

Disclaimer

For the purposes of this presentation, some of the application plans may have been cropped to enable a clearer display of detailed areas of the proposed development.

Further information regarding planning applications, including the original plans, can be viewed at:

Aberdeenshire Council: www.aberdeenshire.gov.uk/planning/apps

Angus Council: http://planning.angus.gov.uk/PublicAccess/tdc/tdc_home.aspx

Highland Council: <http://wam.highland.gov.uk/wam/>

Moray Council: <http://public.moray.gov.uk/eplanning/search.do?action=simple>

Perth & Kinross Council: http://193.63.61.22/publicaccess/tdc/DcApplication/application_searchform.aspx

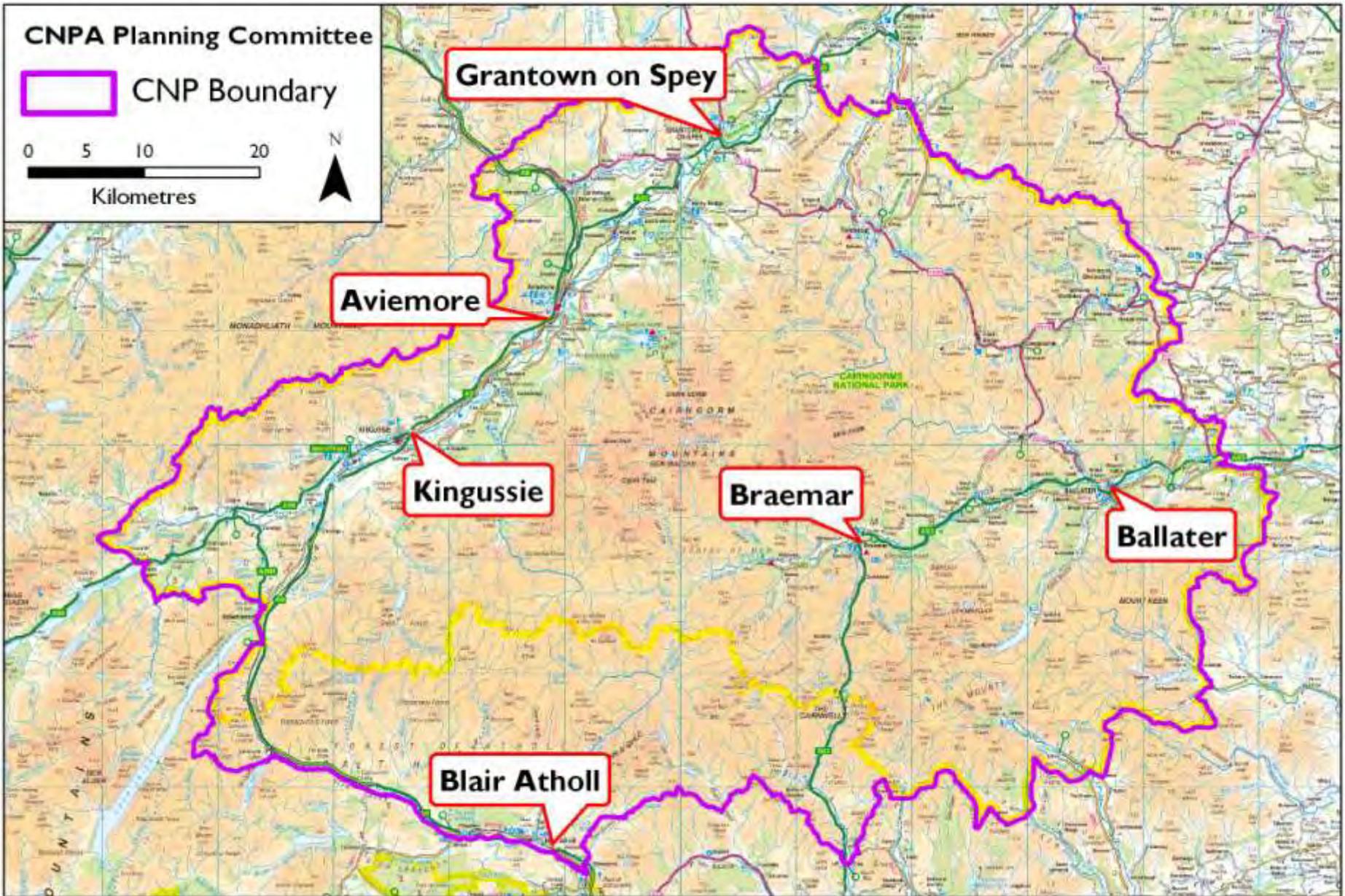
Website links in this presenter are for your convenience to provide further information. These websites are not under the control of the CNPA and we are not responsible for the contents or availability of any other websites to which we provide a link.

CNPA Planning Committee

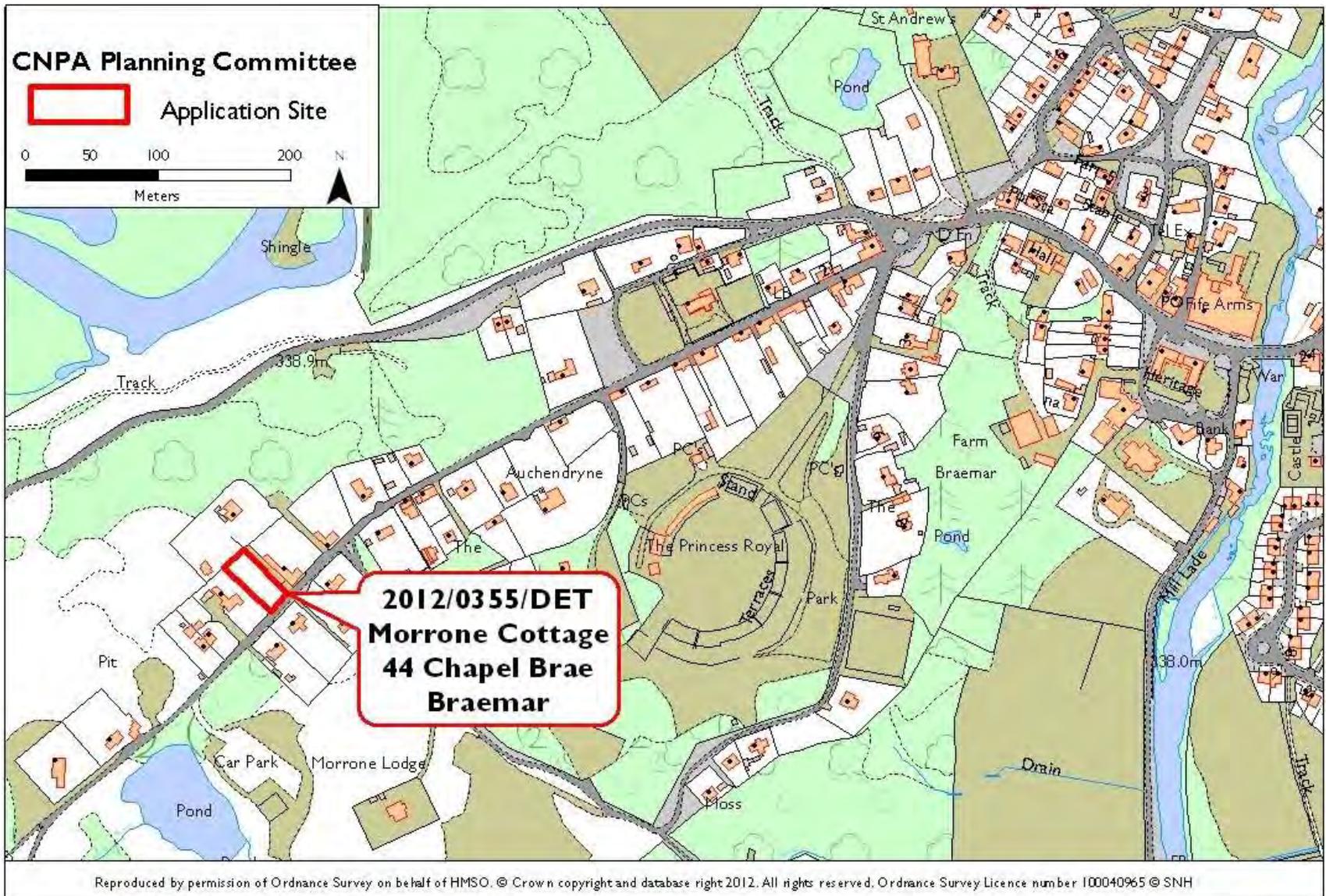
 **CNP Boundary**

0 5 10 20

Kilometres



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Applicant(s) :
 Proposal :

