

# 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](http://www.aberdeenshire.gov.uk/planning/apps)

Angus Council: [http://planning.angus.gov.uk/PublicAccess/tdc/tdc\\_home.aspx](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](http://193.63.61.22/publicaccess/tdc/DcApplication/application_searchform.aspx)

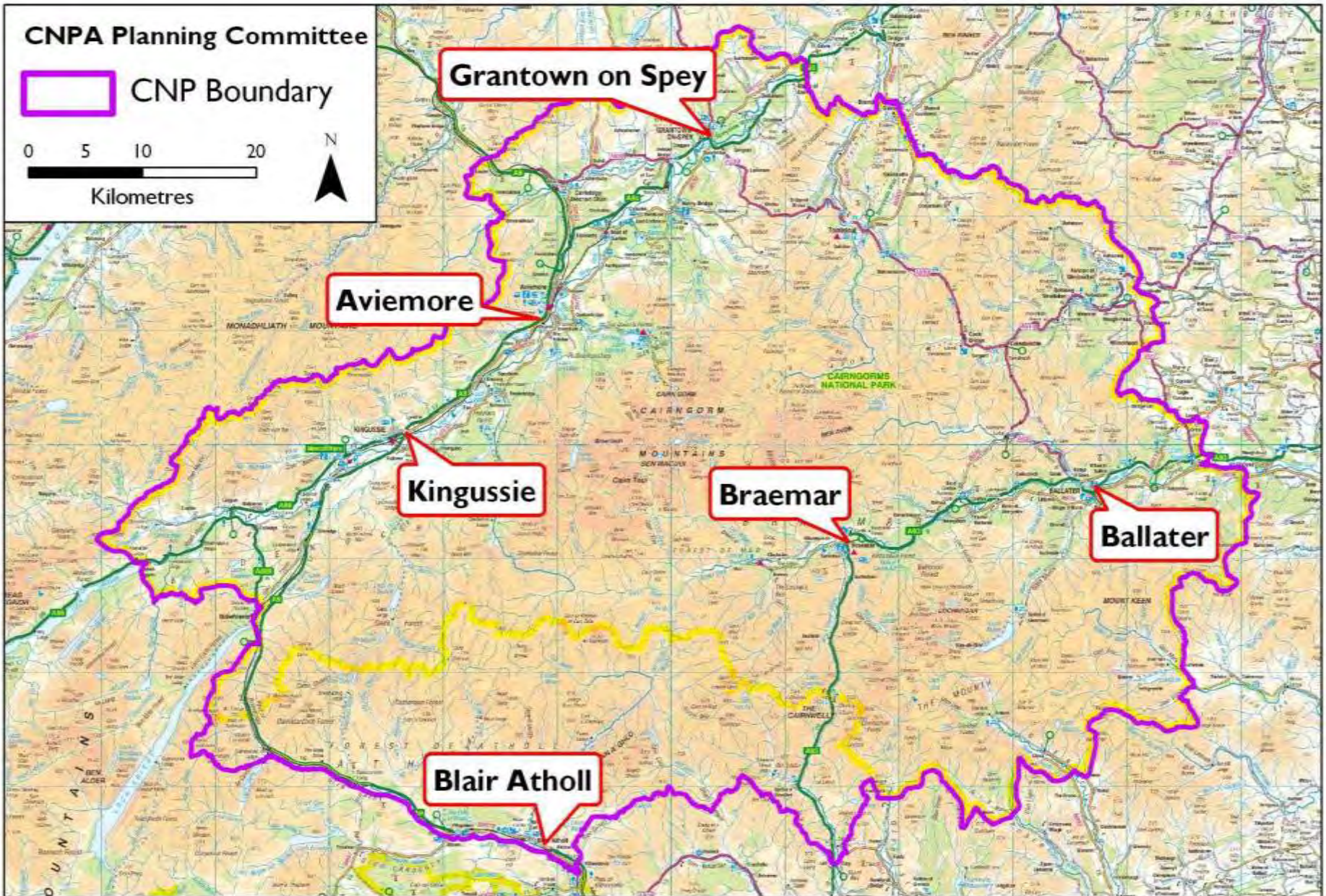
**Website links in this presenter are for your convenience to provide further information. These websites are not under the control of the CNPA and we are not responsible for the contents or availability of any other websites to which we provide a link.**

