
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 20 March 2017 2017/0109/DET to 2017/0119/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2017/0109/DET
Council ref:	17/00759/FUL
Applicant:	Scottish Water
Development location:	Granish Waste Water Treatment Works, Cragganmore Road, Aviemore
Proposal:	Installation of 2no. primary settlement tanks, 1 no. caustic storage tank, a centrifuge and the provision of 250m ³ sludge storage
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:	Proposal is for the installation of additional infrastructure within an existing waste water treatment plant as part of upgrades to provide increased treatment capacity. Type 2: small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0110/DET
Council ref: 17/01068/FUL
Applicant: Mr Colin Kirkwood
Development location: Coulnakyle Farm Cottage, Nethy Bridge, Highland, PH25 3EA
Proposal: Defective timber roof replaced and raised 300mm to provide bedroom suite on upper level. Internal alterations to provide new staircase. Replacement entrance porch.
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Erection of general purpose agricultural shed (05/00235/AGRBS).
Prior Notification Approval

Background Analysis: Defective timber roof replaced and raised 300mm to provide bedroom suite on upper level, internal alterations to provide new staircase, replacement entrance porch (16/05369/LBC). Pending Consideration. Proposal seeks to provide additional living space within an existing dwellinghouse through formation of new raised roof and conversion of loft space. Proposal also includes a small scale replacement porch. An associated application for listed building consent has been submitted and is pending consideration by the Local Authority. Type 2: 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: 2017/01111/DET
Council ref: 17/01101/FUL
Applicant: Mr Stuart Hamlette
Development location: Mockbeggar, Woodside Avenue, Grantown-on-Spey, PH26 3JR
Proposal: Demolition of existing garage and erection of 4 bed 1.5 storey house in garden ground
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Fit photovoltaic cells to main roof (13/03133/FUL).
- Erection of polytunnel greenhouse and canopy extension to house (06/00182/FULBS)
- Erection of dwelling and garage (02/00355/FULBS)
- Demolition of outbuildings (02/00356/CONBS)

All approved by the Local Authority

- Demolition of existing outbuildings (02/00169/CONBS)
- Erection of 2 dwellings (02/00168/OUTBS)

Both refused by the Local Authority

Background Analysis: Proposal is for the demolition of an existing garage within dwellinghouse garden grounds and erection of a 3 bedroom 2 storey dwellinghouse. 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: 2017/0113/DET
Council ref: 17/01106/FUL
Applicant: A W Laing Ltd
Development location: Land At Tom-An-Uird View, Cromdale
Proposal: Erection of 2 houses and access road/turning head
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: Proposal is for the erection of 2no. 3 bedroom single storey dwellinghouses in a field adjacent to existing residential units within the settlement of Cromdale. 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: 2017/0114/DET
Council ref: APP/2017/0618
Applicant: Mr And Mrs F Davidson
Development location: I Monaltrie Road, Ballater, Aberdeenshire, AB35 5PE
Proposal: Alterations to Garage
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Extension to dwellinghouse (APP/2014/4221). Approved by the Local Authority.
Background Analysis: Proposal is for alterations to an existing garage to include formation of pitched roof and replacement windows and doors. Type 2: 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: 2017/0115/DET
Council ref: APP/2017/0614
Applicant: The Aberdeen And District Property Co Ltd
Development location: 6 Bridge Street, Ballater, Aberdeenshire, AB35 5QP
Proposal: Conversion of flat to create 2 flats
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: Proposal is for the conversion of an existing 4 bedroom flat to form 2no. 1 bedroom flats. 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: 2017/0116/DET
Council ref: APP/2017/0623
Applicant: Mr Paul Robinson
Development location: Fir Cottage, Ordie, Aboyne, Aberdeenshire
Proposal: Alterations and extension to dwellinghouse and erection of 1.8m high gates
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Demolition of existing dwellinghouse and erection of replacement dwellinghouse (APP/2006/0553)
- Revised design for new dwelling and garage under permission APP/2006/0553 (APP/2011/0404)
- Variation of condition 1 (time) of previous application APP/2011/0404 (APP/2014/1468)

All approved by the Local Authority.
Background Analysis: Proposal is for alterations and extension to an existing dwellinghouse to include erection of sun room to gable elevation, and erection of extension to rear elevation to form a garage and provide additional living space. Type 2: 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: 2017/0117/DET
Council ref: 17/01162/FUL
Applicant: Bespoke Highland Homes Ltd
Development location: Mains Of Curr Cottage, Dulnain Bridge, Highland, PH26 3LU
Proposal: Demolition of existing cottage and erect replacement dwelling house and detached double garage (revised application 16/05222/FUL)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Demolition of cottage and shed; erection of two houses (14/02404/PIP). Approved by CNPA.
Background Analysis: Planning permission in principle has previously been granted for the demolition of an existing cottage and development of two houses at this location. The current proposal is for the demolition of the cottage and replacement with a single dwellinghouse and garage. Type 2: Housing – up to two residential units outside a settlement. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0118/DET
Council ref: APP/2017/0644
Applicant: Mr Graham Bell
Development location: 7 Monaltrie Avenue, Ballater, Aberdeenshire, AB35 5RX
Proposal: Erection of porch
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Change of use of open woodland to domestic garden ground and erection of fencing (APP/2012/1535). Approved by the Local Authority.
Background Analysis: Proposal is for the erection of a small scale porch entrance to front elevation of existing dwellinghouse. Type 2: 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: 2017/0119/DET
Council ref: 17/01173/FUL
Applicant: Miss Helen MacBean
Development location: Land 50M SW Of Rowan Cottage, Kincaig
Proposal: Erection of new dwelling house with private access
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history associated with this location includes:
Erection of dwelling (16/04808/FUL). Pending consideration by the Local Authority
Erection of house (16/02091/FUL). Refused by the Local Authority
Erection of house (amended site boundary 13/03342/FUL) (14/00392/FUL). Approved by the Local Authority
Erection of house (13/03342/FUL). Application withdrawn.
Background Analysis: Planning permission currently exists for the erection of a single dwellinghouse at this location. This proposal seeks to renew the existing permission with an amended application site boundary to reflect a reduction in de-crofted land. Type 2: Housing – up to two residential units outside a settlement. 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