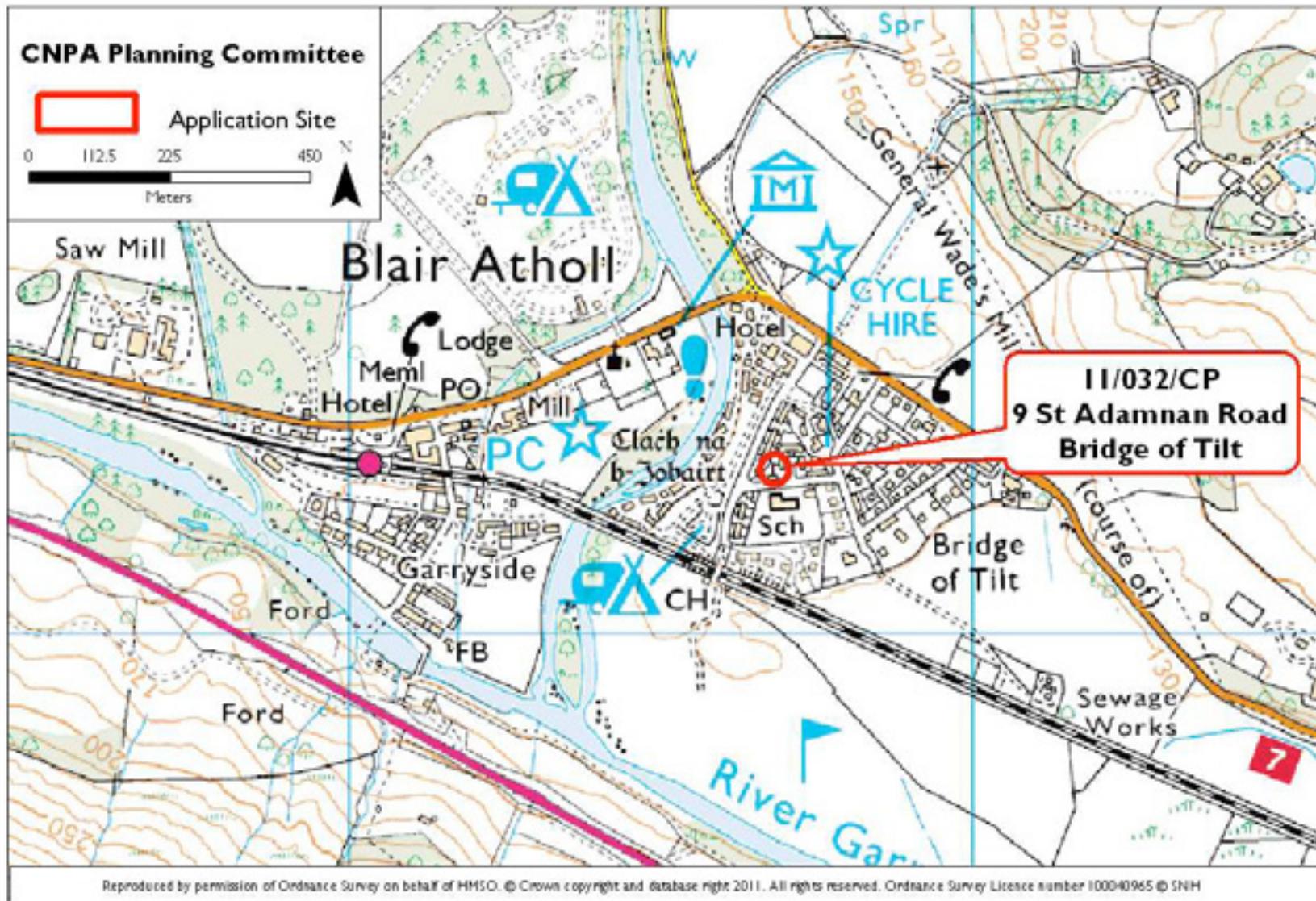
[Highland Council](#)

[Moray Council](#)

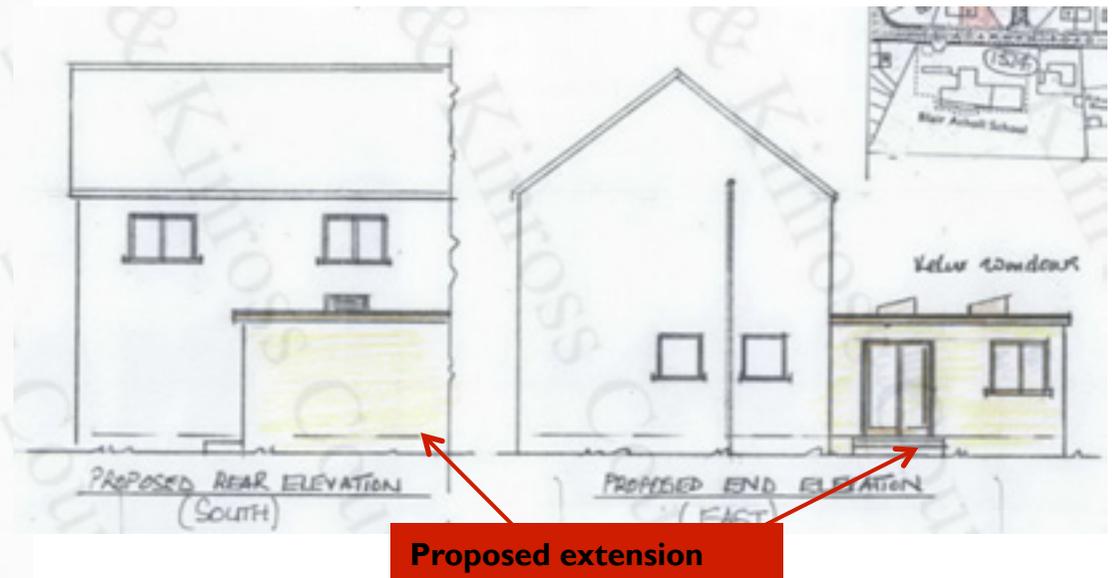
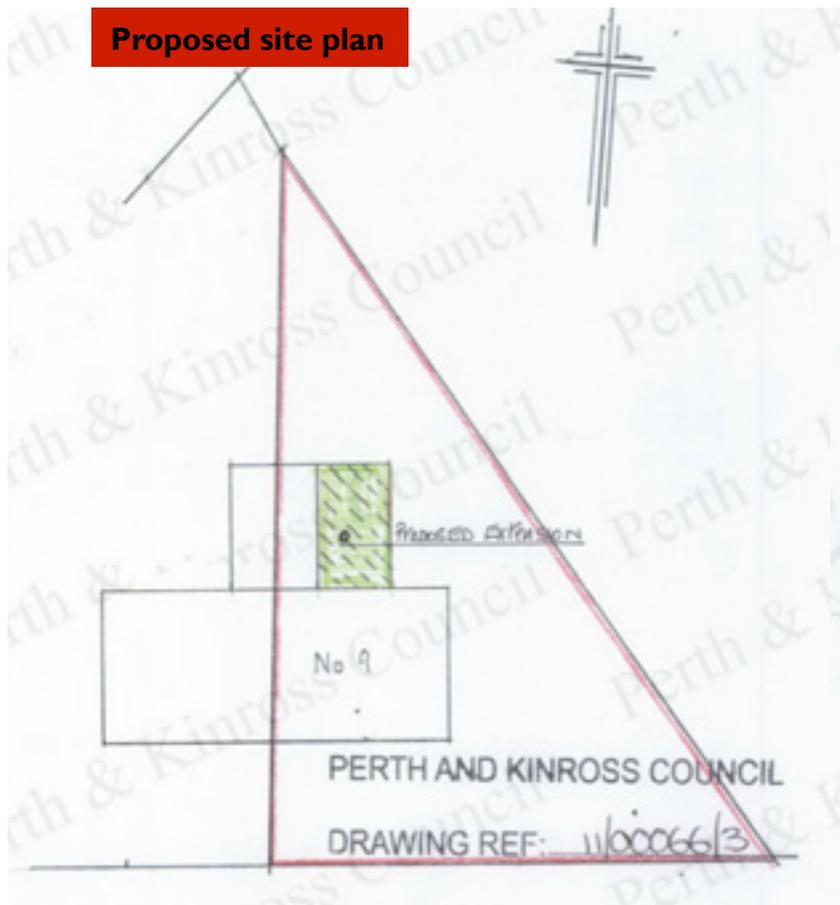
[Perth & Kinross Council](#)



