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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN

Call-in period : 29 November 2012 – 21 December 2012

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

### PLANNING APPLICATION CALL-IN DECISIONS

**CNPA ref:** 2012/0381/DET  
**Council ref:** 12/04243/FUL  
**Applicant:** Aviemore and Highland Developments Ltd.  
**Development location:** Land at Highburnside, Aviemore  
**Proposal:** Erection of 19 villas (plots 27 – 45)  
**Application type:** Detailed Planning Permission  
**Call in decision:** CALLED IN  
**Call in reason:** This application relates to a site where previous applications have been determined by the CNPA. This application is considered to be of linked significance to previous applications and accordingly raises similar issues of general significance to the collective aims of the Cairngorms National Park., in particular relating to natural heritage, landscape impact and social and economic development  
**Non call comments:** N/A

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**CNPA ref:** 2012/0382/DET  
**Council ref:** 12/04501/FUL  
**Applicant:** Mr And Mrs Forrester  
**Development location:** House Plot Adjoining Spey Cottage, Dalfaber Road, Aviemore  
**Proposal:** Erection of house  
**Application type:** Detailed Planning Permission  
**Call in decision:** CALLED IN  
**Call in reason:** The proposed site lies largely outwith the designated settlement boundary of Aviemore , within an area containing woodland, and within a fluvial flooding area as identified in SEPA's flood alleviation map. The proposed house is of three storey (including basement garage ) design.( The previous consent for a house site at Spey Cottage involved a site within the curtilage of the existing house. ) The combination of these factors is considered to be of significance to the collective aims of the Park in terms of policy, environmental and design issues.  
**Non call in comments:** N/A

**CNPA ref :** 2012/0383/DET  
**Council ref :** I2/04503/FUL  
**Applicant :** Mr And Mrs J Farquhar  
**Development location:** Cor Doigne, Heathfield Road, Grantown-On-Spey, PH26 3HX  
**Proposal:** Alter and extend house  
**Application type:** Detailed Planning Permission  
**Call in decision** **NO CALL-IN**  
**Call in reason :** N/A  
**Non call in comments:** N/A

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**CNPA ref :** 2012/0384/DET  
**Council ref :** I2/04544/FUL  
**Applicant :** Mrs K Tod  
**Development location :** Garden Ground Of Birchwood Lodge, The Brae, Kincaig  
**Proposal :** Erection of house within garden ground, including the formation of new access & driveway  
**Application type :** Detailed Planning Permission  
**Call in decision** **NO CALL-IN**  
**Call in reason :** N/A  
**Non call in comments :** The CNPA would highlight that a core path runs to the north of the site and must not be impeded in any way, including at construction stage. Also that full consideration be given to ensuring that the proposed house relates well to adjacent properties in terms of design, scale, finishes and amenity considerations together with ensuring the new house works with the contours of the site. The impacts upon existing trees should be fully considered to ensure full compliance with Local Plan Policy 5 on Biodiversity and if any trees require to be removed, given the amount of existing tree planting in the vicinity, this should be carefully considered and justified as the existing trees and vegetation add considerably to the setting and attractiveness of the Brae area.

**CNPA ref :** 2012/0385/DET  
**Council ref :** I2/04584/FUL  
**Applicant :** Mr Phillip Southcott  
**Development location :** Land Adjoining 10 Ruthven Road, Kingussie  
**Proposal :** Use of land for processing timber into woodchip  
**Application type :** Detailed Planning Permission  
**Call in decision** **NO CALL IN**  
**Call in reason :** N/A  
**Non call in comments :** The CNPA recommend that full consideration be given to any amenity implications relating to any potential impacts upon adjacent residential properties and the advice of Environmental Health officers and SEPA be sought in this regard. Also that full consideration is given to any implications arising out of the location within a fluvial flooding area. Finally that the scale of operations be carefully considered and controlled to ensure the use is appropriate to the surrounding land uses and nature of the site.

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**CNPA ref :** 2012/0386/DET  
**Council ref :** I2/04581/FUL  
**Applicant :** Mr Phillip Southcott,  
**Development location :** Duke Of Gordon Hotel, Newtonmore Road, Kingussie, PH21 1HE  
**Proposal :** Use of land for storage of woodchips for biomass boiler (retrospective)  
**Application type :** Detailed Planning Permission  
**Call in decision** **NO CALL-IN**  
**Call in reason :** N/A  
**Non call in comments :** The CNPA recommend that full consideration be given to any amenity implications relating to surrounding land uses, and the advice of Environmental Health officers be sought in this regard. Also that, in the event of the application being supported, the areas of the site which are to be used for storage are clearly defined and controlled, to ensure that the amenity and appearance of the area is safeguarded.

