
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN

Call-in period: 20 November 2017
2017/0423/DET to 2017/0435/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2017/0423/DET
Council ref:	17/05027/FUL
Applicant:	Miss Lorraine Elliot
Development location:	The Old Ministers Guest House , Inverdruie, Aviemore
Proposal:	Alterations and extension
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:	Proposed extensions to rear of house within small settlement – decking area also shown. Type 2 –Householder developments – small developments that need planning permission. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0424/DET
Council ref:	17/05208/S37
Applicant:	Scottish Hydro Electric Power Distribution PLC
Development location:	Land To North East Of Garvabeg, Laggan - Garvamore - Melgarve, Laggan Highland
Proposal:	Proposed 33Kv overhead line augmentation works
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN - It is recommended that the local authority be advised that the CNPA will provide comments on this case through the consultation on the screening process.
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> • Deviation of existing 132kv overhead electricity line (05/00288/S37BS) Application withdrawn.
Background Analysis:	This proposal is for a Section 37 application under the terms of the Electricity Act for augmenting an existing electricity line running from Garvabeg to Garvamore where the line is to be upgraded from two line to three lines. Thereafter it is proposed to replace the existing line from Garvamore to Loch Crunachan. An accompanying Environmental Impact screening request for these works has been submitted to Highland Council and the CNPA has been consulted on this providing the opportunity to comment. Type- Section 37 electricity application.

CNPA ref:	2017/0425/ADV
Council ref:	17/05167/ADV
Applicant:	SC Aviemore Limited
Development location:	Land 105M NW Of , 111A Grampian Road , Aviemore
Proposal:	Totem Sign
Application type:	Advertisement Consent
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	<p>There have been various permissions granted for retail development on this wider site including:</p> <ul style="list-style-type: none"> • Siting of two storage containers & fenced enclosure (17/04540/FUL) Awaiting decision. • Application under Section 42 for non-compliance with Conditions 12 & 22 of planning permission 16/02336/FUL. Specifically to allow trading from a mezzanine floor including provision of an ancillary cafe use and amendment to retail goods trading floor area restrictions (17/03904/FUL) Approved by the local authority. • Formation of 3 retail units, incorporating mezzanine floorspace, and associated infrastructure including servicing and parking (Amendment to 2011/0177/DET) (16/02336/FUL) Approved by the local authority. • Application for planning permission under Section 42 to vary condition 22 of 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 (2016/0062/DET) Approved by the CNPA. • Erection of Class 1 retail store with associated parking, servicing and landscaping. (2011/0177/DET) Approved by the CNPA.
Background Analysis:	<p>Proposal for new sign at entrance road into retail development beside Winking Owl Aviemore. Type 2 – Advertisement consent applications. Proposal is not considered to raise issues of significance to the collective aims of the National Park.</p>

CNPA ref:	2017/0426/DET
Council ref:	APP/2017/2850
Applicant:	EE Limited
Development location:	Site To The East Of Bridge Of Dee Cottage , Invercauld Bridge, Crathie, Ballater
Proposal:	Erection of 25m lattice tower and installation of antenna and dish, installation of meter cabinets and generator and formation of compound
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: Erection of 22 metre high lattice tower, 3 x antenna, 2 x dishes, 1 x GPS antenna, equipment cabin and associated works (APP/2003/0818) - External grant.
Background Analysis:	Proposal to erect 25 metre high telecommunications tower for emergency purposes on site within woodland and close to existing mast. Type – Other - telecommunications masts within settlements are Type 2 proposals unlikely to be called in. The proposed development in view of its location and proximity to existing infrastructure in this case is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0427/DET
Council ref: I7/05236/FUL
Applicant: Mr Angus Macpherson
Development location: Clan Macpherson House, Main Street, Newtonmore, Highland
Proposal: Change of external materials to roof and wall part of the Clan Macpherson museum
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Boiler room extension (01/00039/FULBS) Approved by the Local Authority.

Background Analysis: Proposal for external alterations to existing museum building within settlement including use of timber and wet dash harled wall finishes and altering roof finishes in order to upgrade the building and improve its insulation. No change in floorspace is proposed. Type 2 – small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0428/MSC
Council ref: I7/05034/MSC
Applicant: Mr Iain Scott
Development location: Land 40M SW Of Greenaway , Skye Of Curr Road, Dulnain Bridge
Proposal: Erection of house, garage and associated drainage
Application type: Matters Specified in Conditions
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Formation of new dwelling house (I5/04536/PIP) Approved by the Local Authority.

Background Analysis: Application seeks permission for matters specified in conditions consent relating to a site which was granted planning in permission consent previously on a gap site within an existing row of houses. Proposal is for L shaped house on the site. Type 2 Housing – up to two residential units outside a settlement Proposal is not considered to raise issues of

significance to the collective aims of the National Park.

