
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 23 January 2017 2017/0028/DET to 2017/0042/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2017/0028/DET
Council ref:	APP/2017/0046
Applicant:	Mr Malcolm MacIntyre
Development location:	Balintuim, Cluniebank Road, Braemar, 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:	Recent planning history includes: Erection of extension & garage (APP/2004/0600). Approved by the Local Authority.
Background Analysis:	Proposal is for a further rear extension and alterations to the internal layout of an existing dwellinghouse 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: 2017/0029/DET
Council ref: 17/00005/FUL
Applicant: Mr John Callaghan
Development location: Ardach, Nethy Bridge, PH25 3EB
Proposal: Form new porches at back and front doors, create covered link to outbuildings at 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 small scale porches to the front and rear elevations of existing dwellinghouse. The rear porch is to include a small canopy to connect to garage/stores building. 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: 2017/0030/DET
Council ref: 16/05770/FUL
Applicant: Mr K Taylor
Development location: Post Office Cottage, Dulnain Bridge, Highland, PH26 3LT
Proposal: Demolition of existing sub-standard house and erection of replacement house
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 demolition of an existing dwellinghouse and erection of a replacement house within the settlement of Dulnain Bridge. 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: 2017/0031/DET
Council ref: 16/01716/APP
Applicant: Mr Brian Bothwell
Development location: 24 Lecht Drive, Tomintoul, Ballindalloch, Moray
Proposal: Erect one and a half storey dwellinghouse and garage
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:
- Outline to erect a one and a half storey dwellinghouse and domestic garage (01/01870/OUT)
- Erect a one and a half storey dwellinghouse (03/00880/FUL), renewed under ref. 08/01167/FUL and 13/01868/APP.
- All approved by the Local Authority.
Background Analysis: Proposal is for the erection of a single 4no. bedroom dwellinghouse and garage at a plot within the settlement of Tomintoul. Planning permission has previously been granted for a residential unit at this location. 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: 2017/0032/DET
Council ref: 17/00052/FUL
Applicant: Mr And Mrs P Gordon
Development location: Corriebruch, Golf Course Road, Grantown-on-Spey, Highland
Proposal: Alter and extend existing house, including new external finishes
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 small scale porch to the front elevation and extension to the gable elevation of an 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:	2017/0033/CON
Council ref:	APP/2017/0086
Applicant:	Mr Neil Caple
Development location:	Cnoc Na Mearlach, Broombank Terrace, Braemar, Aberdeenshire
Proposal:	Demolition of Dwellinghouse
Application type:	Conservation Area Consent
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"> - Demolition of dwellinghouse (APP/2016/2995) – Application withdrawn - Erection of replacement dwellinghouse, boundary wall and 8m high flag pole (APP/2016/3023). Application withdrawn. <p>Removal of 2no. Gean trees, 1no. Sycamore , 1no. Larch and crown lifting of remaining trees (TRE/2012/0031). Approved by the Local Authority.</p>
Background Analysis:	<p>Application is for conservation area consent to demolish an existing small residential unit. An associated application for the erection of a replacement dwellinghouse is currently pending consideration. Type 2: Conservation area consent applications that are not connected with an application of Type 1. Not considered to raise issues of significance to the collective aims of the National Park.</p>

CNPA ref: 2017/0034/DET
Council ref: APP/2017/0087
Applicant: Mr Neil Caple
Development location: Cnoc Na Mearlach, Broombank Terrace, Braemar, Aberdeenshire
Proposal: Erection of replacement dwellinghouse, alterations to boundary wall and installation of 8 metre high flag pole
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:
- Demolition of dwellinghouse (APP/2016/2995) – Application withdrawn
- Erection of replacement dwellinghouse, boundary wall and 8m high flag pole (APP/2016/3023). Application withdrawn.
Removal of 2no. Gean trees, 1no. Sycamore , 1no. Larch and crown lifting of remaining trees (TRE/2012/0031). Approved by the Local Authority.