**CNPA ref :** 2012/0387/NST  
**Council ref :** M/APP/2012/3812  
**Applicant :** Ms Linda Morrison  
**Development location :** Land At Mains Of Monaltrie, Crathie, Ballater, AB35 5TP  
**Proposal :** 7 Spans of Overhead Line (Retrospective)  
**Application type :** Statutory Notification – Overhead Lines  
**Call in decision** **No Call-In**  
**Call in reason :** N/A  
**Non call in comments :** N/A

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**CNPA ref :** 2012/0388/DET  
**Council ref :** I2/04615/FUL  
**Applicant :** Mr And Mrs Dean  
**Development location :** Badanfhuarain, Nethy Bridge, PH25 3ED  
**Proposal :** Erection of Woodman's hut  
**Application type :** Detailed Planning Permission  
**Call in decision** **NO CALL-IN**  
**Call in reason :** N/A  
**Non call in comments :** The CNPA would comment that the building should be used for tourist accommodation purposes only in order to comply with Local Plan policy 33 Tourism Related Development. As the site is located in an Ancient Woodland area compliance with Policy 3 'Other Important Natural and Earth Heritage Sites and Interests' should be fully considered and any impacts on woodland minimised. Otherwise the use of sustainable materials and design is welcomed.

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**CNPA ref :** 2012/0389/DET  
**Council ref :** M/APP/2012/3548  
**Applicant :** Mr James W Armstrong  
**Development location :** Craigard Cottage, 3A Abergeldie Road, Ballater, AB35 5RR  
**Proposal :** Erection of Decking to Rear  
**Application type :** Detailed Planning Permission  
**Call in decision** **No Call-In**  
**Call in reason :** N/A  
**Non call in comments :** N/A

**CNPA ref :** 2012/0390/DET  
**Council ref :** 12/04602/FUL  
**Applicant :** BDO LLP  
**Development location :** 4 Auchroisk Place, Cromdale, Grantown-On-Spey  
**Proposal :** Erection of house  
**Application type :** Detailed Planning Permission  
**Call in decision** **No Call-In**  
**Call in reason :** N/A  
**Non call in comments :** The CNPA recommends that in order to comply with the Sustainable Design Guide the use of wooden windows and doors rather than UPVC is considered. Also that consideration is given to the potential for native planting along the rear site boundary (eastern beside A95) together with care regarding boundary enclosures, to help create an attractive visual setting for the development in line with Policy 16 -Design Standards for Development.

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**CNPA ref :** 2012/0391/DET  
**Council ref :** 12/04603/FUL  
**Applicant :** BDO LLP  
**Development location :** 6 Auchroisk Place, Cromdale, Grantown-On-Spey  
**Proposal :** Erection of house  
**Application type :** Detailed Planning Permission  
**Call in decision** **No Call-In**  
**Call in reason :** N/A  
**Non call in comments :** The CNPA recommends that in order to comply with the Sustainable Design Guide the use of wooden windows and doors rather than UPVC is considered. Also that consideration is given to the potential for native planting along the rear site boundary (eastern beside A95) together with care regarding boundary enclosures, to help create an attractive visual setting for the development in line with Policy 16 -Design Standards for Development.

**CNPA ref :** 2012/0392/DET  
**Council ref :** I2/04605/FUL  
**Applicant :** BDO LLP  
**Development location :** 3 Auchroisk Road, Cromdale, Grantown-On-Spey  
**Proposal :** Erection of house  
**Application type :** Detailed Planning Permission  
**Call in decision** **NO CALL-IN**  
**Call in reason :** N/A  
**Non call in comments :** The CNPA recommends that in order to comply with the Sustainable Design Guide the use of wooden windows and doors rather than UPVC is considered.

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**CNPA ref :** 2012/0393/DET  
**Council ref :** I2/04485/FUL  
**Applicant :** T & A MacDonell  
**Development location :** Land 370M SW Of Balnascriten, Feshie Bridge  
**Proposal :** Erection of croft house  
**Application type :** Detailed Planning Permission  
**Call in decision** **NO CALL-IN**  
**Call in reason :** N/A  
**Non call in comments :** The CNPA recommend that full consideration is given to ensuring that the application fully complies with Local Plan policies for housing outwith settlements ( policy 22) and that if a case is being made for a croft house that the required information to substantiate the land management need ( as set out in the policy and supporting text) is made and assessed. Also that full consideration is given to the ensuring that the proposed site is a more visually and environmentally suitable alternative than building on the site of the original ruins, or beside existing agricultural buildings. Finally, that in the event of the application being supported the scale and siting of the new house is carefully assessed to ensure that it fits in with this attractive and scenic area, with existing trees retained and new native landscaping of a suitable standard/species provided to help create a good setting for the house.

