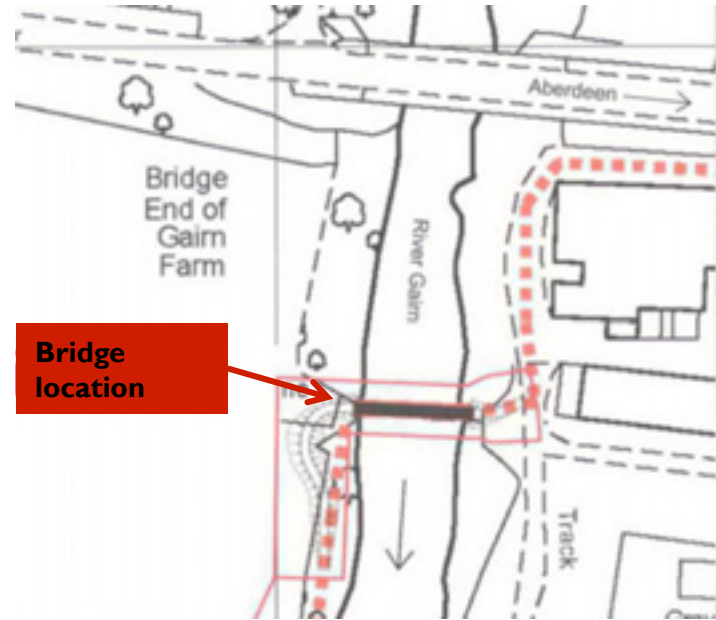
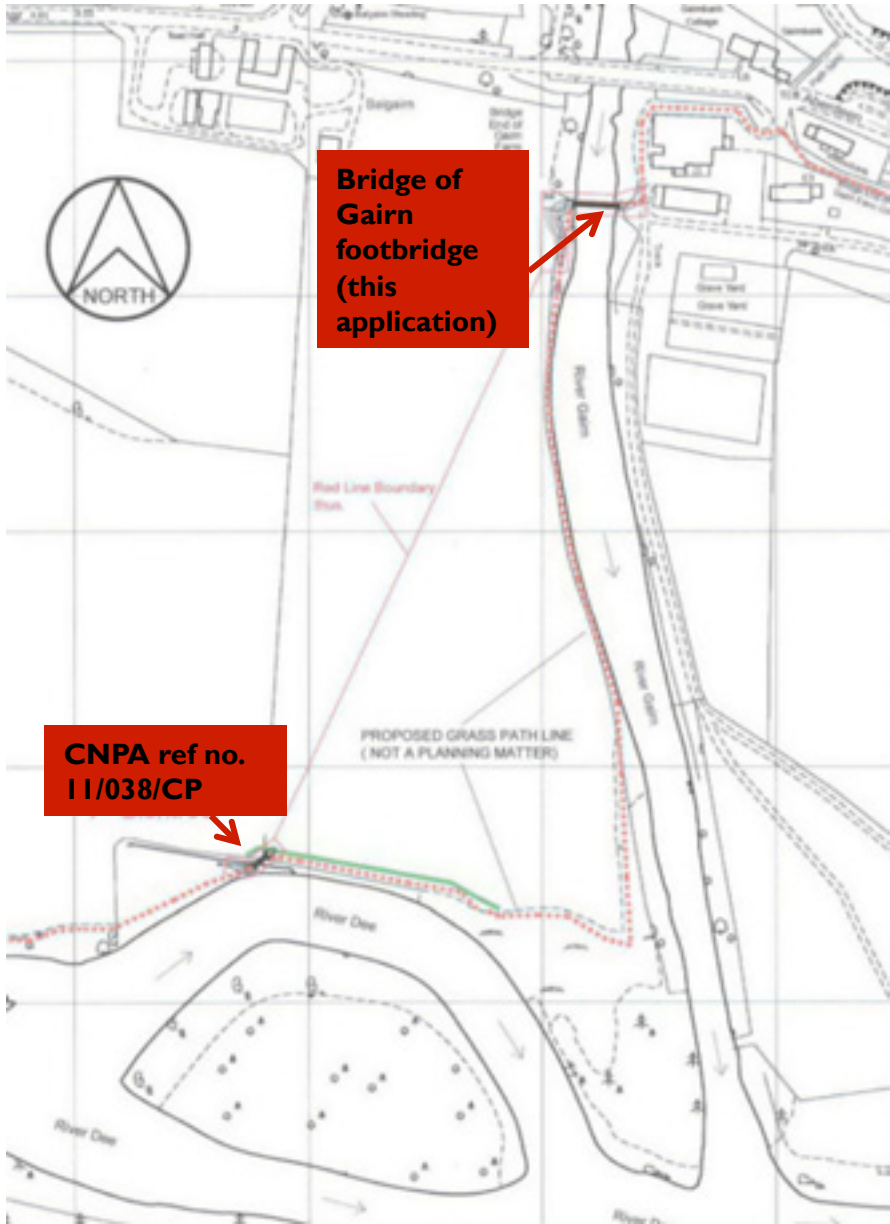
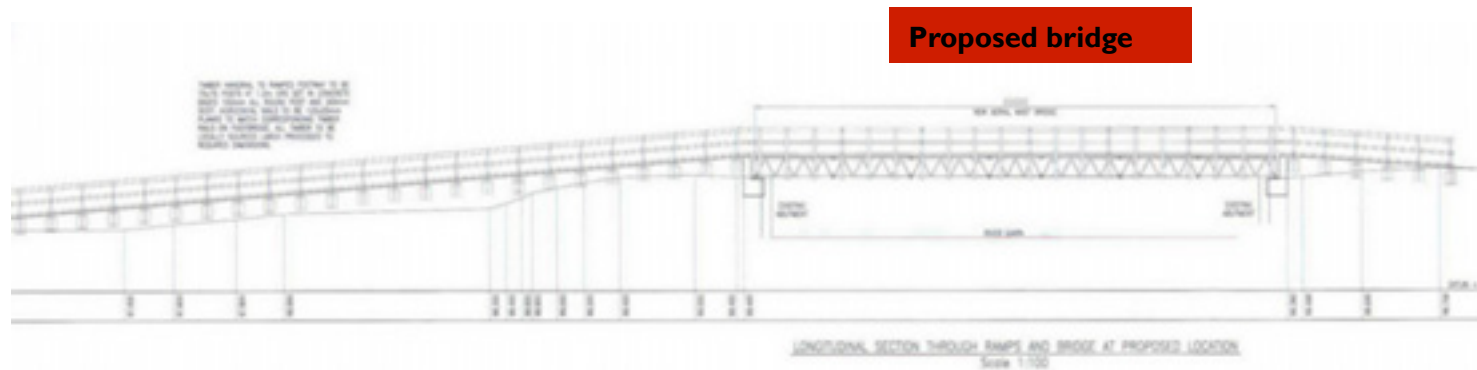