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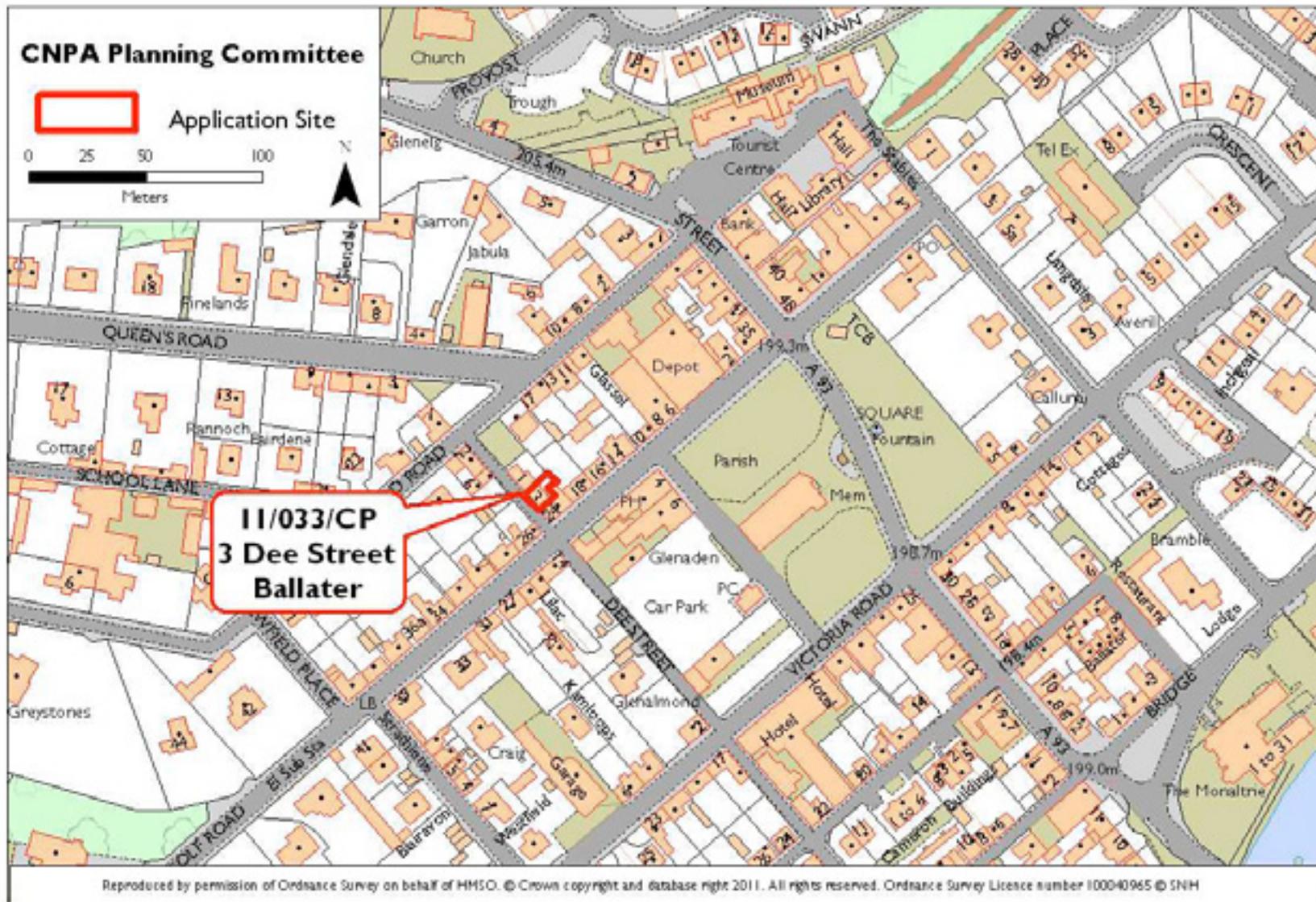
**Full Planning Permission
Extension to Dwellinghouse**



KEY POINTS :

- A single storey extension is proposed on the rear elevation of a semi detached dwelling house; the extension would create a new kitchen area.
- The proposed 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



