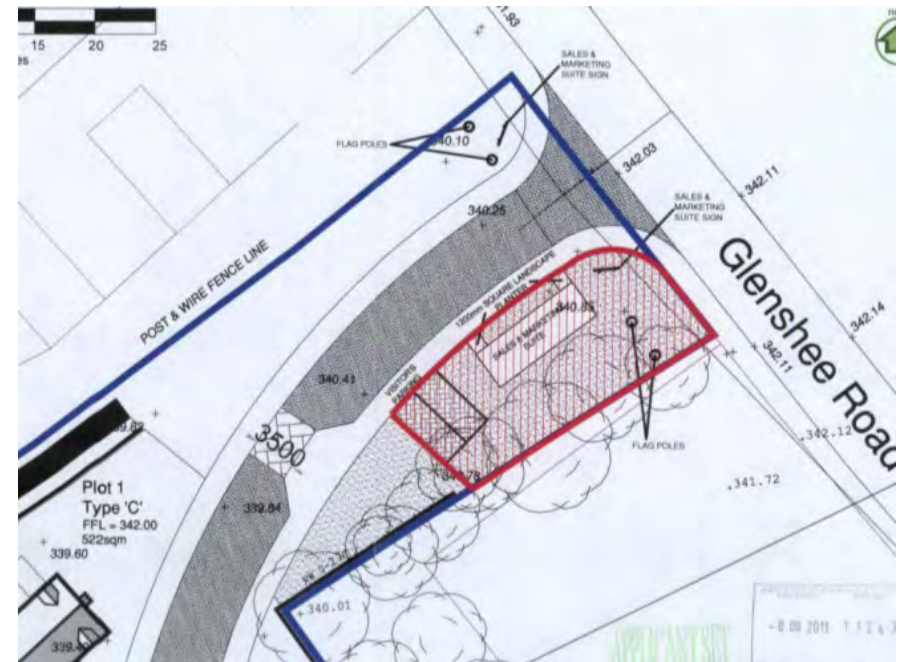


**Erection of temporary sales cabin and parking (Retrospective)**  
**Applicant : Mr. Gordon Ramsey, Springfield Properties PLC**