Mr. and Mrs. G Russell
 Sub-division of feu and formation of access

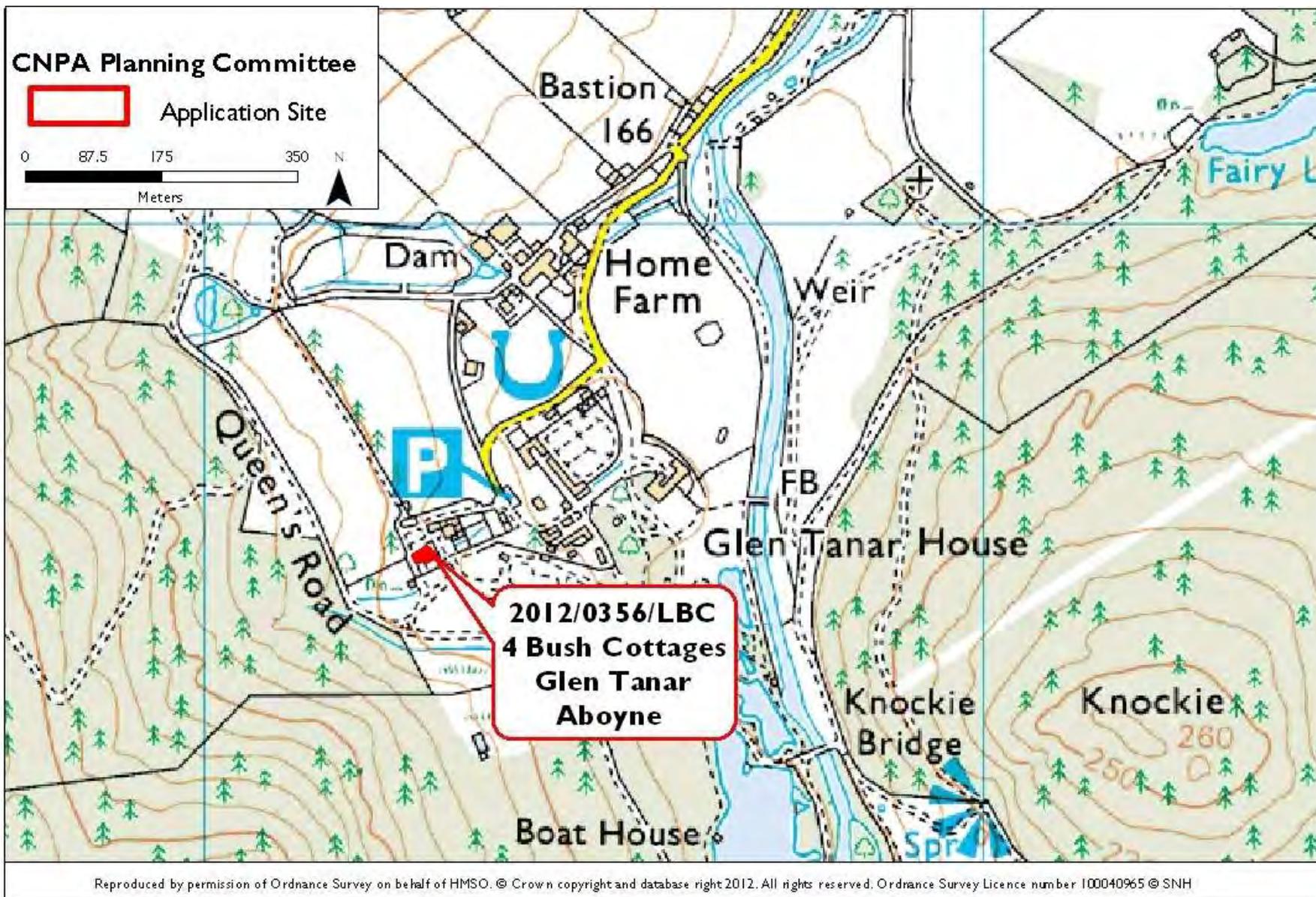


KEY POINTS :

- Planning permission is sought for the sub-division of a feu and the formation of access on land associated with Morrone Cottage, on Chapel Brae, in Braemar;
- Morrone Cottage is a detached property positioned in the western area of the overall garden ground. Although the land which is the subject of this sub-division proposal forms part of the existing curtilage, it has a degree of separation from the immediate garden of the property, due to a change in ground levels and the existence of vegetation;
- Residential properties surround the land at either side and on the opposite side of the road;
- The subject site is within the Braemar Conservation Area;
- A detailed design statement has been submitted in support of the proposal;
- The proposal to sub-divide a feu and form a new access to serve this, within the Braemar settlement boundary and in a predominantly residential area, is not considered to raise issues of significance to the aims of the National Park.

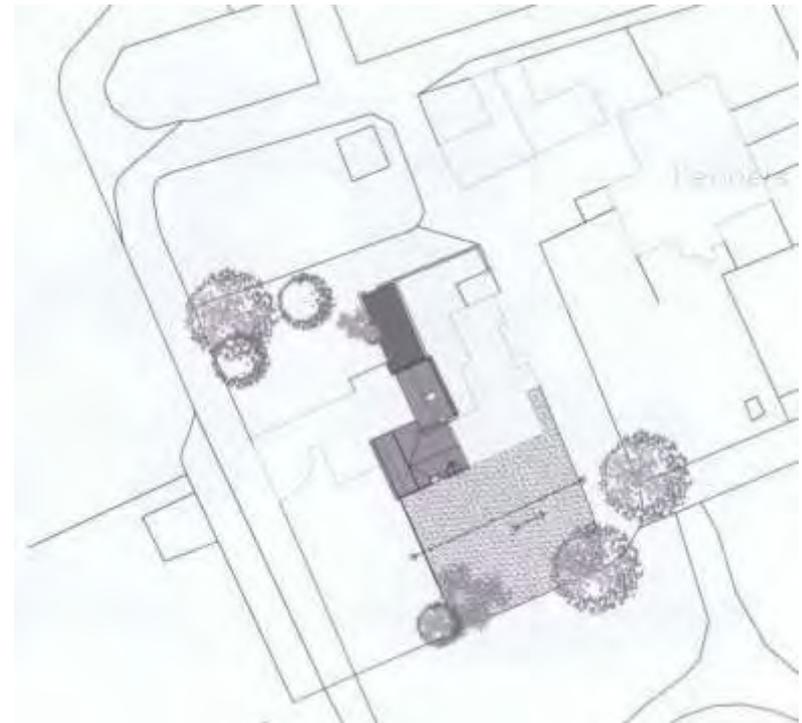
RECOMMENDATION : NO CALL IN

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Applicant(s) :
Proposal :

