

Cairngorms National Park Authority Planning Committee

22/02/2016 Electronic Call-In

Call-in Recommendation Report

CNPA Ref: 2016/0047/DET
Council Ref: APP/2015/3780
Applicant: **Ballater And Crathie Community Council** Agent:
Tullich House
Tullich
Ballater
AB35 5SB

Location: **Albert And Victoria Halls, Station Square, Ballater
Aberdeenshire
AB35 5QB**

Proposal: **Installation of External Defibrillator**
Grid Ref (East/North): 336995 E 795893 N
CNPA Notified: **11 February 2016** Call In Expiry **3 March 2016**
Application Type: **Detailed Planning Permission**
Planning History: Recent planning history includes: Internal alterations to kitchen and toilets, replacement windows and rooflight and installation of stage lighting (APP/2013/0472); Upgrading to existing windows to incorporate double glazing and improvement to roof insulation and draught proofing (APP/2012/0074); and Upgrading of single glazed timber windows to double glazed units and replacement of rooflight (APP/2013/0532). All approved by the Local Authority.

Background Analysis: Proposal is a Community Council application for the installation of an external defibrillator at Victoria and Albert Memorial Hall in Ballater. Type 2, Other. Not considered to raise issues of significance to the collective aims of the National Park.

Constraints: Archaeology Sites Polygons
Article 4 Directions
Conservation Area
Core Paths
Listed Building
Site of Environmentally Sensitive Area
Settlement
Medium Probability Fluvial Flooding

Call-in Recommendation: **No Call-In**

CNPA Ref: 2016/0048/DET
Council Ref: 16/00515/FUL
Applicant: Mr David Smith
Congash Farm

Agent: Alan Ogilvie
G H Johnston Building
Consultants
Willow House
Stoneyfield Business Park
Inverness
IV2 7PA

Location: Congash Farmhouse, A939 A95t Junction - Corriechuillie Road Junction,
Grantown-on-spey
Highland
PH26 3NL

Proposal: Proposed new access to farm
Grid Ref (East/North): 305419 E 826552 N
CNPA Notified: 12 February 2016
Application Type: Detailed Planning Permission
Planning History: There is no recent planning history.
Background Analysis: The proposal is to create a new access road from the A95 to Congash Farm. This is a result of discussions between the applicant and Transport Scotland concerning existing road safety issues with current access. The proposed access will incorporate an abandoned section of the old A95 Cromdale to Grantown on Spey road and is largely across agricultural land for grazing, following the route of the A95. Type 2, Other. Not considered to raise issues of significance to the collective aims of the National Park.

Constraints: Ancient Woodland Inventory
Native Woodland Survey
Trunk Roads 80m Buffer

Call-in Recommendation: No Call-In

CNPA Ref: 2016/0049/PPP
Council Ref: 16/00240/PPP
Applicant: Interurban Developments Ltd Agent:
36-1 High Street
Perth
Scotland
PHI 5TQ

Location: Site To Rear Of Heatherlea, Main Street, Tomintoul
Moray

Proposal: Erect 2no Dwelling Houses
Grid Ref (East/North): 317117 E 818301 N
CNPA Notified: 17 February 2016 Call In Expiry 9 March 2016
Application Type: Planning Permission in Principle
Planning History: Recent planning history at this site includes three renewals of outline planning consent (original consent 03/00368/OUT) and an extension of planning consent (11/01033/APP) for the erection of one dwelling house and garage, all decided by the Local Authority.

Background Analysis: Planning permission in principle is sought for the erection of two detached dwelling houses. A further permission in principle for the erection of four semi-detached dwelling houses has also been submitted for this site. Type 2, Housing – four or less residential units within a settlement. Not considered to raise issues of significance to the collection aims of the National Park.

