

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](#)

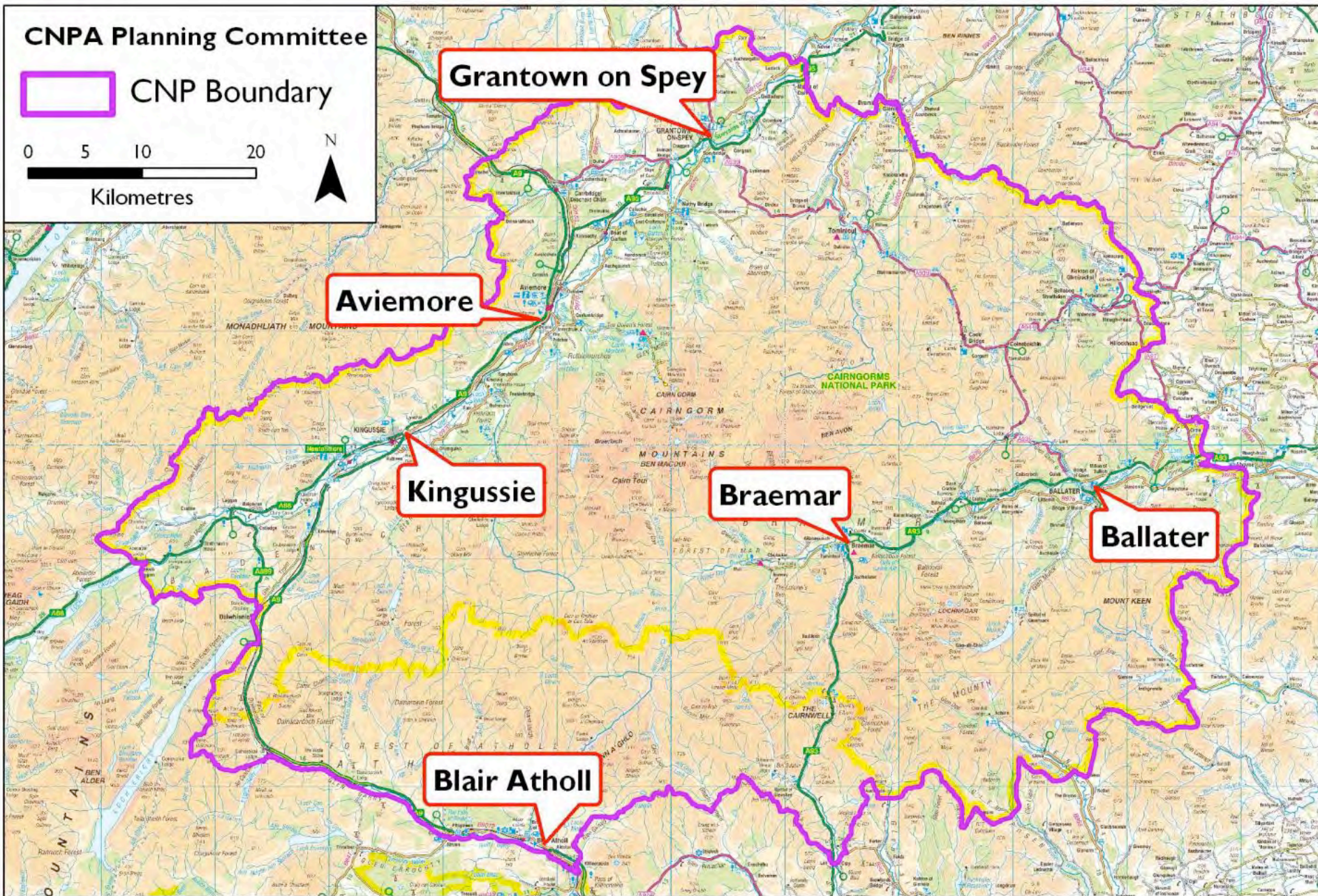
[Moray Council](#)

[Perth & Kinross Council](#)