### KEY POINTS :

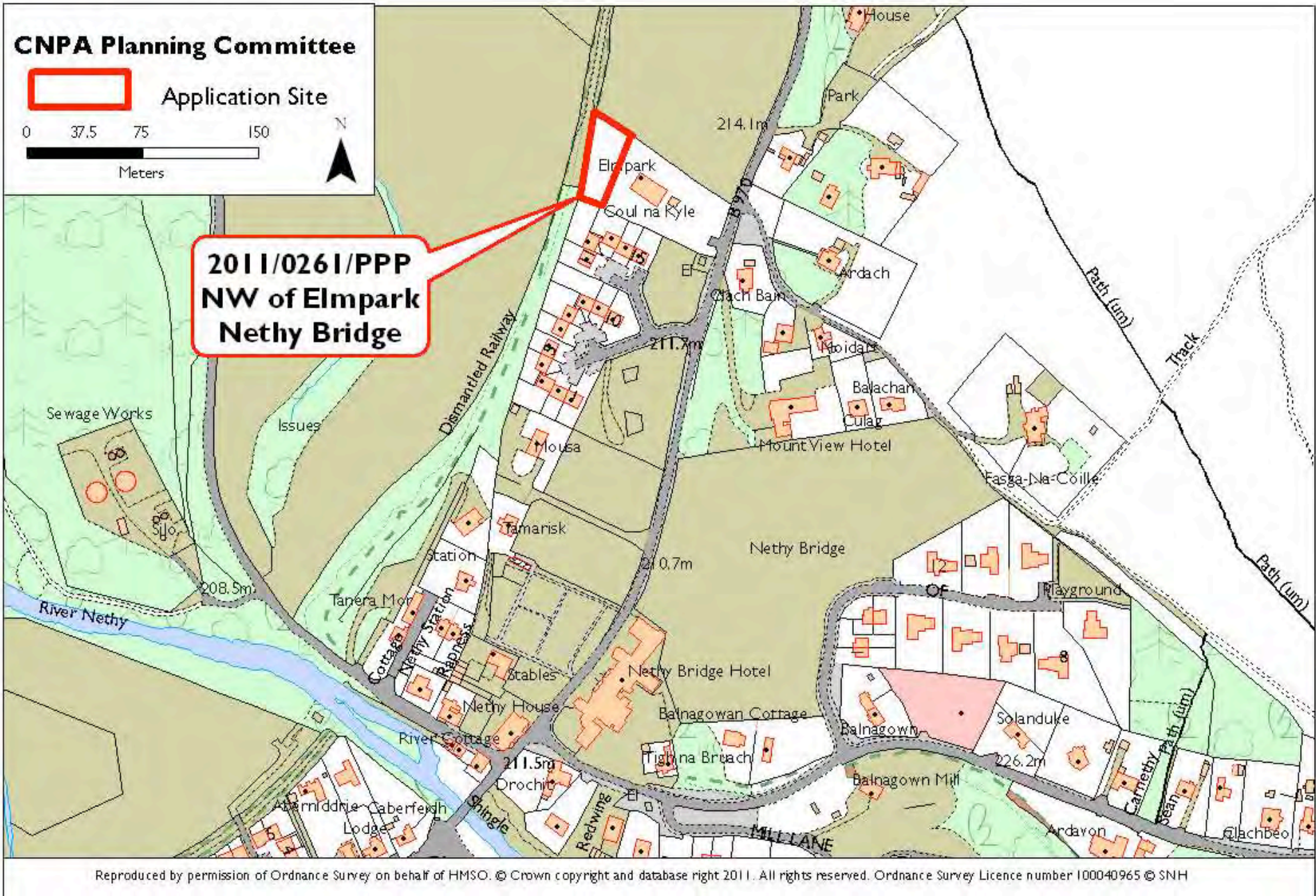
- Planning permission is sought retrospectively in this application for the erection of a temporary sales cabin and parking at the entrance to a construction site in Braemar;
- Construction of a housing development is currently on-going at the site. The development is being marketed by the applicants (Springfield Properties) as Middleton of Canmore. Planning permission was granted by the CNPA for 25 dwelling houses;
- Permission is sought for a period of 6 months “until the first showhome is ready;”
- The development is a minor temporary addition at an existing construction site and it is not considered to raise issues of significance to the aims of the National Park.