Glen Tanar Estate
Internal Alterations and Installation of Rooflights

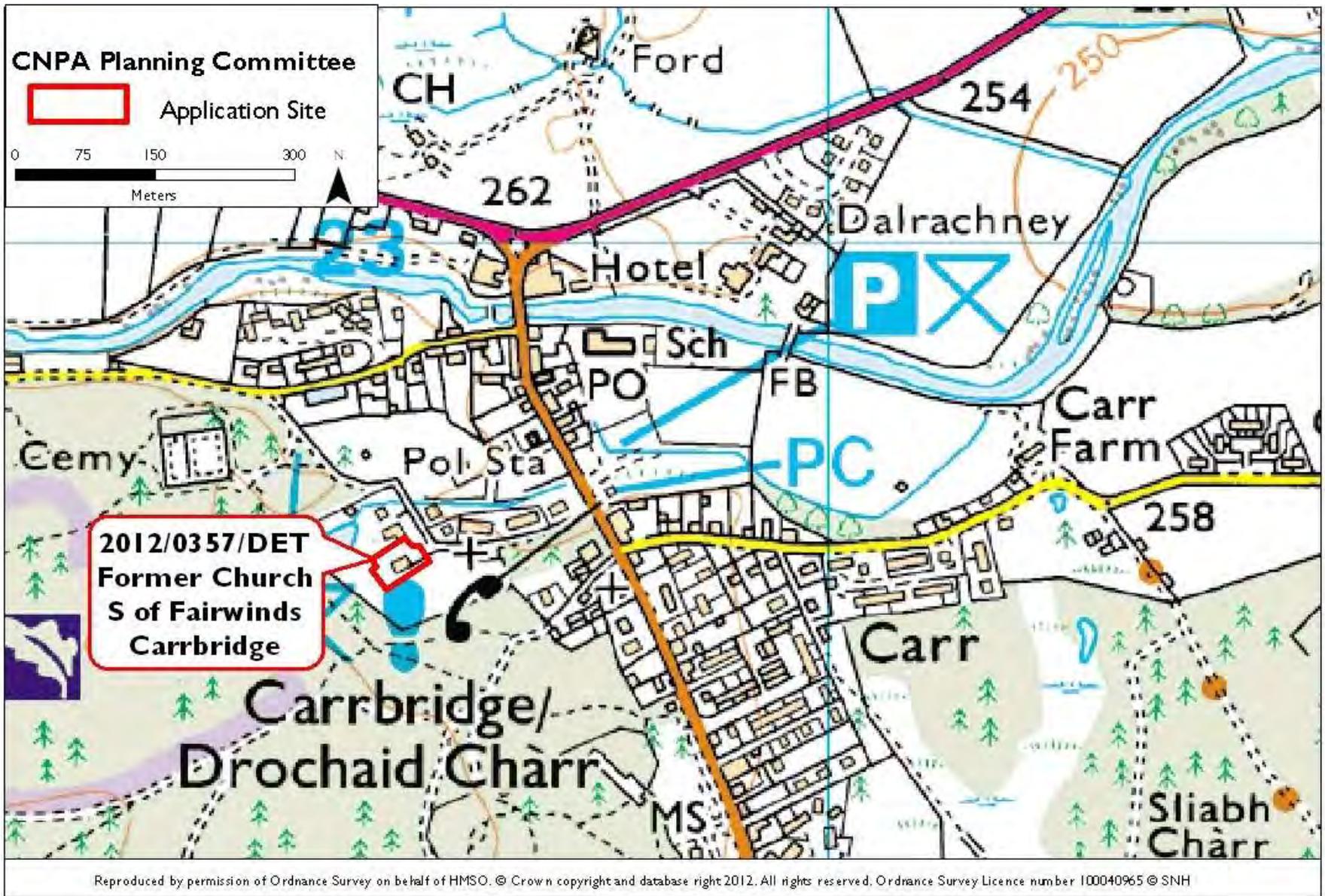


KEY POINTS :

- Listed Building Consent is sought at No. 4 Bush Cottages on Glen Tanar Estate for internal alterations and the installation of rooflights;
- The property is a Category C listed building;
- The rooflights are proposed to serve a single storey area of the property, in which two small rooflights already exist;
- The internal alterations involve changes of room uses, including (at ground floor level) the existing bathroom becoming a study / snug and (at first floor level), the existing two bedroom arrangement being altered to create one larger master bedroom with en suite facilities;
- The proposed works are of a minor nature and are not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

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Applicant(s) :
Proposal :

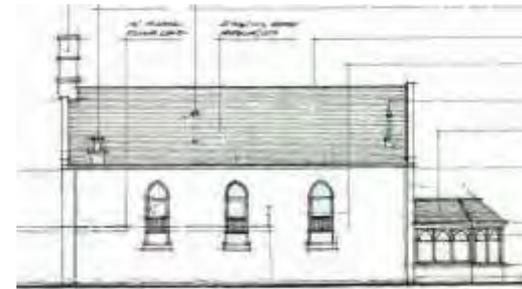
Miss Alison Murray
Alterations and change of use to house (renewal of planning permission 09/228/FULBS)



Proposed front elevation



Proposed side and rear elevations



Proposed sunroom



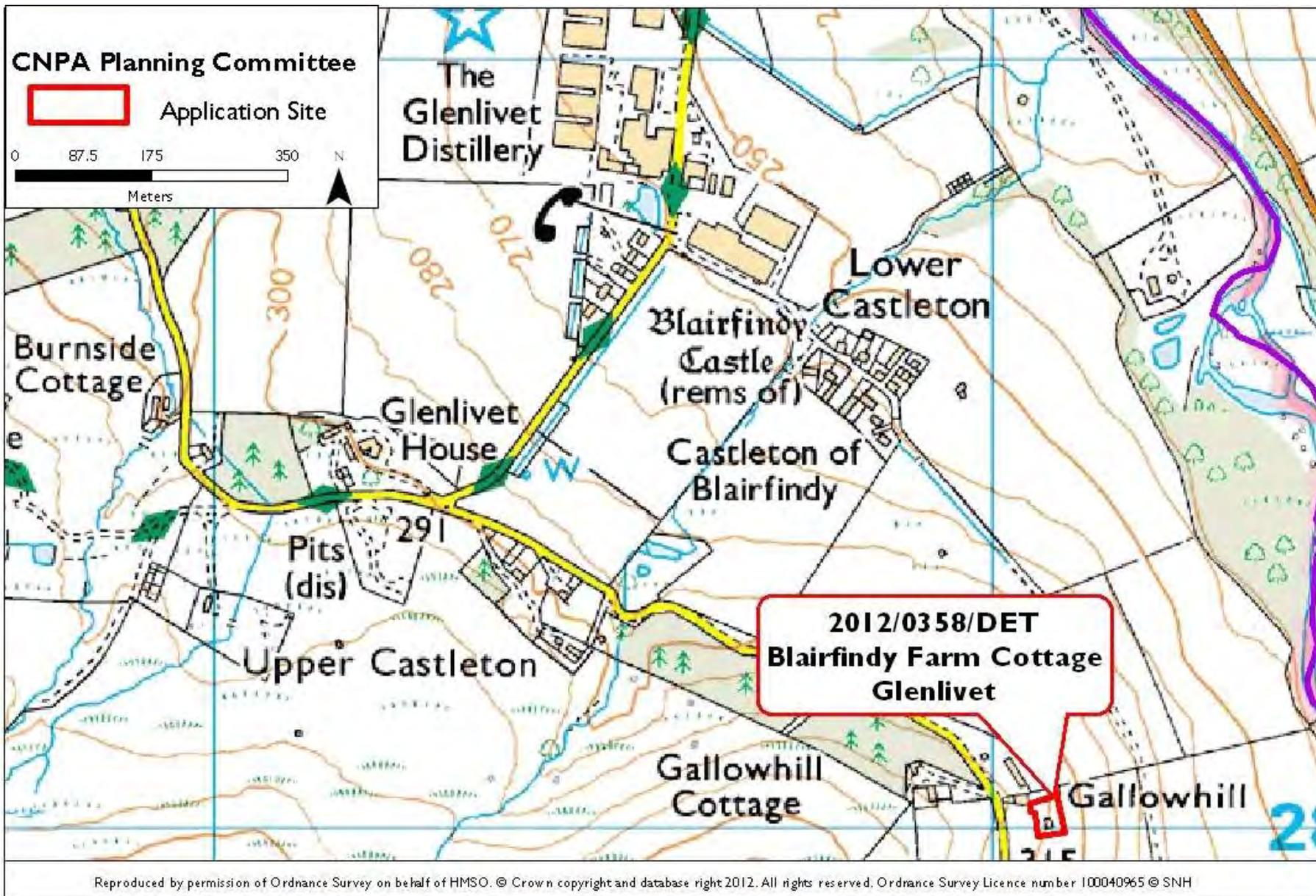
KEY POINTS :

