
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 21 November 2016 2016/0396/DET to 2016/0412/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2016/0396/DET
Council ref:	16/04776/FUL
Applicant:	Mrs Janet Ralston
Development location:	Sonnenau, 11 Coylum Road, Coylumbridge, Aviemore
Proposal:	Proposed removal of existing dummy chimney and replacement with new chimney for stove installation
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 removal of an existing dummy chimney and erection of new chimney to gable elevation. 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: 2016/0397/DET
Council ref: 16/04353/FUL
Applicant: Telefonica UK Limited
Development location: Balavil Sports Hotel, Main Street, Newtonmore, Highland
Proposal: Installation of 2no. gable mounted replica flagpoles, 1no. 300mm dish, 3no. cabinets and ancillary development
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Installation of biomass boiler and plant (13/04089/FUL). Approved by the Local Authority.
Background Analysis: Proposal is for the installation of various telecommunications infrastructure including 2no. 6 metre pole-mounted antennae, 3no. cabinets, and associated minor internal and external alterations to hotel building. Type: Other. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0398/DET
Council ref: APP/2016/2932
Applicant: Glenmuick Estate
Development location: Burnfoot, Glen Muick, Ballater, Aberdeenshire
Proposal: Change of use from agricultural land to domestic garden ground and relocation of oil tank (retrospective)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Erection of replacement porch to dwellinghouse (APP/2016/1680). Approved by the Local Authority.
Background Analysis: Proposal is for the change of use of land from agricultural to domestic garden to provide increased private garden space. Proposal also seeks permission for the replacement and relocation of an existing oil tank from within garden ground to land outwith the curtilage of the dwellinghouse. Type: Other. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0399/DET
Council ref: 16/01655/APP
Applicant: Mr M Hutchinson
Development location: Richmond Arms Hotel, The Square, Tomintoul, Moray
Proposal: Install replacement windows
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Planning history includes:

- Installation of replacement windows and door (16/00347/APP). Application returned
- Extend existing public bar (97/01933/FUL)
- Proposed variation to planning consent 96/02124/FUL (97/01851/FUL)
- Conversion of stable block to 6 bedroom annexe (97/01678/FUL)
- Change of use of existing garage and stores to form hot food take-away (96/02125/FUL)
- Alter and extend existing hotel including demolition of existing function room and staff accommodation (96/02124/FUL)
- Alter and extend bar (89/00005/FUL)

All approved by the Local Authority.