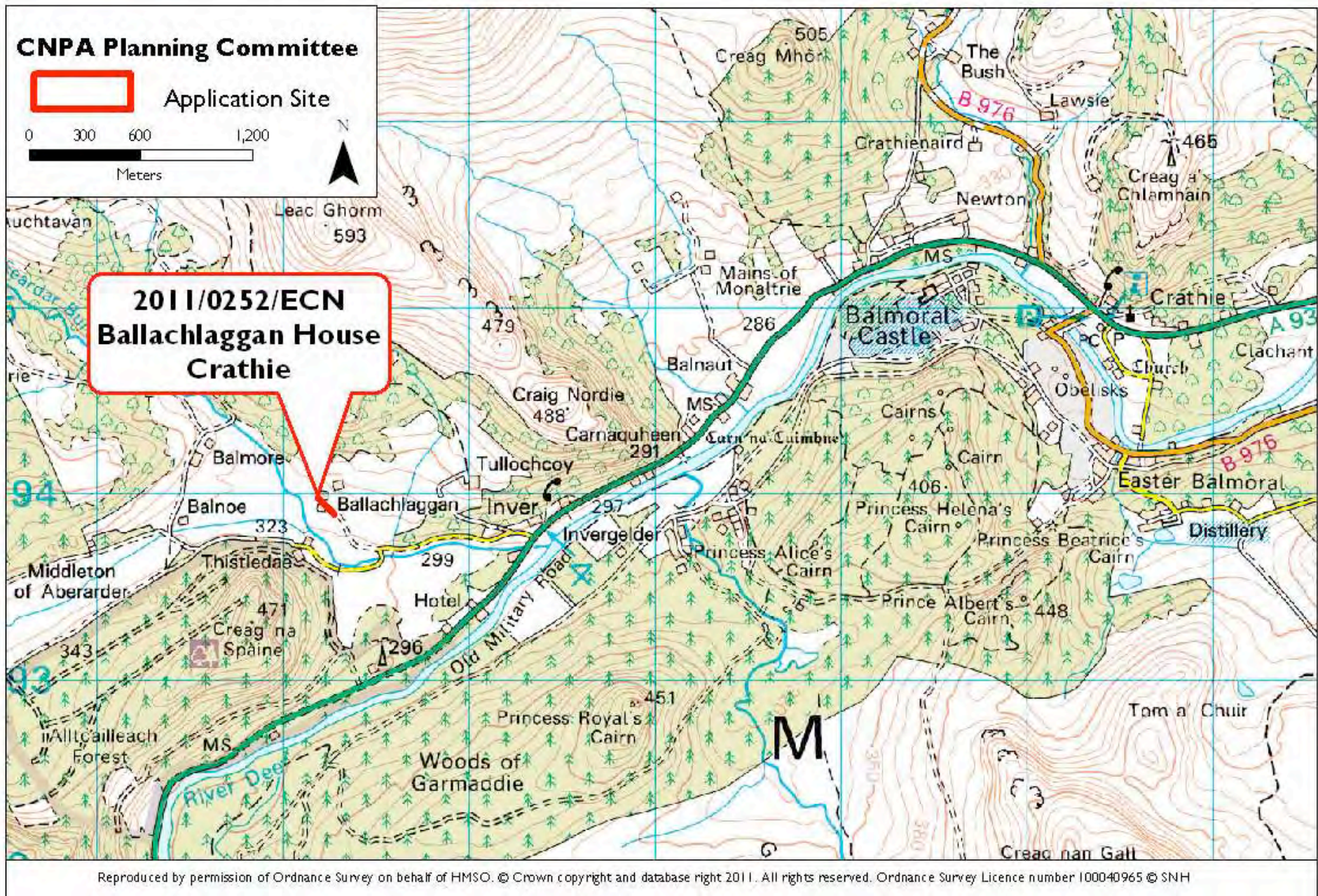
Website links in this presenter are for your convenience to provide further information. These websites are not under the control of the CNPA and we are not responsible for the contents or availability of any other websites to which we provide a link.

CNPA Planning Committee

 CNP Boundary



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Installation of I Span of Overhead Line (Retrospective)
Applicant : Scottish and Southern Energy



KEY POINTS :

- Notification under the Section 37 of the Electricity Act 1989 for the installation of 1 Span of overhead line;
- The new section of overhead line is in place and the proposal is therefore retrospective in nature.

RECOMMENDATION : NO STATUTORY CALL IN POWERS

RECOMMENDED COMMENTS : The CNPA wish to express disappointment at the retrospective nature of this application.