**CNPA Planning Committee**

 **CNP Boundary**

0 5 10 20

Kilometres



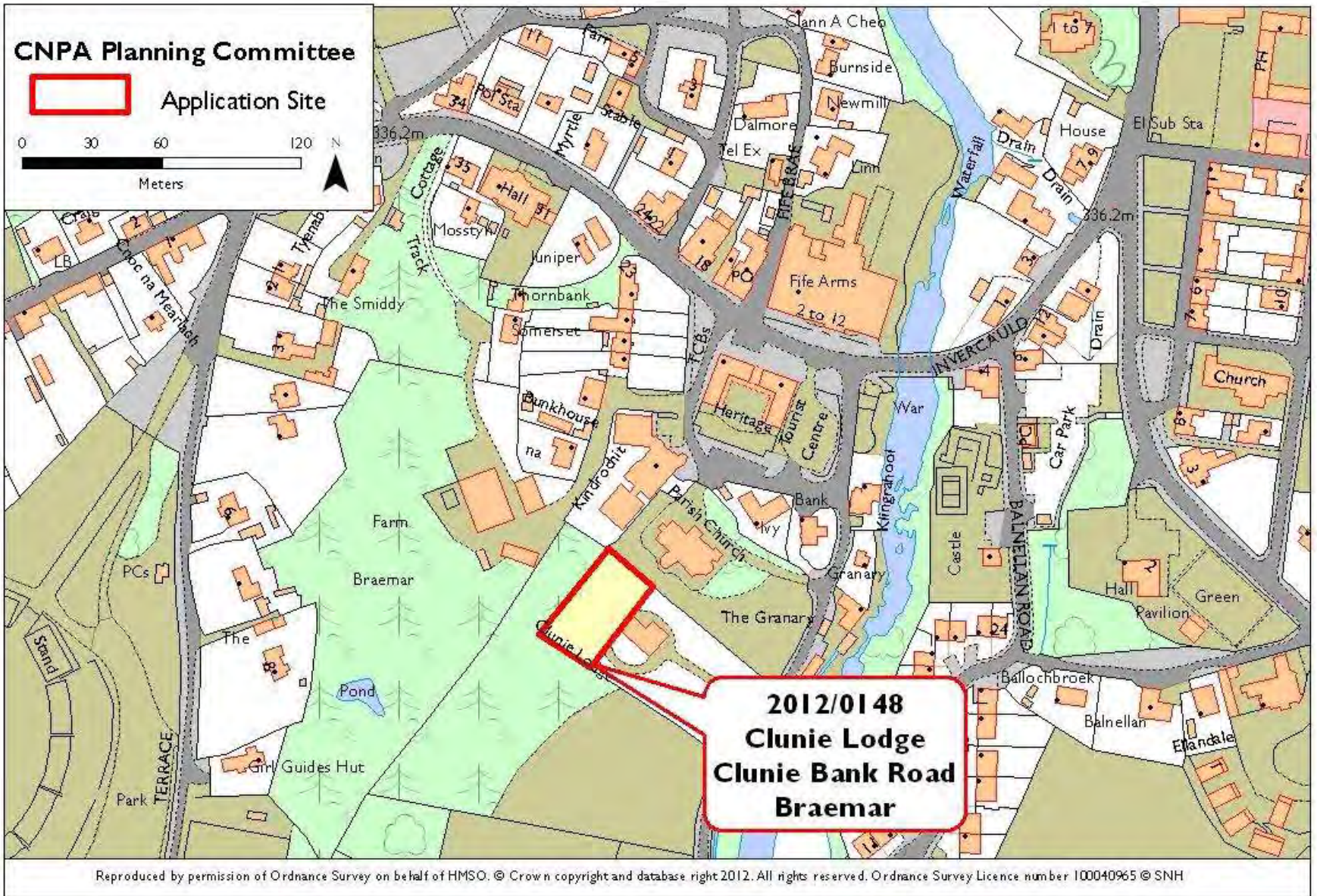
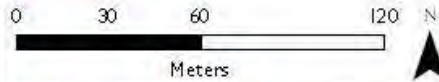
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**CNPA Planning Committee**