- Planning permission is sought for alterations to a former church and a change of use to a house;
- The former church is located to the south of Fairwinds Guest House in Carrbridge;
- Planning permission was most recently granted by Highland Council for alterations and a change of use in 2009. The application was not called in by the CNPA. The current application seeks to renew the earlier planning permission;
- The change of use to the structure involves various internal works to create standard domestic rooms. External works include the addition of a sunroom on the rear elevation;
- The principle of development has already been established. Consistent with the CNPA's previous consideration of the proposal, it is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

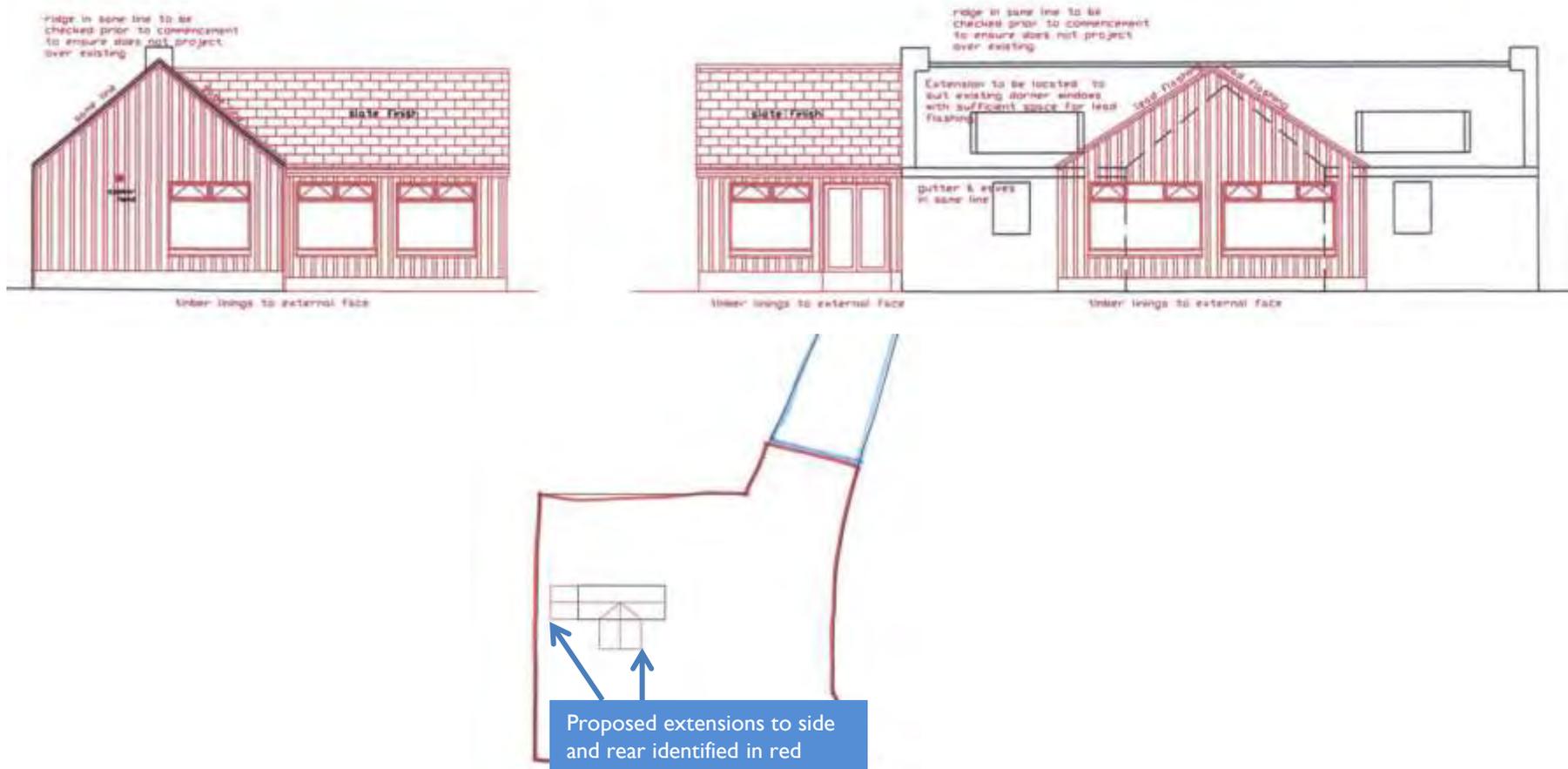
RECOMMENDED COMMENTS : Consistent with comments made by the CNPA in relation to the previous planning permission, it is recommended in the event of consideration being given to granting planning permission that a more appropriate and sympathetic design should be sought in relation to the sunroom extension.

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Applicant(s) :
Proposal :

Mr. and Mrs. Cannavan
Alter and extend house

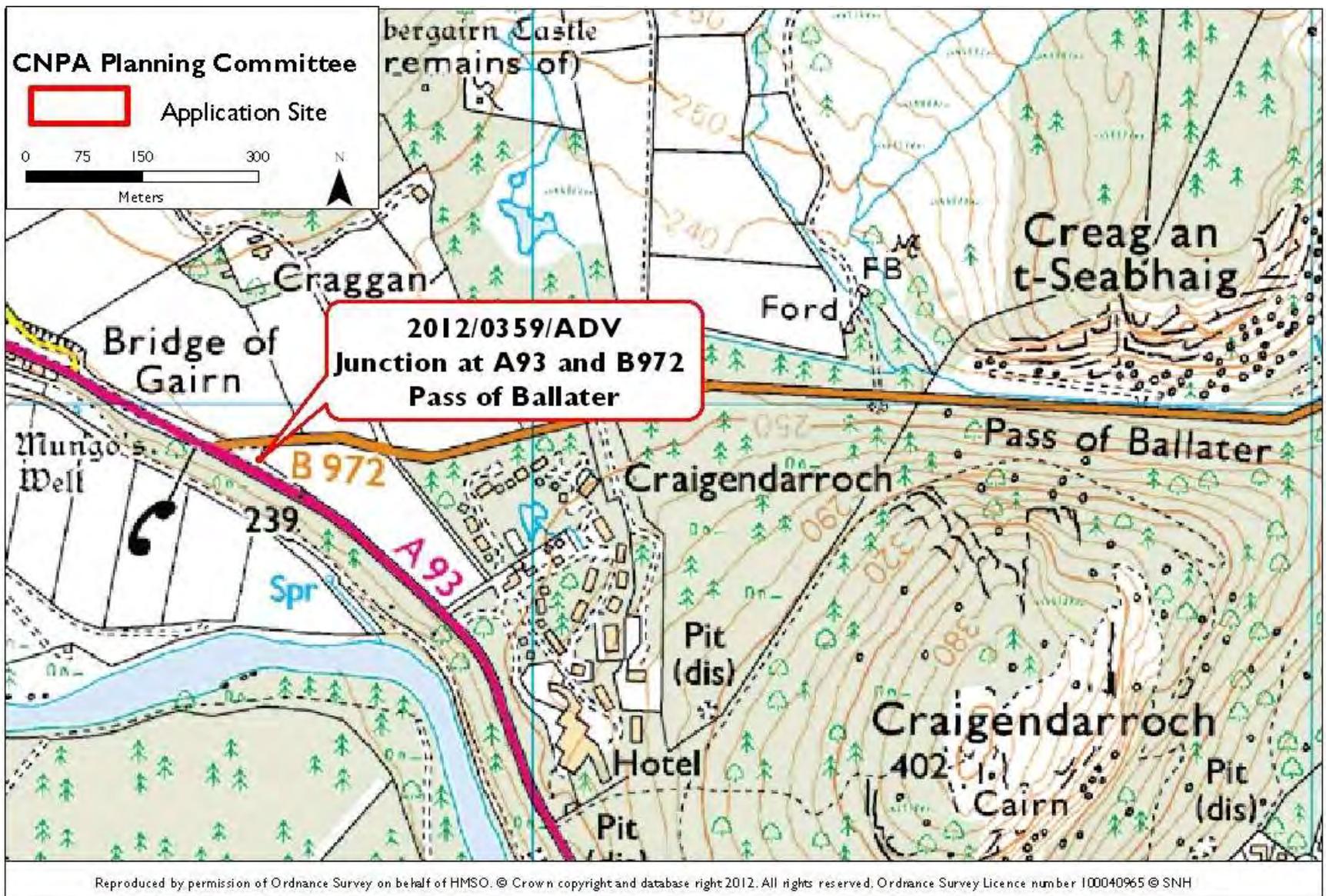


KEY POINTS :