**Full Planning Permission  
Erection of Footbridge (H)**





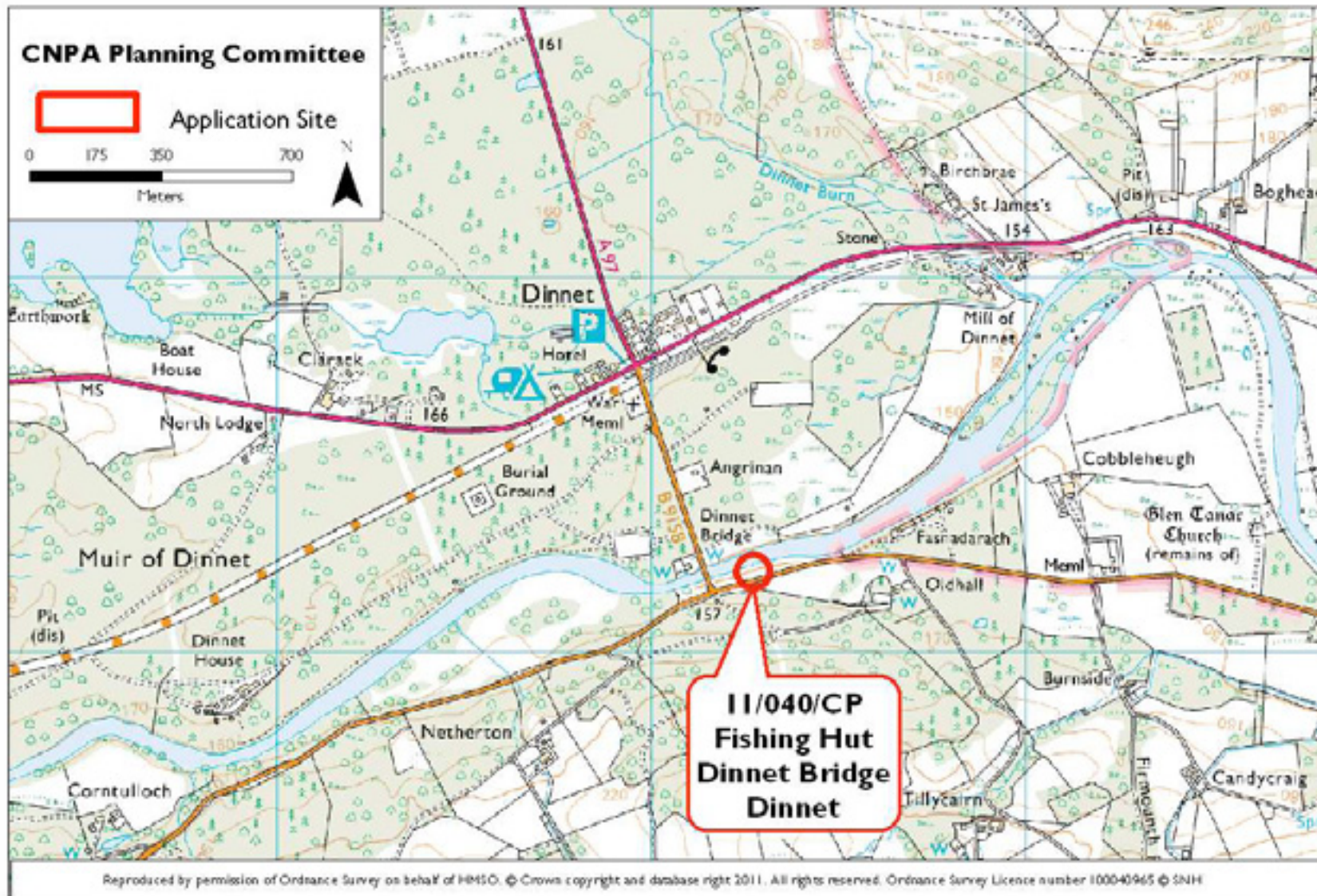
#### **KEY POINTS :**

- 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. 11/038/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 the River Gairn near its confluence with the River Dee;
- Materials will consist of a combination of a galvanised frame on reinforced concrete piers, with European Larch / Scots Pine deck boards and hand rails.

#### **RECOMMENDATION : CALL IN**

This proposal is to install a footbridge across the River Gairn 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.



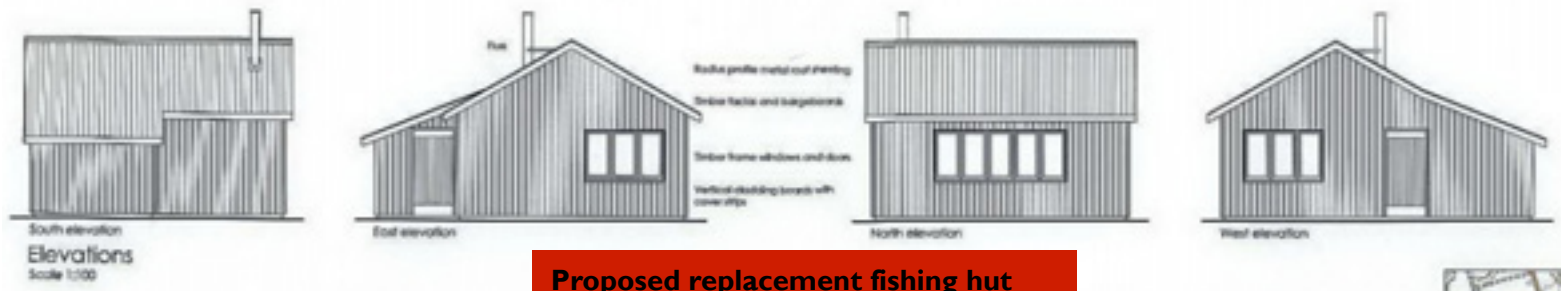


**Full Planning Permission  
Replacement Fishing Hut**

View of existing fishing hut from Dinnet Bridge



Proposed site plan



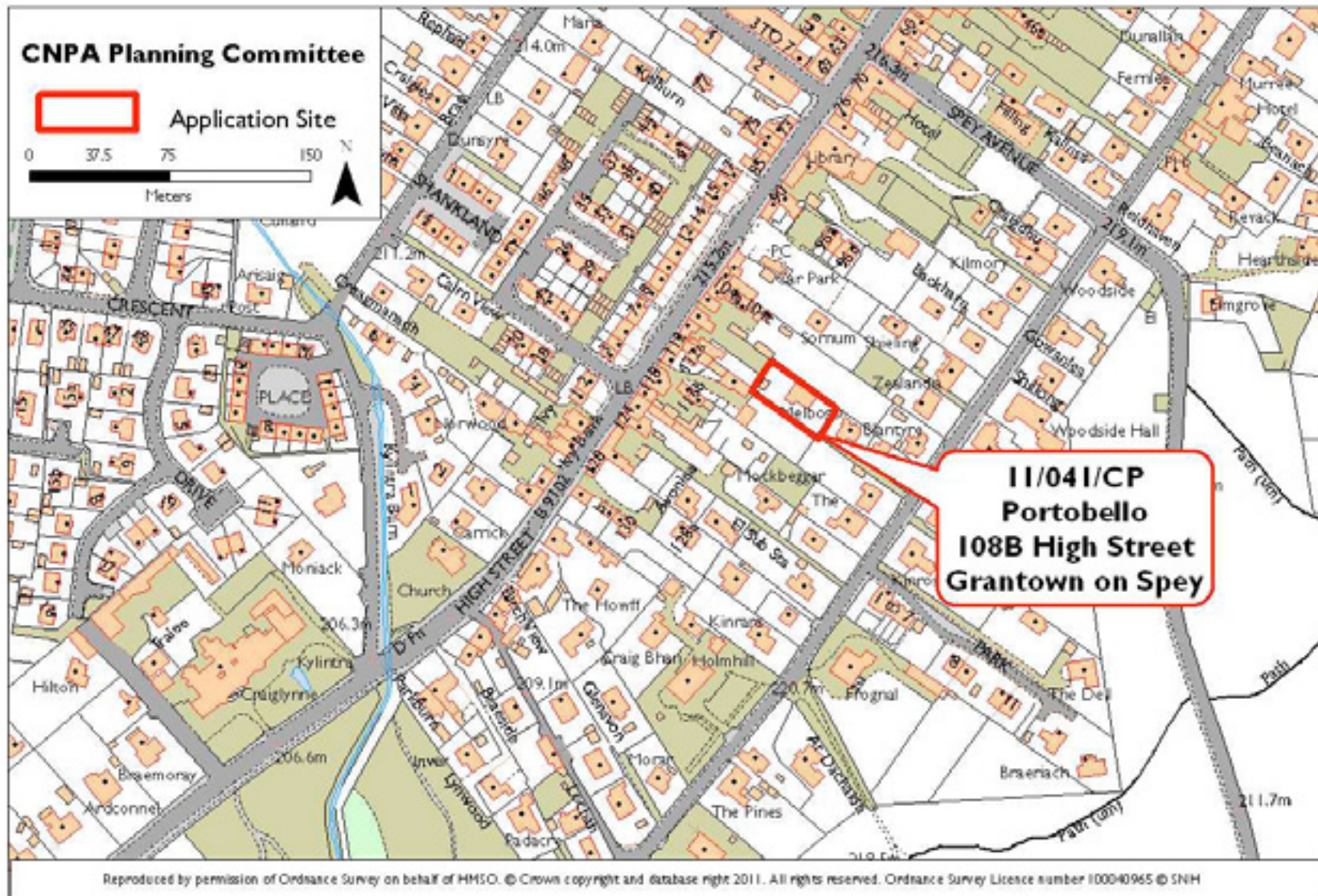
Proposed replacement fishing hut

**KEY POINTS :**

- The proposed structure is a replacement of an existing fishing hut located on the banks of the River Dee, near Dinnet.
- The proposed replacement hut has a floor plan which includes one large room and would also include toilet facilities (composting toilet). It is proposed to be finished in vertical cladding, with a profile metal sheeting roof.
- The proposed development is a replacement of an existing fishing hut. It is similar in character and scale to the existing and it is not considered to raise issues of significance to the aims of the National Park.

