
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 21 December 2015 2015/0394/DET to 2015/0411/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2015/0394/DET
Council ref:	15/04432/FUL
Applicant:	Housing And Property Services
Development location:	Land 30M North Of, 45 Beachan Court, Grantown On Spey
Proposal:	Erection of 10 affordable housing development (6 semi-detached houses and 4 cottage flats) including road and drainage infrastructure
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	The proposed development involves the erection of 10 affordable houses on part of a larger designated housing site within Grantown on Spey. It raises issues of significance to the collective aims of the National Park in relation to sustainable and economic development in terms of provision of affordable housing; natural and cultural heritage in terms of landscape and environmental impacts as well as the relationship to the wider designated housing site.
Planning History:	A Proposal of Application Notice has been submitted for housing development on a larger area of land here including the application site with pre application consultation with the community undertaken. The CNPA fed into this pre application process through the Highland Council's major application service. Submission was also made to the Highland Council for a screening opinion for Roads, services and strategic landscaping for a mixed residential development of no more than 60 dwellings on the wider site (14/03851/SCRE)
Background Analysis:	This application is part of a wider site designated for housing in the Local Development Plan. Type I Application – housing of five or more residential units within a settlement. An application has also been submitted for housing development on the remainder of the designated land

CNPA ref: 2015/0395/DET
Council ref: 15/04387/FUL
Applicant: Mrs Adeline Balharry
Development location: Loch-na-leoba, Old Glen Road, Newtonmore Highland
Proposal: Erection of house with attached garage
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Erection of house in garden ground (15/01262/PIP) application for planning in principle granted by Local Authority
Background Analysis: Type 2 Application – four or less residential units within a settlement. The erection of a single house on a site within a settlement. A slightly smaller site already has the benefit of planning in principle consent here. This proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2015/0396/ADV
Council ref: 15/04359/ADV
Applicant: Mr Steven Wiseman
Development location: Land 115M SE Of Four Seasons Hotel, MacDonald Aviemore, The Aviemore Centre Grampian Road
Proposal: Advertisement of the following types: Hoarding and illuminated advertisement sign
Application type: Advertisement Consent
Call in decision: **CALLED IN**
Call in reason: The application is directly related to an application currently being considered by the CNPA for the erection of 35 Retirement Homes which was considered to be of significance to the collective aims of the National Park. As the development is only required in association with that development it is considered to be necessary to consider both applications together.
Planning History: An application is currently pending with the CNPA for the erection of 35 retirement homes on land on this land (2015/0373/DET)
Background Analysis: The proposed advertisement involves marketing signs and hoardings for retirement flats which are the subject of an application currently being considered by the CNPA for the erection of 35 retirement flats on this site. It may therefore considered to be a Type I application, and whilst in itself this may not raise issues of significance to the collective aims of the National Park, it is clearly associated with and part of a current application under consideration and the need for the development is dependent on the outcome of that application . It will also enclose an area of open space

CNPA ref: 2015/0397/DET
Council ref: 15/04440/FUL
Applicant: Miss J Mossman
Development location: Cala Na Shee, 1 Deishar Court, Boat Of Garten Highland
Proposal: Alter and extend house and erection of new detached single garage
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent history
Background Analysis: Type 2 Application – householder developments – small developments that need planning permission. Alterations and extension to house within settlement

CNPA ref: 2015/0398/DET
Council ref: 15/04379/FUL
Applicant: Ormiston Highlands
Development location: Unit 2A, Industrial Estate, Ruthven Road Kingussie
Proposal: Change part of an agricultural use to a business use for a riding centre and install temporary buildings
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent history
Background Analysis: Proposal to establish riding centre with provision of toilets and riding of the disabled provision together with temporary tack shelter and stables on land and existing buildings within settlement. Type Other – small scale riding facility within settlement is not considered to raise issues of significant to collective aims of National Park.

CNPA ref: 2015/0399/DET
Council ref: 15/04364/FUL
Applicant: Mr And Mrs M Lewis
Development location: 108 High Street, Grantown-on-spey, Highland PH26 3EL
Proposal: Replacement single garage
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: 01/00215/FULB Erection of detached garage approved by Local Authority
Background Analysis: Type 2 Application – householder developments – small developments that need planning permission Proposal for mono pitch roof garage to rear of house within settlement

CNPA ref: 2015/0400/DET
Council ref: 15/04196/FUL
Applicant: Mrs Miriam Grant
Development location: 66 Scandanavian Village, The Aviemore Centre, Grampian Road Aviemore
Proposal: Installation of a solar PV array
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: All applications approved by Local Authority