### RECOMMENDATION : NO CALL IN

**RECOMMENDED COMMENT :** Having regard to the position of the site adjacent to the A93, which is one of the main routes through the National Park, it is recommended that the period of temporary permission be strictly limited to the 6 month period requested by the applicants and that measures are put in place at the end of the period to achieve an appropriate restoration of the site. In addition, the use of both advertising signage and flagpoles is also questioned.

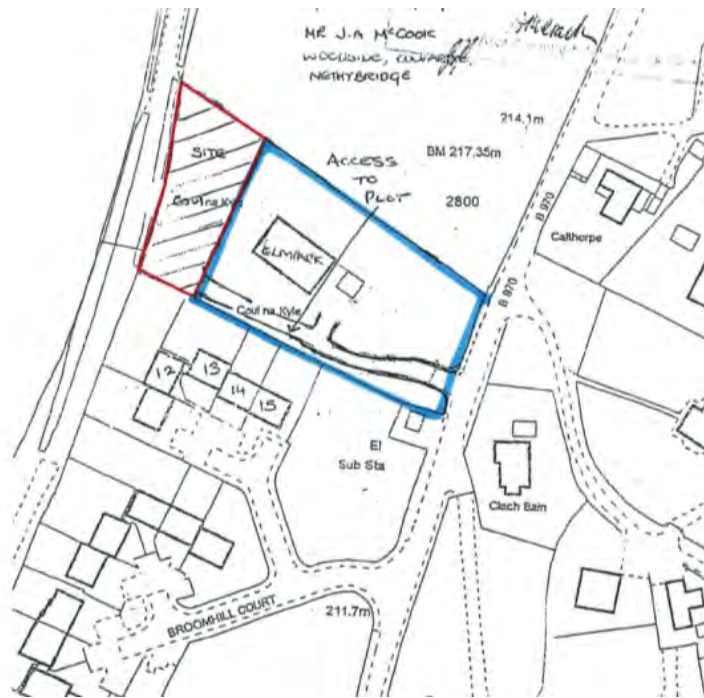
[http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref\\_no=APP/2011/2438#casefiles](http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2011/2438#casefiles)