**RECOMMENDATION : NO CALL IN**





**Full Planning Permission**

**Extension to House**



EXISTING FLOOR PLAN

Existing elevations and floor plans



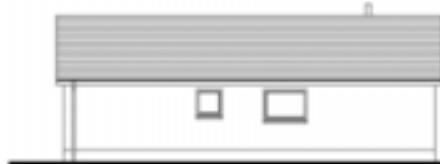
EXISTING SOUTH WEST ELEVATION



EXISTING SOUTH EAST ELEVATION



EXISTING NORTH WEST ELEVATION



EXISTING NORTH EAST ELEVATION

**KEY POINTS :**

- Single storey dwelling , on which a number of extensions are proposed;
- The proposal is of a domestic nature and is not considered to raise issues of significance to the aims of the National Park.

**RECOMMENDATION : NO CALL IN**

**Recommended comment :** It is suggested that there is a need for greater coherency in the overall design approach, avoiding a proliferation of piecemeal extensions.



PROPOSED NORTH EAST ELEVATION



PROPOSED NORTH WEST ELEVATION

**PLANNING NOTES**  
 ALL EXTENSIONS TO BE CLAD IN VERTICAL LARCH BOARDING  
 ROOF FINISH OF PORCH + MASTER BEDROOM TO BE TILES TO MATCH EXISTING HOUSE  
 DOOR 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Proposed elevations