Full Planning Permission

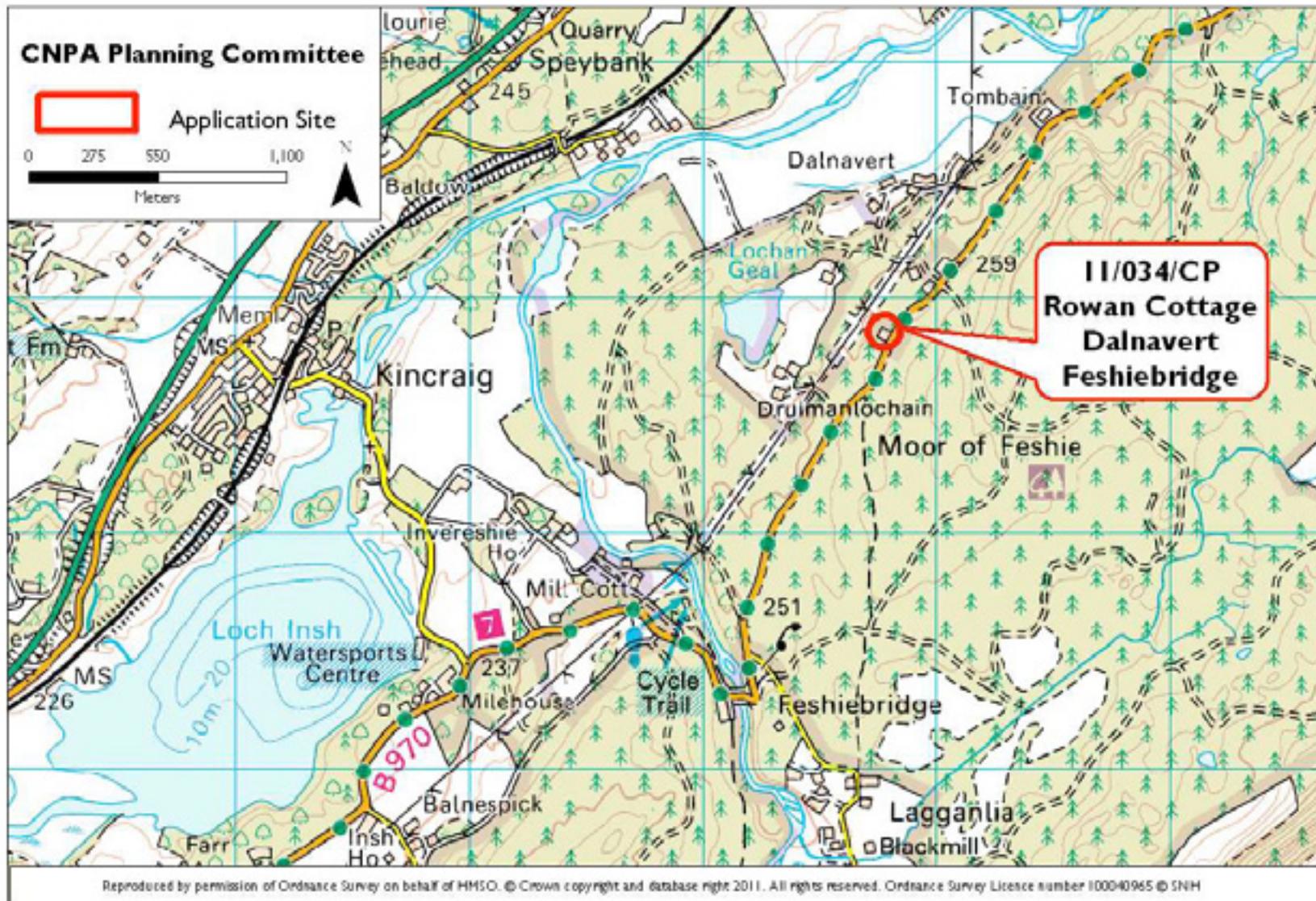
Alterations to Dwellinghouse to form French Doors



KEY POINTS :

- The alterations are proposed to the rear of a 1 ½ storey dwelling on Dee Street in Ballater;
- It is proposed to remove an existing window in the rear elevation to create a larger opening and install French doors. An existing door on the side elevation (serving the same room in the property) would also be blocked up and would be finished in a wet harl to match the existing dwelling house.

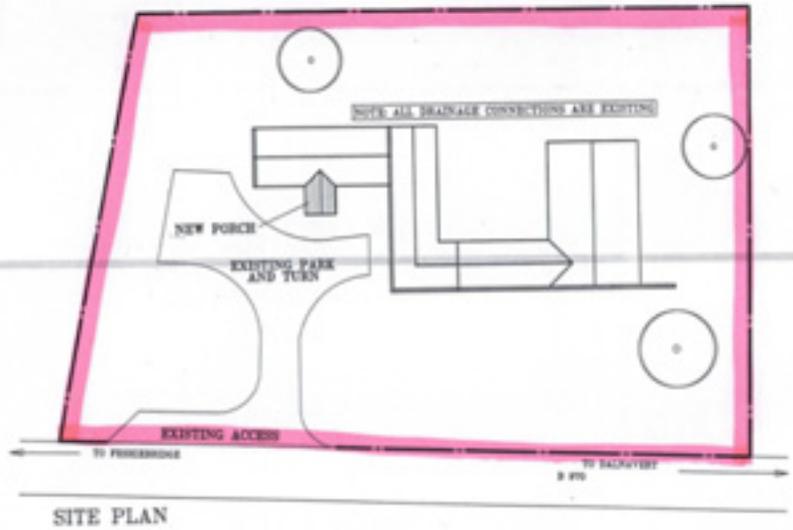
RECOMMENDATION : NO CALL IN



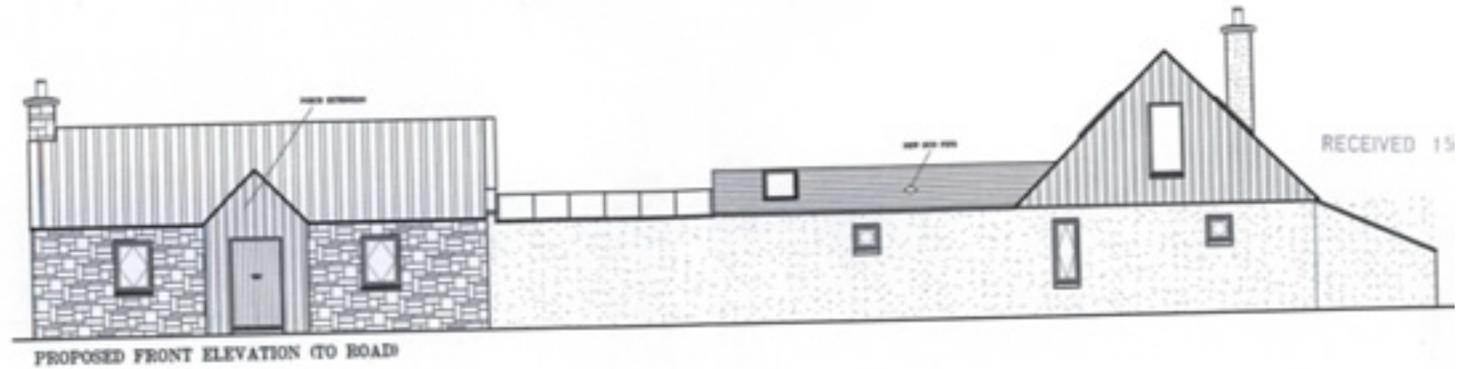
Full Planning Permission

Alterations and Extension to provide "Granny Flat"