Erection of dwelling (renewal of planning permission)  
 Applicant : Mr. and Mrs. Hand L Banks





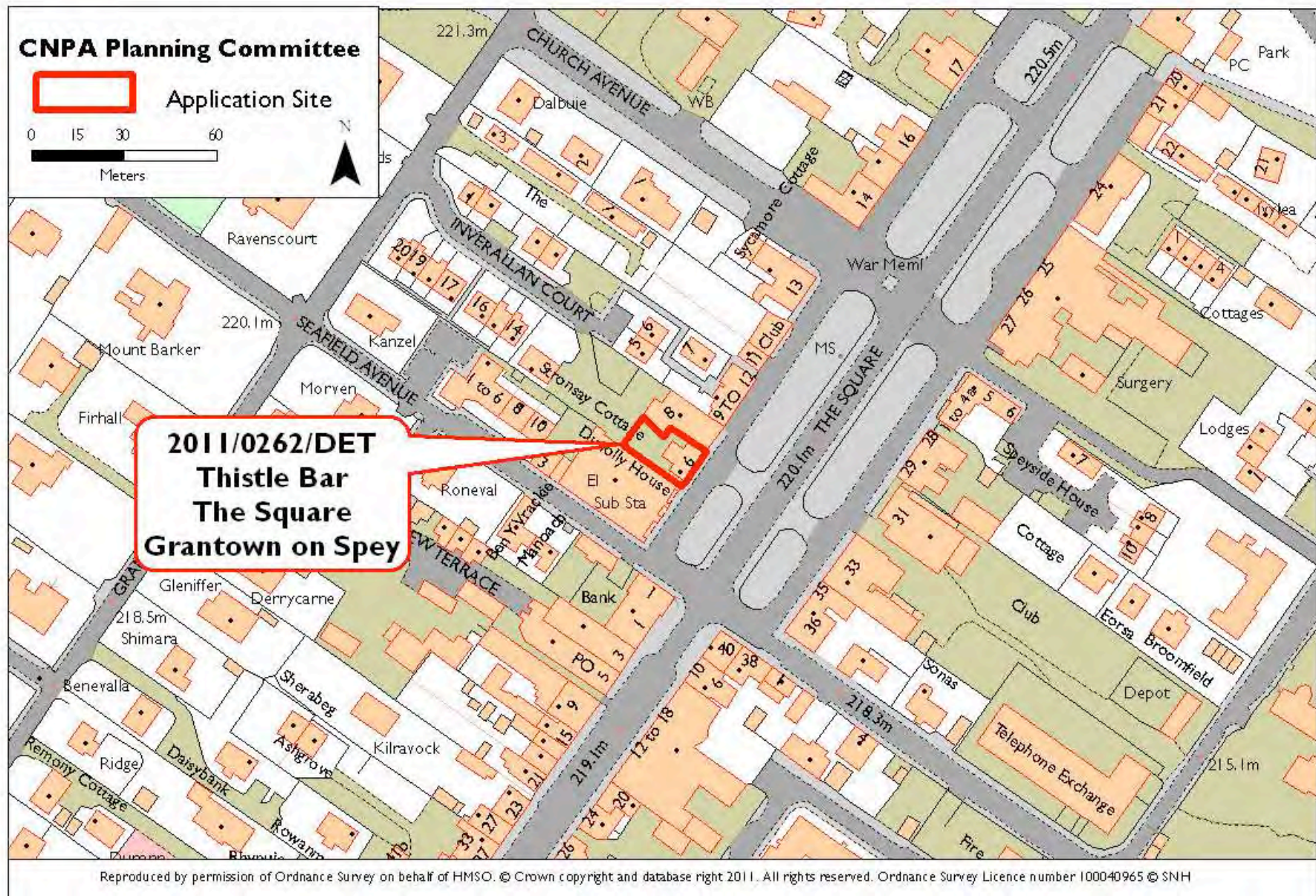
**KEY POINTS :**

- The proposed site is in the rear garden of an existing residential property in the northern area of Nethy Bridge;
- Outline planning permission was previously granted on the site for the erection of one dwelling house. This application seeks to renew the planning permission;
- The site is within the Nethy Bridge settlement area, and is on 'white land';
- The proposal is for a single dwelling house, within a settlement area, and on a site on which the principle of a dwelling house has previously been accepted. 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=LPG964IH7R000>



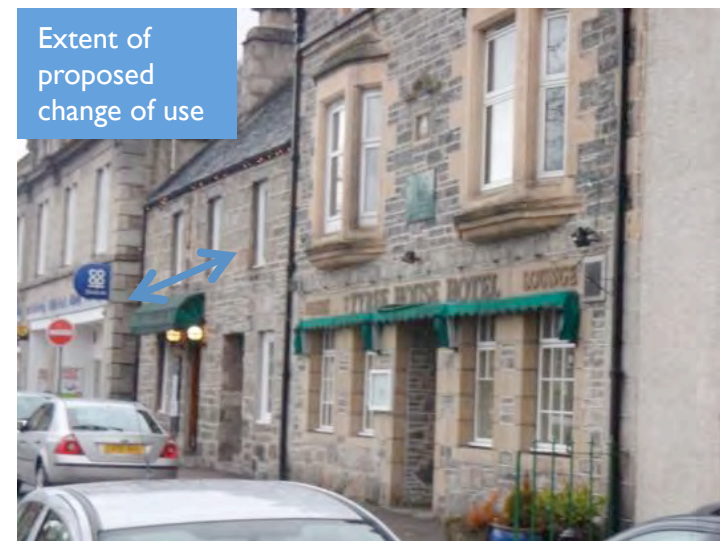


Change of use from public bar to mixed-use retail unit and sale of cold food and non-alcoholic hot and cold beverages  
 Applicant : Mr. Lindsay Carruthers, Basecamp Bikes Ltd.