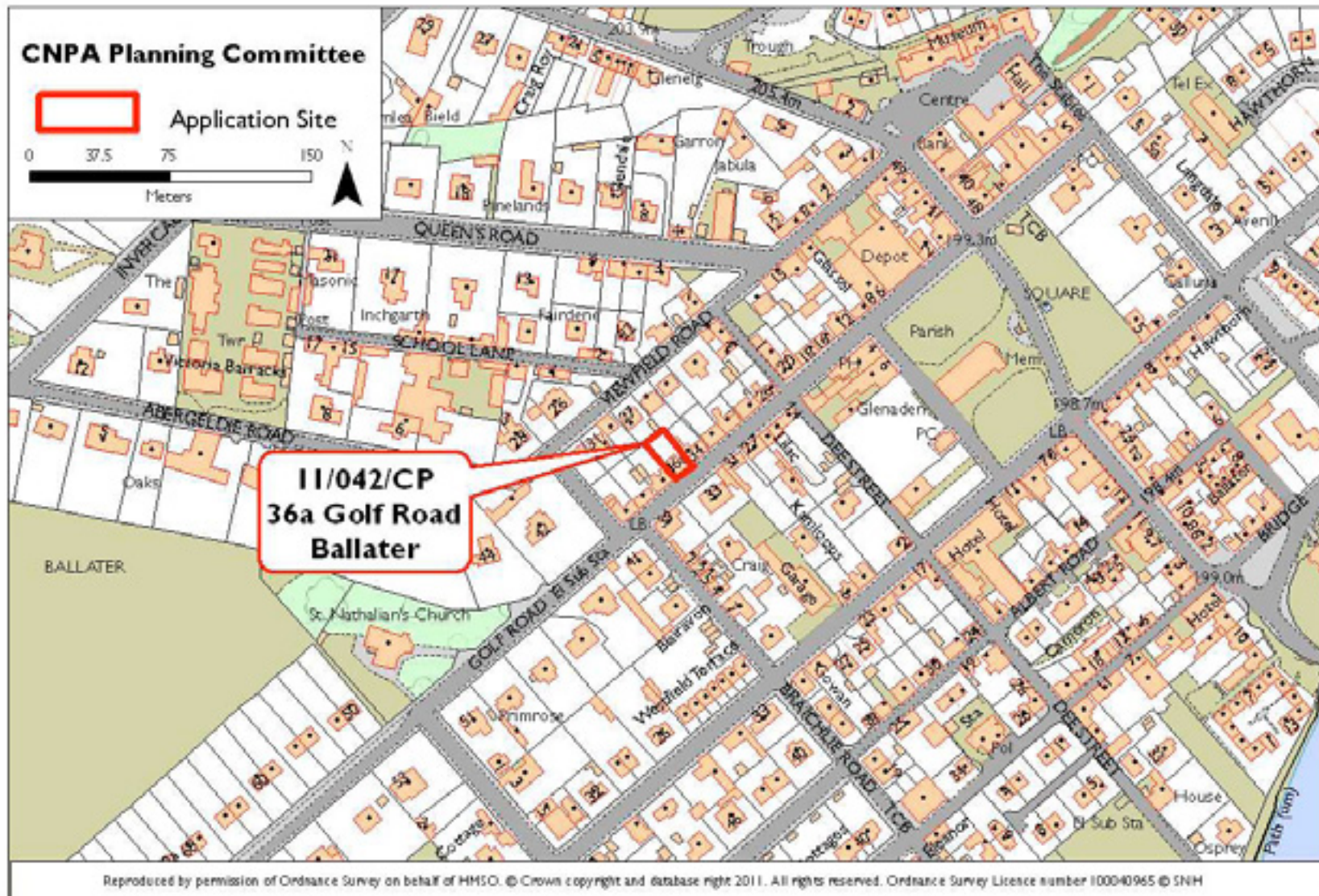


PROPOSED SOUTH WEST ELEVATION



PROPOSED SOUTH EAST ELEVATION



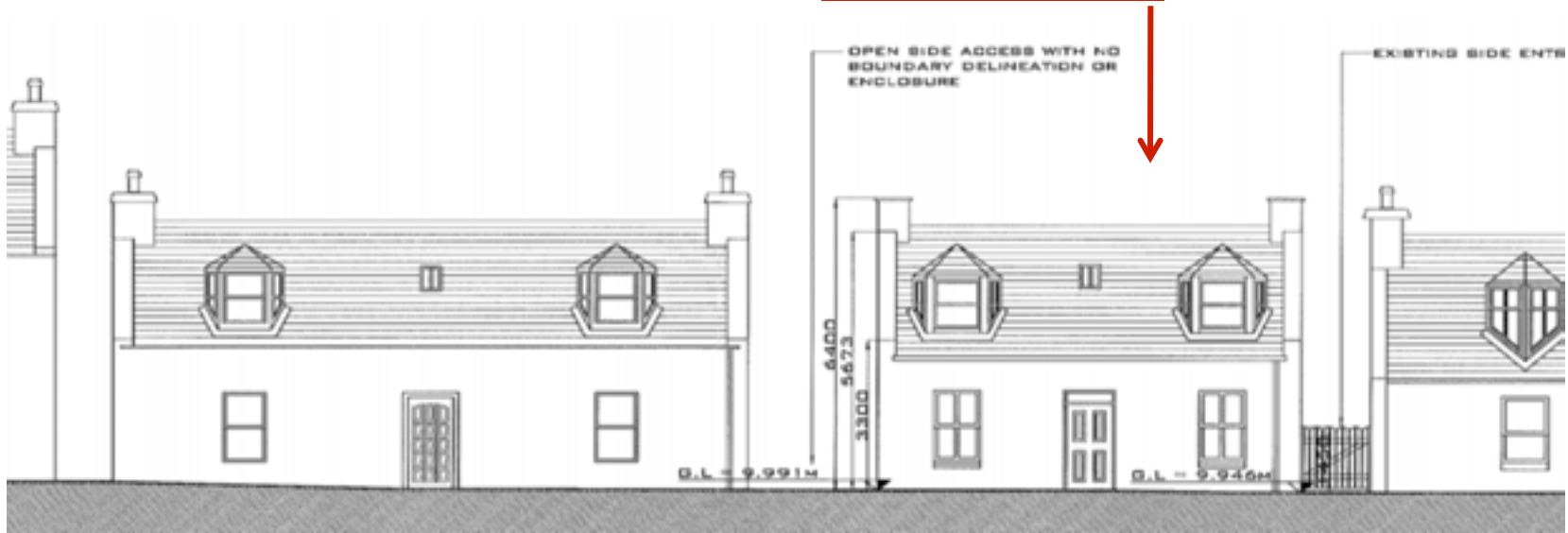


## Full Planning Permission

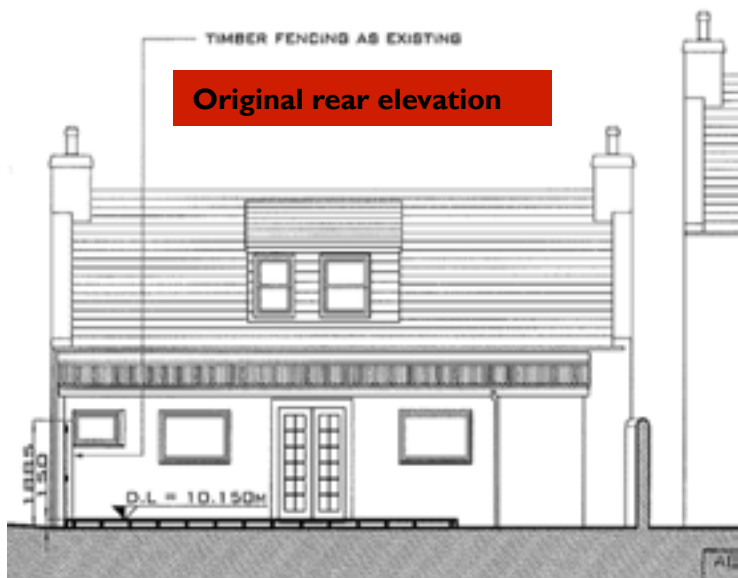
Formation of Decking, Entrance Gate and Hard Landscaping