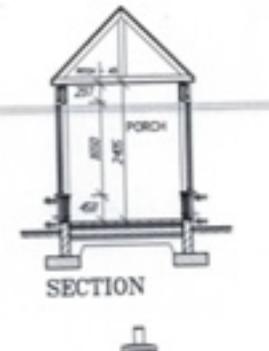
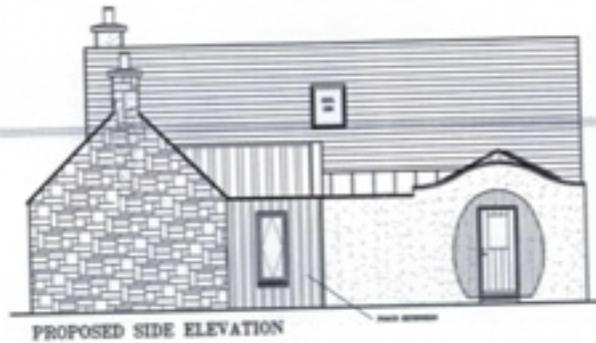
Proposed site plan

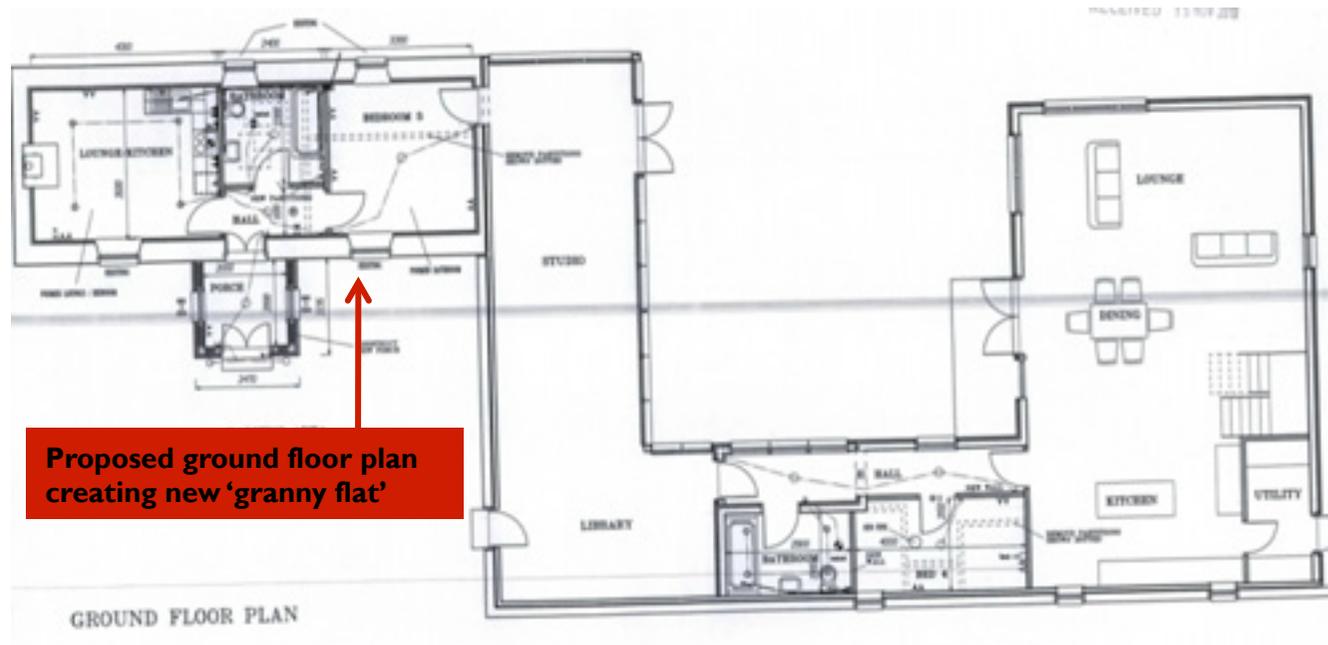


Existing dwelling house



Proposed elevations showing various minor alterations



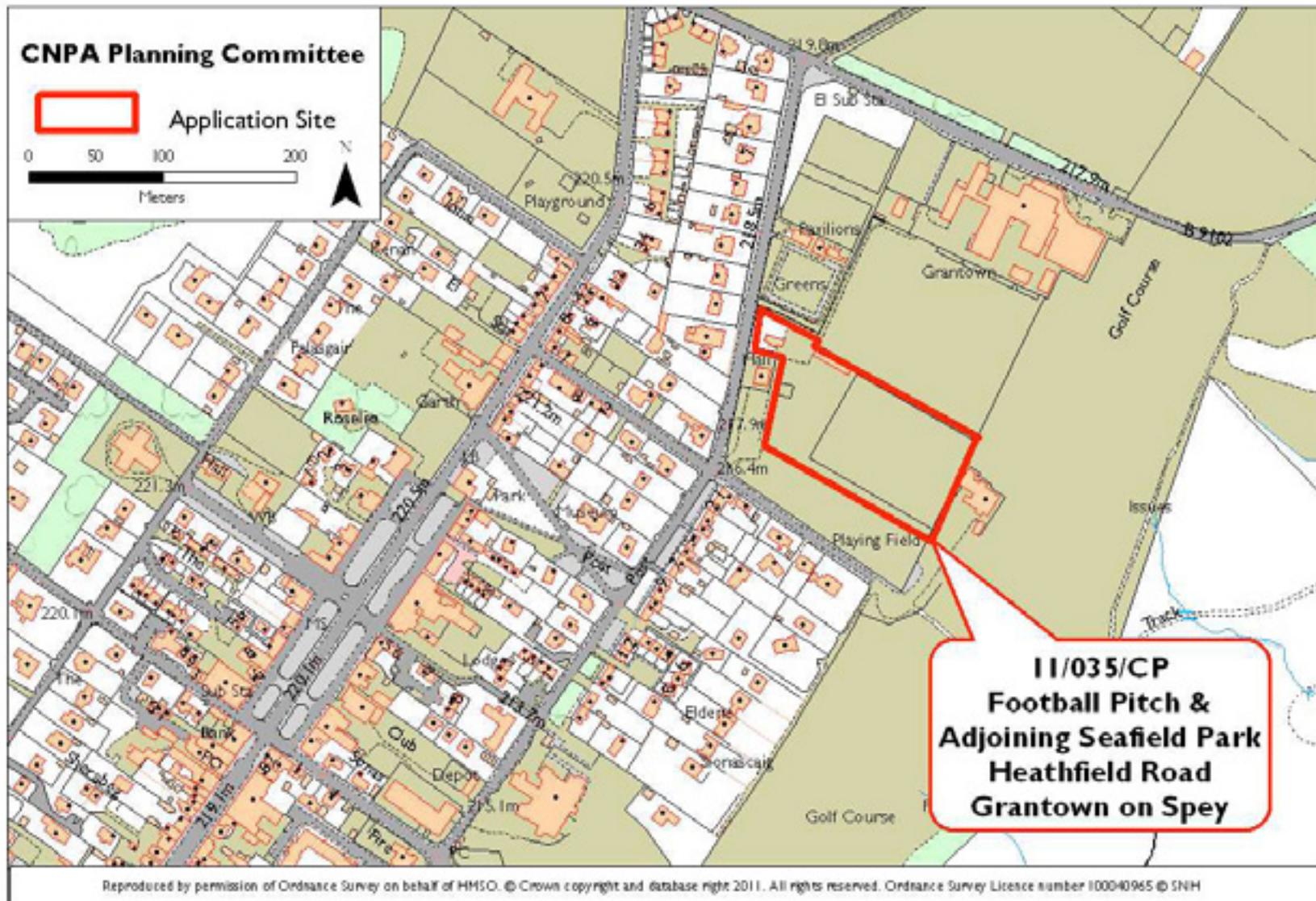


KEY POINTS :

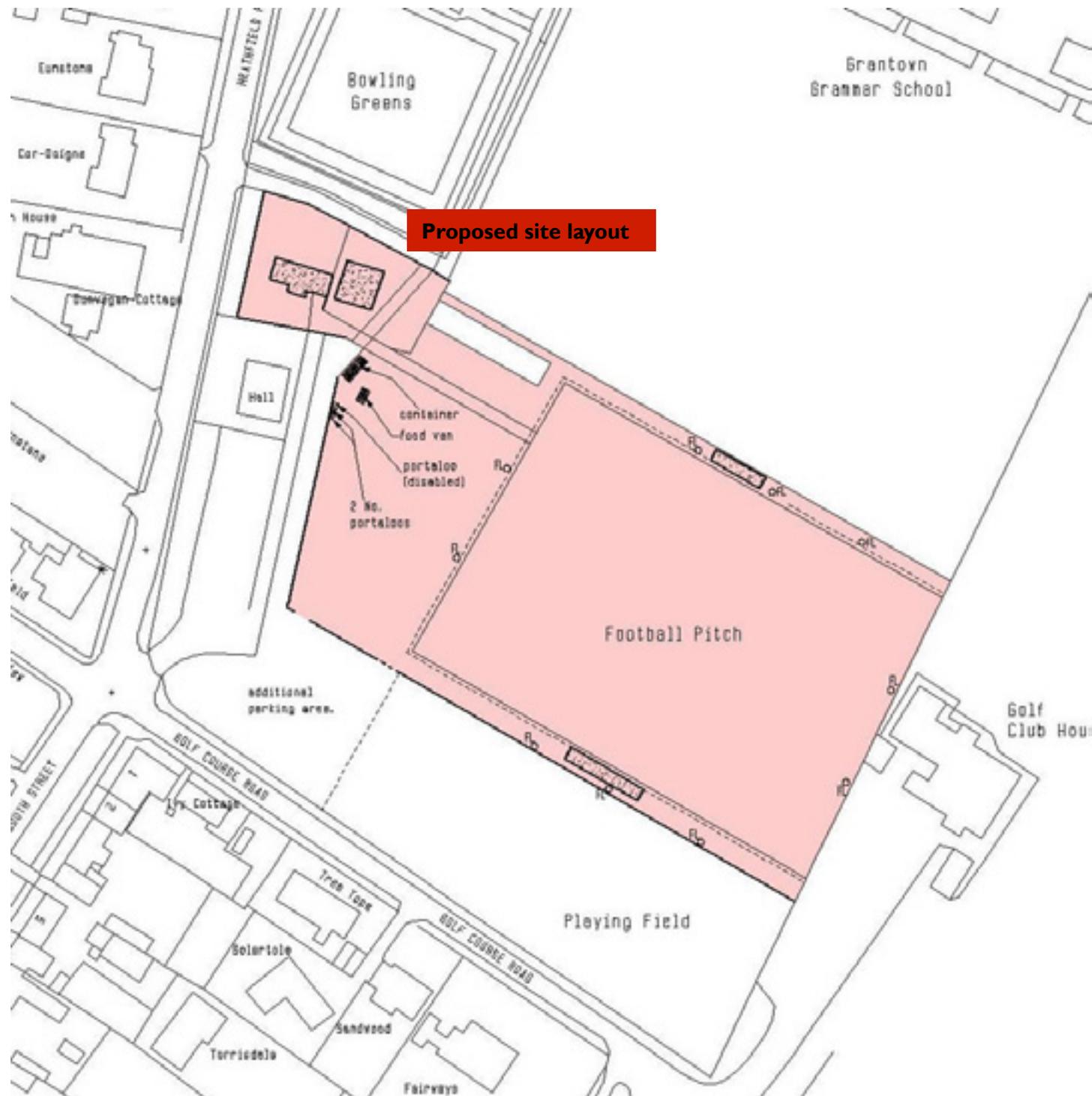
- Various minor works are proposed at an existing dwelling house, in order to create a ‘granny flat’ within the existing floorspace;
- Proposed works include a new porch extension on the original cottage, the installation of sun pipes in the roof space, and various internal works to enlarge a room and create increased bedrooms sizes;
- The proposed works are of a minor domestic nature and are not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

Recommended comment : In the event of consideration being given to the granting of planning permission, it is recommended that a condition is attached to ensure that the ‘granny flat’ remains as ancillary accommodation to the main dwelling house and is not leased or sold separately.



**Full Planning Permission
Application for Temporary Consent to site a Storage
Container, Burger Trailer & Portaloos**



Proposed site layout

Grantown
Grammar School

Bowling
Greens

Eunstone

Car-Solign

House

Cowan Cottage

Hall

container
food van

portable
(disabled)

2 No.
portables

Football Pitch

additional
parking area.