Extent of proposed change of use



**KEY POINTS :**

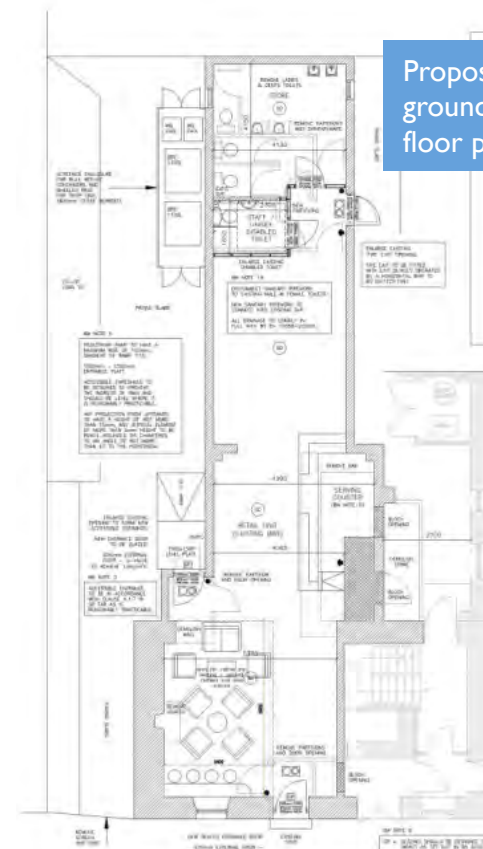
- Planning permission is sought for a change of use from a public bar to a mixed retail unit and sale of non food and non-alcoholic hot and cold beverages;
- The proposal relates to an area of the former Tree House Hotel on The Square in Granttown on Spey, where the public bar ceased trading earlier this year;
- The application is retrospective in nature – a café and bike shop has recently commenced trading at the premises;
- External changes are limited to signage changes on the front elevation. Various internal works have been undertaken to accommodate the mixed use development;
- The change of use concerns a building which has had a history of commercial use, and is located within the core area of Granttown on Spey. The development is not considered to raise issues of significance to the aims of the National Park.

