
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 22 May 2017 2017/0189/DET to 2017/0202/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref: 2017/0189/DET
Council ref: 17/02119/FUL
Applicant: Mr Walter Jones
Development location: 11 Auchroisk Road, Cromdale, Grantown On Spey
Proposal: Erection of detached single storey dwelling with attached garage and car port between
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 erection of a single storey 4no. bedroom dwellinghouse at a residential plot within the settlement of Cromdale. 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: 2017/0190/DET
Council ref: 17/02011/FUL
Applicant: Spey Valley Hire Centre
Development location: Plot 20, Dalfaber Industrial Estate, Dalfaber Drive, Aviemore
Proposal: Proposed siting of 23no. storage containers
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history at this location includes: Erection of 4 industrial units (08/0220/FULBS). Approved by the Local Authority.
Background Analysis: Proposal is for temporary permission for five years for the siting of 23no. storage containers at an undeveloped plot within an existing industrial estate. 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: 2017/0191/PPP
Council ref: 17/01550/PIP
Applicant: Mr Stewart Potter
Development location: Land 50M North East Of Cairngorm, Skye Of Curr Road, Dulnain Bridge, Grantown On Spey
Proposal: Erection of house (renewal of 13/04378/PIP)
Application type: Planning Permission in Principle
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Erection of dwelling (outline) (05/00099/OUTBS)
- Erection of house (13/04378/PIP)

Both approved by the Local Authority.
Background Analysis: Planning permission in principle has previously been granted for a single dwellinghouse at this location. The current proposal seeks to renew this permission. 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: 2017/0193/DET
Council ref: APP/2017/1231
Applicant: Mr Philip Howard
Development location: Monearn Cottage, 25 Braichlie Road, Ballater, 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: There is no recent planning history.
Background Analysis: Proposal is for alterations and extensions to an existing dwellinghouse including: Erection of sun room to side elevation, small scale extensions to rear elevation including formation of pitched roof, erection of detached garage to replace existing car port, replacement windows and installation of roof lights. 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: 2017/0195/DET
Council ref: 17/02229/FUL
Applicant: Mr Andrew Sunde
Development location: Rowanmor, Grant Road, Grantown-on-Spey, Highland
Proposal: Erection of garden room
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Erection of two dwellings (03/00148/FULBS). Approved by the Local Authority.
Background Analysis: Proposal is for the erection of a small scale detached garden room within grounds of existing dwellinghouse. 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: 2017/0196/DET
Council ref: 17/02217/FUL
Applicant: Mr And Mrs Angus Tulloch
Development location: Old Milton, Kingussie, Highland, PH21 INS
Proposal: Proposed glazed sun room, single storey extension to ground floor and associated external works, garden walls and paving
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is a varied planning history which most recently includes:

- Landscape re-grading around existing gardeners shed (15/03126/FUL)
- Use of land as Boys Brigade campsite and associated facilities; upgrading works to access (15/03125/FUL)
- Formation of an external tennis court (15/03124/FUL)
- Demolition of existing cottage & erection of new dwelling, upgrading of access road and formation of parking area (15/03122/FUL)

Background Analysis: All approved by the Local Authority. Proposal is for alterations and extension to an existing dwellinghouse including: erection of small scale sun room to gable elevation, formation of decking to side elevation and erection of stone wall within garden grounds. 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: 2017/0197/DET
Council ref: 17/02241/FUL
Applicant: Mr Alan McFarlane
Development location: Ryvoan, Kinchurdy Road, Boat Of Garten, Highland
Proposal: Extension to house
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Alterations and extension to house (10/00005/FULBS)
- Erection of new replacement garage and games bothy (02/00063/FULBS)

Both approved by the Local Authority.

Background Analysis: Proposal is for the removal of a single storey structure to gable elevation of existing dwellinghouse and erection of a replacement 2 storey extension to provide additional living space. 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:	2017/0198/DET
Council ref:	17/02174/FUL
Applicant:	Cairngorm Residential Ltd
Development location:	Development Site On Former Filling Station, Grampian Road, Aviemore, Highland
Proposal:	Erection of 32no. apartments arranged in 4 four storey blocks with associated parking, community heating and power unit including new access onto Grampian Road
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	The proposed development is a Type I application, for 32 private residential units within the settlement of Aviemore, and raises issues of significance to the aims of the National Park in terms of housing and sustainable design.
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> - Erection of retail units and eight flats (04/00283/OUTBS) - Erection of 8 flats and retail developments (approval of reserved matters) (06/00062/REMS) - Application under Section 42 to vary condition I (06/00062/FULBS – 06/086/CP) to extend period of approval by 15 months - Application under Section 42 to vary condition I (06/00062/FULBS – 06/086/CP & 10/413/CP) to extend period of approval by 3years
Background Analysis:	All approved by CNPA. Proposal is for the erection of 32 residential units, formed in four blocks of 8 flats, with associated access, parking and a community heating and power unit, at a vacant site within the settlement of Aviemore. Type I: Housing – five or more residential units within a settlement. Considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0199/DET
Council ref: 17/02230/FUL
Applicant: Mrs Sally Freshwater
Development location: Land 40M SW Of The Bluff House, Insh, Kingussie
Proposal: Change of use of ancillary building to holiday letting
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 change of use to allow an existing summer house within the grounds of a dwellinghouse to be let out as tourist accommodation. Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure or industrial uses. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0200/DET
Council ref: 17/02328/FUL
Applicant: Mr Michael Ferguson
Development location: Stillman's Cottage, 12 Richardson Road, Advie, Grantown On Spey
Proposal: Erection of double garage
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Water supply borehole to serve Richardson Road houses (06/00158/FULBS). Approved by the Local Authority.
Background Analysis: Proposal is for the erection of a double timber garage within grounds to rear of an existing dwellinghouse. Type 2: Householder development – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0201/DET
Council ref: 17/02296/FUL
Applicant: Mr Frazer Gillespie
Development location: Land 90M East Of, I Dell Of Killiehuntly, Kingussie
Proposal: Erection of an agricultural livestock 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 erection of a steel framed, timber and cement clad agricultural building for housing cattle. Type: Other – Agricultural buildings that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0202/DET
Council ref: 17/02315/FUL
Applicant: Mr And Mrs P And L Cooper
Development location: 102 High Street, Kingussie, Highland, PH21 1HY
Proposal: Conversion, partial demolition and change of use of drill hall to form single private dwelling
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 to residential (15/01772/FUL). Approved by the Local Authority.
Background Analysis: Proposal is for the conversion of Kingussie Drill Hall to from a single dwellinghouse and includes: demolition of rear extent of existing building, erection of glazed canopy to rear elevation, uplifting of existing flat roof, and replacement of existing stone wall with timber fence. 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.

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