
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 18 December 2017 2017/0447/DET to 2017/0465/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2017/0447/DET
Council ref:	17/05532/SCRE
Applicant:	Mr Alan Macpherson-Fletcher
Development location:	Croftcarnoch Farmhouse, Kingussie, Highland, PH21 1LU
Proposal:	Installation of 2 free standing solar PV arrays measuring 22m and set 9m apart
Application type:	Screening Opinion Request
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none">• Conversion of steading into 2 houses and change of use of agricultural land to form garden area (08/00174/FULBS) Approved by Local Authority.• Proposed new house and refurbished steading for storage/garage ancillary to the house. (12/04853/FUL) Approved by the CNPA.• Erection of house (amended proposal ref 12/04853/FUL) Approved by the Local Authority.
Background Analysis:	The installation of two free standing solar Photo-Voltaic Arrays. Each measuring 22m and set 9m apart. Type I 'Wind Turbines, Hydro schemes or large Solar Panel Farms'. This proposal is therefore considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0448/DET
Council ref: 17/05540/FUL
Applicant: Mr Keith Clark
Development location: Coedwig, 47 Birch Grove, Boat Of Garten, Highland
Proposal: Erection of extension
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Outline application for erection of dwelling (extension of time limit on consent (BS/94/357)
- Erection of dwelling and carport (99/00119/REMBS)

Both approved by the Local Authority.
Background Analysis: This application seeks permission for the erection of a single storey extension, measuring 3.375m x 4.975m to the rear of an existing bungalow within the settlement of Boat Of Garten. The material palette is modern and the design features a mono pitched roof. Type 2 application; House holder developments, small developments that need planning permission; Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0449/ADV
Council ref:	17/02029/ADV
Applicant:	Mrs Anne Macdonald
Development location:	The Old Manse, Blair Atholl, Perth And Kinross, PH18 5TN
Proposal:	Display of signs
Application type:	Advertisement Consent
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	<p>Recent planning history includes:</p> <ul style="list-style-type: none"> • Demolition of timber garage and erection of new garage and gymnasium (03/01684/PPLB) Approved by Local Authority. • Change of use, alterations and extension to dwellinghouse and outbuildings to form function venue, guesthouse accommodation and managers accommodation (17/00707/FLL) Refused by Local Authority. • Alterations and extension (17/00708/LBC) Approved by the Local Authority. • Change of use and alterations to outbuilding to form holiday accommodation unit (17/01630/FLL) Application returned. • Change of use and alterations to outbuilding to form a dwellinghouse (17/01976/FLL) Approved by the Local Authority. • Change of use of dwellinghouse to form conference/venue facilities, alterations and extension, erection of toilet facilities, siting of marquee, formation of car park and associated works (17/01976/FLL) Pending consideration. • Display of signs (17/02101/LBC) Pending consideration.
Background Analysis:	<p>This application seeks Advertisement consent for the display of a total of 4 signs to 'The Old Manse, Blair Atholl'. It is intended to externally light the sign using 'Halogen' Floodlights. Type 2; Advertisement Consent Applications. Not considered to raise issues of significance to the collective aims of the National Park.</p>

CNPA ref: 2017/0450/DET
Council ref: 17/04031/FUL
Applicant: Mr Hamzah Afzul
Development location: The Eilan, Perth Road, Newtonmore, Highland
Proposal: Temporary site compound for ground investigation
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN - Due to the temporary nature of this proposal however we request a consultation from the Highland Council with regards to this application.**
Call in reason: N/A
Planning History: Recent planning history includes:

- Erection of grounds maintenance equipment shed and alterations to vehicular access. (06/00117/FULBS) Approved by Local Authority.
- Change of use from agricultural to recreational (Shinty Pitch) (15/02702/FUL) Approved by Local Authority.

Background Analysis: This application seeks permission for the temporary, (10-12 weeks), siting of a compound consisting of temporary cabin buildings in connection with the ground investigation to facilitate the dualling of the A9 trunk-road. Type 2 application; Small Scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. (Dualling of the A9). Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0451/DET
Council ref: 17/05525/FUL
Applicant: Mr K Inch
Development location: 11 Lodge Lane, High Burnside, Aviemore, Highland
Proposal: Erection and extension
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Extension (17/05100/FUL) Application withdrawn.