Background Analysis: Proposal is for the replacement of 53 timber casement and sliding sash windows and a single door with woodgrain PVCU units. Type: Other. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0400/DET
Council ref: APP/2016/3023
Applicant: Mr Neil Capel
Development location: Cnoc Na Mearlach, Broombank Terrace, Braemar, Aberdeenshire
Proposal: Erection of replacement dwellinghouse, boundary wall and 8m high flag pole
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:
- Demolition of dwellinghouse (APP/2016/2995). Pending consideration
Removal of 2no. gean trees, 1no. sycamore, 1no. larch and crown lifting of remaining trees (TRE/2012/0031). Approved by the Local Authority.
Background Analysis: Proposal is for the erection of a 3no. bedroom single storey dwellinghouse with attached garage. A further application for the demolition of an existing dwellinghouse is pending consideration by the Local Authority. 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: 2016/0401/DET
Council ref: APP/2016/3032
Applicant: Mrs Louise Anderson
Development location: Ardgeith Bungalow, Hillockhead, Glendeskry, Strathdon
Proposal: Demolition of existing house and erection of replacement dwelling
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 demolition of a small single storey dwellinghouse and erection of replacement 2 storey, 3 no. bedroom dwellinghouse. 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:	2016/0402/NOT
Council ref:	16/04947/PNO
Applicant:	Mr Patrick Harrison
Development location:	Balliefurth Farmhouse, Grantown-on-Spey, Highland, PH26 3NH
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:	Recent planning history includes: <ul style="list-style-type: none"> - Proposal to divert the Speyside Way to the north-west side of the silage yard (16/04164/FUL). Awaiting decision. - Installation of new wood chip boiler and below ground wood chip hopper to farm and house (14/04007/FUL). Approved by the Local Authority. Proposed erection of house for self-catering holiday lets (09/00189/MSCBS). Approved by the Local Authority.
Background Analysis:	Proposal is a prior notification for the erection of a new concrete silage pit within an existing agricultural land holding. Type: Other – Prior notification for farm related building works. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2016/0403/DET
Council ref:	16/04940/FUL
Applicant:	Mr Alistair Lyons
Development location:	Clutha, 6 Drumguish, Drumguish Road, Kingussie
Proposal:	Create dormer to allow upstairs bedrooms to be habitable and extend extension to rear of property
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 alterations and extension to dwellinghouse including replacement of existing dormers, removal of existing single storey flat-roofed kitchen at rear elevation, and erection of extension to rear. 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: 2016/0404/DET
Council ref: 16/04667/FUL
Applicant: Mr Ross Stuart
Development location: Land 35M South Of Unit 10, Woodlands Industrial Estate, Woodlands Terrace, Grantown On Spey
Proposal: Erection of new mono-pitched building to replace old building
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 removal of an existing materials store and erection of replacement structure at site within industrial estate. Type: Other. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0405/DET
Council ref: 16/04604/FUL
Applicant: Mr Brian Ritchie
Development location: Granish Quarry And Waste Recycling Centre, Granish, Aviemore
Proposal: Extend mineral working area
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:
- Section 42 application to vary condition 1 of 01/00171/FULBS regarding time limits (12/04734/S42)
- Quarrying of sand and gravel and development of waste transfer station (01/00171/FULBS)
Both approved by the Local Authority.
Background Analysis: Proposal is for an extension to an existing quarry to provide for further extraction of sand, gravel and construction materials. 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:	2016/0406/DET
Council ref:	16/04258/FUL
Applicant:	Stephen Plowman
Development location:	Highland Wildlife Park, Kincaig, Highland, PH21 1NL
Proposal:	Construction of road and car park
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"> - Installation of pedestrian access through the Park's Reserve using a mixture of hard cored path & raised timber walkway, terminating in a viewing platform (14/02893/FUL). Approved by the Local Authority. - Extend kitchen building (14/02780/FUL). Approved by the Local Authority. - Replacement of 2 existing ticket kiosks with 1 larger unit, provision of bus shelter & boardwalk access with shelter (13/02249/FUL). Approved by the Local Authority. Erection of advertisement sign (10/03961/ADV). Refused by the Local Authority.
Background Analysis:	Proposal is for the construction of a new section of access road and creation of an area for overspill parking within existing wildlife park complex. 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:	2016/0407/ADV
Council ref:	16/04996/ADV
Applicant:	Davall Developments Ltd
Development location:	Land At Junction Of Dalfaber Drive And Grampian Road, Aviemore
Proposal:	Advertisement of the following types: Advance Sign
Application type:	Advertisement Consent
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 an 1800x1000mm double-sided, laminated sign mounted on poles. Type 2: Advertisement consent applications. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0408/NOT
Council ref: 16/04995/PNO
Applicant: Mr David Smith
Development location: Congash Farmhouse, Grantown-on-Spey, Highland, PH26 3NL
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: Recent planning history includes:
- Prior notification for farm-related building works (non-residential) (16/04281/PNO). Prior Approval not required.
- Proposed new access to farm (16/00515/FUL). Approved by the Local Authority.
Background Analysis: Proposed farm track road (15/03432/PNO). Application returned Proposal is a prior notification application for the erection of an agricultural building required for the storage of agricultural machinery. Type: Other - Prior notification for farm related building works. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2016/0409/DET
Council ref:	APP/2016/2985
Applicant:	Braemar Mountain Sports Ltd
Development location:	Braemar Mountain Sports, Invercauld Road, Braemar, Aberdeenshire
Proposal:	Alterations and extension to existing shop
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 2 freestanding illuminated signs (APP/2016/2044). Approved by the Local Authority. - Installation of underground gas tank (APP/2013/3260). Approved by the Local Authority. - Extension to store room of main shop building (APP/2013/0372). Approved by the Local Authority. - Alterations and extension to shop and formation of café (APP/2013/0703). Approved by CNPA. <p>Part change of use to form café (class 3 food and drink) including formation of link and extension to existing shop (class I) (APP/2013/1504). Approved by the Local Authority.</p>
Background Analysis:	<p>Proposal is for an extension to rear of existing shop to provide additional shop space, office provision and storage. Extension also includes expansion of kitchen in adjacent café and erection of additional decking. 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.</p>

CNPA ref: 2016/0410/DET
Council ref: APP/2016/3037
Applicant: Ms Mary McNaught
Development location: Clann A Cheo, Fife Brae, Braemar, Aberdeenshire
Proposal: Alterations and extension to dwellinghouse and erection of decking
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Partial demolition of dwellinghouse (APP/2016/3035). Application returned.
Background Analysis: Proposal is for the erection of an extension to rear of existing dwellinghouse, and erection of area of timber decking and stairs. 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: 2016/0411/DET
Council ref: APP/2016/3106
Applicant: Mrs Elizabeth McNeil
Development location: Scotsbank, Strathdon, Aberdeenshire, AB36 8UR
Proposal: Change of use of land from agricultural land to camp site and erection of 1 class room and 7 cabins (Tourist Accommodation) and formation of access.
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 land from agricultural land to camp site and erection of 8 cabins (tourist accommodation) and formation of access (APP/2016/2055). Application withdrawn.
Formation of menage, erection of boundary fence including change of use of agricultural land (APP/2012/2637). Approved by the Local Authority.
Background Analysis: Proposal is a revised submission for 8 small-scale timber cabins to provide tourist accommodation and classroom facilities within grounds of existing dwellinghouse. 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: 2016/0412/DET
Council ref: APP/2016/2849
Applicant: Mr And Mrs Elizabeth Gill McNeill
Development location: Sweetheart Cottage, Scotsbank, Strathdon, Aberdeenshire
Proposal: Change of use to holiday accommodation
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 seeks permission for change of use of previously converted steading building from self-contained residential unit to holiday accommodation. 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.

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