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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF THE PLANNING COMMITTEE CALL-IN held electronically on Friday, 23 December 2011

### PARTICIPATING MEMBERS

Peter Argyle  
Duncan Bryden  
Angela Douglas  
Jaci Douglas  
Katrina Farquhar  
Marcus Humphrey  
Gregor Hutcheon  
Eleanor Mackintosh

Ian Mackintosh  
Mary McCafferty  
Willie McKenna  
Gordon Riddler  
Gregor Rimell  
Brian Wood  
Allan Wright

### APOLOGIES:

Kate Howie

### NO RESPONSE RECEIVED:

Dave Fallows  
David Green  
Martin Price

1. The CNPA has taken a decision to trail the use of electronic systems to carry out its Call-in meetings.
2. Members were able to view the Call-in presentation on the CNPA website ([www.cairngorms.co.uk](http://www.cairngorms.co.uk)) between 12.00 noon on Wednesday 21 December and 9.00am on Friday, 23 December 2011.
3. Apologies were received from the above Members.

### DECLARATION OF INTEREST BY MEMBERS ON ANY ITEMS APPEARING ON THE CALL-IN PRESENTATION

4. Mary McCafferty declared an indirect interest in Planning Application No. 2011/0412/DET due to husband transporting materials for quarry.

## **PLANNING APPLICATION CALL-IN DECISIONS**

**(Electronic Presentation, prepared by Andrew Tait, Planning Officer)**

5. 2011/0397/DET - No Call-in
6. 2011/0398/DET - No Call-in
7. 2011/0399/DET - No Call-in
8. 2011/0400/LBC - No Call-in
  
9. 2011/0401/DET - Alterations and extensions to form 2 semi-detached houses  
At Gladstone House, 17-19 Castle Road, Grantown-On-Spey  
PH26 3HJ

The decision was to call-in the application for the following reason:

- The development proposes the restoration of a long-standing derelict building which is listed, with an area of garden ground given over to adjacent development. As such it is of linked significance to other proposals which the CNPA has been involved with. It is considered to raise a range of issues with regard to socio-economic considerations, design and impact on the character and nature of the area and setting of the Listed Building, as such it is of general significance to the collective aims of the Cairngorms National Park.

10. 2011/0402/LBC - Alterations and extensions to form 2 semi-detached houses  
At Gladstone House, 17-19 Castle Road, Grantown-On-Spey  
PH26 3HJ

The decision was to call-in the application for the following reason:

- The development proposes the restoration of a long-standing derelict building which is listed, with an area of garden ground given over to adjacent development. As such it is of linked significance to other proposals which the CNPA has been involved with. It is considered to raise a range of issues with regard to socio-economic considerations, design and impact on the character and nature of the area and setting of the Listed Building, as such it is of general significance to the collective aims of the Cairngorms National Park.

11. 2011/0403/PPP - Erection of 18 flats and 2 no semi-detached houses (20 units in total)  
At The Garth, 21-23 Castle Road, Grantown-On-Spey, PH26 3HN

The decision was to call-in the application for the following reason:

- The proposed development is for a significant residential development within the curtilage of an existing business located in the Grantown Conservation Area. As such it is considered to raise a range of issues with regard to socio-economic and natural and cultural heritage considerations, building layout and design and impact on the character and nature of the Conservation Area and the setting of the adjacent Listed Building and as such it is of general significance to the collective aims of the Cairngorms National Park.

12. 2011/0404/DET - No Call-in

13. 2011/0405/DET - No Call-in

14. 2011/0406/DET - No Call-in

15. 2011/0407/MSC - No Call-in

16. 2011/0408/DET - No Call-in

17. 2011/0409/DET - Application removed from call-in list, as CNPA notified in error:  
Proposal site lies outwith the Park.

18. 2011/0410/DET - Re-Building, Alteration & Extension of the Ruined Kilbo Bothy to  
Form Hill Shelter Including Drainage  
At Former Kilbo Bothy, Glen Prosen

The decision was to call-in the application for the following reason:

- The proposed development is located in a sensitive and remote upland location in an area of open landscape. It is considered to raise a range of issues with regard to landscape impact, natural and cultural heritage considerations, alongside issues in relation to promoting the understanding and enjoyment of the National Park. As such it is of general significance to the collective aims of the Cairngorms National Park.

19. 2011/0411/DET - Small scale hydro scheme

At Allt A Choire Chais Hydro Scheme Phones Estate Dalwhinnie

The decision was to call-in the application for the following reason:

- The proposed development involves the siting of various structures in and around sensitive water courses. It is considered to raise issues of general significance in terms of the natural and cultural heritage, the use of natural resources and the socio-economic development of the National Park. As such, the proposal raises issues of general significance for the aims of the National Park.

20. 2011/0412/DET - No Call-in

21. 2011/0413/DET - No Call-in

## **COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE**

22. The planning officers noted Members' comments and were delegated with the responsibility of whether or not to submit the comments to the Local Authorities. The following comments were passed on to the Local Authorities.

23. 2011/0404/DET - Change of use from retail shop to extended living accommodation for 76 High Street; shop facade to be removed and infilled with stone walling and new window

At 74-76 High Street, Grantown-On-Spey, PH26 3EL

- The CNPA would raise concern at the loss of any retail establishment on the High Street in Grantown. Independent retailers form a strong key part of the identity of the town. It is suggested that any loss should be prevented if possible because once lost it is unlikely that the unit would return to a retail use which could erode the character of the High Street. Consequently, the proposal should demonstrate that the retention of the business is not viable, in accordance with Part D: Loss of Business, Policy 25- Business Development of the CNP LocalPlan.

In terms of design the replacement of the shop frontage should be consistent with the current stone type which should have regard

to factors such as the porosity of the host stone, its colour and durability. Re-pointing should be carried out only in lime putty mortar, applied carefully to avoid widening the joints in the stonework. The applicant should be referred to Historic Scotland INFORM Guidance Information for Historic Building Owners: Indent Repairs to Snadstone Ashlar Masonry. This can be found on Historic Scotland's website.

24. 2011/0412/DET - Application under Section 42 to vary condition I (time limit)  
At Alvie Moor Quarry Dalraddy Estate Kincaig Kingussie

- The CNPA would comment that in the event the application is granted, any extension of time should not be open-ended but limited to an appropriate time period.