
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 20 June 2016 2016/0198/DET to 2016/0228/LBC

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2016/0198/DET
Council ref:	16/02336/FUL
Applicant:	Mr Bryan Wilson
Development location:	Land Adjacent To The Winking Owl, Grampian Road, Aviemore Highland
Proposal:	Formation of 3no. retail units, incorporating mezzanine floorspace, and associated infrastructure including servicing and parking (Amendment to 2011/0177/DET).
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	<p>An application for full planning permission for a class 1 retail store with associated parking, servicing and. (Reference 2011/0177/DET) was considered at the April 2012 meeting of the CNPA Committee when it was delegated to officers to approve subject to SEPA withdrawing their objection on flooding issues; planning contributions being agreed; and information being provided to SNH regarding prevention of sedimentation of the Aviemore Burn. These matters were concluded in 2013 and planning consent was issued on 13 January 2014. This consent remains live. (Prior to this decision a number of other planning applications were approved on this site by the Local Authority and CNPA for various supermarket developments dating back to 2003).</p> <p>An application (2016/0062/DET) is currently pending with the CNPA for planning permission under Section 42 to vary condition 22 of the original permission 2011/0177/DET to allow subdivision of the unit, allow a minimum of 60% trading floor area to be exclusively for the sale of convenience goods and allow up to 40% of the trading floor to include a range of comparison goods with no single comparison good occupying more than 40% of that area. (Condition 22 prevented the sub division of the approved retail unit and restricted the proportion of comparison and convenience goods.) This application is due to be considered at the July meeting of the CNPA Planning Committee.</p>

Background Analysis: This application seeks consent for physical changes to the approved building to split it into three retail units with changed servicing and parking arrangements, creation of three shop fascias and a new internal non-trading mezzanine level for one of the units. The use of the site for retail development is established and the proposals are considered to be small scale amendments to the existing consented development. There are no new issues that have not been previously considered.

CNPA ref: 2016/0216/LBC
Council ref: 16/02406/LBC
Applicant: Mr David Cameron
Development location: Glenspey, 143 Grampian Road, Aviemore Highland
Proposal: Extension to the rear of existing house
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Listed Building Consent granted by the local planning authority for replacement veranda and windows in 2009.
Background Analysis: The proposal is for a 2 storey rear/side extension to a traditional villa. This is a Type 2 Listed Building Consent Application involving minor external and internal changes to a 'C' listed building of local importance. The proposal does not raise significant issues to the Park.

CNPA ref: 2016/0217/HAZ
Council ref: 15/01702/HAZ
Applicant: Chivas Brothers Limited
Development location: Glenlivet Distillery, Glenlivet, Ballindalloch Moray
Proposal: Application for hazardous substance consent
Application type: Hazardous Substances Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Various planning permissions relating to the operation of the distillery
Background Analysis: Planning application for hazardous substance consent for the storage of ethanol. The application was submitted to Moray Council in August 2015. The storage of the substance is wholly contained within the distillery complex and managed as part of their process. The proposal does not raise significant issues with regards to the Park.

CNPA ref: 2016/0218/DET
Council ref: APP/2016/1665
Applicant: BT Openreach
Development location: Land Adjacent To, Braehead Cottage, I Cairnadrochit Braemar
Proposal: Installation of DSLAM (Digital Subscriber Line Access Multiplexer) Cabinet
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent planning history.
Background Analysis: Installation of 1.4 x 0.4 x 1.1m BT Cabinet. Planning permission is required as the cabinet is within the Braemar Conservation Area. Type 2 telecommunications/broadband cabinets.

CNPA ref: 2016/0219/DET
Council ref: 16/02312/FUL
Applicant: The Granish Farm Partnership
Development location: Land 350M East Of Batching Plant, Knockgranish, Aviemore
Proposal: Proposed operation of recycling centre for inert construction and demolition materials
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent planning history. A similar proposal was submitted nearby but out with the area of previously developed land under application reference 2015/0150/DET. This was called in by the CNPA and subsequently withdrawn by the applicant following the identification of landscape and ecology constraints and to allow for an alternative site to be identified.
Background Analysis: The current proposal is contained entirely within a 'disturbed' area with little landscape or ecological value. Type 2 being small scale commercial use. No issues of significance to the National Park.

CNPA ref: 2016/0220/DET
Council ref: 16/01269/FUL
Applicant: Mr Marcus Patton
Development location: Grantown Playgroup, Heathfield Road, Grantown On Spey
Proposal: Erection of Canopy
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Small scale alterations within the grounds were consented in 2001 and 2002.
Background Analysis: Type 2 small scale extension involving a commercial use.

CNPA ref: 2016/0221/NOT
Council ref: 16/01753/PNO
Applicant: Mr Ruaraidh Ormiston
Development location: Glendell, Ruthven Road, Kingussie Highland
Proposal: Prior Notification for farm-related building works (non-residential)
Application type: Agricultural and Forestry Notification
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent planning history.
Background Analysis: Agricultural Prior Notification for a 10mx6m (approx) general purpose store and animal shelter on agricultural land near to the Council Yard and railway line Kingussie. No issues of significance to the National Park.