CNPA ref:	2017/0429/DET
Council ref:	17/04695/FUL
Applicant:	Mrs Donna Crowe-Urbaniak
Development location:	Hillside, Faebuie, Burnside, Cromdale
Proposal:	Erection of detached double garage and conversion and extension of existing integral garage to form self-contained unit
Application type:	Detailed Planning Permission
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">• Erection of dwelling and garage (01/00135/FULBS)• Erection of house and garage (amended siting and design) (06/00334/FULBS) <p>Both approved by the Local Authority.</p>
Background Analysis:	<p>Proposal is for new double garage within grounds of detached house in countryside, together with conversion of existing integral garage to form a self-contained annex. Mix of Type 2 Householder developments – small developments that need planning permission and Type 2 Housing – up to two residential units outside a settlement Proposal is not considered to raise issues of significance to the collective aims of the National Park.</p>

CNPA ref: 2017/0430/DET
Council ref: APP/2017/2878
Applicant: Mr And Mrs Calum Innes
Development location: Land Adjacent To, Mountain Cottage, 56 Chapel Brae, Braemar
Proposal: Erection of a domestic 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: Application is for pitched roof timber garage on vacant former borrow pit ground adjacent to an existing house in Braemar, within the settlement boundary of the village. The supporting statement explains that the garage is required to house a 4 by 4 vehicle used to access the applicant's property near Tomintoul Croft to the north. Type Other whilst not within the applicant's curtilage this small scale garage is akin to a: Type 2 Householder developments – small developments that need planning permission. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0431/DET
Council ref: I7/05203/FUL
Applicant: Mr And Mrs Gordon And Alison McConachie
Development location: Culfoich, Grantown On Spey, PH26 3PN
Proposal: Erection of extension
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: Application for alterations and extension to existing house in countryside. Type 2 –Householder developments – small developments that need planning permission. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0432/PPP
Council ref:	APP/2017/2578
Applicant:	Bradonwood Ltd
Development location:	Site To The East Of Tulloch, Strathdon, Aberdeenshire, AB36 8XJ
Proposal:	Erection of 2 dwellinghouses
Application type:	Planning Permission in Principle
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	There is no recent planning history.
Background Analysis:	Proposal is for planning in principle to erect two new houses on site of former cottages in the countryside with supporting statement illustrating ruins of previous use. Type 2 Housing – up to two residential units outside a settlement. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0433/DET
Council ref:	17/01976/FLL
Applicant:	Mrs Anne Macdonald
Development location:	The Old Manse, Blair Atholl, Perth And Kinross, PH18 5TN
Proposal:	Change of use of dwelling house to form conference/venue facilities, alterations and extension, erection of toilet facilities, siting of a marquee, formation of car parking area and an earth bund and associated works
Application type:	Detailed Planning Permission
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 the Local Authority. • Change of use, alterations and extension to dwellinghouse and outbuildings to form function venue, guesthouse accommodation and manager's accommodation (17/00707/FLL) Refused by the Local Authority for reasons relating to impact on residential amenity of adjacent house. • 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. (17/01660/FLL) Pending decision.
Background Analysis:	<p>Proposal involves change of use and extensions to existing property to form conference accommodation and venue facilities together with bunded parking for 30 car and toilet block. The supporting statement explains it is proposed to erect a holding area/orangery extension (some 7 m by 7m) in the rear courtyard for guests, reassign the use of some of the existing internal rooms for 5* guest accommodation and to allocate a specific area within the grounds where a hired event marquee, for very occasional use, may be erected for the duration of that event. This also explains the rationale to expand the existing self –catering use here to include corporate meetings, business events and weddings targeting luxury market. Site is located within existing small rural grouping to east of Blair Atholl. Overall capacity estimated to be 70 persons. Type 2 – small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. Proposal is not considered to raise issues of significance to the collective aims of the National Park.</p>

CNPA ref:	2017/0434/DET
Council ref:	I7/05305/FUL
Applicant:	Mrs Anne Parker
Development location:	Drumlaggan, Balgown Road, Balgowan, Newtonmore
Proposal:	Demolition of shed and erection of 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:	Application for garage accommodating four cars with associated log store/dog kennel and workshop within rear curtilage of domestic property. Proposal for monopitch roof building replacing existing sheds. Type 2 –Householder developments – small developments that need planning permission. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0435/DET
Council ref:	APP/2017/2465
Applicant:	Mr And Mrs C Hunter
Development location:	Inver Cottage, Aucherndryne Square , Braemar, Aberdeenshire
Proposal:	Alterations and extension to dwellinghouse
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> • Extension to dwelling, erection of satellite dish, garage, gazebo and outbuilding (part retrospective) (APP/2005/0724) Refused by the Local Authority. • Extension to dwelling (APP/2005/0726) Refused by the Local Authority. • Alterations and extension to dwellinghouse (APP/2017/1987) withdrawn • Alterations and extension to dwellinghouse (APP/2017/1988) Application withdrawn.
Background Analysis:	Proposed extensions to rear of house within settlement. Type 2 – Householder developments – small developments that need planning permission. Proposal is 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>