- Planning permission is sought to alter and extend an existing single storey cottage;
- The detached cottage is located on a plot which is set back from and at a lower level than the public road, with existing screen planting to the front;
- Extensions are proposed to the side and rear and would provide a new kitchen and a sun porch;
- The extensions would have a timber clad finish, under a slate roof;
- The proposal is of a domestic nature and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

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Applicant(s) :
Proposal :

Mr. John Coull
Siting of Granite Sign



Approximate location

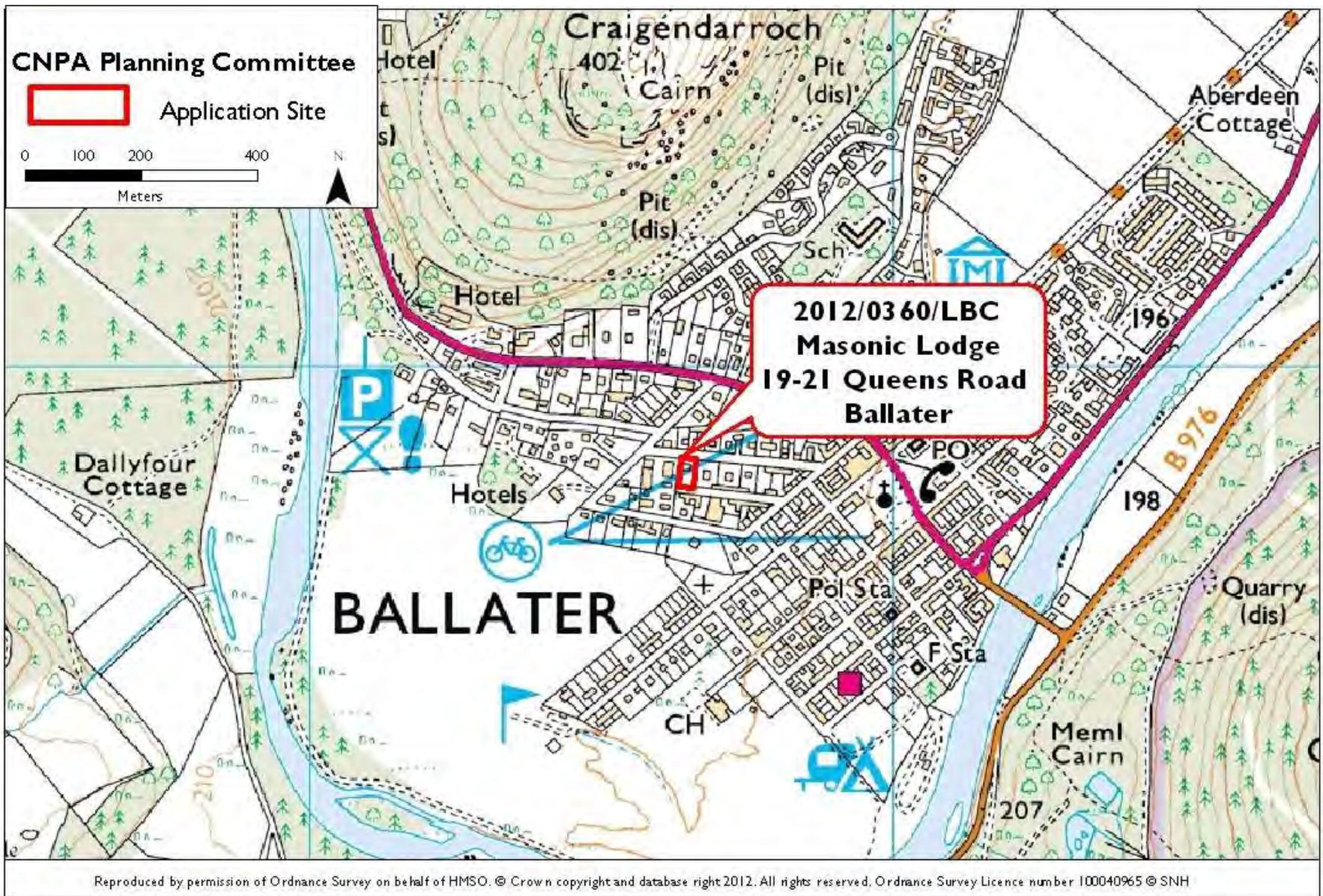


KEY POINTS :

- Advertisement consent is sought for the siting of a granite sign on the western approach to Ballater, at the junction of the A93 and the B972 Pass of Ballater;
- A similar sign has already been erected on the eastern entrance to Ballater adjacent to the A93. That application was not called in by the CNPA (2012/0039/ADV refers);
- Similar to the existing sign on the eastern approach, the proposed new sign would bear the words ‘Welcome to Ballater Royal Deeside’;
- The sign would be positioned in a grassed area, approximately 10 metres from the roadside verge;
- The erection of the proposed sign does not raise issues of significance to the aims of the National Park.

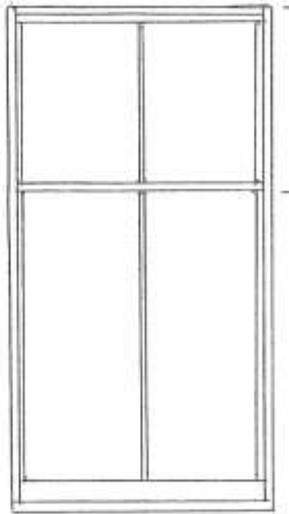
RECOMMENDATION : NO CALL IN

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Applicant(s) :
Proposal :