Background Analysis: This application seeks permission to demolish an existing 7 bedroomed dwelling and replace it with a modern 5 bedroomed dwelling house within the settlement of Grantown On Spey. Type 2; Housing – four or less residential units outside a settlement. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0452/DET
Council ref: 17/05588/FUL
Applicant: Mr And Mrs Richard Hamilton
Development location: Kincardine House, Street Of Kincardine, Boat Of Garten, Highland
Proposal: Demolish existing and erect 5 bedroom house
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Erection of conservatory (98/00143/FULBS) Approved by the Local Authority.
- Upgrading of path to east bank of River Spey (10/00008/FULBS) Approved by the Local Authority.
- Demolish existing and erect 5 bedroomed house (17/05588/FUL) Pending consideration.

Background Analysis: This application seeks permission to demolish an existing 7 bedroomed dwelling and replace it with a modern 5 bedroomed dwelling house within the settlement of Boat Of Garten. Type 2; Housing – four or less residential units outside a settlement. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0453/NOT
Council ref: 17/05620/PNO
Applicant: Mr Bruce Edelsten
Development location: Land 125M SE Of Baddengorm, Carrbridge, PH23 3AY
Proposal: Prior notification for forestry-related building works (non-residential)
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: This is a Prior Notification for agricultural related works and not an application that can be called in.

CNPA ref: 2017/0454/DET
Council ref: 17/04907/FUL
Applicant: SIMEC Lochaber Hydropower 2 Ltd.
Development location: Sherramore Cottage, Laggan, Highland, PH20 1AJ
Proposal: Change of use from stable to letting unit and refurbishment of bothy
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: This application seeks permission for the internal and external refurbishment of a stable block and bothy located at Sherramore Cottage near to the settlement of Laggan. Type 2; Housing – four or less residential units outside a settlement. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0455/NOT
Council ref: 17/05651/PNO
Applicant: Mr And Mrs D Black
Development location: Land 315M South East Of Garlyne, Nethy Bridge
Proposal: Erection of agricultural building
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: This is a Prior Notification for agricultural related works and not an application that can be called in.

CNPA ref: 2017/0456/LBC
Council ref: APP/2017/3033
Applicant: The Hon Charles A Pearson
Development location: West Gate Lodge Edinglassie, Strathdon, Aberdeenshire, AB36 8XX
Proposal: External fabric repairs to dwellinghouse and pillars, repoint joints to south elevation, re harl north, west and east elevation, renew chimney pots, repoint pillars
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is no recent planning history.
Background Analysis: This application seeks permission for the repair and external renovation to the Western Gate house associated to the Edinglassie estate in close proximity to Strathdon. Type 2 Application; Listed Building Consents that involve minor external or internal changes. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0457/LBC
Council ref: APP/2017/3034
Applicant: The Hon Charles A Pearson
Development location: The East Gate Lodge Edinglassie, Strathdon, Aberdeenshire, AB36 8XX
Proposal: External fabric repairs to dwellinghouse and pillars, repoint joints to south elevation, re harl north, west and east elevation, renew chimney pots, repoint pillars
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is no recent planning history.
Background Analysis: This application seeks permission for the repair and external renovation to the Eastern Gate house associated to the Edinglassie estate in close proximity to Strathdon. Type 2 Application; Listed Building Consents that involve minor external or internal changes. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0458/DET
Council ref: 17/05504/FUL
Applicant: Mr John Ewen
Development location: Land 320M NE Of Achlean, Feshiebridge
Proposal: Erection of 20m mast, cabinet, ground based satellite dish, antennas and dishes attached to mast
Application type: Detailed Planning Permission
Call in decision: **CALLED IN**
Call in reason: The application site is in a remote rural area beyond the end of a public road and with relatively little modern development. The proposal will introduce man-made structure in a sensitive location.
Planning History: There is no recent planning history.
Background Analysis: The application site is in a remote rural area beyond the end of a public road and with relatively little modern development. The proposal will introduce man-made structure in a sensitive location. Type 2; Telecommunications/broadband cabinets. It is considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0459/NOT
Council ref: APP/2017/3064
Applicant: Mr Stuart Tillbrook
Development location: Drumnagarrow, Glenbuchat, Strathdon, Aberdeenshire
Proposal: Erection of polytunnel
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: This is a Prior Notification for agricultural related works and not an application that can be called in.