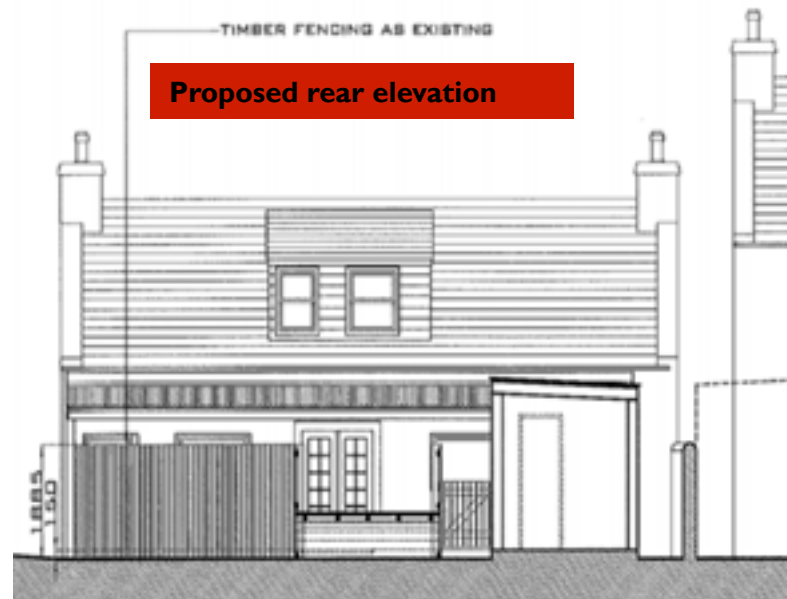
Existing front elevation

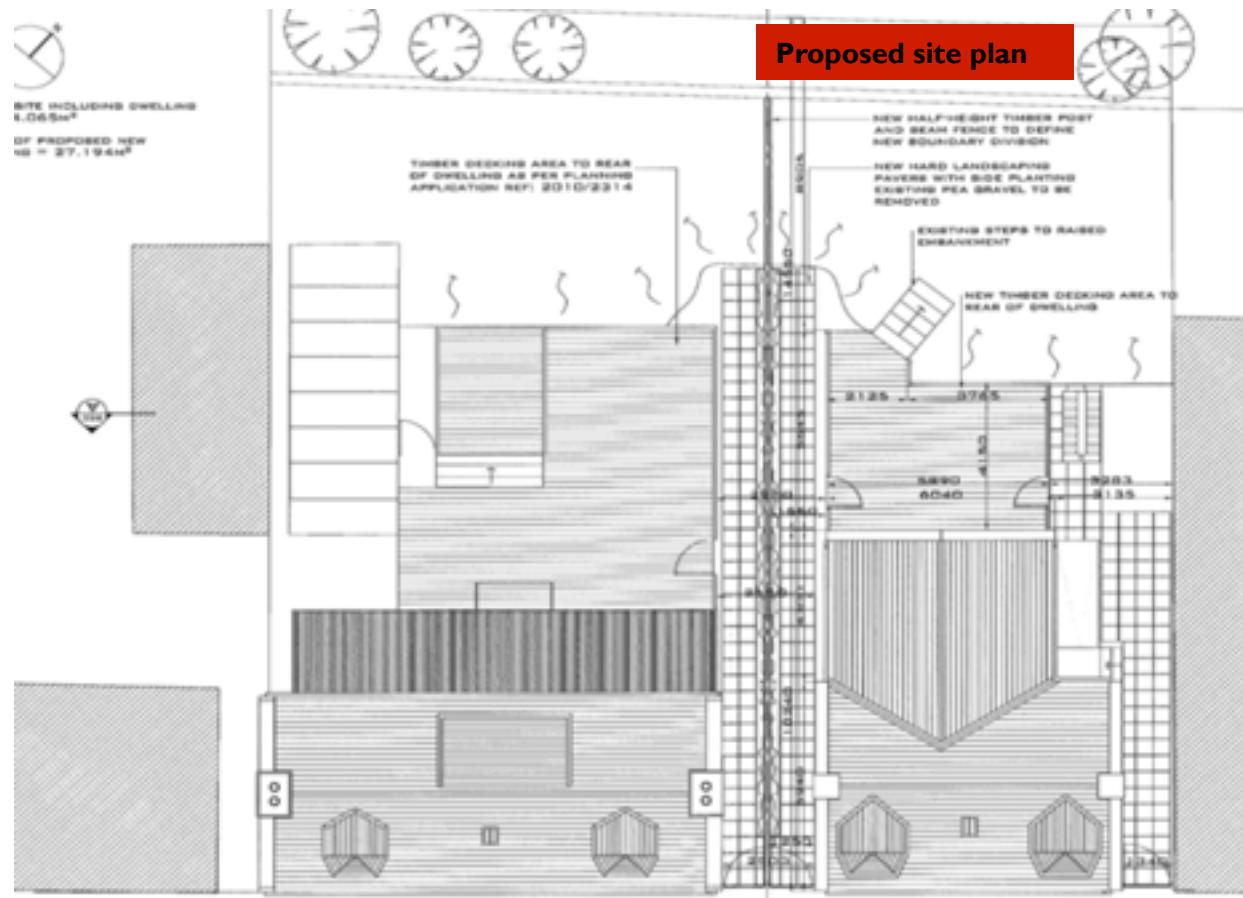


Original rear elevation



Proposed rear elevation



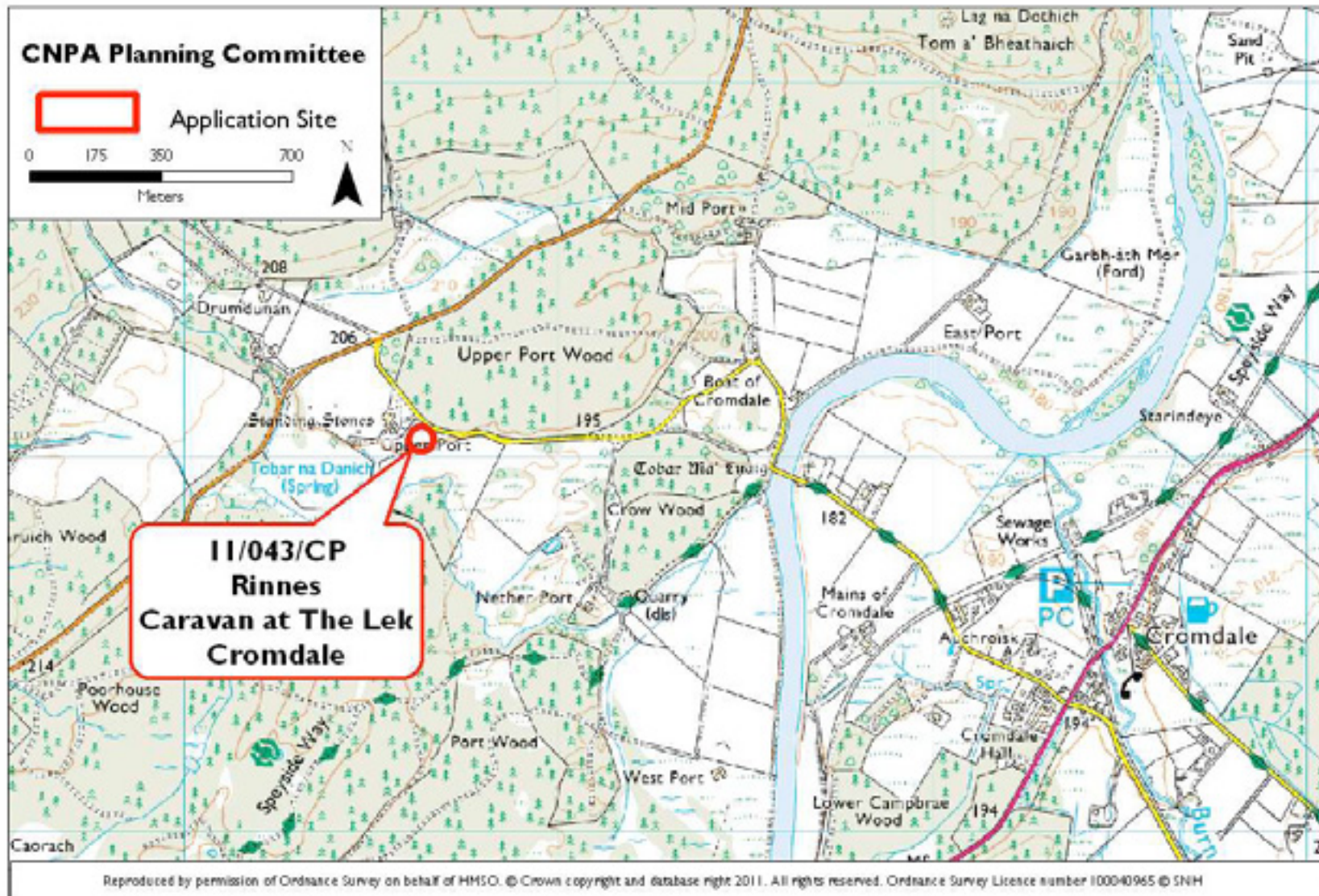


### KEY POINTS :

- The proposal involves a variety of works – the provision of a new entrance gate at the side of the dwelling house, the formation of decking to the rear of the detached dwelling house and various hard landscaping works in the rear garden area;
- Similar works have been undertaken in the adjacent garden area;
- The subject site is within the Ballater Conservation Area. However, the 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**





**Full Planning Permission  
Siting of Holiday Caravan [Renewal of Temporary Consent]  
Approved under Ref: 01/144/FULBS**



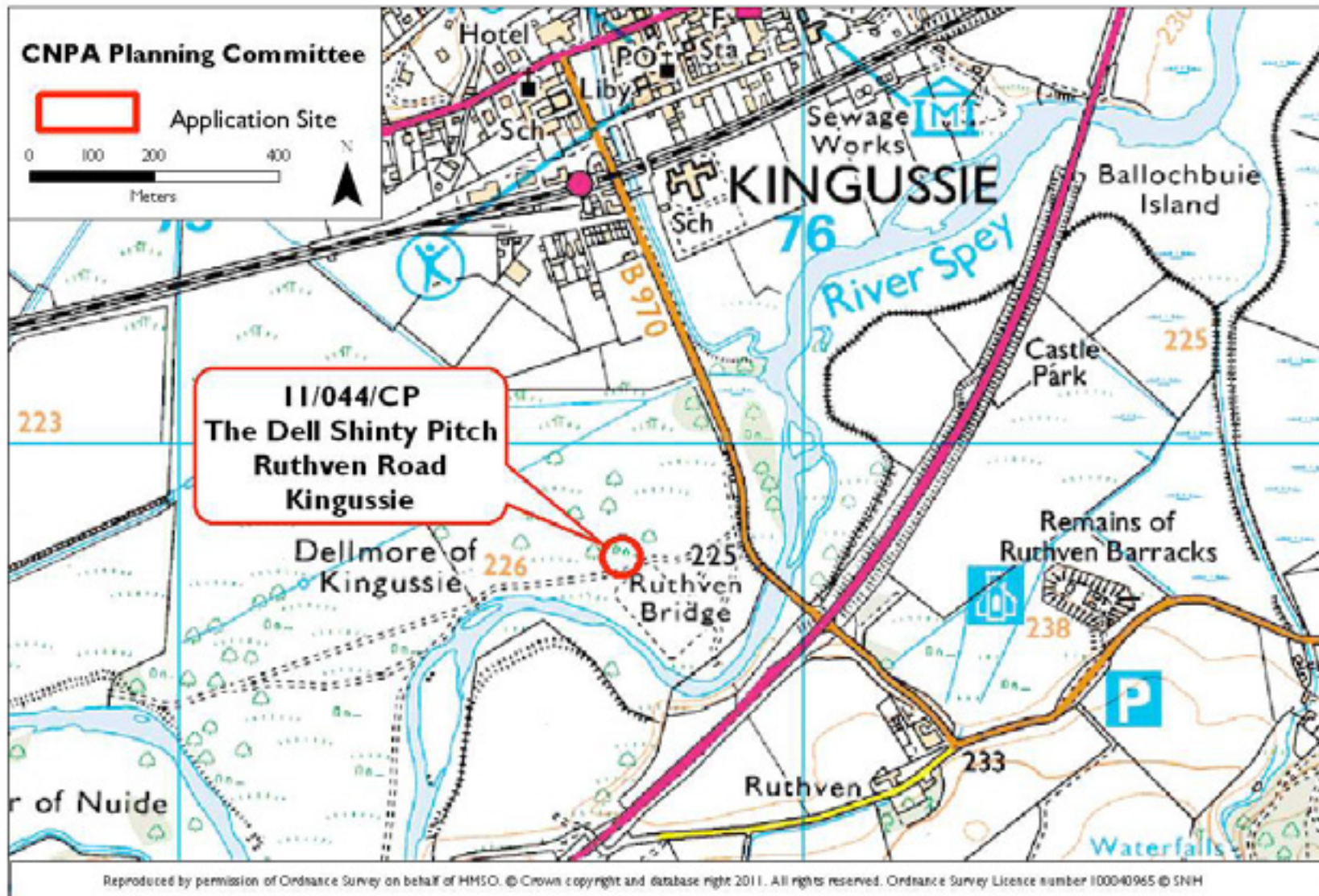
**KEY POINTS :**

- The subject structure is a timber clad type caravan, set back from the public road, in a woodland setting;
- The most recent temporary permission for the caravan was granted by Highland Council in 2001;
- A further temporary permission for a period of 10 years is being sought in this planning application, to allow the caravan to continue to be used as holiday accommodation;
- The continuation of use of the structure as holiday accommodation for a further temporary period is not considered to raise issues of significance to the aims of the National Park. It is also considered more appropriate for Highland Council to deal with this application, as the Planning Authority that determined the original application.

**RECOMMENDATION : NO CALL IN**

**Recommended comment :** Having regard to the nature of the structure and the potential for its condition to deteriorate over time, it is recommended, in the event of consideration being given to the granting of planning permission, that the temporary period is restricted to 5 years, in order to allow the opportunity at the end that period to assess the condition of the structure.