Golf
Club Hou

Cottage

Playing Field

Tree Line

Solarole

Sandwood

Torriadale

Fairways

GOLF COURSE ROAD

GOLF COURSE ROAD

MAIN STREET

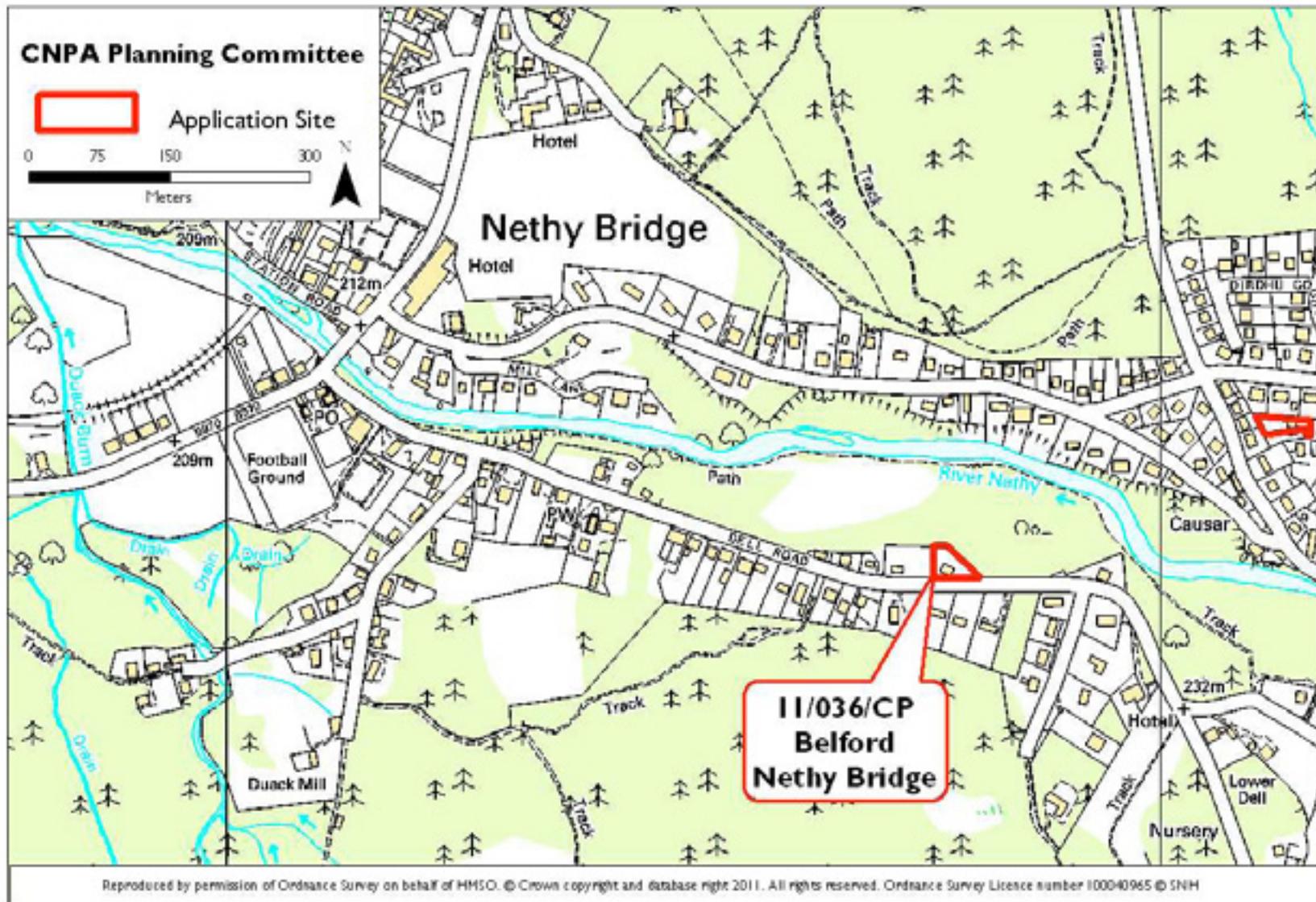
MAINFIELD

KEY POINTS :

- This application is retrospective – portaloos facilities and a burger trailer have been put in place as an interim measure, as the football club's longer term plans for the improvement of and use of the Scout Hut have been put on hold due to financing issues;
- A temporary permission is being sought to allow the storage container, portaloos and burger van to remain on site at the football grounds until the end of the 2012/2013 season;
- There have been various previous applications at the football grounds over the past two year. None of those have been considered to raise issues of significance to the aims of the National Park and the applications have not therefore been called in. Applications include :
 - 09/070/CP - permanent siting of existing hospitality block; retention of floodlights, erection of 2 additional lights, 2.4m high fence and 2 stands; and
 - 09/272/CP and 10/263/CP - Applications under Section 42 of Planning Act to carry out development without complying with conditions previously imposed.
- The current proposal is for the siting of small scale temporary structures for a limited period of time, within the existing football grounds. It 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, it is recommended in the interests of the general amenity of the area that the duration of any temporary permission is strictly limited to the end of the 2012/2013 season, that conditions are imposed to ensure that all temporary structures are entirely and immediately removed from the site at the end of that period, and that the operation of the structures while on the site are strictly limited to match days.



Full Planning Permission

Replace existing Flat Roof with new Pitched Roof



Existing porch to be demolished



PROPOSED SOUTH WEST ELEVATION

PLANING NOTE:
 EXISTING FLAT ROOF REPLACED WITH NEW PITCH ROOF TO MATCH THE PITCH OF THE EXISTING HOUSE.
 ROOF TILES TO MATCH THE EXISTING HOUSE.
 ALL NEW TIMBER CLADDING OF DOORS/WINDOWS TO BE STAINED TO MATCH THE EXISTING HOUSE.