http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2011/2543#casefiles

CNPA Planning Committee

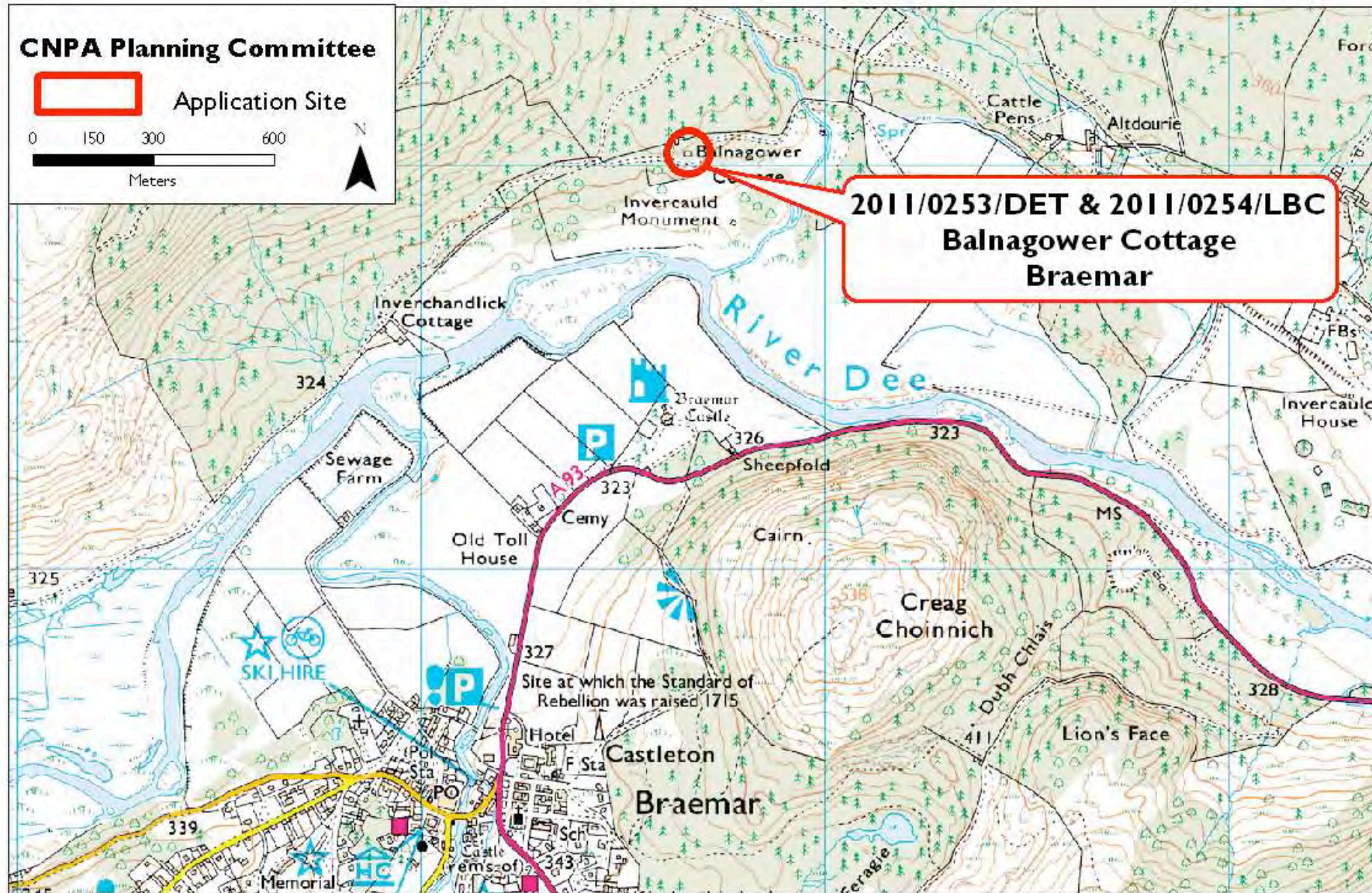


Application Site

0 150 300 600



Meters



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Planning Permission and Listed Building Consent for Alterations and extension to derelict dwellinghouse and alterations to outhouses
Applicant : Invercauld Estate



Proposed southern elevation

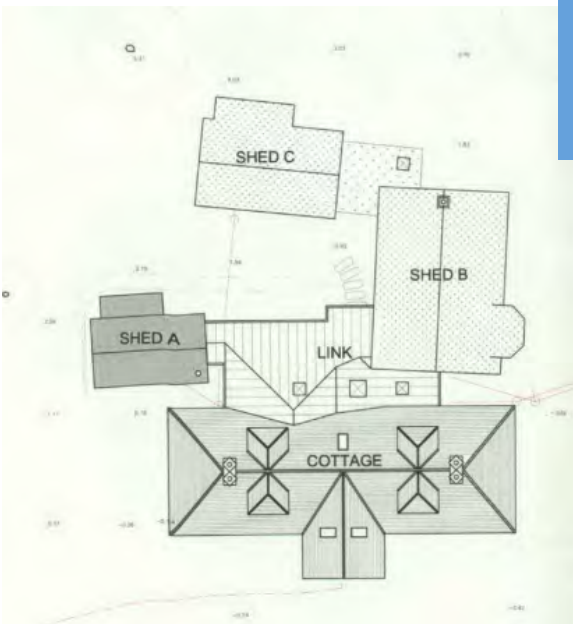


SOUTH

Proposed eastern elevation



Proposed site plan ('Sheds' A, B and C represent proposed extensions)



Previously proposed elevations (10/122/CP and 10/129/CP)





Photomontage of proposed refurbishment and extension

KEY POINTS :

- Balnagower Cottage is a category B listed building. The cottage is in an elevated position above the northern banks of the River Dee, with particular visibility from the A93 trunk road in the vicinity of Braemar Castle;
- CNPA ref. no. 2011/0253/DET is for Planning Permission and CNPA ref. no. 2011/0254/LBC is the associated application for Listed Building Consent for alterations and extension to the derelict dwelling house and also alterations to outhouses;
- The existing structure is in a state of dereliction, with evidence of a roof collapse to the rear. The property dates from the early 19th century and has external finishes of rock faced granite, timber columns and natural slate;
- A design statement accompanying the application describes the original design as the 'Picturesque' style;
- The proposal involves refurbishing the main elevations and features to reflect the original character, together with the creation of extra accommodation through the development of extensions to the rear. The extensions have been designed to appear as 'sheds' linked to the main structure. Turf roofs and timber boarded walls are proposed on two of the three 'shed' extensions;
- Applications for Planning Permission and Listed Building Consent have previously been made to alter and extend the property (in 2009 and 2010). The applications were not called in by the CNPA but detailed comment was made regarding the need to ensure that development is appropriate to the character of the Listed Building. Similar concerns were raised by Aberdeenshire Council in assessing the previous applications. The current proposal represents a revised effort to address the concerns.

RECOMMENDATION : NO CALL IN

RECOMMENDED COMMENTS : The CNPA welcome the proposal that will result in the renovation of this listed building. The CNPA also welcome the efforts which have been made in the revised design to preserve the character of the listed building and ensure a clear distinction between the existing structure and new build. As in the case of previous applications on this site, it is also recommended that careful consideration is given to the curtilage design and means of enclosure to ensure that the informal nature of the landscape is maintained.