**RECOMMENDATION : NO CALL IN**

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

<http://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=documents&keyVal=LP92XJ1H7R000>

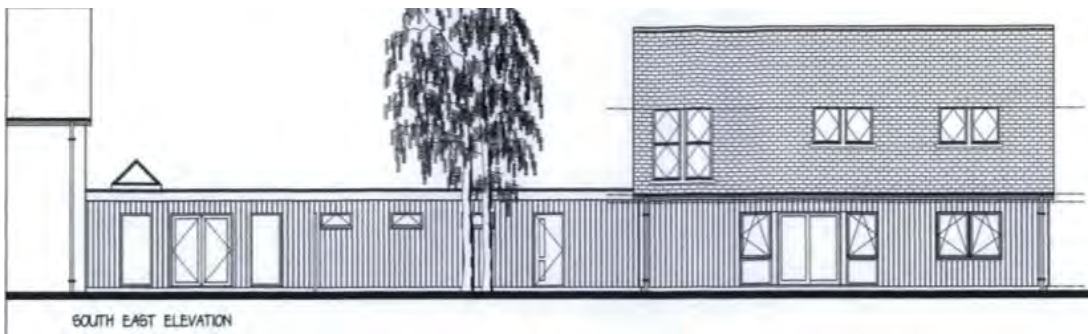
Proposed ground floor plan











### KEY POINTS :

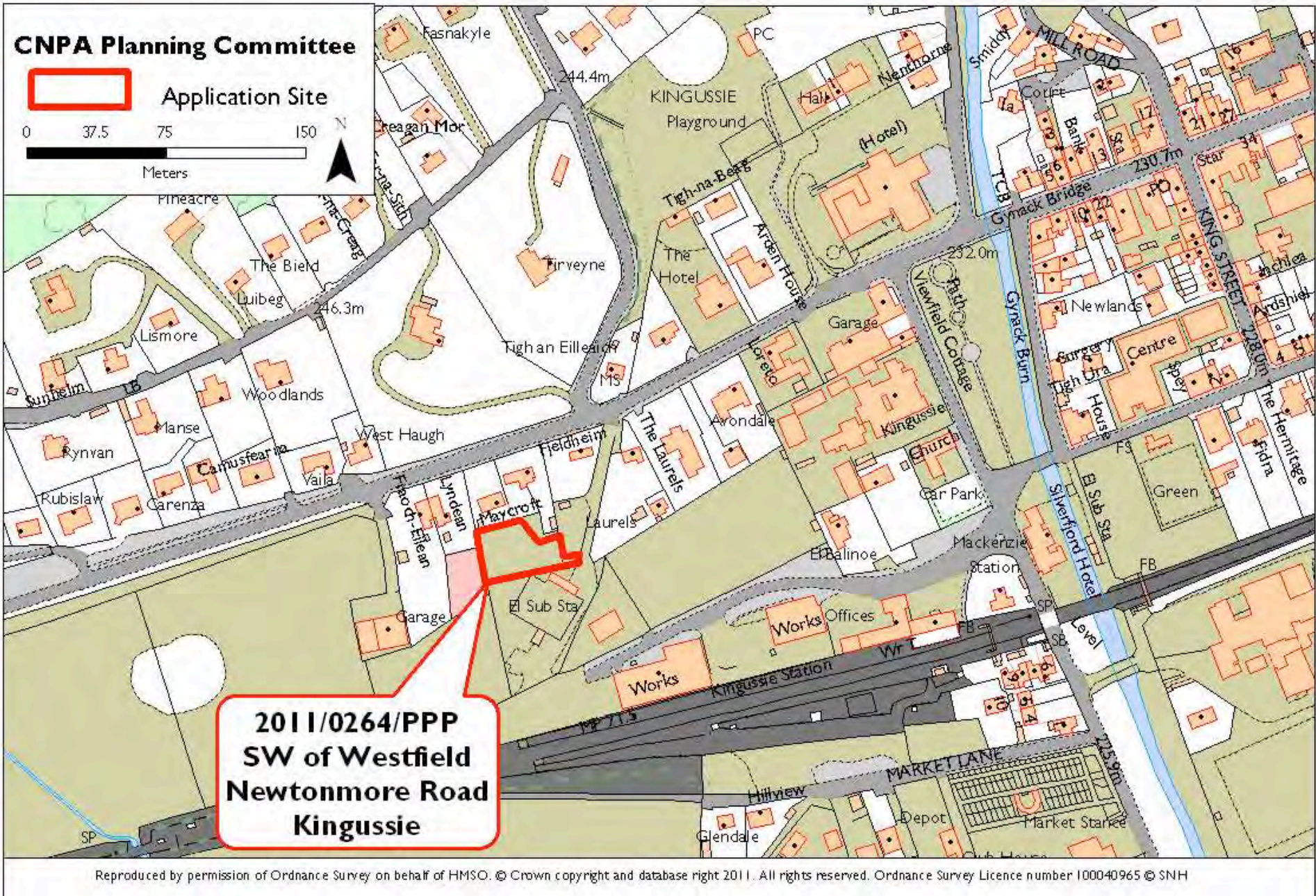
- Planning permission is sought for the erection of an office annexe, with a link corridor to the existing adjacent building (which is in used as office accommodation);
- The proposed site is in a relatively secluded location, off the main thoroughfare in Kincaig;
- The annexe is proposed to have a timber clad external finish. The one and half storey main element would have a slate roof finish, while the linked corridor is proposed to have a flat roof fibreglass membrane;
- Permission was granted by Highland Council in 2010 for the temporary siting of a portacabin on the land, to provide additional office accommodation on a temporary basis. In considering that application as part of the call in process, the CNPA comments encouraged the applicants “to pursue a more permanent solution to their accommodation needs, with any such solution being sympathetic to the character of the existing building;”
- The development of additional accommodation at this location within the settlement area of Kincaig is not considered to raise issues of significance to the aims of the National Park.