**Application Site**



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**Applicant(s) :**

**Mrs. Susan McIntosh**

**Proposal :**

**Erection of fence and kennels (retrospective)**





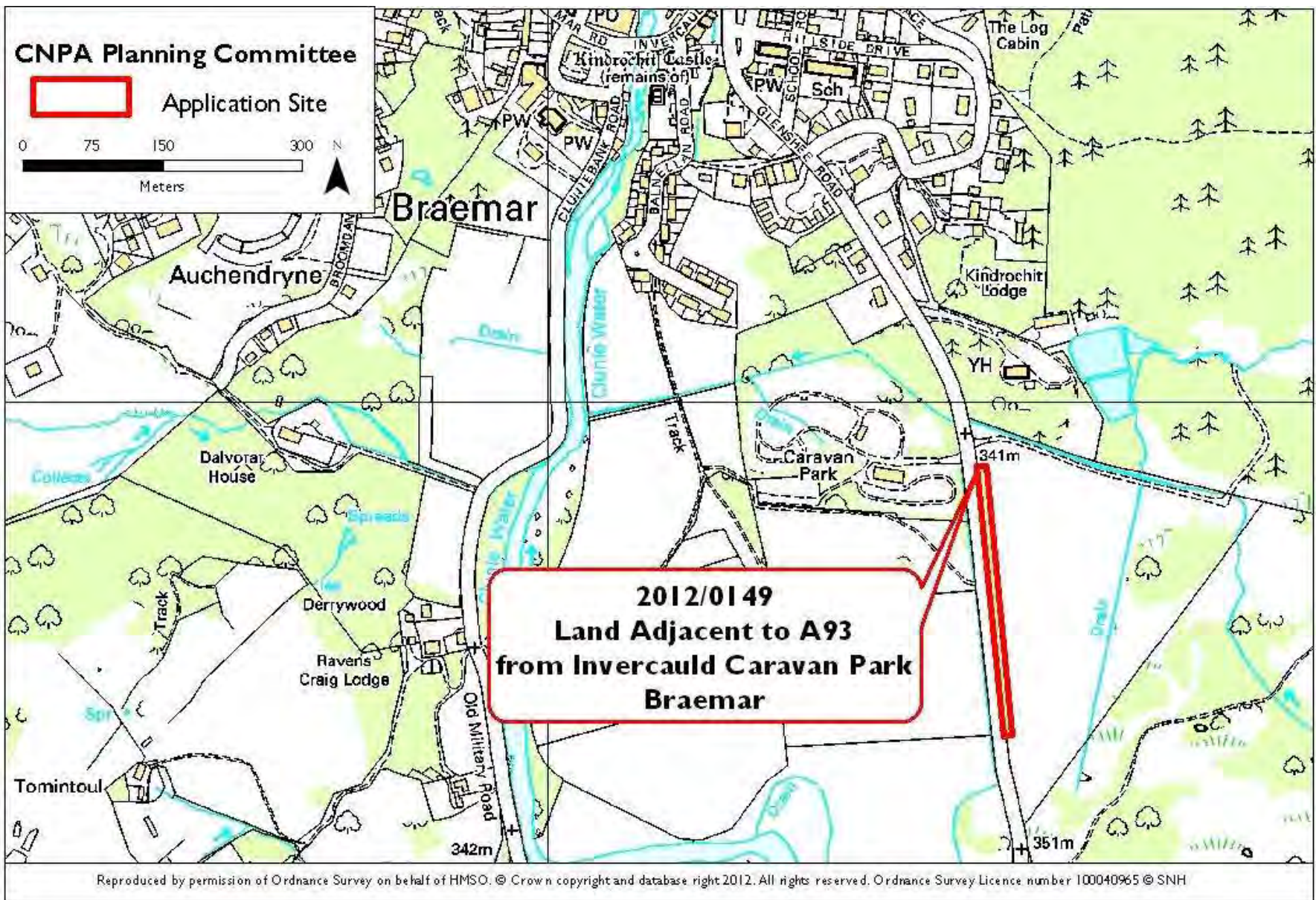
### KEY POINTS :

- Planning permission is sought retrospectively for the erection of a fence and kennels at a residential property on Cluniebank Road within the settlement of Braemar;
- The fence is of wooden construction and has been positioned to form to enclose part of the rear garden to form a run for dogs, surrounding the kennel structure. The fence is described as “barely seen from the main road and is five feet high”;
- The kennels are located in the rear garden;
- The application form states that the work was completed in March 2012. The applicant’s had been unaware that planning permission was required until they were notified of this by Aberdeenshire Council;
- The subject site is within the Braemar Conservation Area;
- The works are of a relatively minor nature within a large garden and are not considered to raise issues of significance to the aims of the National Park.