Proposed new porch

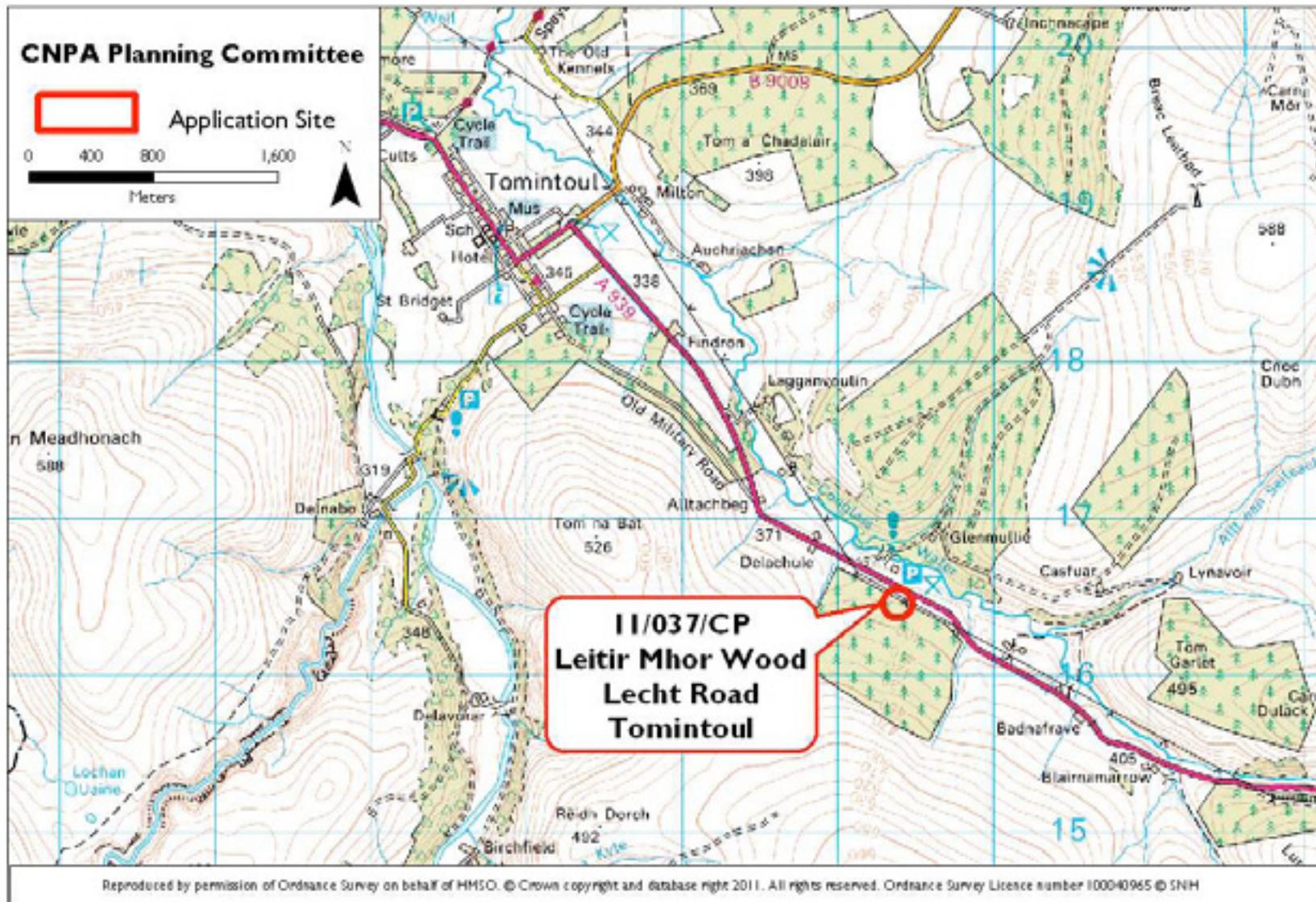


PROPOSED SOUTH EAST ELEVATION

KEY POINTS :

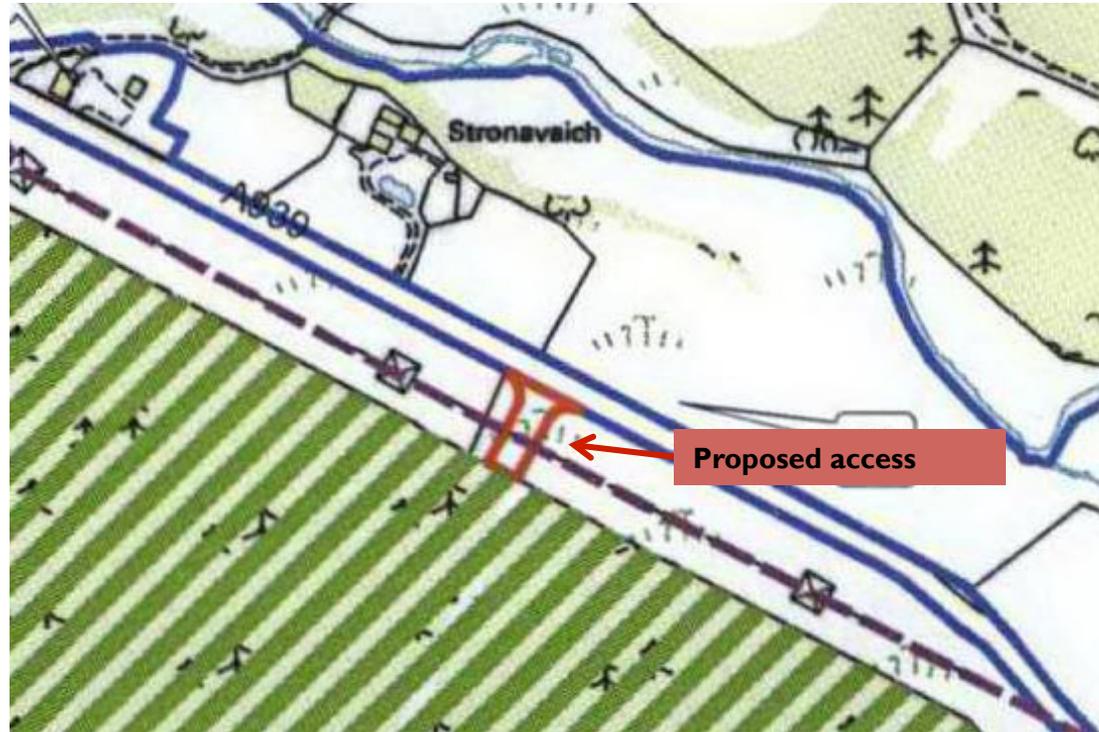
- It is proposed to demolish the existing flat roof porch on the front elevation of a single storey, timber clad dwelling house, and replace it with a new, larger, pitched roof porch. All materials would match the existing.
- The proposed development is of a minor domestic nature and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN