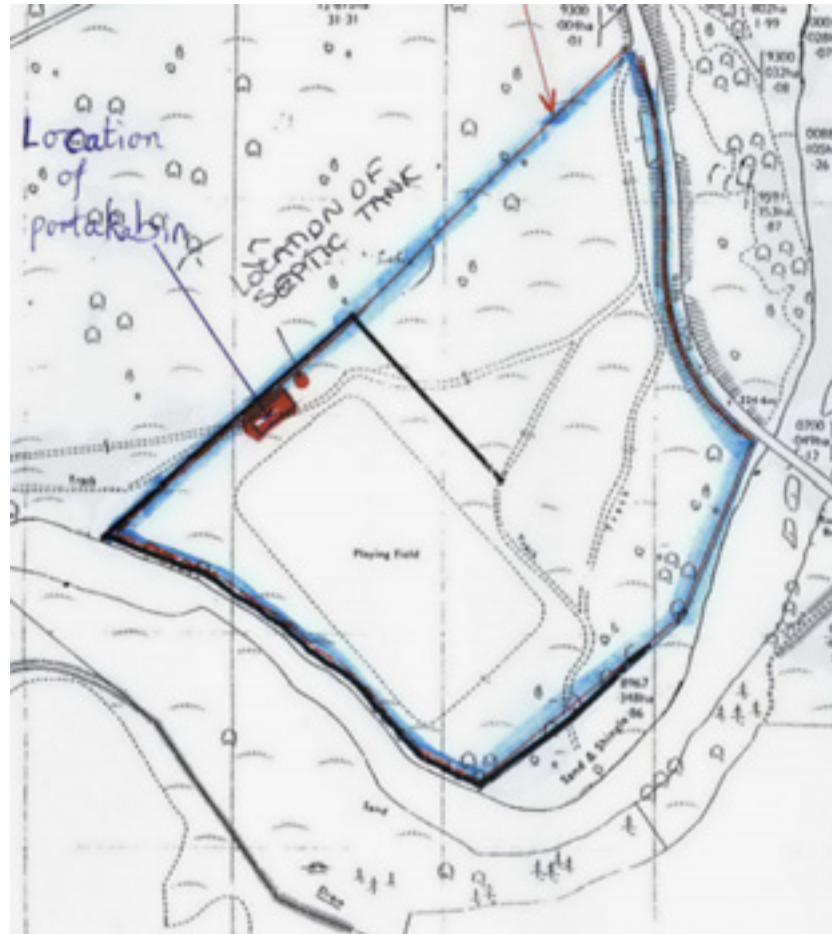


## Full Planning Permission

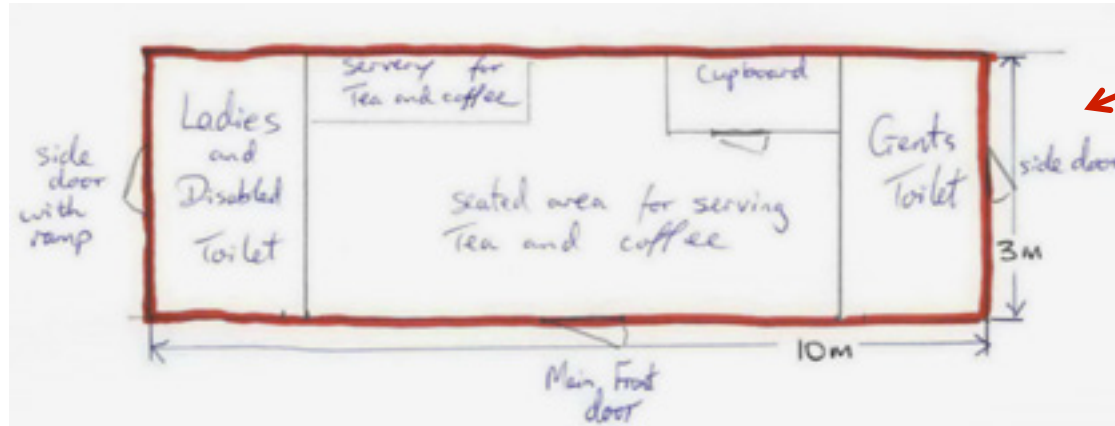
**Siting of Portacabin and Installation of Septic Tank and Soakaway**



Approximate position of proposed portacabin







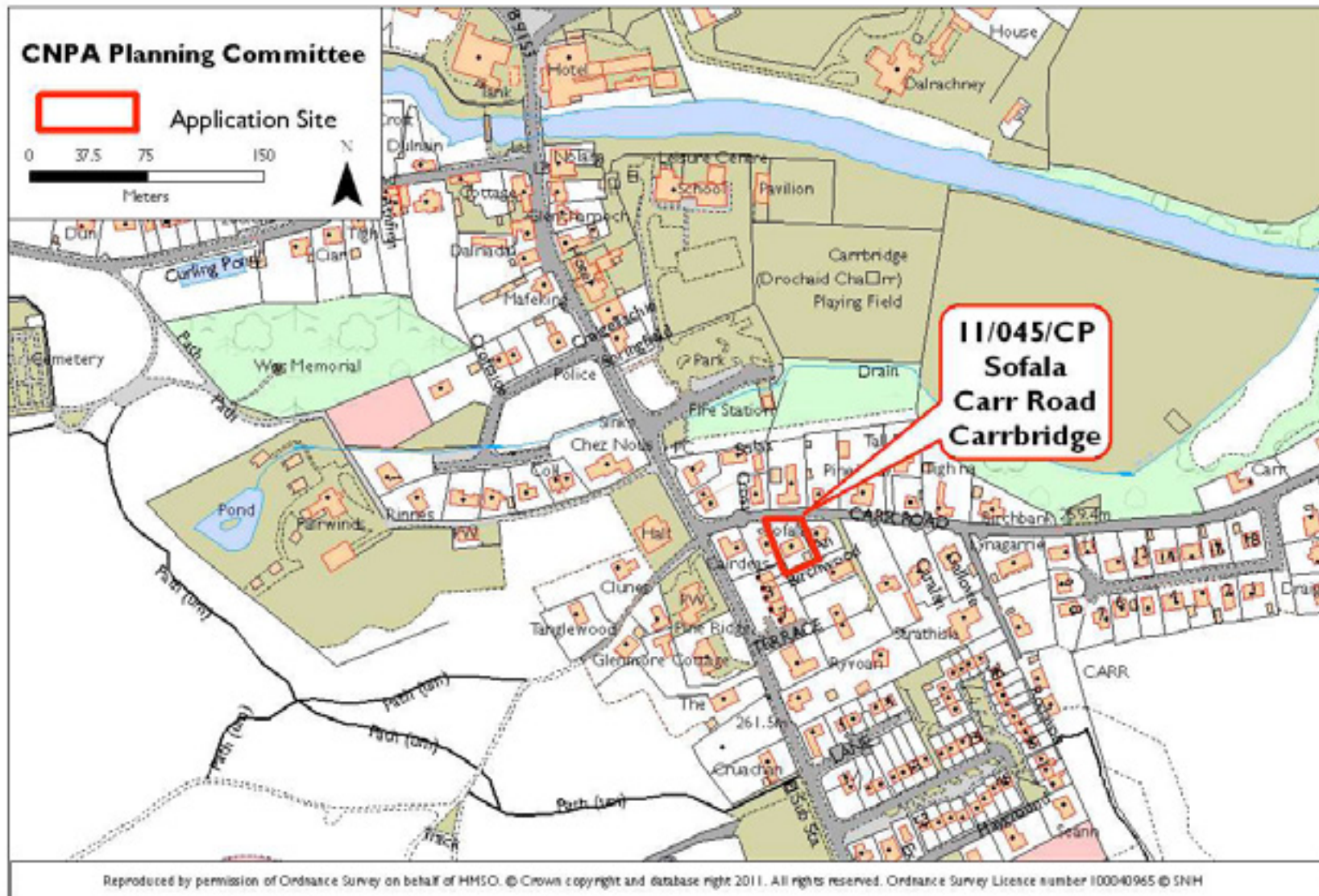
Proposed floor plan

**KEY POINTS :**

- The planning application form indicates that permission is being sought for a period of between 5 and 10 years;
- The proposed floor plan shows the multi functional uses that the portacabin is intended for, including toilet facilities, and a servery and seating area;
- The portacabin would have a floor area of 3m x 10 m;
- No elevation drawings or material details have been provided of the proposed portacabin;
- The proposed development is a temporary structure at the existing shinty pitch and is not considered to raise issues of significance to the aims of the National Park.

**RECOMMENDATION : NO CALL IN**

**Recommended comments :** It is recommended in the interests of protecting the visual amenity of the area, in the event of consideration being given to the granting of planning permission, that it is for a temporary limited period of not more than five years. It is also suggested that the applicants are encouraged to explore more appropriate long term solutions to meet their requirements at the sports grounds.