Background Analysis: Proposal is for the erection of a 2no. bedroom dwellinghouse including alterations to the existing boundary wall and the erection of an 8metre flagpole. An associated conservation area consent application for demolition of an existing residential unit at this location is pending consideration. 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: 2017/0035/DET
Council ref: 17/00043/FLL
Applicant: Mr Angus MacDonald
Development location: Kilts And Gifts, Bridge Of Tilt, Perth And Kinross, PH18 5SX
Proposal: Change of use of retail/store to form 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 seeks permissions for change of use for former retail unit/store attached to gable elevation of dwellinghouse to allow use as a residential extension. 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: 2017/0036/DET
Council ref: 17/00022/FUL
Applicant: Mr David Clyne
Development location: New Path From Ardgeal, Near Kincaig To Insh
Proposal: To construct as part of the Speyside Way Extension a 1.8km long, 2m width section of new path. The path proposal runs from Ardgeal near Kincaig to Insh linking up with existing forest tracks and roads within Insriach Forest
Application type: Detailed Planning Permission
Call in decision: **CALLED IN**
Call in reason: The proposed development will contribute to the provision of key tourism and leisure infrastructure and raises issues of significance to the aims of the National Park.
Planning History: There is no recent planning history.
Background Analysis: Proposal is for construction of approx. 1.8km of new path and associated upgrades to existing tracks to form a 2.6km extension to the Speyside Way. Type: Other. Considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0037/DET
Council ref:	17/00077/FUL
Applicant:	Mr Michael Hughes
Development location:	Pine Bank Chalets, Dalfaber Road, Aviemore, Highland
Proposal:	Demolition of existing holiday units (Cairngorms and Macdui) and erection of 2 new units
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none">- Demolition of chalet and re-erection of log cabin for self-catering letting (15/00131/FUL).- Replacement of caravan with chalets (08/00070/FULBS)- Erection of replacement chalet buildings (02/00204/FULBS) All approved by the Local Authority.
Background Analysis:	Proposal is for the demolition of 2no. single storey holiday cabins and replacement with 2no. 2 storey holiday chalets within an existing group of tourist accommodation units. 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: 2017/0038/DET
Council ref: 17/00048/FUL
Applicant: Mr Ian Jones
Development location: Strone Of Glenbanchor, Newtonmore, PH20 1BA
Proposal: Removal of existing dormer windows. Formation of single storey extension to side and rear of property, with new dormer window within existing property
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 extension to an existing dwellinghouse to include, removal of existing dormers and replacement with strip dormer to front elevation, and erection of rear extension to be joined to existing cottage by way of a glass link corridor. 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: 2017/0039/LBC
Council ref: APP/2017/0108
Applicant: Aberdeenshire Council
Development location: Polhollick Bridge, Bridge Of Gairn, Ballater, Aberdeenshire
Proposal: Removal of south side steps to deck, concrete to underside of abutment to prevent future scour
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Refurbishment of bridge (APP/2009/1523). Approved by Historic Scotland
Background Analysis: Proposal is for Listed Building Consent to carry out repair work to footbridge over the River Dee. An associated full planning application (APP/2016/3321) has been submitted and is currently pending consideration. Type 2: Listed building consent applications that involve minor external or internal changes. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0040/DET
Council ref: 16/05758/FUL
Applicant: Mr Robin Von Einsiedel
Development location: West Croftmore, Pityoulish, Aviemore, Highland
Proposal: Conversion of an existing agricultural outbuilding into a single habitable dwelling and separate storage space
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 refurbishment and conversion of an existing stone barn to form a single 1 no. bedroom dwellinghouse with associated storage space. 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: 2017/0041/DET
Council ref: 16/05720/FUL
Applicant: Ms Fiona Stewart
Development location: Steading To West Of The Old Manse , Duthil, Carrbridge
Proposal: Change of use from residential to holiday let
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 houses (16/00424/FUL). Approved by the Local Authority.
- Demolition of steading; erection of 4 houses (06/00342/FULBS). Approved by CNPA.
Application under S42 to vary time limit on 06/508/CP Cond 1 for a further 3 years (13/04412/S42) Approved by CNPA.
Background Analysis: Planning permission has recently been granted by the Local Authority for the erection of 2 residential units at this location. The proposal seeks permission for a change of use from residential to holiday rental accommodation. 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: 2017/0042/DET
Council ref: 16/05477/FUL
Applicant: Mrs Maggie Capsomidis
Development location: 1 Old Meall Road, High Burnside, Aviemore, Highland
Proposal: Change of use from residential 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 seeks permission for change of use of existing dwellinghouse from residential to holiday rental accommodation. Property has previously operated as a bed and breakfast. 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.

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