CNPA ref: 2017/0460/NOT
Council ref: 17/05529/PNO
Applicant: Mr Archibald Campbell Slimon
Development location: Breakachy, Laggan, Highland, PH20 1BT
Proposal: Erection of agricultural store for machinery, fertiliser and firewood
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: This is a Prior Notification for agricultural related works and not an application that can be called in.

CNPA ref: 2017/0461/DET
Council ref: 17/01865/APP
Applicant: Mr Phil Rogers
Development location: Balneden House, Tomintoul, Moray, AB37 9HL
Proposal: Erect garage/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: This application seeks permission for the development of a double car garage with the addition of a mezzanine/attic storeroom in connection to Balneden House in close proximity to the settlement of Tomintoul. Type 2 Application; 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: 2017/0462/DET
Council ref: 17/05511/FUL
Applicant: Mr Alan Hunt
Development location: Airleywight, The Crescent, Kingussie, Highland
Proposal: Erect house
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Erection of a house (14/04579/FUL) which was refused by the Local Authority.
- An appeal against the refusal of the granting of planning permission (15/00023/RBREF) which was dismissed.

Background Analysis: This Application seeks permission for the erection of a dwelling house and establishment of a new curtilage within the garden grounds of an existing dwelling house within the settlement of Kingussie. Type 2 Application; 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:	2017/0463/DET
Council ref:	17/05549/FUL
Applicant:	Davall Developments (Aviemore) Ltd
Development location:	Land North West Of Dalfaber Farm, Dalfaber Drive, Aviemore, Highland
Proposal:	Application to satisfy Condition 2b of planning permissions PPA-001-2016 and PPA-001-2017 for 75 residential units
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	This significant housing development has previously been dealt with by the Cairngorms National Park Authority and this application provides further detail.
Planning History:	<p>Recent planning history includes:</p> <ul style="list-style-type: none"> • Development of 101 serviced house plots with associated roads, access points and landscaping (outline)(05/00062/OUTBS) Refused by CNPA. • Development of 20 serviced house plots (0700093/OUTBS) • Section 42 application to extend time limit for approval of matters specified in condition of permission P/PPA/001/8 (05/00062OUTBS). • Reserved matters application for 85 serviced house plots (10/01003/MSC). • Approval of matters Specified in Condition 1(Plans & Particulars), 4 (Landscaping Information re: Trees), 8 (details required by Condition 1), 9 (Management & Maintenance Statement), 10 (details required by Condition 1), 11 (Phasing Plan), 12 (Detailed Design Statement), 14 (Contoured Site Plan), 16 (Construction Method Statement), 17 (Management & Maintenance Statement), 19 (Programme of Archaeological Work) of Planning permission in Principle 07/144/CP. • Application under Section 42 to variation to conditions 1, 11, 12, and 21 on permission ref PPA/001/2000 (07/93/OUTBS(07/144/CP)). • Variety of appeal 2013/0073/MSC & 2013/0074/MSC
Background Analysis:	<p>This application is seeking to respond to condition 2 attached to the planning consent references: 2013/073/MSC (14/03676/S42) & 2013/074/MSC (14/03675/S42). <i>“The application is submitted in whole to address the conditions set out in "9b) of the S42 and MSC consents and as such should be in line with the approved Design Guide. Remaining conditions yet to be approved will require further submissions.”</i> Type 1; All major applications as defined in planning legislation. Considered to raise issues of significance to the collective aims of the National Park.</p>

CNPA ref: 2017/0464/DET
Council ref: 17/05680/FUL
Applicant: Mr M Murray
Development location: 5 Auchroisk Road, Cromdale, Grantown On Spey
Proposal: Erection of one and a half storey house and double garage
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: This application seeks permission for the erection of a one and a half storey house with a detached double garage within the settlement of Grantown-on-Spey. 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: 2017/0465/DET
Council ref: 17/05717/FUL
Applicant: Mr Guy Stevenson
Development location: Land To Rear Of Unit 16, Dalfaber Industrial Estate, Dalfaber Drive, Aviemore
Proposal: Use of land as temporary site compound in connection with A9 dualling
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: This application seeks permission for the temporary, (01Dec- 31 May, approx. 26 weeks), siting of a compound consisting of temporary cabin buildings in connection with the ground investigation to facilitate the dualling of the A9 trunk-road.
Type 2 application; Small Scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. (Dualling of the A9).
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