### RECOMMENDATION : NO CALL IN

**RECOMMENDED COMMENT :** While the applicants initiative is welcomed in seeking a permanent solution to replace the temporary office accommodation at the site, there is some concern that the design of the proposed new building is not sympathetic to the traditional character of properties in the immediate vicinity.

<http://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=documents&keyVal=LPLTWHIH01F00>





Erection of house  
 Applicant : Mrs. Melanie Thomson





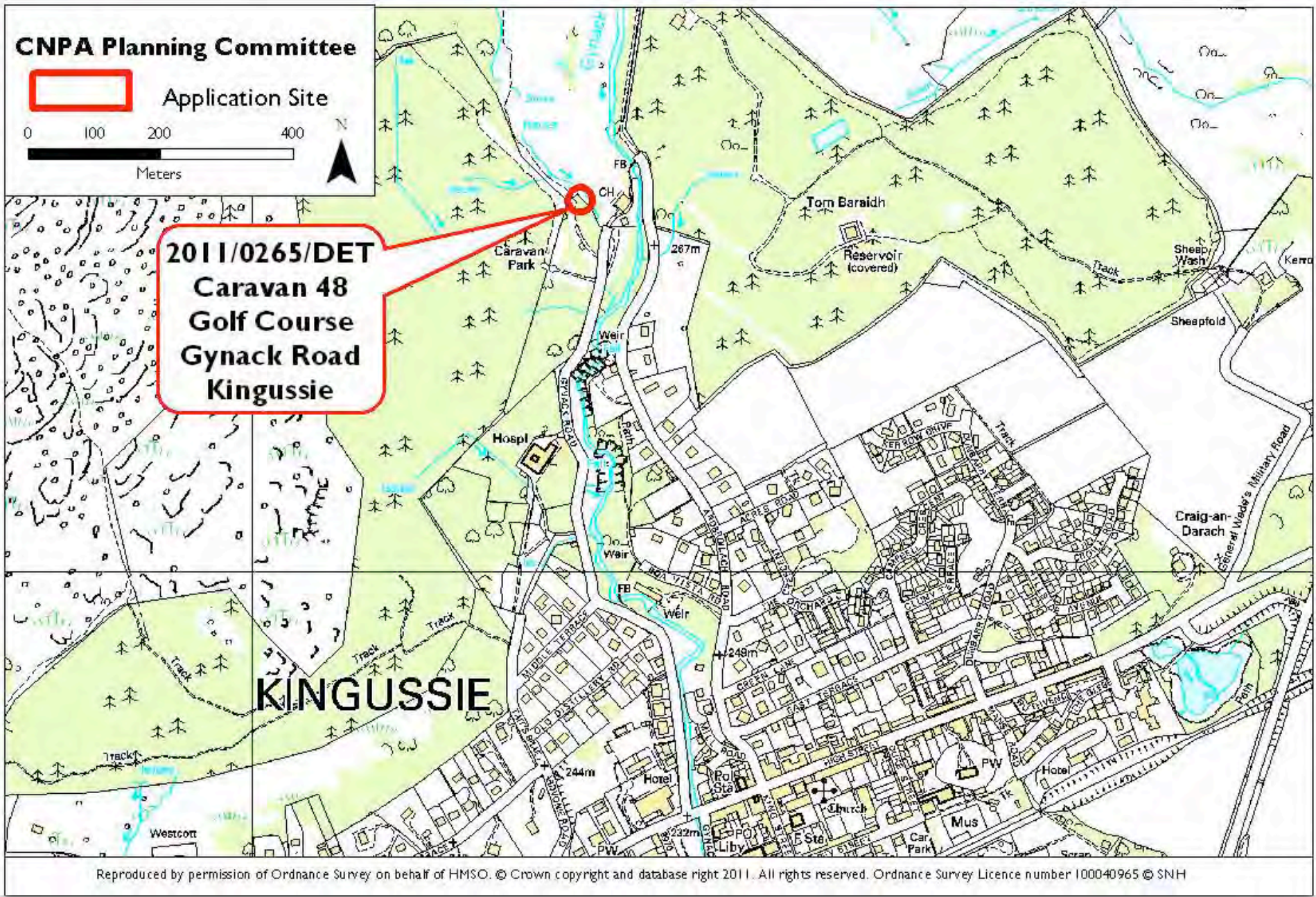
### KEY POINTS :

- Planning permission in principle is sought for the erection of a single dwelling house;
- The proposed site is located to the rear of existing residential properties and is accessed by a private laneway, which also serves an existing electricity substation;
- The site has a history of previous permissions, with the most recent being in 2008 for a single dwelling house;
- The site is within the Kingussie settlement area and is on 'white land'; where a variety of uses would be open to consideration;
- The proposal for a single dwelling house, on land within the settlement area, and where there is a history of previous permissions, 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=LP78ZKIH7R000>