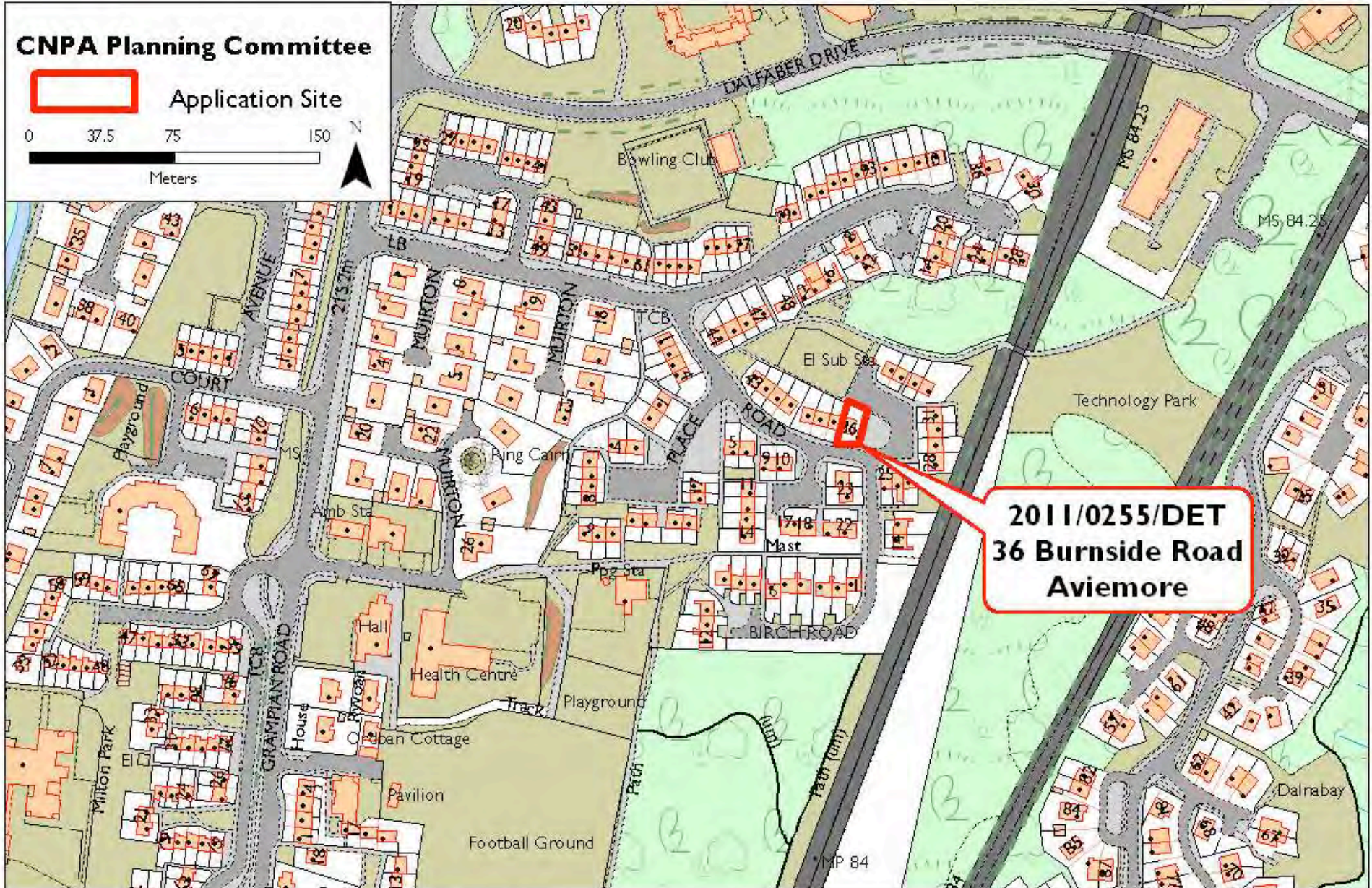
CNPA Planning Committee



Application Site

0 37.5 75 150

Meters



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Extension to house

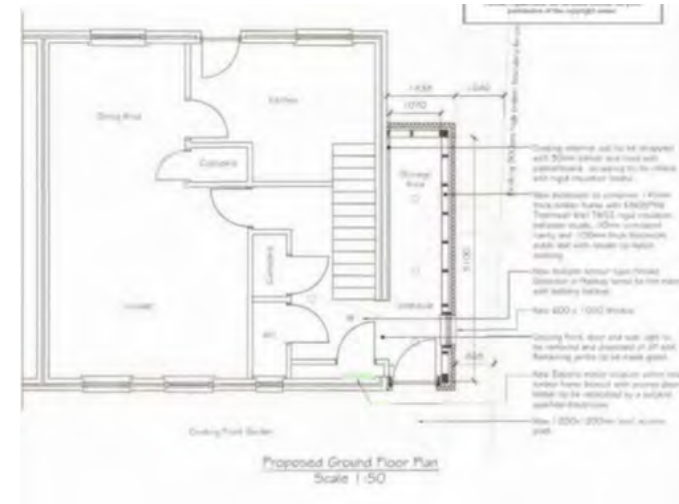
Applicant : Mr. and Mrs. Calum and Elaine MacKenzie