**CNPA ref :** 2012/0394/DET  
**Council ref :** I2/04607/FUL  
**Applicant :** Miss Taylor-Ramsay  
**Development location :** I0 Dorback Place, Nethy Bridge, PH25 3AB  
**Proposal :** Conservatory extension.  
**Application type :** Detailed Planning Permission  
**Call in decision** **NO CALL-IN**  
**Call in reason :** N/A  
**Non call in comments :** N/A

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**CNPA ref :** 2012/0395/DET  
**Council ref :** M/APP/2012/3927  
**Applicant :** Mr P Bartholomew  
**Development location :** Inverernan, Strathdon, AB36 8YA  
**Proposal :** Formation of External Doors and Re-Instatement of External Porch  
**Application type :** Detailed Planning Permission  
**Call in decision** **NO CALL-IN**  
**Call in reason :** N/A  
**Non call in comments :** N/A

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**CNPA ref :** 2012/0396/DET  
**Council ref :** M/APP/2012/3973  
**Applicant :** Mr And Mrs Park  
**Development location :** Cliff House, I6 Cairnadrochit, Braemar  
**Proposal :** Alterations and Extension to Dwellinghouse and Formation of New Access  
**Application type :** Detailed Planning Application  
**Call in decision** **NO CALL-IN**  
**Call in reason :** N/A  
**Non call in comments :** The CNPA recommend that careful consideration be given to the relationship. design and scale of the proposed extension given its relatively prominent location within the Conservation Area.

**CNPA ref :** 2012/0397/LBC  
**Council ref :** M/APP/2012/3929  
**Applicant :** Mr P Bartholomew  
**Development location :** Inverernan, Strathdon, AB36 8YA  
**Proposal :** Internal Alterations, Formation of External Doors and Re-Instatement of External Porch  
**Application type :** Listed Building Consent  
**Call in decision** **NO CALL-IN**  
**Call in reason :** N/A  
**Non call in comments :** N/A

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**CNPA ref :** 2012/0398/DET  
**Council ref :** I2/04663/FUL  
**Applicant :** Mr And Mrs Armour  
**Development location :** Dunvegan House, Heathfield Road, Grantown-On-Spey, PH26 3HX  
**Proposal :** Extension and conversion of garage/outbuilding to self contained unit (Renewal of permission 09/00149/FULBS)  
**Application type :** Detailed Planning Permission  
**Call in decision** **NO CALL-IN**  
**Call in reason :** N/A  
**Non call in comments :** It is understood that this proposal is a renewal of an earlier similar consent and on this basis the CNPA has no comments.

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**CNPA ref :** 2012/0399/DET  
**Council ref :** 12/04734/S42  
**Applicant :** Mr Brian Ritchie  
**Development location :** Granish Quarry & Waste Recycling Centre, Grainish, Aviemore, PH22 1QD  
**Proposal :** Section 42 application to vary condition 1 of 01/00171/FULBS regarding time limits  
**Application type :** Detailed Planning Permission  
**Call in decision** **NO CALL-IN**  
**Call in reason :** N/A  
**Non call in comments :** The CNPA understand that this application seeks to extend the lifetime of an existing quarry and waste recycling facility. Due cognisance should be given to ensuring compliance with the Scottish Government's Zero Waste Plan (which seeks to minimise waste and maximise recycling and reuse) and with Local Plan policy 31: Waste Management. SEPA will be a key consultee in this regard. In respect of the quarrying operations the CNPA would also highlight the need to comply with the Extractive Waste Regulations in respect of waste management plans for extractive waste and also to comply with Local Plan policy 13: Minerals and Soil/.Earth Resources by ensuring environmental amenity is safeguarded through ongoing working practises. Environmental Health and SEPA will be key consultees in this regard too.

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**CNPA ref :** 2012/0400/DET  
**Council ref :** 12/04755/FUL  
**Applicant :** Mr Ian Boyd  
**Development location :** A And M Dick, 24 High Street, Grantown-On-Spey, PH26 3EH  
**Proposal :** Change of use from retail to hot food take away  
**Application type :** Detailed Planning Permission  
**Call in decision** **NO CALL-IN**  
**Call in reason :** N/A  
**Non call in comments :** N/A

**CNPA ref :** 2012/0401/DET  
**Council ref :** 12/02082/APP  
**Applicant :** Delnabo Estate Ltd  
**Development location :** Delnabo House, Tomintoul, Ballindalloch, Moray, AB37 9HT  
**Proposal :** Erect outbuilding to house biomass boiler and woodchip storage  
**Application type :** Detailed Planning Permission  
**Call in decision** **NO CALL-IN**  
**Call in reason :** N/A  
**Non call in comments :** N/A

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**CNPA ref :** 2012/0402/DET  
**Council ref :** 12/04782/FUL  
**Applicant :** Pitmain Estate Ltd  
**Development location :** 110M North Of Gynack Lodge, Pitmain Estate, Kingussie, PH21 1LR  
**Proposal :** Construction of new vehicular access bridge & link track to estate facility/land beyond  
**Application type :** Detailed Planning Permission  
**Call in decision** **CALLED IN**  
**Call in reason :** This application proposes a new bridge and associated access tracks into the estate. This raises issues relating to access, recreation, and the environmental impacts of crossing the watercourse here particularly in terms of environmental designations in the area. The development is also of linked significance to proposals dealt with by the CNPA in this area for hydro schemes. It is therefore considered to have significance to the collective aims of the park in terms of environmental and access considerations.  
**Non call in comments :** N/A

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