Erection of decking around caravan  
Applicant : Mr. Peter Curran



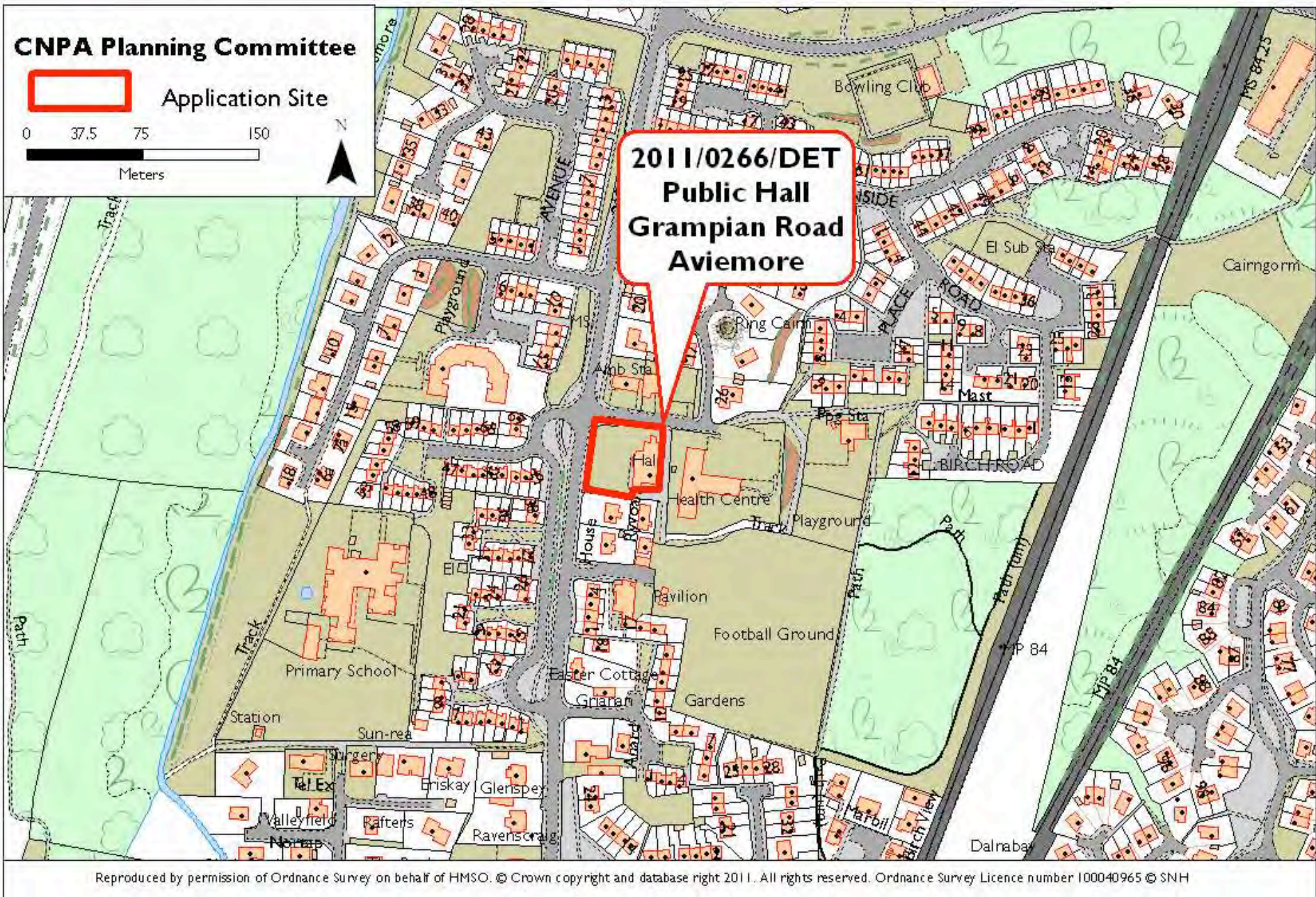


### KEY POINTS :

- Planning permission is sought for the erection of decking around an existing caravan;
- The caravan is within an existing caravan park, near Kingussie golf club;
- The proposed development is of a minor nature and is not considered to raise issues of significance to the aims of the National Park.

### RECOMMENDATION : NO CALL IN





**Demolition of community hall and erection of 20 affordable houses**  
Applicant : Mr. Lindsay Allan, Keppie Design





Grampian Road elevation

Internal 'courtyard' elevations



Site Plan Scale 1:200

Proposed site



**KEY POINTS :**

- Planning permission is sought for the demolition of the existing community hall on the proposed site, and the erection of 20 affordable housing units;
- The site is at the junction of Grampian Road and Muirton in Aviemore;
- An L shape building is proposed to be sited close to the public road frontages of the site, with open space and car parking provision to the rear.

**RECOMMENDATION : CALL IN**

The development involves the demolition of a building which has been used by the community and is in a prominent location on Grampian Road, which is the main thoroughfare in Aviemore. The proposal raises issues in relation to landscape impact, the provision of affordable housing and the social and economic development of the area and is therefore considered to be of general significance to the aims of the National Park.

<http://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=documents&keyVal=LPM4TNIH0IF00>