### RECOMMENDATION : NO CALL IN

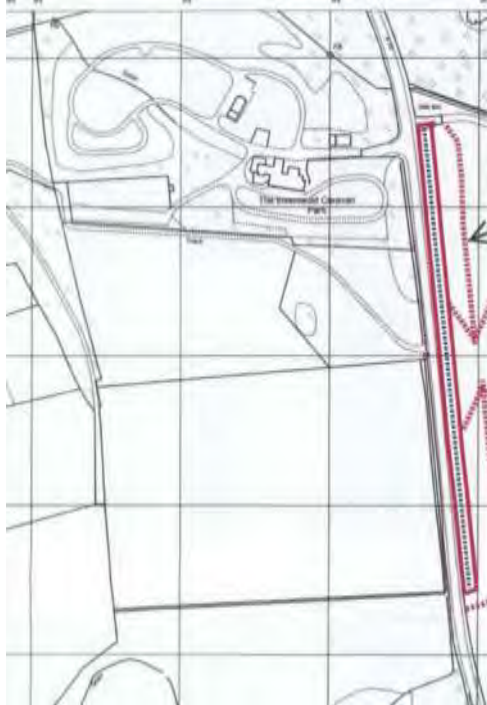
**RECOMMENDED COMMENTS :** The CNPA wish to express disappointment at the retrospective nature of this application.

[View Planning Application](#)



Applicant(s) : Cairngorms Outdoor Access Trust  
 Proposal : Construction of aggregate path





Location of new path



Section of new path constructed 2009 – 10; \*\*\*\*\* indicates new path proposal heading back to Braemar.

Dotted line shows extent of new path

### KEY POINTS :

- Planning permission is sought by the Cairngorms Outdoor Access Trust for the construction of a 308 metre long aggregate path;
- The path would be constructed in a field adjacent to the A93 on the Glenshee Road in Braemar near the Caravan Park and it is intended to create a safe link path from the existing Highland Society Bridge to Glenshee Road. It would complete a circular route that would link back to Braemar;
- A construction method statement has been submitted in support of the proposal;
- The proposed path would be maintained by the applicants (COAT) in the future;
- The proposed path is relatively limited in scale and in an area where paths of similar construction already exist. There are no designated sites affected by the development proposal. It is not considered to raise issues of significance to the aims of the National Park.

