
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN

Call-in period: 23 November 2015

2015/0370/DET to 2015/0377/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2015/0370/DET
Council ref:	15/04075/FUL
Applicant:	Dr Duncan Scott
Development location:	An Cala, Woodlands Terrace, Grantown-on-Spey Highland
Proposal:	Demolition of part existing rear extension and erection of new rear extension
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Both applications approved by Local Authority <ul style="list-style-type: none">• Extension (05/00247/FULBS)• Change of use from a guest house to residential (class 7 to 9) (13/02303/FUL)
Background Analysis:	Alterations and extension to house in settlement. Type 2 – householder development, small developments that do not need planning permission. Not considered to raise issues of significance to collective aims of National Park

CNPA ref:	2015/0371/DET
Council ref:	15/04210/FUL
Applicant:	Mr Simon Grosvenor
Development location:	Borthaugh, Woodside Avenue, Grantown-on-Spey Highland
Proposal:	Extensions and installation of biomass boiler unit
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Applications approved by Local Authority <ul style="list-style-type: none"> • Demolition of coach house/stable man's room and erection of holiday chalet (05/00210/FULBS) • Section 42 application to use the lodge without complying with condition 1 of permission 05/201 (10/03835/FUL) • Installation stainless steel flue will be erected at the rear of house. (10/04272/FUL)
Background Analysis:	Alterations and extension to existing house and provision of biomass system. Type 2- Householder development and biomass plant attached to existing use. Not considered to raise issues of significance to collective aims of National Park

CNPA ref: 2015/0372/DET
Council ref: 15/04235/FUL
Applicant: Mr And Mrs I Donald
Development location: Innisbeg, Insh, Kingussie Highland
Proposal: Erection of self contained unit
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Both applications approved by Local Authority

- Extension to dwelling (04/00391/FULBS)
- Extensions to house (07/00086/FULBS)

Background Analysis: Self –contained small annexe extension to existing house within settlement. Type 2- householder/housing up to four residential units within a settlement. Not considered to raise issues of significance to collective aims of National Park.

CNPA ref:	2015/0373/DET
Council ref:	15/04063/FUL
Applicant:	Mr Steven Wiseman
Development location:	Land 115M SE Of Four Seasons Hotel MacDonald Aviemore, The Aviemore Centre, Grampian Road Aviemore
Proposal:	Erection of 35 Retirement Apartments (4 x one bedroom and 31 x two bedroom apartments)
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	The proposed development of 35 retirement apartments on a central, roadside green area within Aviemore is considered to raise issues of significance to the collective aims of the National Park, in terms of natural and cultural heritage, enjoyment and understanding of area and sustainable economic and social development.
Planning History:	Both applications called in by CNPA for determination <ul style="list-style-type: none"> • Demolition of existing admin building; construction of mixed use development comprising residential, retail, office, community, leisure, environmental improvements, roads, additional lodges and hotel extension 08/241/CP Approved 11/052/CP Erection of 3 storey building comprising of 12 No Apartments, new access and associated car parking The Aviemore Centre Grampian Road Aviemore - withdrawn
Background Analysis:	Proposal for block of retirement flats on land presently used as open space to front of 4 Seasons Hotel in Aviemore. Type 1 Housing of four or more residential units within a settlement.

CNPA ref: 2015/0374/DET
Council ref: 15/04250/FUL
Applicant: Mr R Mathieson
Development location: Whitehill, 3 Seafield Court, Grantown-on-spey Highland
Proposal: Demolish existing conservatory. Alter and extend house.
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent history
Background Analysis: Alterations and extension to house within settlement. Type 2 – householder development, small developments that do not need planning permission. Not considered to raise issues of significance to collective aims of National Park

CNPA ref:	2015/0375/DET
Council ref:	15/04219/FUL
Applicant:	Speyside Trust
Development location:	Badaguish Outdoor Centre, Glenmore Lodge Road, Glenmore Aviemore
Proposal:	Use of land for siting of 10 no Wigwams (renewal of permission 2012/0120/DET(12/01400/FUL))
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	The proposed development is directly related to applications previously determined by the Cairngorms National Park Authority at Badaguish and raises issues of potential significance to the collective aims of the National Park in terms of social and economic well-being, visual and environmental impact, and the enjoyment and understanding of the National Park.
Planning History:	Numerous planning applications at Badaguish site, most recently applications 2015/0132/DET and 0133/DET for retrospective consent for amended layouts for wigwams and bike trails to north approved by CNPA. On the current application site two applications were previously approved by CNPA for temporary siting of 10 wigwams as follows: <ul style="list-style-type: none"> • Temporary use of ground for siting pre-fabricated 10 timber wigwam tents, (revised application) (10/01649/FUL) • Application under Section 42 to vary condition 1 (ref: 10/1649/FUL/10/107/CP) relating to time limits to enable continued siting of wigwams (12/01400/FUL) Consent was granted for a further period which expired on December 2014. Consequently consent has now lapsed for the temporary siting of the wigwams
Background Analysis:	<p>This application seeks consent for the continued siting of ten temporary wigwams at Badaguish on land to the south of an approved 35 wigwam site. Although temporary consent was granted previously this has lapsed and the application appears to be seeking to renew this consent for a further three years or until the next phases of the main site are established. This is effectively considered to be a retrospective application for the continued siting of 10 wigwams for a temporary period, this period appearing to relate to development of the approved 35 wigwam site. The application description will require further consideration.</p> <p>The application is directly related to a series of applications determined by the CNPA. It is therefore a Type 1 application and in itself, given the overall context of its contribution to an established recreational site is considered to be of significance to the collective aims of the National Park.</p>

CNPA ref: 2015/0377/DET
Council ref: 15/04262/FUL
Applicant: Mr Robert Robbie
Development location: Dunedin, 18 Dirdhu Court, Nethy Bridge Highland
Proposal: Construct a wheelchair accessible timber ramp to allow safe access from property to vehicle
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Application approved by Local Authority for Erection of dwelling house and garage (98/00055/FULBS)
Background Analysis: Minor alterations to house within settlement to facilitate disabled access.

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