CNPA ref: 2016/0222/DET
Council ref: 16/02544/FUL
Applicant: Tesco Stores Ltd
Development location: Tesco Superstore, Grampian Road, Aviemore Highland
Proposal: Alterations to the existing superstore car parking area, including the installation of a new roof plant unit and new entrance doors
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Minor alterations consented in 200, 2002 and 2008 for satellite dish, advertisements and minor extensions.
Background Analysis: A proposal for additional disabled parking bays with reconfiguration to provide 2 additional parking bays (net gain of 1), alterations to store entry with new sliding doors and new refrigeration unit to the roof. The Tesco store is an established retail premises with the proposals being Type 2 a small scale extension to a commercial premises.

CNPA ref: 2016/0223/DET
Council ref: APP/2016/1671
Applicant: Inchmarnoch Estate
Development location: Ballaterach Cottage, Dinnet, Aboyne Aberdeenshire
Proposal: Change of Use of Part of Steading to from Extension to Existing Dwellinghouse
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent planning history.
Background Analysis: Residential extension by change of use and alteration to an attached steading building. Type 2 householder development that needs planning permission.

CNPA ref: 2016/0224/DET
Council ref: 16/02611/FUL
Applicant: Cairngorm Properties Ltd
Development location: Land 30M West Of , 31 Allt Mor, Aviemore
Proposal: Proposed 24 private flats, 8 private terrace units and 10 affordable units
Application type: Detailed Planning Permission
Call in decision: **CALLED IN**
Call in reason: The proposed development is for a significant number of residential units within Aviemore. The proposal is classed as a Type 1 application being for more than 5 residential units within a settlement and may raise significant issues locally.
Planning History: Planning permission granted for the erection of a 50 bed nursing home in 2008 with subsequent extension of the period of consent in 2012. Consent is now expired.
Background Analysis: This is a residential development proposal for 42 dwelling units within the Aviemore settlement boundary. Type 1 Housing – 5 or more residential units within a settlement.

CNPA ref: 2016/0225/DET
Council ref: APP/2016/1663
Applicant: Mr Edward Humphrey
Development location: East Lodge, Dinnet House, Dinnet Aboyne
Proposal: Change of use from Class 9 (Dwellinghouse) to Class 4 (Business) Estate Office and Refurbishment of Existing Windows, Non Compliance with Condition 1 (Refurbishment of Windows) of APP/2015/1334
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Change of use from dwelling to office approved by Aberdeenshire Council in June 2015.
Background Analysis: Application not to comply with condition 1 requiring window refurbishment and repair but to replace windows with new timber sash and case units. Type 2.

CNPA ref: 2016/0226/LBC
Council ref: APP/2016/1634
Applicant: Mr J Schuneman
Development location: Cutaway Cottage, Cambus O'may, Ballater Aberdeenshire
Proposal: Removal of Existing Conservatory and Erection of Sun Lounge
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent planning history.
Background Analysis: This is to remove an existing conservatory and replace with a sun lounge of similar dimensions and includes the blocking up of a small window to the west elevation. Type 2 Listed Building Consent Application involving minor external change.

CNPA ref: 2016/0227/DET
Council ref: APP/2016/1672
Applicant: National Trust Scotland
Development location: Derry Lodge, Braemar, Aberdeenshire
Proposal: Change of Use of Existing Derelict Shooting Lodge to Form Tourist Hostel Accommodation (including staff accommodation), Existing Games Larder/Hay Barn to Biomass Plant Room/Store and Siting of Wood Chip Store
Application type: Detailed Planning Permission
Call in decision: **CALLED IN**
Call in reason: The proposals involve alterations to a listed building in a remote location to create hostel accommodation where there is currently only wild camping and limited bothy accommodation. The proposals raise issues of significance for the natural and cultural heritage and in relation to the enjoyment and understanding of the National Park.
Planning History: No recent planning history.
Background Analysis: Derry lodge is an attractive C Listed Victorian shooting lodge in a rural setting West of Braemar. The proposals involve internal and external alterations and the provision of biomass heating and associated store to provide accommodation for approximately 20 guests and 2 residential staff. Listed building consent application associated with a full planning application for change of use. The building is considered an important part of the areas cultural heritage.

CNPA ref:	2016/0228/LBC
Council ref:	APP/2016/1673
Applicant:	National Trust For Scotland
Development location:	Derry Lodge, Braemar, Aberdeenshire
Proposal:	Change of Use of Existing Derelict Shooting Lodge to Form Tourist Hostel Accommodation (including staff accommodation)
Application type:	Listed Building Consent
Call in decision:	CALLED IN
Call in reason:	The proposals involve alterations to a listed building in a remote location to create hostel accommodation where there is currently only wild camping and limited bothy accommodation. The proposals raise issues of significance for the natural and cultural heritage and in relation to the enjoyment and understanding of the National Park.
Planning History:	No recent planning history.
Background Analysis:	Derry lodge is an attractive C Listed Victorian shooting lodge in a rural setting West of Braemar. The proposals involve minor internal and external alterations and the provision of biomass heating and associated store to provide accommodation for approximately 20 guests and 2 residential staff. Given the proposed capacity of the lodge as hostel accommodation, this is considered to be a tourism and leisure development that may raise significant issues with regard to the enjoyment and understanding of the Park and may potentially, through intensification of access to the area, affect places with high wildness characteristics.

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