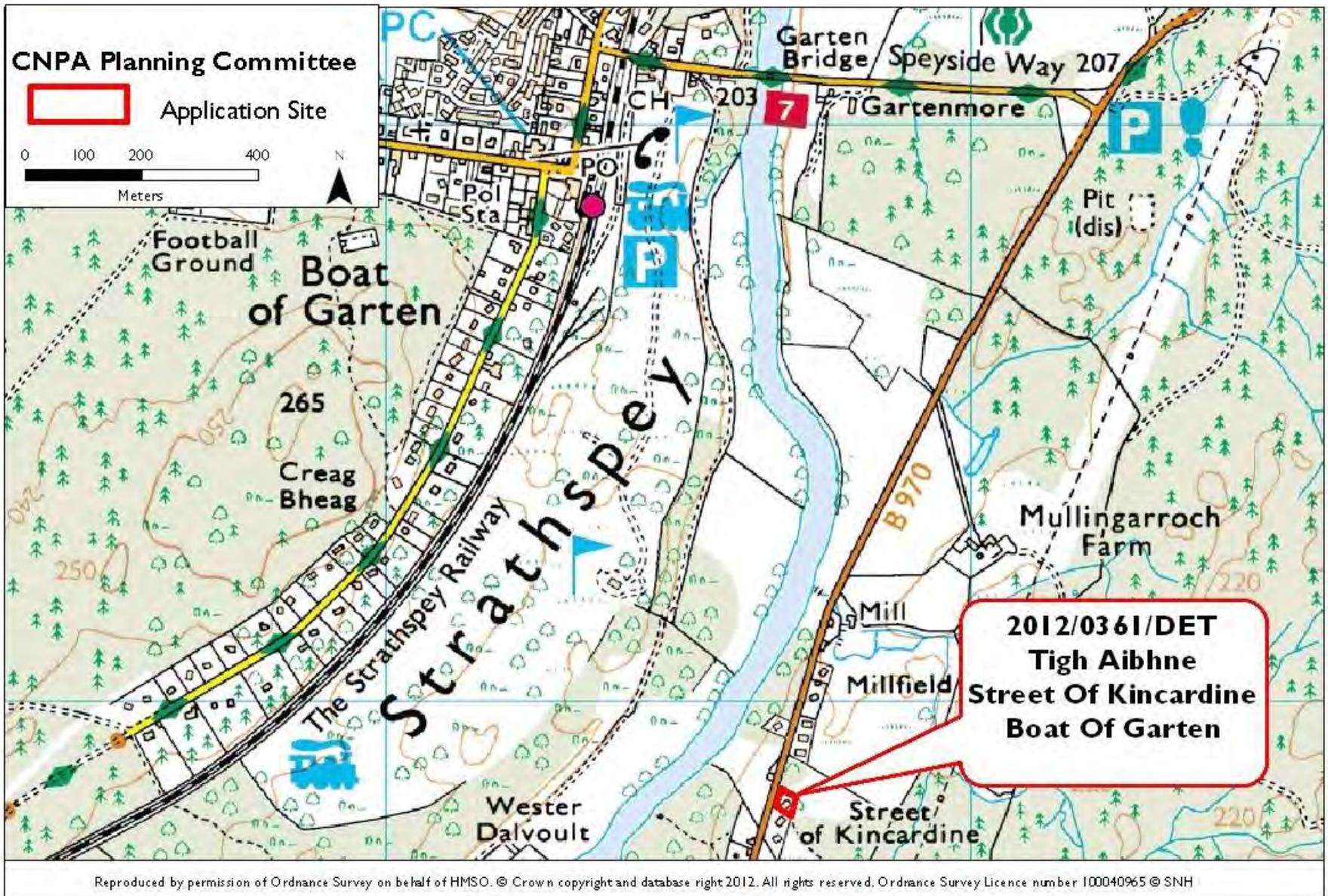
Mr. Neil Williams on behalf of Ballater Freemasons
Replacement windows (Listed Building Consent)



KEY POINTS :

- Listed Building Consent is sought for replacement windows at the Masonic Lodge on Queen's Road in Ballater;
- The building is a Category C listed building, located within the Ballater Conservation Area;
- The proposed new windows are described as being box sash windows, of timber construction, and painted white;
- The proposed replacement of windows is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

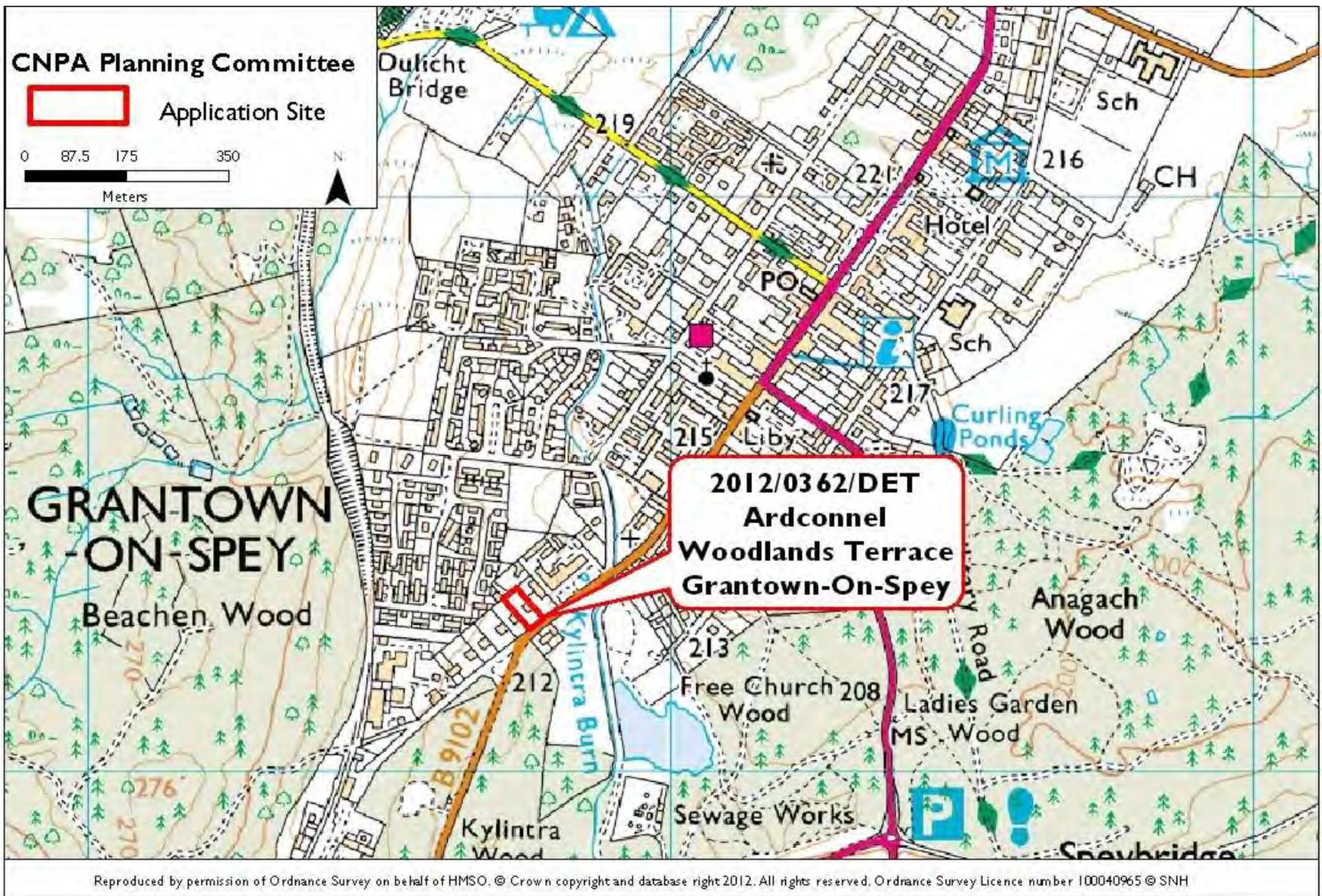


Applicant(s) :

Mr. Colin Nelson

Proposal :

Alterations to garage roof, attic conversion and existing dormer windows, and partial cladding of wall on front elevation



Applicant(s) :
 Proposal :

Mr. Thomas Clarke, Ardconnel House Limited
 Change of use from residential property to commercial bed and breakfast facility