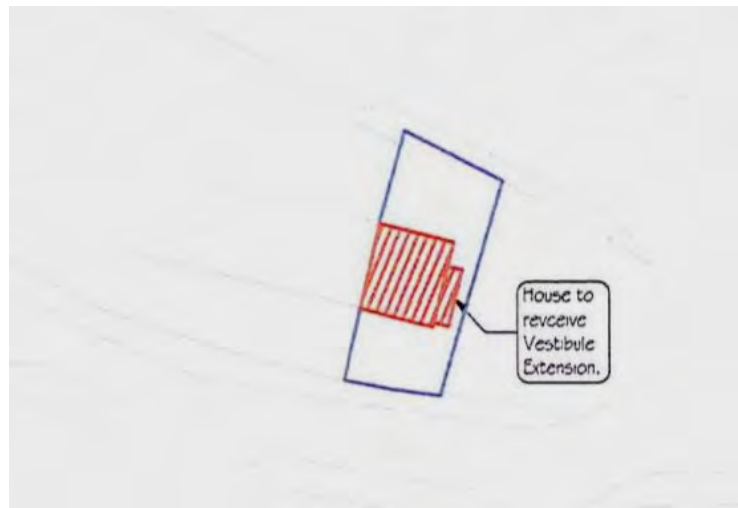
Proposed Front Elevation
Scale 1:100



New
600x1050
Window
Proposed Side Elevation
Scale 1:100



Proposed Ground Floor Plan
Scale 1:50



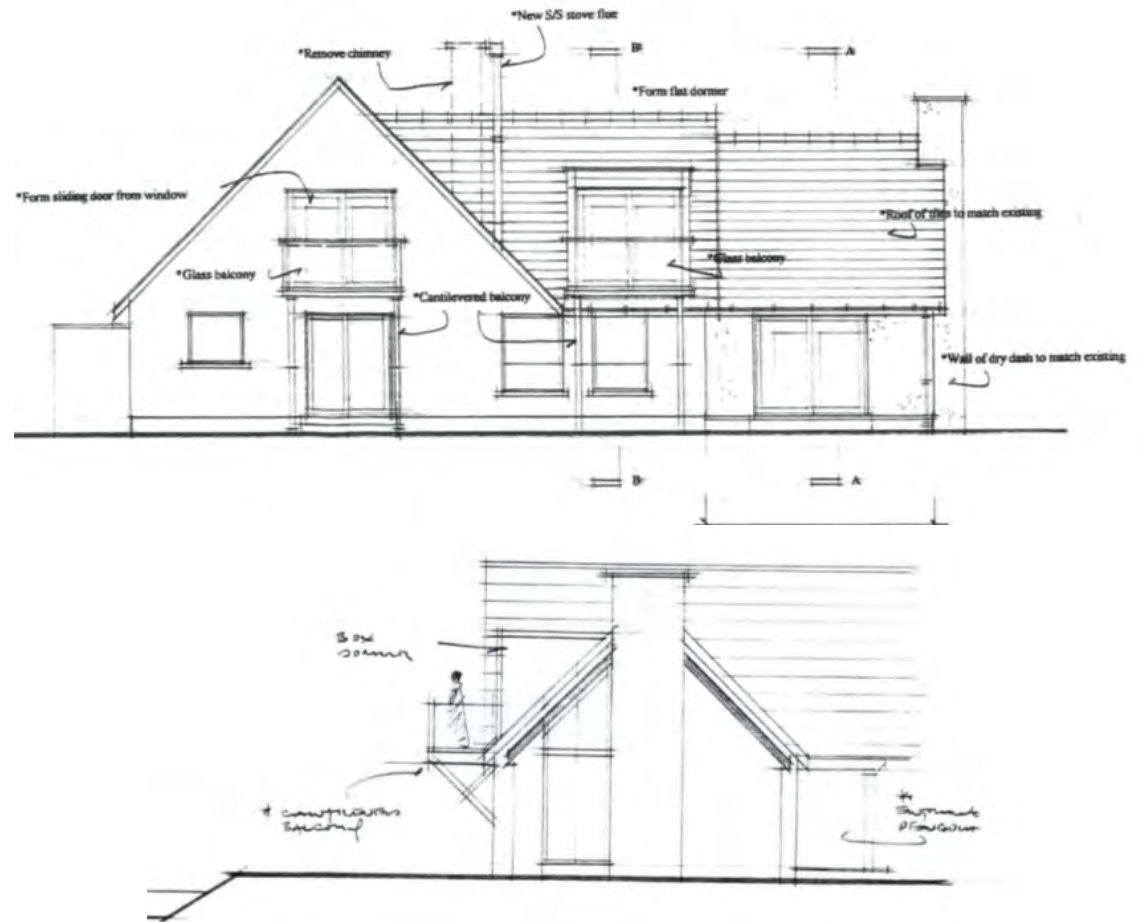
Proposed replacement vestibule

KEY POINTS :

- Planning permission is sought for a new vestibule and storage area on the side elevation of a two storey property;
- The new vestibule would replace an existing similar addition;
- The proposal 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

<http://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=documents&keyVal=LOQF02IH01F00>



KEY POINTS :

- Planning permission is sought for various alteration works at a detached dwelling house in Inverdrurie;
- Various works have already been undertaken on the single storey extension shown on the plans, following confirmation from Highland Council that the works constituted permitted development;
- The alterations are proposed on the rear elevation (overlooking the River Drurie);
- A full height dormer opening is proposed to be formed at first floor level in the main part of the dwelling and would include a glass balcony feature. New sliding doors are proposed in place of an existing window at first floor level in the projecting rear gable, to provide access onto a new glass balcony.
- The proposed works are domestic in nature and do not raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

<http://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=documents&keyVal=LNSZKTIH03800>