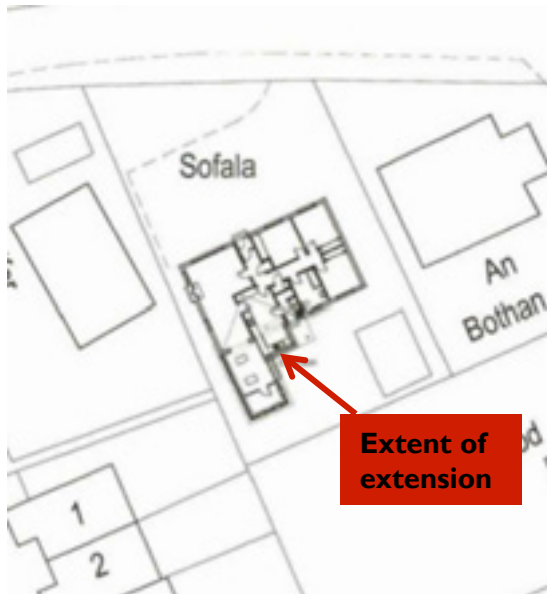


**Full Planning Permission**  
**Alter and Extend Existing House**





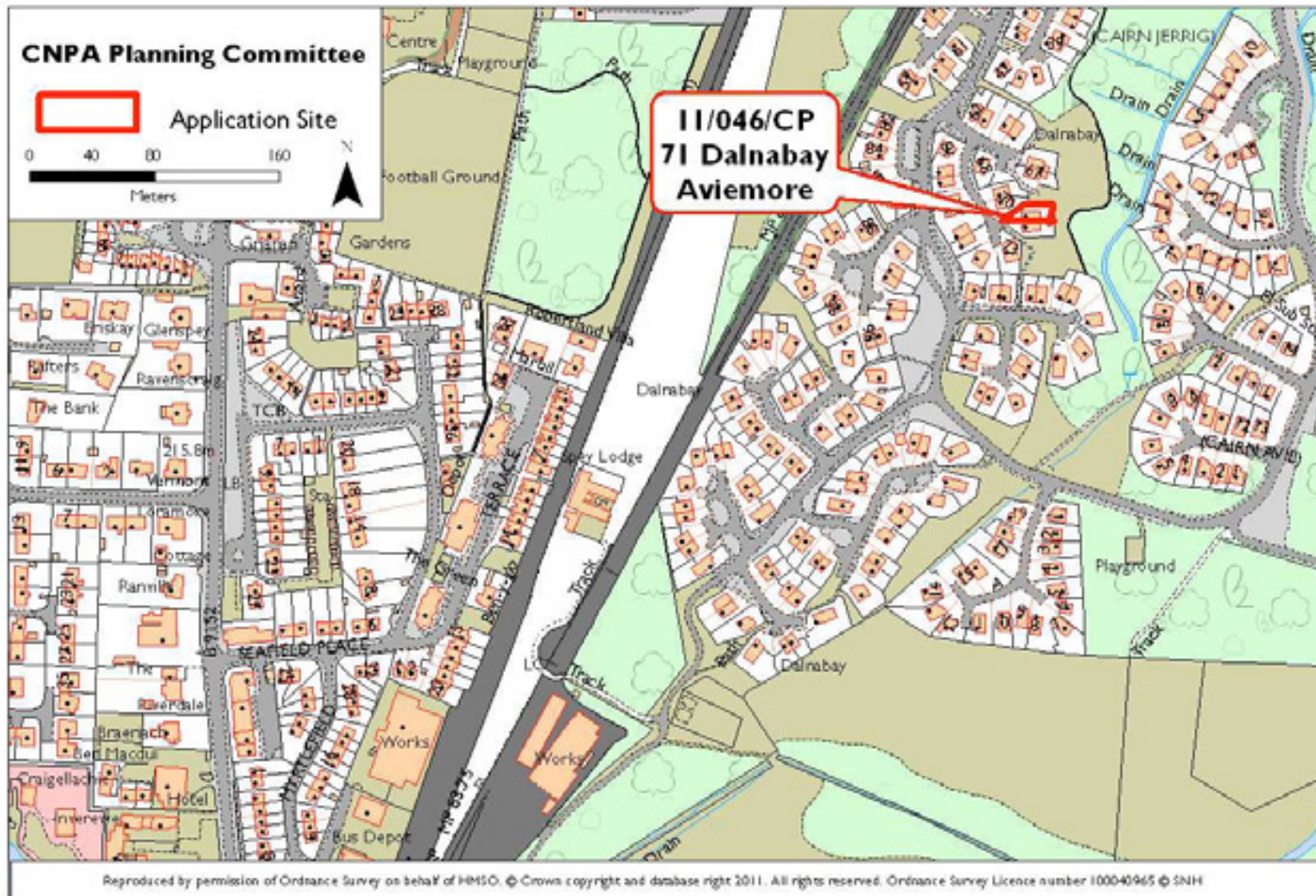
Extension proposed to the rear of the dwelling house



**KEY POINTS :**

- Single storey dwelling house, where an extension is proposed on the rear elevation;
- Accommodation in the new extension includes a family room, study and an enlarged kitchen area;
- Materials consist of timber linings and harling.
- The proposed development is a minor domestic scale proposal on a residential property Carrbridge. It is not considered to raise issues of significance to the aims of the National Park.

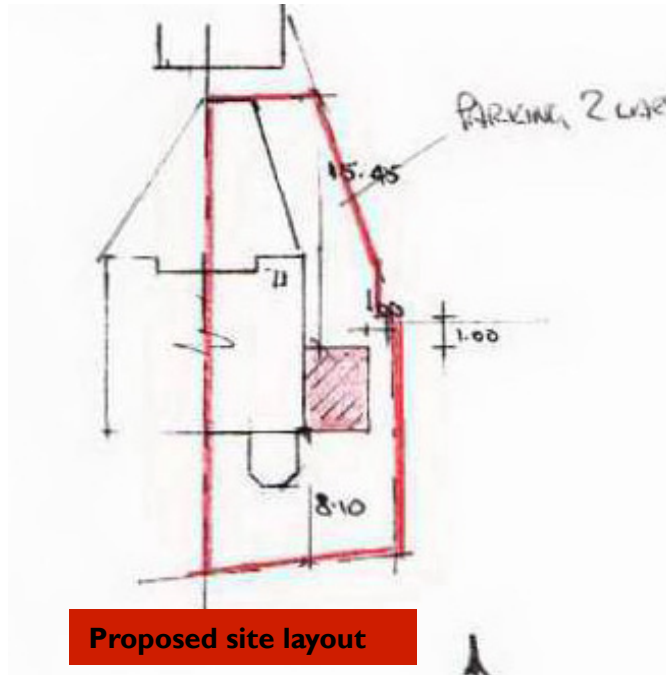
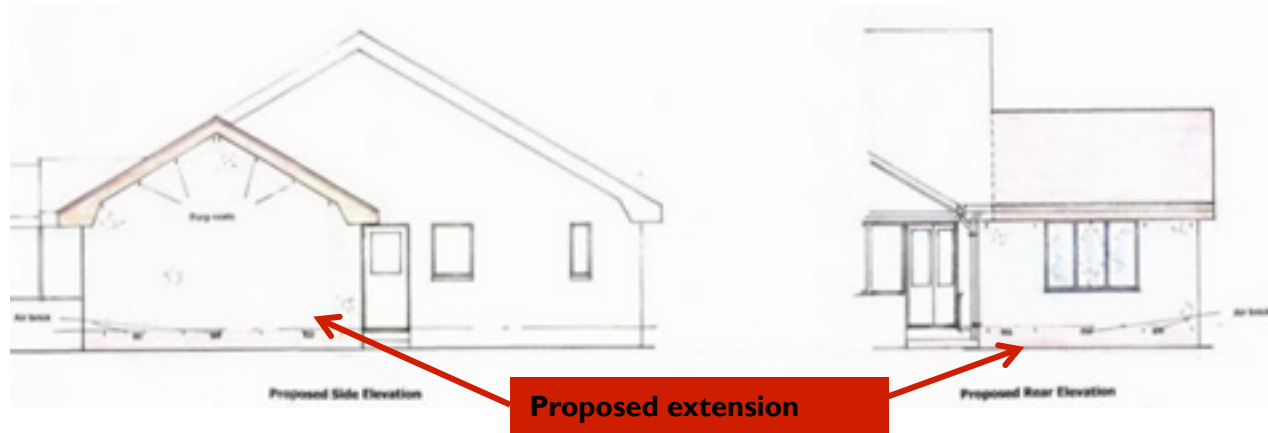
**RECOMMENDATION : NO CALL IN**