- Installation of LPG tank. (05/00185/FULBS)
- Provision of roof and new balustrading to existing balconies on blocks A & B of scandinavian village. (10/03703/FUL)
- Installation of solar PV array on the SW facing roof (14/04494/FUL)

Background Analysis: Type Other – small solar panel array on roofs of block of units within the Scandinavian village, located within the settlement does not raise issues of significance to collective aims of National Park. Similar application determined in another part of complex by Local Authority

CNPA ref: 2015/0401/DET
Council ref: 15/04439/FUL
Applicant: Mr Alexander Ogilvie-Grant
Development location: Glencarnie, A95t B9153 Junction - Skye Of Curr Junction, Boat Of Garten Highland
Proposal: Extension
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent history
Background Analysis: Type 2 Application – householder developments – small developments that need planning permission. Fairly large extension to rear of house in countryside location – does not raise issues of significance to the collective aims of the National Park

CNPA ref:	2015/0402/DET
Council ref:	15/04398/FUL
Applicant:	Mr Andrew Norval
Development location:	Land 150M NW Of , Beachen Court, Grantown-on-Spey
Proposal:	Creation of 43 house and flat plots (indicative house types only), roads and strategic landscaping
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	The proposed development involves the development of 43 houses on a substantial part on of a larger designated housing site within Grantown on Spey. It raises issues of significance to the collective aims of the National Park in relation to sustainable and economic development in terms of provision of housing; natural and cultural heritage in terms of landscape and environmental impacts as well as the relationship to the wider designated housing site.
Planning History:	A Proposal of Application Notice has been submitted for housing development on a larger area of land here including this current application site with pre application consultation with the community undertaken. The CNPA fed into this pre application process through the Highland Council's major application service. Submission was also made to the Highland Council for a screening opinion for Roads, services and strategic landscaping for a mixed residential development of no more than 60 dwellings on the wider site (14/03851/SCRE)
Background Analysis:	This application is part of a wider site designated for housing in the Local Development Plan and seeks consent for plot layout, strategic landscaping and road layout. Type I Application – housing of five or more residential units within a settlement An application has also been submitted for housing development on the remainder of the designated land.

CNPA ref: 2015/0403/DET
Council ref: 15/04504/FUL
Applicant: Mr Jim Cornfoot
Development location: Cairngorm Mountain, Glenmore Lodge Access Road - Ski Centre Car Park, Glenmore Aviemore
Proposal: Use of land for the siting of a portable cabin to be used as a shelter during ski season
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is a lengthy history of planning applications on the Cairngorm Mountain including applications for ski tows, pathways, various buildings etc. some of which were determined by the Local Authority and some by the CNPA
Background Analysis: Application for portable cabin for use as shelter during ski season by children awaiting their lessons. Location is to rear of main day lodge complex at Cairngorm Mountain. Type Other – this type of temporary use associated with the wider ski resort development is not considered to raise issues of significance to the collective aims of the National Park

CNPA ref: 2015/0404/DET
Council ref: 15/02030/FLL
Applicant: Cairngorms National Park Authority
Development location: Layby At Creagan Nam Cam, Glenshee,
Proposal: Construction of a viewpoint seat, path and visitor information point
Application type: Detailed Planning Permission
Call in decision: **CALLED IN**
Call in reason: The proposed development is located in a prominent location close to a key tourist route in the Park and is part of a national initiative - Scotland's Scenic Routes. It is a Type I application - linked to applications called in by the Cairngorms National Park Authority and raises issues relating to natural and cultural heritage and the promotion of understanding and enjoyment of the area. It is therefore considered to be of significance to the collective aims of the National Park.
Planning History: No recent history
Background Analysis: Application for works including viewpoint, path and visitor information point at layby at the Devil's Elbow on the Glenshee road as part of the Scotland's Scenic routes initiative. Other applications related to this initiative at Tomintoul and Corgarff have been called in by the CNPA. Type Other – development is considered to raise issues of significance to the National Park in terms of the Scenic routes initiative and enjoyment and understanding of the National Park

CNPA ref: 2015/0405/DET
Council ref: 15/04508/FUL
Applicant: Mr Len Cruickshank
Development location: Forestville, West Terrace, Kingussie Highland
Proposal: Extension
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Application approved by Local Authority for two storey extension (04/00049/FULBS)
Background Analysis: Proposal for porch extension to house within settlement. Type 2 Application – householder developments – small developments that need planning permission. Is not considered to raise issues of significance to the collective aims of the National Park