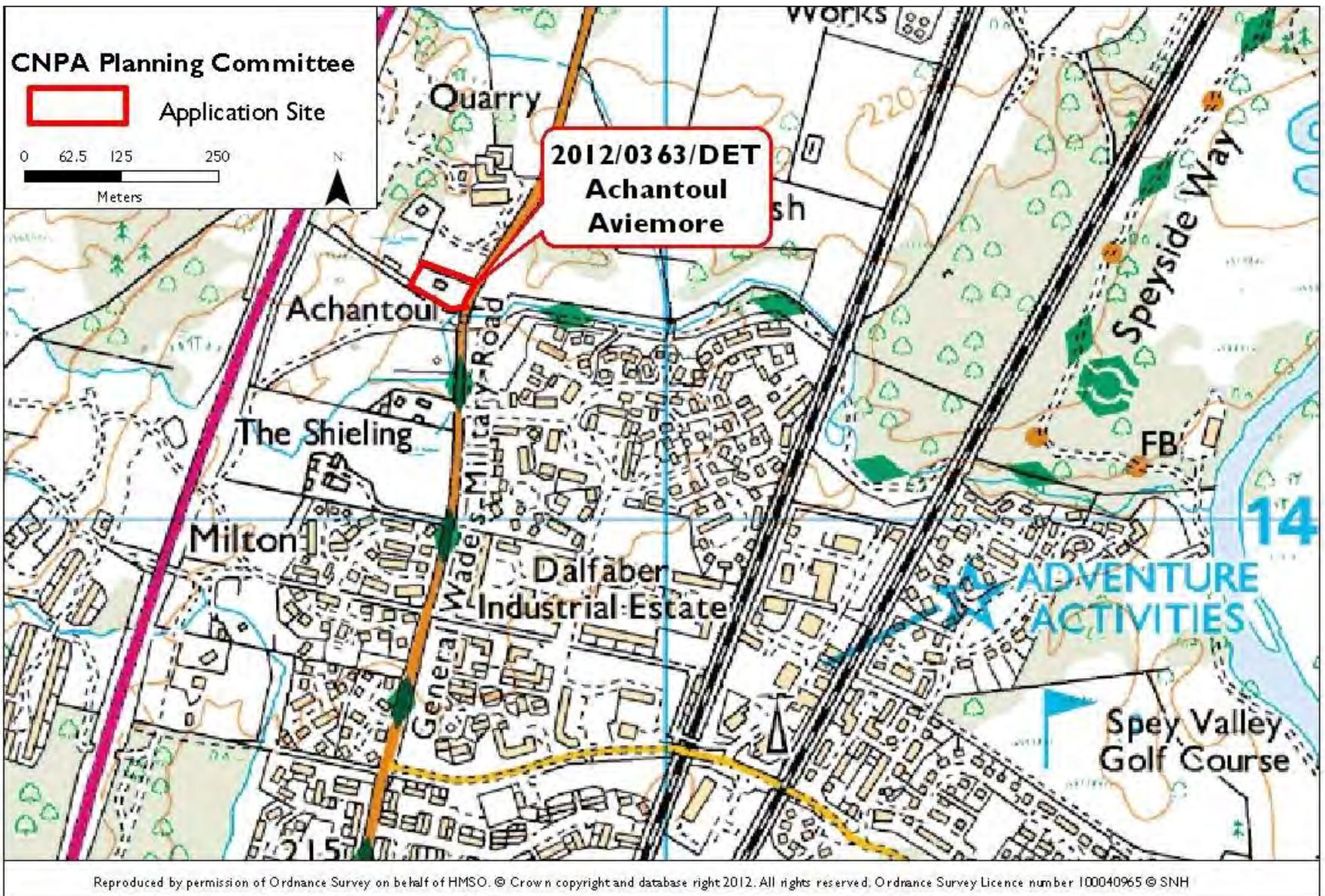


KEY POINTS :

- Planning permission is sought for a change of use from a residential property, known as 'Ardconnel' to a commercial bed and breakfast facility;
- The subject site is located at Woodlands Terrace in Grantown on Spey;
- The two storey detached Victorian property is similar in scale and character to others in the immediate vicinity. Other properties in the area are currently in use as bed and breakfast facilities;
- Details on the application form refer to the property having previously been used as a bed and breakfast until 2003, and then reverting back to use as a private residence between 2003 and 2012;
- Five of the six bedrooms are proposed to be used in connection with the operation of the bed and breakfast facility;
- The proposed change in use is compatible with existing uses in the immediate vicinity and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

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Applicant(s) :
Proposal :

Mr. Ian Jardine on behalf of Scottish Natural Heritage
Installation of 3x solar panels to roof at rear of building

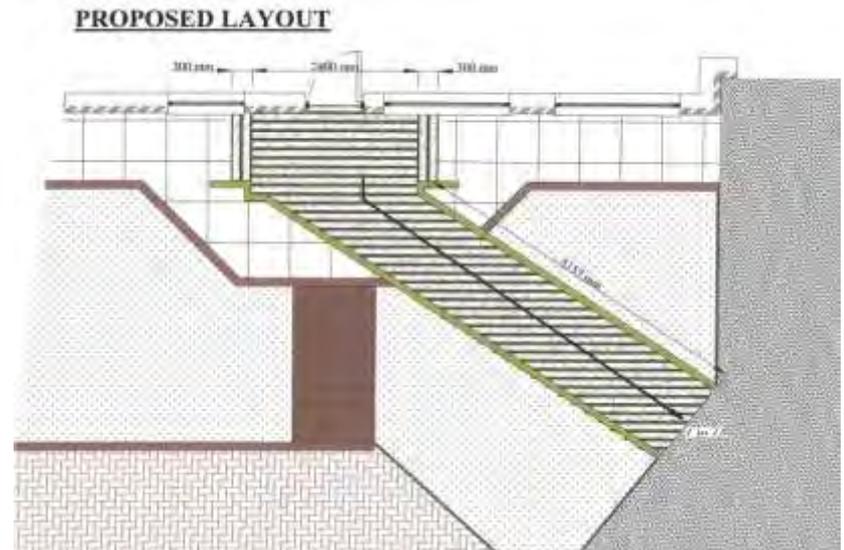


KEY POINTS :

- Planning permission is sought for the installation of 3 solar panels;
- The solar panels are proposed on a south facing roof at the rear of the Scottish Natural Heritage building (Achantoul) in Aviemore;
- The proposal is for a minor addition to the building and it is not considered to raise any issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

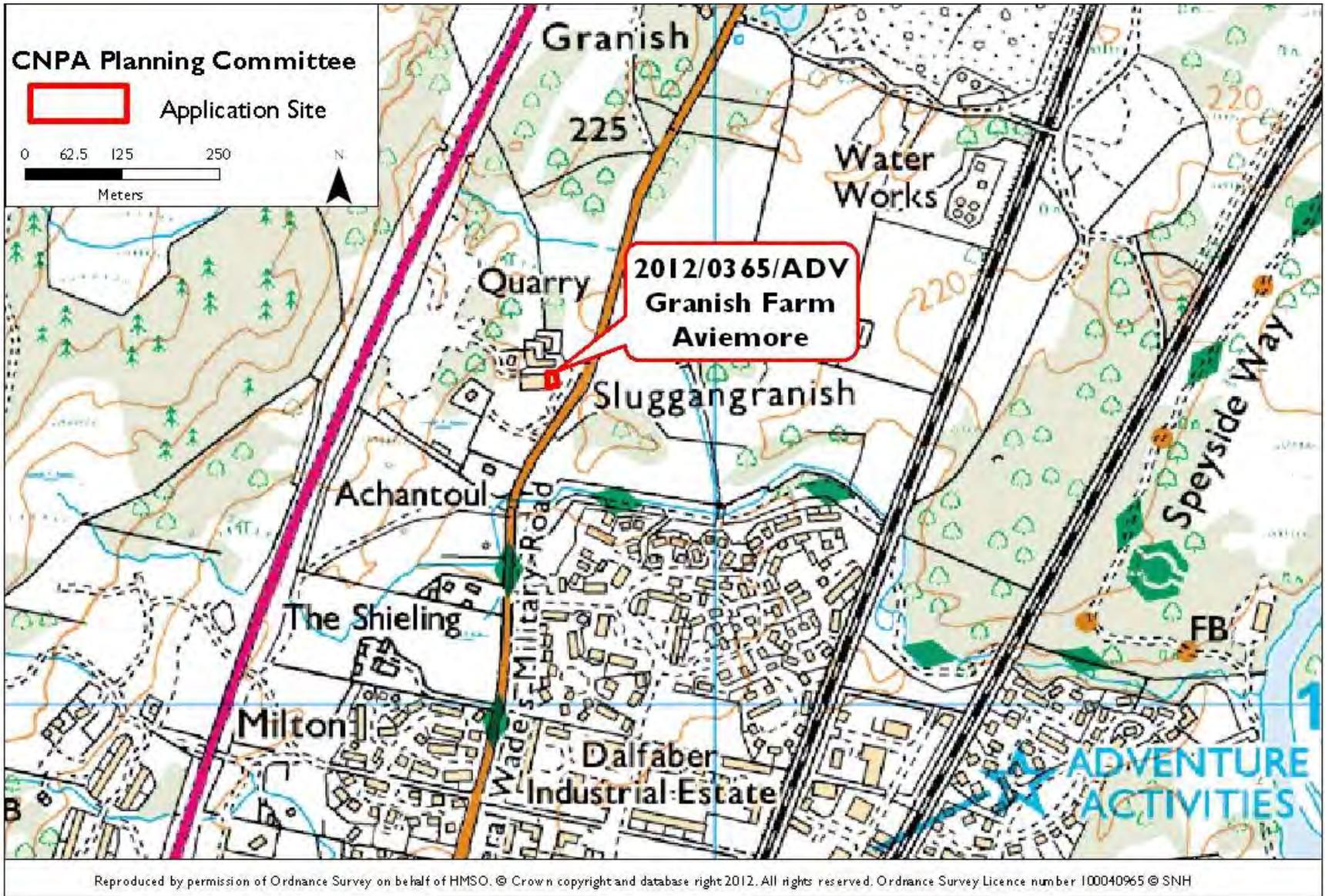
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KEY POINTS :