**Full Planning Permission**

**Extension to House**

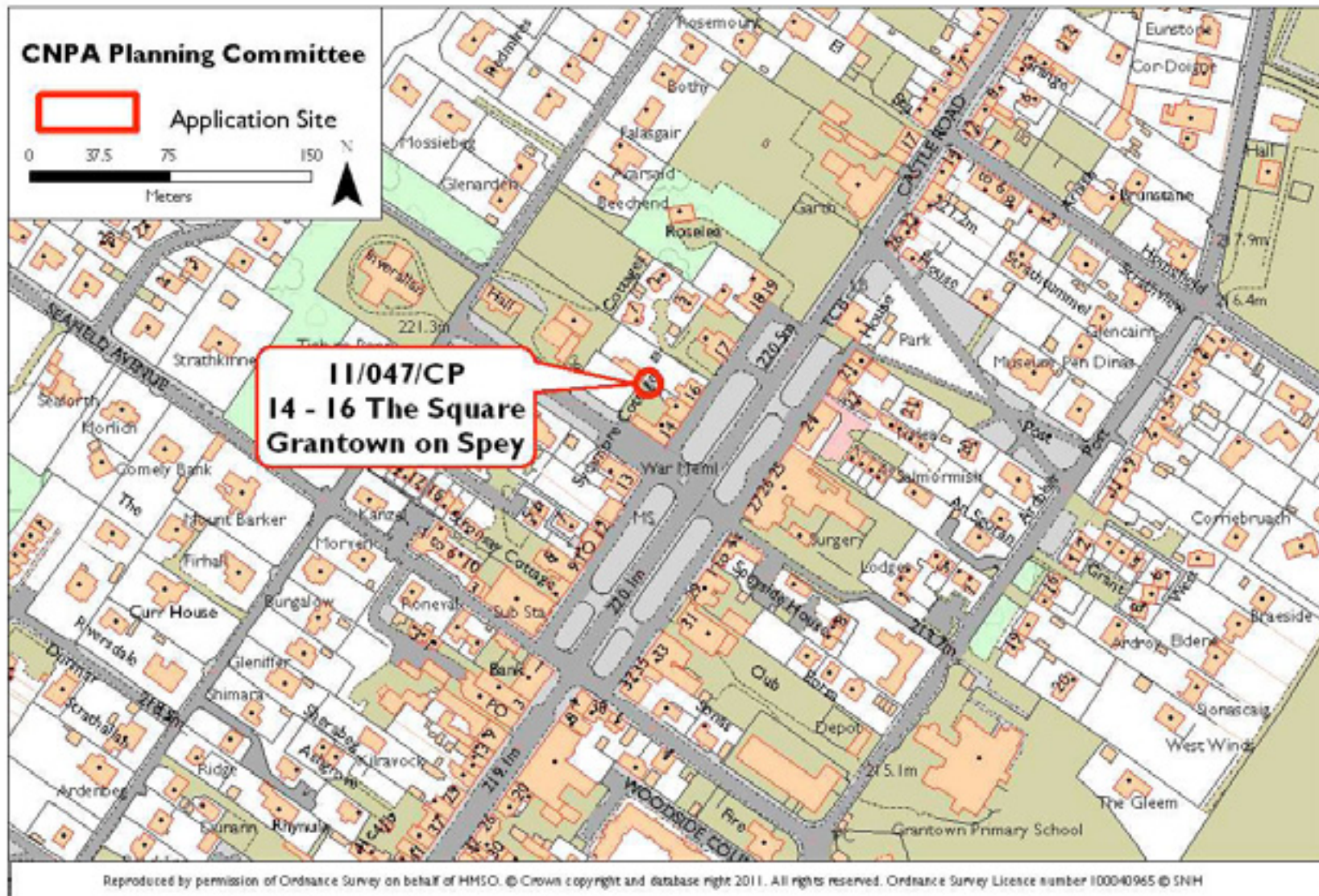




#### KEY POINTS :

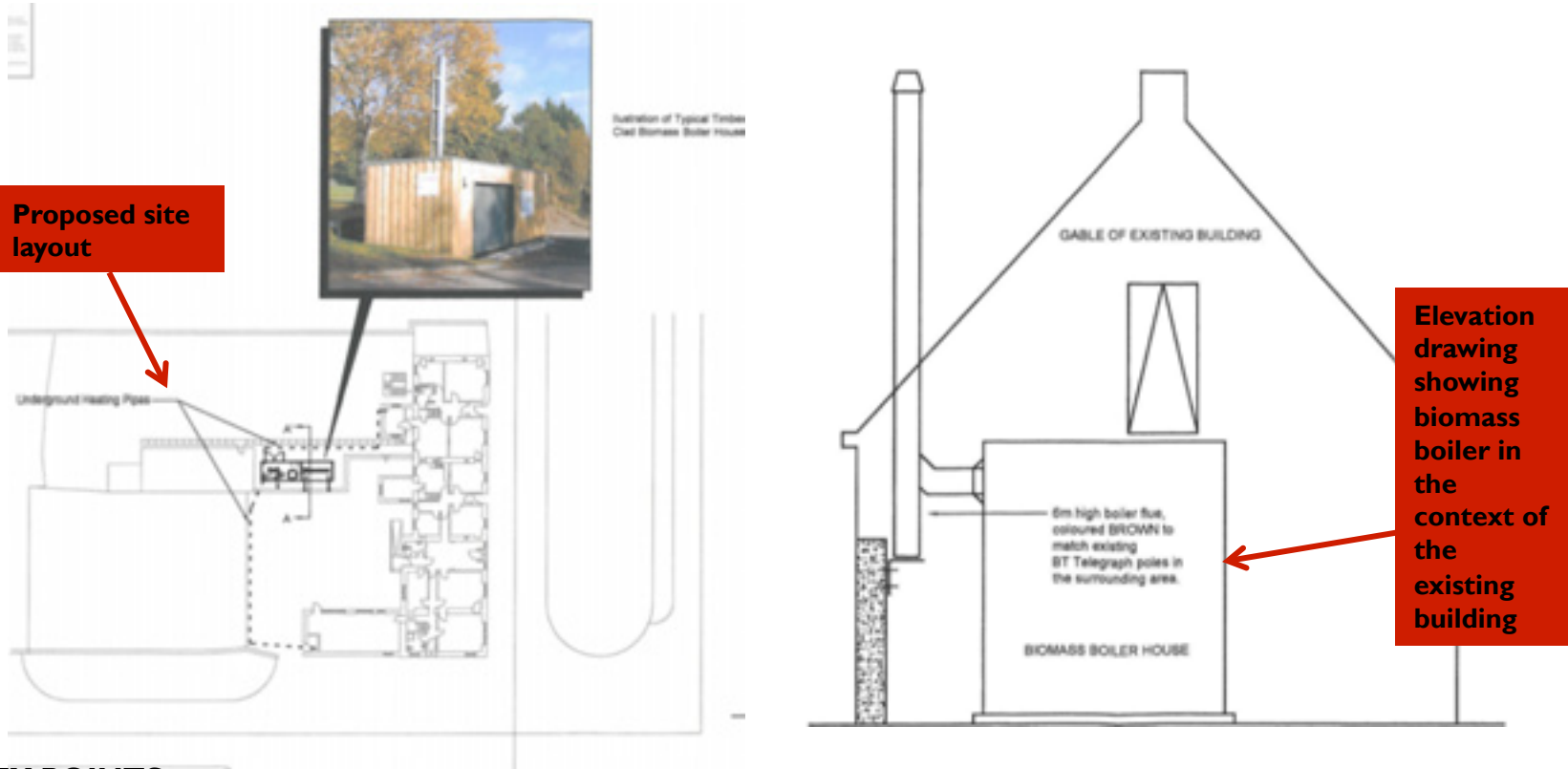
- The proposed extension would be positioned at the side of the existing semi detached single storey dwelling house, set back towards the rear of the structure;
- The extension would result in the creation of a new bedroom and bathroom.;
- The proposed development is of a minor domestic nature and is not considered to raise issues of significance to the aims of the National Park.

**RECOMMENDATION : NO CALL IN**



**Full Planning Permission  
Installation of HWE Bio-heat Cabin - Wood Pellet System,  
Accumulator Tanks, Internal Plumbing and Wiring, Fuel Store  
with Blower Connections**





**KEY POINTS :**

- The proposal involves the installation of a bio-heat cabin in grounds to the rear of the CNPA offices;
- The overall development includes a wood pellet system, accumulator tanks and a fuel store;
- The photographic sample shows the bio-mass boiler house clad in timber;
- The subject site is within the Grantown on Spey Conservation Area;
- The proposal is of a minor nature and would be located in a relatively discreet location in the rear garden grounds of an office building. It is not considered to raise issues of significance to the aims of the National Park.

**RECOMMENDATION : NO CALL IN**