CNPA Planning Committee

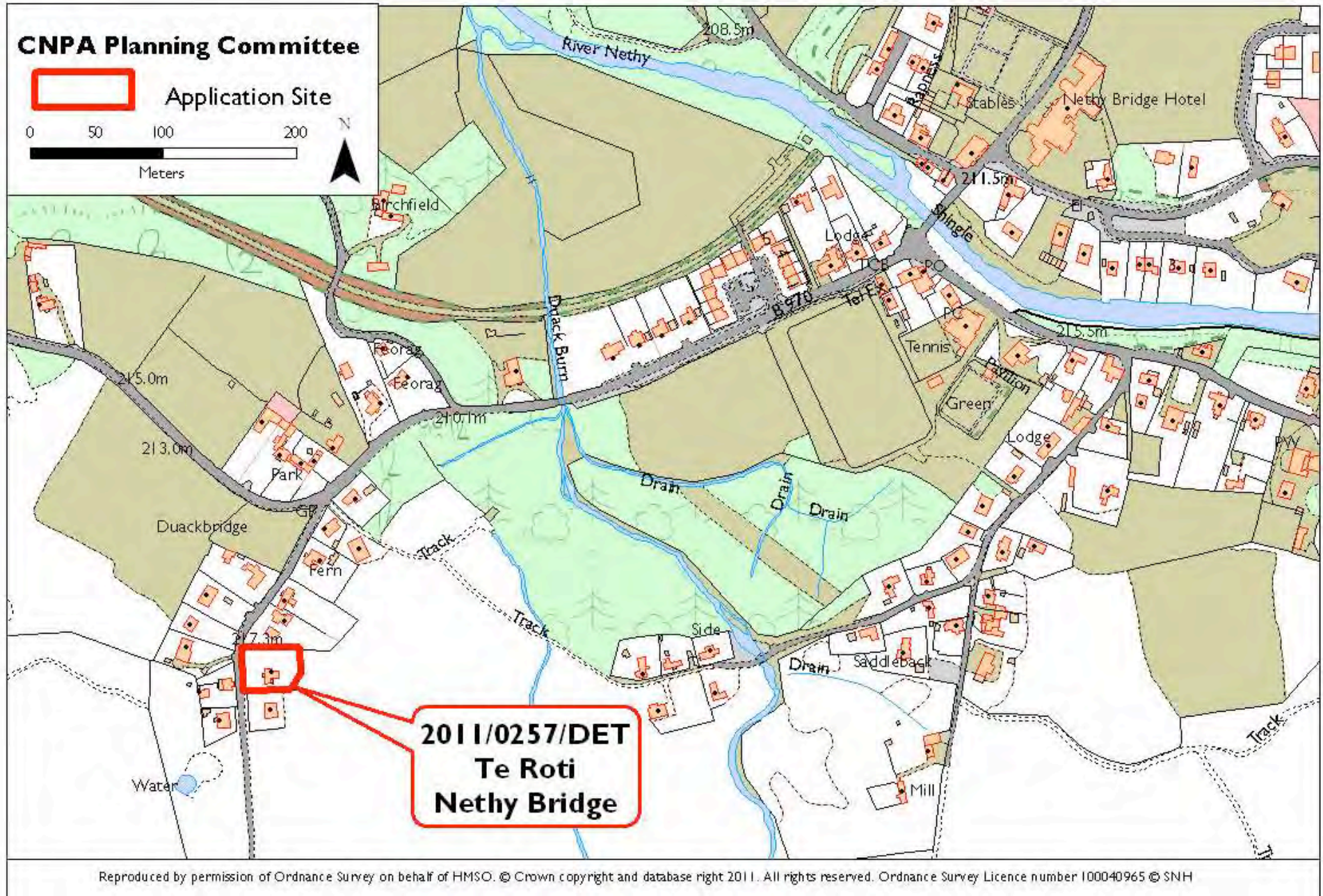


Application Site

0 50 100 200



Meters



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Refurbishment and extension to cottage
Applicant : Mr. Jonathon Roger



Proposed new extension

Architectural drawing of the South Elevation showing a proposed new extension on the right side with timber cladding and dry stone walling. A blue arrow points to the extension with the label 'Proposed new extension'.