Constraints: Core Paths
Settlement

Call-in Recommendation: No Call-In

CNPA Ref: 2016/0050/PPP
Council Ref: 16/00241/PPP
Applicant: Interurban Developments Ltd Agent:
36-1 High Street
Perth
Scotland
PHI 5TQ

Location: Site To Rear Of Heatherlea, Main Street, Tomintoul
Moray

Proposal: Erect 4no Dwelling Houses
Grid Ref (East/North): 317117 E 818301 N
CNPA Notified: 17 February 2016 Call In Expiry 9 March 2016
Application Type: Planning Permission in Principle
Planning History: Recent planning history at this site includes three renewals of outline planning consent (original consent 03/00368/OUT) and an extension of planning consent (11/01033/APP) for the erection of one dwelling house and garage, all decided by the Local Authority.

Background Analysis: Planning permission in principle is sought for the erection of four semi-detached dwelling houses. A further permission in principle for the erection of two detached dwelling houses has also been submitted for this site. Type 2, Housing – four or less residential units within a settlement. Not considered to raise issues of significance to the collection aims of the National Park.

Constraints: Core Paths
Settlement

Call-in Recommendation: No Call-In

CNPA Ref: 2016/0051/DET
Council Ref: APP/2016/0390
Applicant: Highland Hospitality Ltd Agent: GLM
Durslade Farm
Dropping Lane 58 North Castle Street
Bruton Edinburgh
Somerset EH2 3LU
BA10 0NL

Location: Unit 2, The Mews, Mar Road
Braemar
Aberdeenshire
AB35 5YL

Proposal: Change the Use of a Class 1 (shop) to Class 4 (Business)
Grid Ref (East/North): 315044 E 791370 N
CNPA Notified: 17 February 2016 Call In Expiry 9 March 2016
Application Type: Detailed Planning Permission
Planning History: There is no recent planning history.
Background Analysis: Proposal is for a change of use, from a retail premises to an office premises for a nearby construction project. 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.

Constraints: Archaeology Sites Polygons
Article 4 Directions
Conservation Area
Core Paths
National Scenic Area
Adopted Local Plan Policy
Site of Environmentally Sensitive Area
Settlement

Call-in Recommendation: No Call-In

CNPA Ref: 2016/0052/DET
Council Ref: 16/00659/FUL
Applicant: **Mr Cameron Ewing** Agent:
Firhall House
Grant Road
Grantown-on-Spey
PH26 3LD

Location: **Guest House, Firhall, Grant Road**
Grantown-on-spey
Highland
PH26 3LD

Proposal: **Change of use for the property from residential use to commercial use to a six bedroom bed and breakfast**

Grid Ref (East/North): 303099 E 827897 N

CNPA Notified: **17 February 2016** Call In Expiry **9 March 2016**

Application Type: **Detailed Planning Permission**

Planning History: Recent planning history includes:
Erection of garage (00/00161/FULBS),
and, Change of use from B&B to
residential house (08/00249/FULBS. Both
approved by the Local Authority.

Background Analysis: The proposal seeks to re-establish Firhall
House as a bed and breakfast business,
having ceased in 2008. 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.

Constraints: Conservation Area
Settlement

Call-in Recommendation: **No Call-In**

CNPA Ref: 2016/0053/NST
Council Ref: 16/00706/OHL
Applicant: **Kayren MacPhee** Agent:
SSE Power Distribution
Henderson Road
Inverness
IVI ISN
Location: **Shandon, Glenfeshie, Balnespick Road**
Kingussie
Highland
Proposal: **Alterations of 11kV Overhead Line**
Grid Ref (East/North): 284520 E 801672 N
CNPA Notified: **18 February 2016** Call In Expiry **10 March 2016**
Application Type: **Statutory Notification - overhead lines**
Planning History: Recent planning history at this location includes the demolition of existing dwelling and erection of new dwelling and garage with self-contained flat above (03/00381/FULBS). Decided by the Local Authority
Background Analysis: Statutory Notification of intent to underground a section of existing 11kv overhead line. This is in response to repeated storm damage to overhead line. Applicant has been in discussion with SNH and SEPA.
Constraints:
Call-in Recommendation: **No Call-In**