CNPA ref: 2015/0406/DET
Council ref: 15/04457/FUL
Applicant: Mr Peter Mitchell
Development location: Land 170M East Of 1 Ballieward, Grantown On Spey,
Proposal: Update of 1.2km section to cycle path between Lynmore and Grantown on Spey and replace 2 no 3m span bridges
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent history
Background Analysis: Proposal involves upgrading the Dava Way in a number of sections, including widening paths to 2 metres to facilitate cycle and horse riding use, re-routing some sections and replacing bridges. Type Other. The proposed development to upgrade an existing path network to facilitate increased use is not in this instance considered to be of significance to the collective aims of the National Park in that it generally involves upgrading an existing route as opposed to creating a new long distance route

CNPA ref: 2015/0407/DET
Council ref: 15/04461/FUL
Applicant: Openreach
Development location: Village Hall, Main Street, Newtonmore Highland
Proposal: Installation of 1 DSLM cabinet measuring 1600mm x 450mm x 1200mm and installation of 1 PCP cabinet measuring 1210mm x 1410mm x 370mm
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent history
Background Analysis: Type Other – minor telecommunications infrastructure within settlement. Is not considered to raise issues of significance to the collective aims of the National Park

CNPA ref: 2015/0408/PPP
Council ref: 15/04552/PIP
Applicant: Mr George Yule
Development location: Land 65M NE Of Revoan, Seafield Avenue, Grantown-on-spey Highland
Proposal: Proposed erection of one and a half storey house
Application type: Planning Permission in Principle
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Application determined by Local Authority Alterations and extensions to house (08/00307/FULBS)
On either side of the application site an application is currently pending for housing layout and landscaping related to 43 unit development
Background Analysis: The application seeks planning in principle to erect a new house to the front of Revoan. This site lies between land which is part of a current application for housing development and landscaping related to designated housing land in Grantown. The land on either side of Revoan is not specifically designated for housing and forms part of the landscaping for that pending application. A flood risk assessment which refers to a 60 house development has been submitted with this single house application which appears to indicate a potential realignment of the Kylintra burn through the proposed site. Supporting plans further indicate that banking is to be formed and part of a pond infilled which may have implications for adjoining land. This is a Type 2 Applications for less than 4 houses within a settlement and whilst it may raise issues insofar as the potential relationship to the flood risk assessment and proposed landscaping for the adjacent housing site, this may be considered by the Local Authority as the application site itself is a discrete entity.

CNPA ref: 2015/0409/PPP
Council ref: 15/04536/PIP
Applicant: Mr Paul Duke
Development location: Land 40M SW Of Greenaway, Skye Of Curr Road, Dulnain Bridge
Proposal: Formation of new dwelling house
Application type: Planning Permission in Principle
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent history
Background Analysis: Proposal seeks planning in principle consent for a new house within a row of existing houses. Type 2 Application – up to two residential units outside a settlement. Is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2015/0410/DET
Council ref: 15/04516/FUL
Applicant: Openreach
Development location: Land 10M North Of, Rose Cottage, Carrbridge
Proposal: Installation of x1 DSLAM cabinet measuring 1600mm x 1200mm x 450mm, and installation of x1 PCP measuring 1210mm x 1410mm x 370mm.
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent history
Background Analysis: Type Other – minor telecommunications infrastructure within settlement. Is not considered to raise issues of significance to the collective aims of the National Park

CNPA ref:	2015/0411/DET
Council ref:	15/04580/S42
Applicant:	Tyree Investments Ltd
Development location:	Tyree House Hotel, The Square, Grantown-on-spey Highland
Proposal:	Application under Section 42 to remove condition 2 (reference 12/01619/FUL development to be implemented in a single continuous operation)
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	<p>There have been numerous planning application on this site determined by the Local Authority as follows</p> <ul style="list-style-type: none"> • Change of use of part of ground floor to class 2 use. 06/00118/FULBS • Partial demolition of hotel to rear; change of use of ground floor to Class 3 (hot food takeaway); Erection of house to rear and construction of car parking and amenity land. 12/01217/FUL • Partial demolition of hotel to rear 12/01218/CON • Extension to form stairwell, conversion of first and second floors of hotel to form 4 flats. 12/01619/FUL • Formation of public bar and erection of toilet extension (amended site layout involving demolition of existing storage sheds) (99/00064/FULBS) • Extension to public bar (amended proposals) 99/00199/FULBS
Background Analysis:	<p>This application seeks to remove a condition attached to an application determined by the Local Authority. This condition required the development to be implemented in a single continuous operation with the planning consent granted under reference 12/01217/FUL for the partial demolition of hotel to rear; change of use of ground floor to Class 3 (hot food takeaway); erection of house to rear and construction of car parking and amenity land. Type Other – removal of a planning condition applied by the Local Authority is not considered to raise issues of significance to the collective aims of the National Park</p>

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