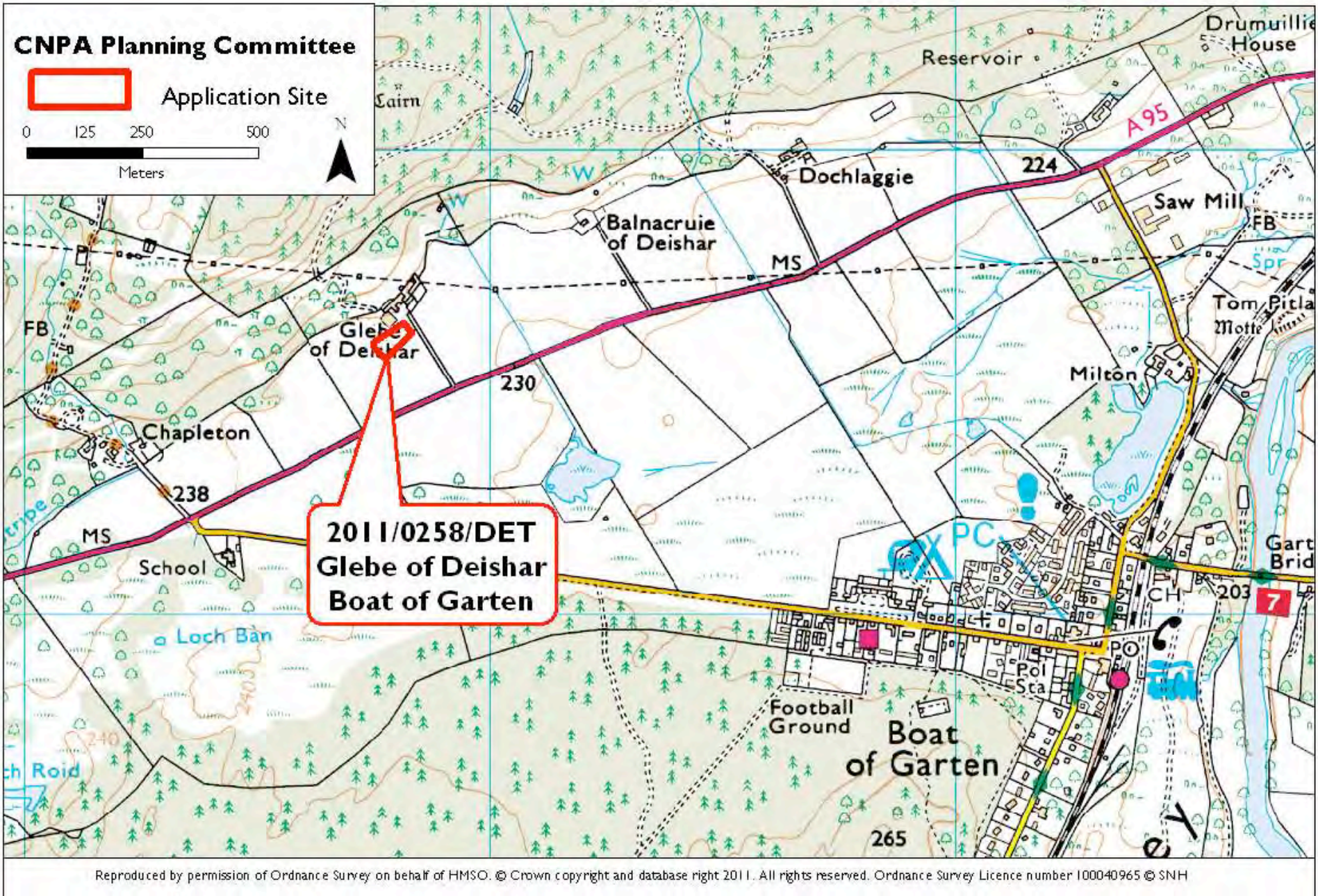


KEY POINTS :

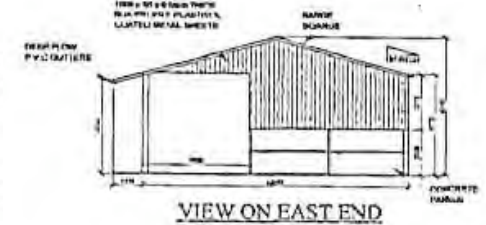
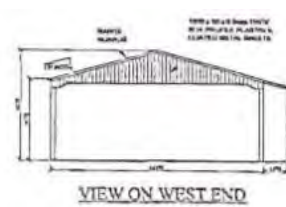
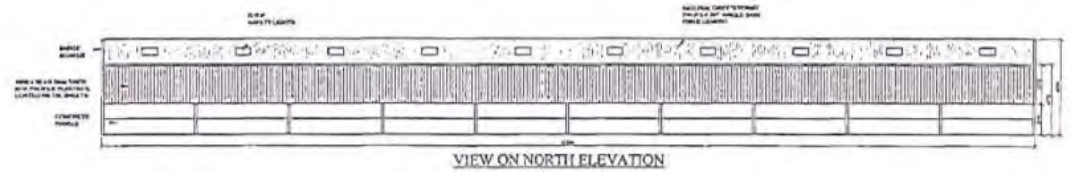
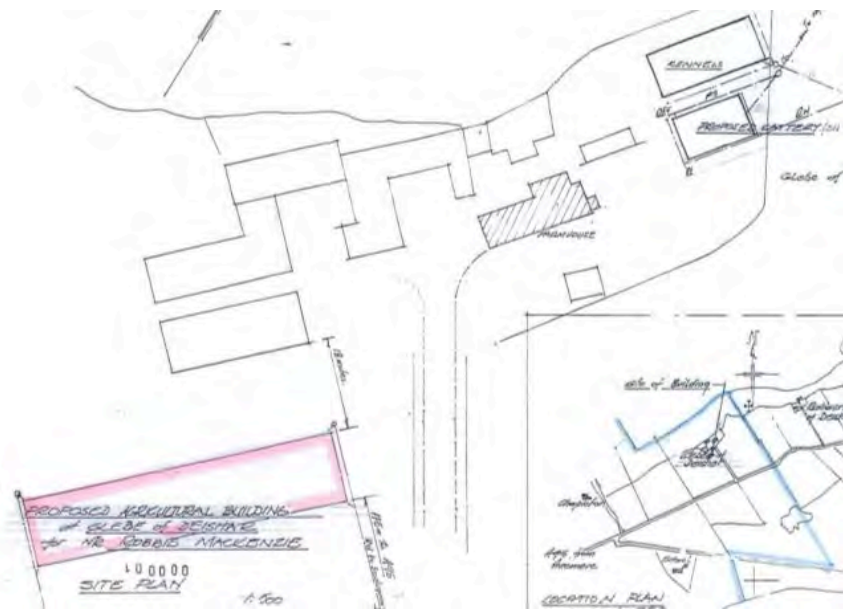
- Planning permission is sought for the refurbishment and extension of the existing traditional one and a half storey dwelling;
- A new dormer window is proposed at first floor level in the southern (side) elevation;
- A one and a half storey extension is proposed to the rear of the property and would have an external finish of timber cladding and dry stone walling;
- Various other improvement works would also be undertaken as part of the refurbishment of the property, including replacing the windows in the front porch, repainting other windows and re-pointing of stonework;
- The proposed works are domestic in nature and are not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

<http://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=documents&keyVal=LO0GPWIH09500>



Erection of general purpose agricultural building
 Applicant : Mr. Robert MacKenzie