Prior Notification

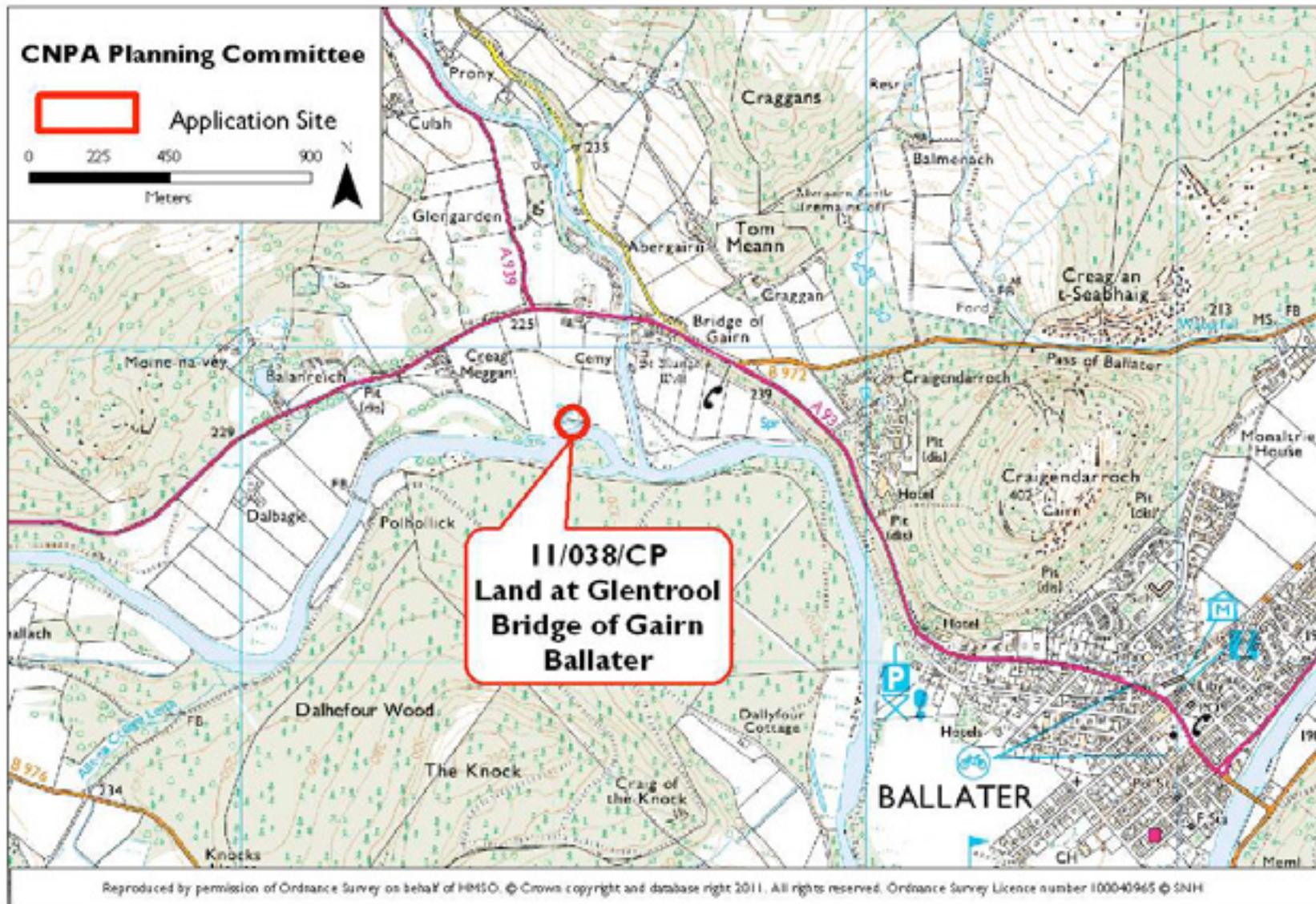
New Road Access



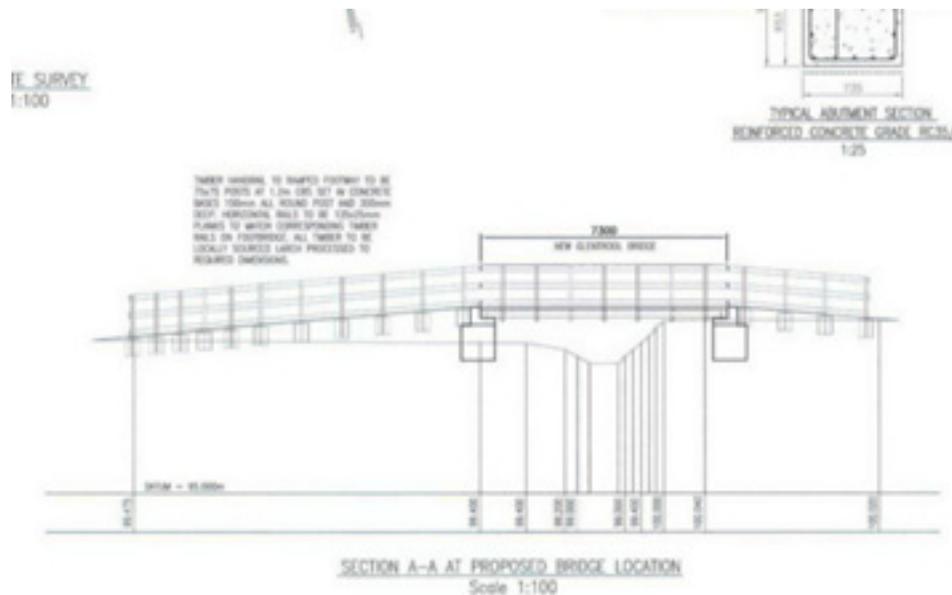
KEY POINTS :

- The proposed access onto the A939 is required for the purposes of extracting timber from Leiter Mhor wood;
- As a Prior Notification, the CNPA has no statutory call in powers.

RECOMMENDATION : NO CALL IN (NO STATUTORY CALL IN POWERS)



**Full Planning Permission
Erection of Footbridge (I)**



KEY POINTS :

- This application by the Cairngorms Outdoor Access Trust is for one of two new pedestrian bridges proposed as part of an improved path network;
- This and the other proposed bridge (please refer to CNPA ref. no. 11/039/CP), together with a grassed path, would collectively serve as an extension to the 7 Bridges Footpath around the Ballater area;
- The bridge is required to cross a small river drainage channel which runs into the adjacent River Dee;
- Locally sourced larch timber would be the main material used, with posts set on concrete bases;
- The bridge would have a span of 7.3 metres and would be 2 metres wide.

RECOMMENDATION : CALL IN

This proposal is to install a footbridge across a small drainage channel which is part of the River Dee SAC, in order to create an extension to the 7 Bridges Path in the Ballater area. The proposal raises a variety of issues with regard to natural heritage, cultural heritage and promoting understanding and enjoyment of the area and is therefore considered to be of general significance to the collective aims of the Cairngorms National Park.