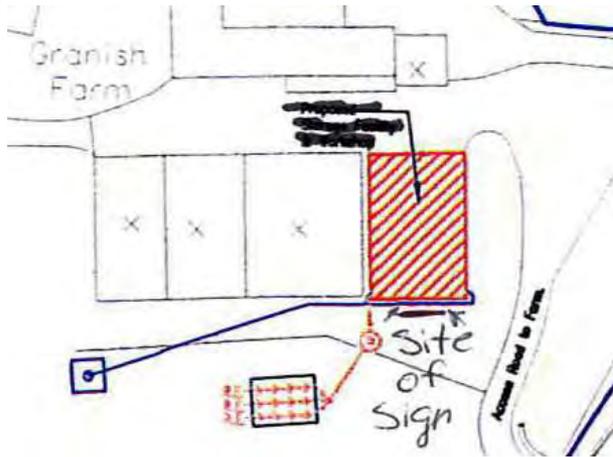
- Planning permission is sought for the installation of a wheelchair ramp at a residential property in Kingussie;
- The ramp would lead from the driveway to the front door of the property and would be constructed of timber;
- The proposed development is of a minor domestic nature and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN



Applicant(s) :
Proposal :

Mr. Alan Munro of Mackintosh Munro Partnership
Non-illuminated gable sign

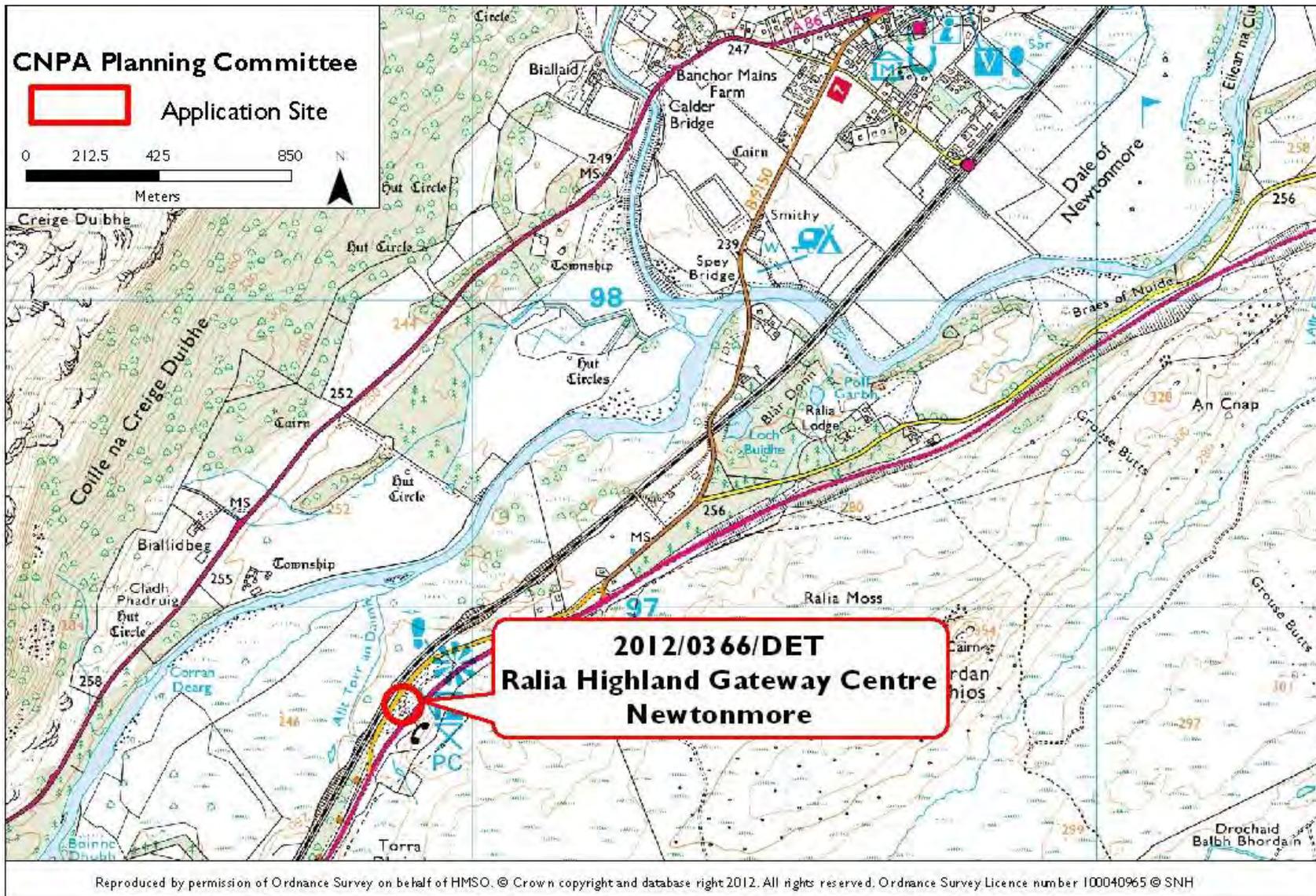


KEY POINTS :

- Advertising consent is sought for a gable sign on a building at Granish Farm on the outskirts of Aviemore;
- The sign would not be illuminated;
- The sign would measure 3m x 2m and would be constructed of 'dibond uPVC';
- The addition of an advertising sign in this location is not considered to raise issues of significance to the aims of the National Park.

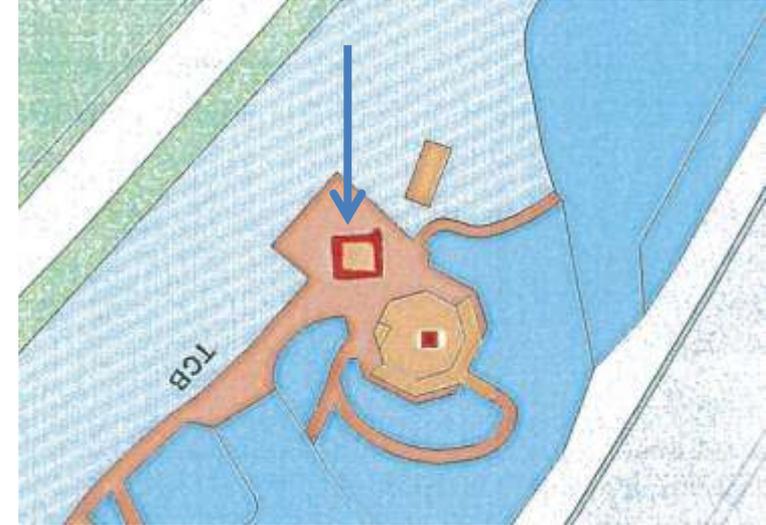
RECOMMENDATION : NO CALL IN

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Applicant(s) :
Proposal :

Mr. Robin Lambie
Change of use of former Rangers Office to tourist information area



KEY POINTS :

- Planning permission is sought at the 'Ralia Highland Gateway Centre' for a change of use of the former Rangers office to a tourist information area;
- The details in the application form state that the rangers office closed in October 2011. The proposed change of use is intended to facilitate a tourist / travel based shop which would complement the adjacent café;
- The application documentation does not indicate that any external changes would be undertaken to the building;
- The proposed change of use of a building where the original use has now ceased is not considered to raise any issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

[View Planning Application](#)