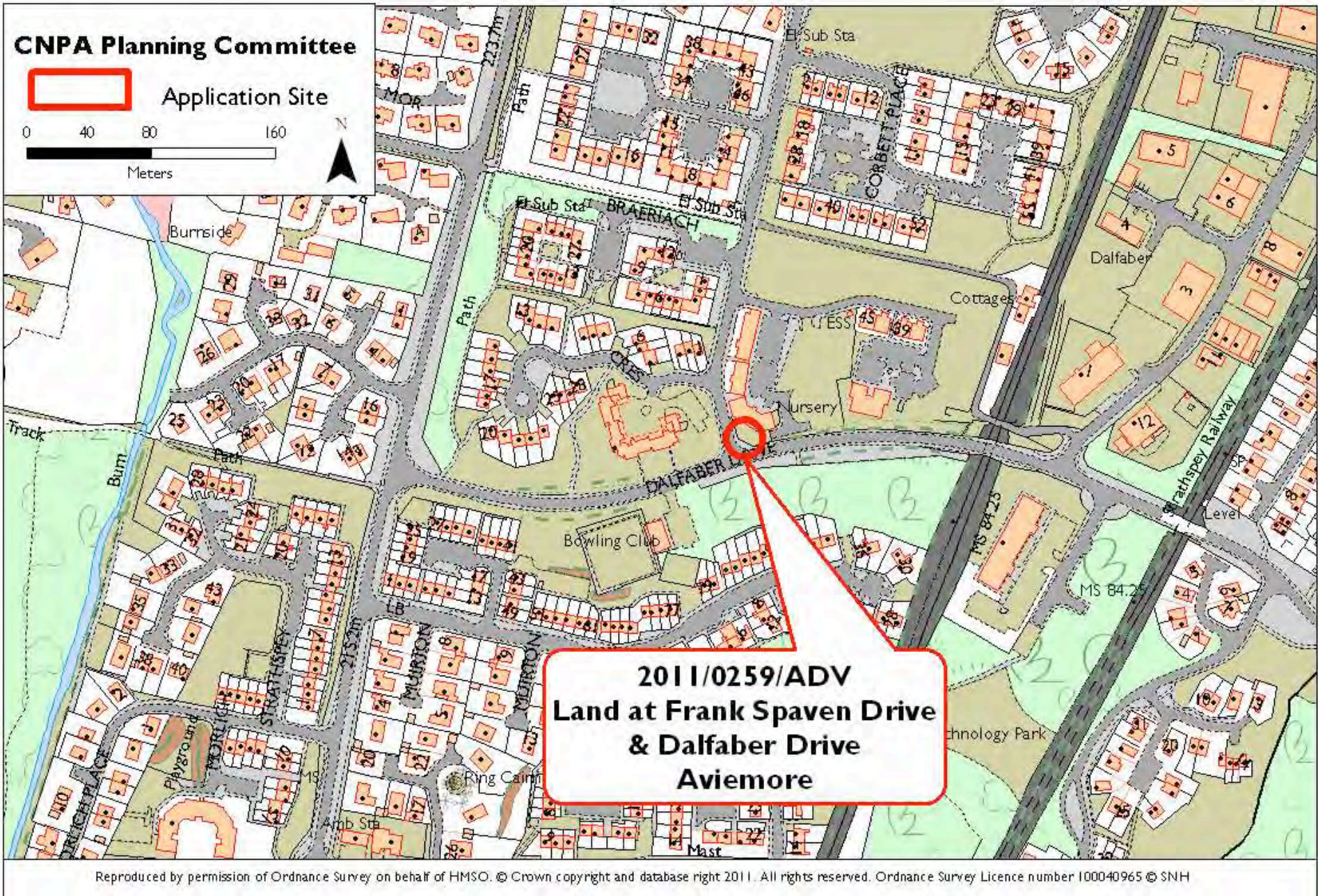


KEY POINTS :

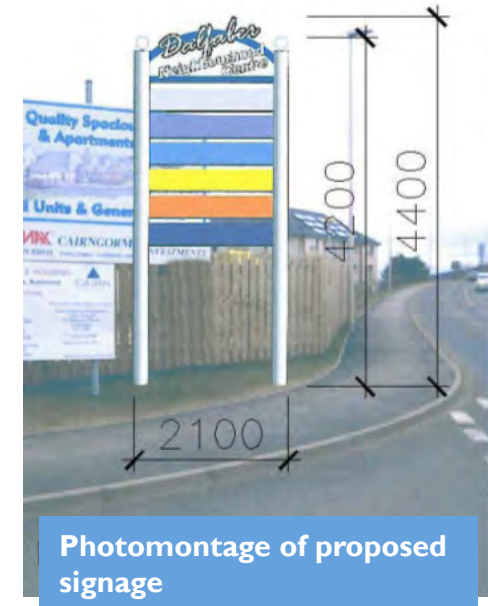
- Planning permission is sought for the erection of a general purpose agricultural building;
- The building is proposed in proximity to an existing group of agricultural buildings;
- The building would have a standard agricultural appearance, with concrete panels at base level, with coated metal sheeting forming the upper part of the external wall. The roof would be finished in natural grey profile cement sheeting;
- Although in a prominent position, as viewed from the A95 trunk road, the proposed general purpose agricultural building would nonetheless assimilate into its setting adjacent to other similar structures. It is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

<http://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=documents&keyVal=LOJBU4IH0IF00>



Advertisement of commercial signage displayed between 2 no. 4.2m high white poles
 Applicant : Rathven Investments



Photomontage of proposed signage

KEY POINTS :

- Advertisement consent is sought for commercial signage on land at the junction of Dalfaber Drive and Frank Spaven Drive in Aviemore;
- The signage is proposed in order to advertise businesses in the Dalfaber neighbourhood centre;
- The submitted photomontage shows the type of signage – brightly coloured commercial signage, displayed between 2 no. 4.2 metre high white poles;
- The erection of signage at this location is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

RECOMMENDED COMMENTS : It is suggested that justification for the proposed advertising signage is sought prior to a decision being made on this application. In the event of consideration being given to the granting of advertising consent, it is suggested that the signage should be reduced in scale and should be of a more conservative design, in a more muted colour scheme.

<http://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=documents&keyVal=LOW4XWIH7R000>