
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 22 August 2016 2016/0295/DET to 2016/0307/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2016/0295/DET
Council ref:	16/02878/FUL
Applicant:	Mr Jim Cornfoot
Development location:	Cairngorm Mountain, Glenmore, Aviemore, Highland
Proposal:	Retrospective planning application to retain a ski area access track created during the construction of a new ski lift in 2015. The reason for the access track construction was to minimise tracking over the surrounding area which in many parts has over a 1 metre depth of peat. This created a safe route which guaranteed that access did not cross the high voltage SSE ring main cable. It provided access to remove boulders from past embankments and the transport of materials and components.
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	Proposal raises significant issues locally and with a high level of public interest
Planning History:	<p>There is an extensive planning history associated with ongoing development at Cairngorm Mountain. Most recently this includes:</p> <ul style="list-style-type: none">- Improvements to the existing Cairngorm Mountain Ski Resort base buildings in the Coire Cas (16/02878/FUL)- Use of land for the siting of a portable cabin to be used as shelter during ski season (15/04504/FUL)- Extension to West Wall ski-tow and new return wheel at south most end of towline (15/01000/FUL) <p>All approved by the Local Authority</p> <ul style="list-style-type: none">- Removal of Sheiling ski-tow & replace with a modern rope-tow of similar length and profile (14/02896/FUL, 2014/0251/DET) <p>Approved by CNPA</p>

Background Analysis: Proposal seeks planning permission for a short access track created during works to replace the Sheiling ski-tow under a previous planning permission, 2014/0251/DET (14/02896/FUL). Applicant wishes to retain the track for access to and maintenance of existing ski-resort infrastructure.

CNPA ref: 2016/0296/DET

Council ref: 16/02922/FUL

Applicant: Mr John Hall

Development location: Mondhuie Lodge, Nethy Bridge, Highland, PH25 3DF

Proposal: Retrospective planning application for conversion of workshop and carport to form self-contained unit for holiday letting

Application type: Detailed Planning Permission

Call in decision: **NO CALL-IN**

Call in reason: N/A

Planning History: Recent planning history includes: Erection of polytunnel (08/00120/AGRBS) – Prior notification approved by the Local Authority.

Background Analysis: Proposal seeks planning permission for the conversion of a workshop and adjoining car port to form a single holiday let unit 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: 2016/0298/DET
Council ref: APP/2016/2341
Applicant: Mr Michael Pietrankek
Development location: Monaltrie House, Monaltrie Avenue, Ballater, Aberdeenshire
Proposal: Alterations and Extension to Workshop/Office/Store (Retrospective)
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 from domestic to commercial, demolition and erection of workshop (retrospective) (APP/2008/2260 & APP/2008/2259) – Applications withdrawn.
Background Analysis: Proposal seeks planning permission for alterations and extension to front elevation of an existing workshop. 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: 2016/0299/NOT
Council ref: 16/03147/PNO
Applicant: Mr Andrew Norval
Development location: Kinveachy Lodge, Boat Of Garten, Highland, PH24 3BT
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: There is no recent planning history.
Background Analysis: Application is a prior notification for the demolition of an existing dilapidated agricultural building, and erection of replacement steel frame shed. Not considered to raise issues of significance to the collective aims of the National Park

CNPA ref: 2016/0300/NOT
Council ref: 16/03613/PNO
Applicant: Mr John Bax
Development location: Factors House, Pityoulish, Aviemore, Highland
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: There is no recent planning history
Background Analysis: Application is a prior notification for the erection of an agricultural shed required for storage of agricultural materials and machinery. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0301/DET
Council ref: 16/03598/FUL
Applicant: Miss Carole Butler
Development location: 34 Craig Na Gower Avenue, Aviemore, Highland, PH22 1RW
Proposal: Incorporate a first floor addition to the existing property in addition to previously approved works in 15/02998/FUL
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Alter and extend house (15/02998/FUL). Approved by the Local Authority.
Background Analysis: Proposal is for alterations and extension to existing dwelling house to provide increased area of 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: 2016/0302/DET
Council ref: 16/03610/FUL
Applicant: Mr And Mrs D Baird
Development location: 12 Dalbeg Road, Carrbridge, Highland, PH23 3BH
Proposal: New House and Garage
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: The proposal is for the erection of a single residential dwellinghouse and garage at an existing approved building plot. 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: 2016/0303/DET
Council ref: 16/03569/FUL
Applicant: Mr George Pirie
Development location: Land 105M SW Of Balavil House, Kingussie
Proposal: Erection of temporary prefabricated dwelling house on site, the building is temporary to provide living accommodation to enable the repair and alterations of Balavil House to take place
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: The proposal is for the erection of a temporary dwellinghouse to provide living accommodation whilst repairs and alterations to Balavil House are carried out. Permission is being sought for a period of 4 years. Although the application is for temporary consent it can be considered as 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: 2016/0304/DET
Council ref: 16/02974/FUL
Applicant: BT Openreach
Development location: Land 40M SW Of Laurel Bank, Grampian Road, Aviemore
Proposal: Installation of a new DSLAM (Digital Subscriber Line Access Multiplexer) Cabinet for Superfast Broadband
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Improvement and alterations to existing footpath/roadway (11/03573/FUL) – Approved by CNPA
Background Analysis: Proposal is for the installation of a cabinet required for the conversion of fibre optic cabling and is associated with the roll-out of superfast broadband. Type 2: Telecommunications/broadband cabinets. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2016/0305/DET
Council ref:	16/03630/FUL
Applicant:	Kilted Fudge Company
Development location:	16-18 Dalfaber Industrial Estate, Dalfaber Drive, Aviemore, Highland
Proposal:	Proposed linking of 2no units and provision of a class 1 unit within a class 4 unit
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"> - Proposed linking of 2 no units and provision of class w3 facility within class 4 unit (16/03307/FUL). Application withdrawn - Proposed provision of Class 3 café facility within Class 4 unit (16/02283/FUL) – Approved by the Local Authority - Construction of entrance canopy (16/00826/FUL) – Approved by the Local Authority - Erection of 12 industrial units (Class 4); re-development of warehouse to 4 offices (Class 4) and 3 units (Class 4) (14/01177/FUL, 2014/0107/DET) – Approved by CNPA - Use of land for sitting of mobile office unit (06/00065/FULBS), renewed in 2008 (08/00114/FULBS) – Both approved by the Local Authority - Erection of industrial unit (08/00003/FULBS) – Approved by the Local Authority
Background Analysis:	Proposal seeks permission to convert two adjacent industrial units currently under construction to form one single unit. Proposal also seeks permission to include an area of class 1 (shops) use within a class 4 (business) unit. 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: 2016/0306/DET
Council ref: APP/2016/2362
Applicant: Mr Paul Chadwick
Development location: Sydney Cottage, 1 Deebank 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 a small scale extension to existing dwelling house and for the replacement of sash and case windows and door at front elevation with new timber units. 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: 2016/0307/DET
Council ref: 16/03487/FUL
Applicant: Mr And Mrs B Love
Development location: Marsco, Mossie Road, Grantown-on-spey, Highland
Proposal: Proposed House and Double Garage to rear
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 dwellinghouse and detached garage within the grounds of an existing residential unit. 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