### RECOMMENDATION : NO CALL IN

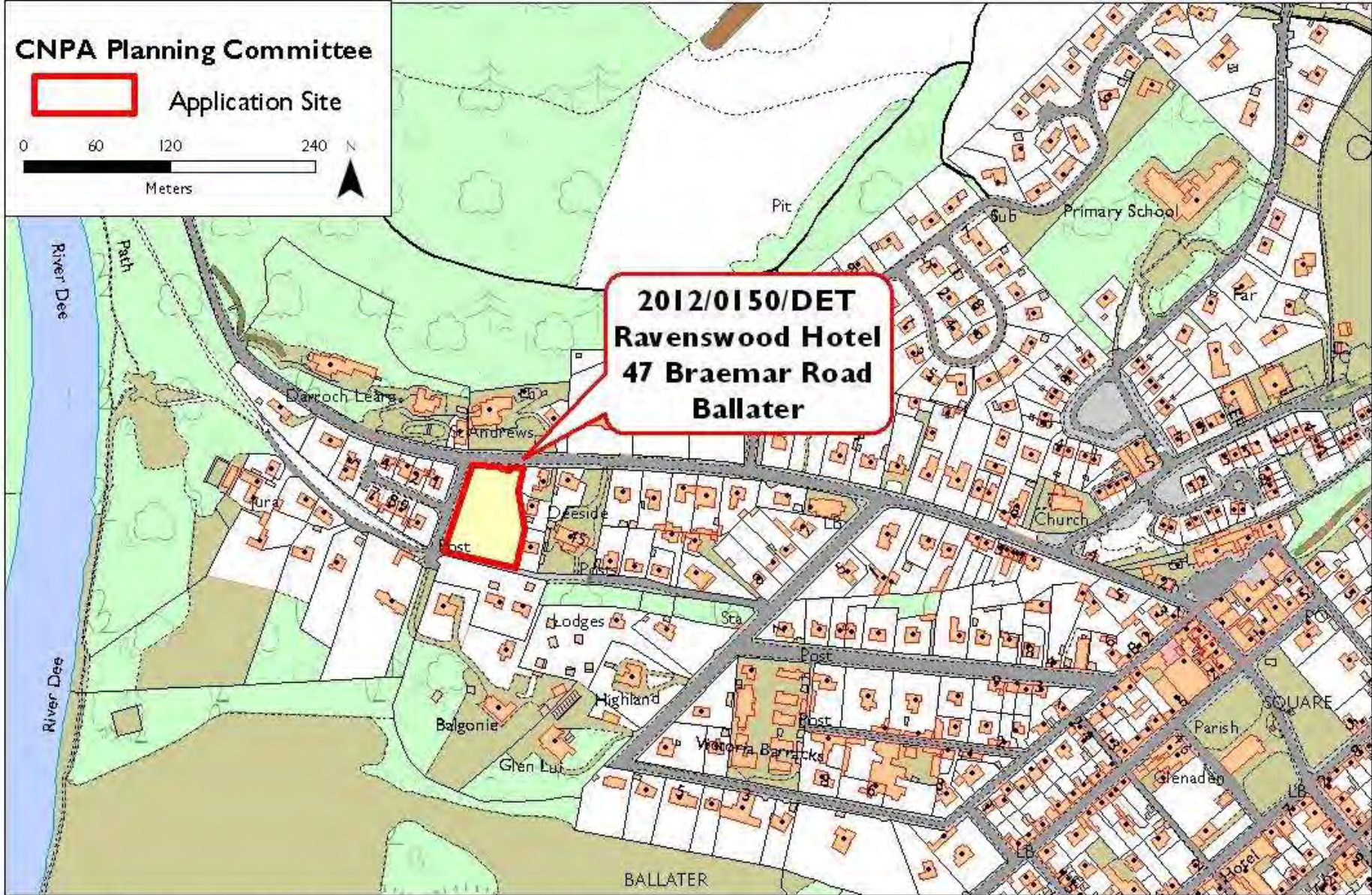
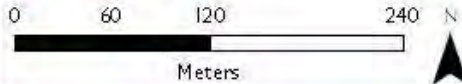
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**CNPA Planning Committee**



**Application Site**



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**Applicant(s) :**

**Mrs. M Jaffrey**

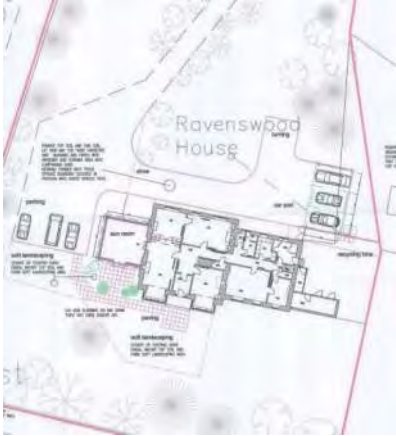
**Proposal :**

**Change of use from Class 7 (Hotel) to Class 9 (Dwellinghouse) and erection of sun**

**room,**

**car port and fence**





Ravenswood House, as viewed from the A93 (Braemar Road)



**KEY POINTS :**

- Planning permission is sought at Ravenswood House on Braemar Road in Ballater for the change of use from Class 7 (Hotel) to Class 9 (Dwellinghouse) and also for the erection of a sun room, car port and fence;
- Ravenswood House ceased trading as a hotel a number of years ago;
- The new sun room is proposed on the western elevation of the building and would be constructed of
- The proposed car port would be positioned at right angles to the front elevation of the property, close to the side boundary of the site. It would accommodate three vehicles;
- The subject site is within the Ballater Conservation Area;
- While the cumulative loss of serviced tourist accommodation in the Ballater area in recent years is of concern, it is accepted that the hotel had ceased to trade some time ago. In this context the proposal for a change of use to residential accommodation is not considered to be of significance to the aims of the National Park.

**RECOMMENDATION : NO CALL IN**

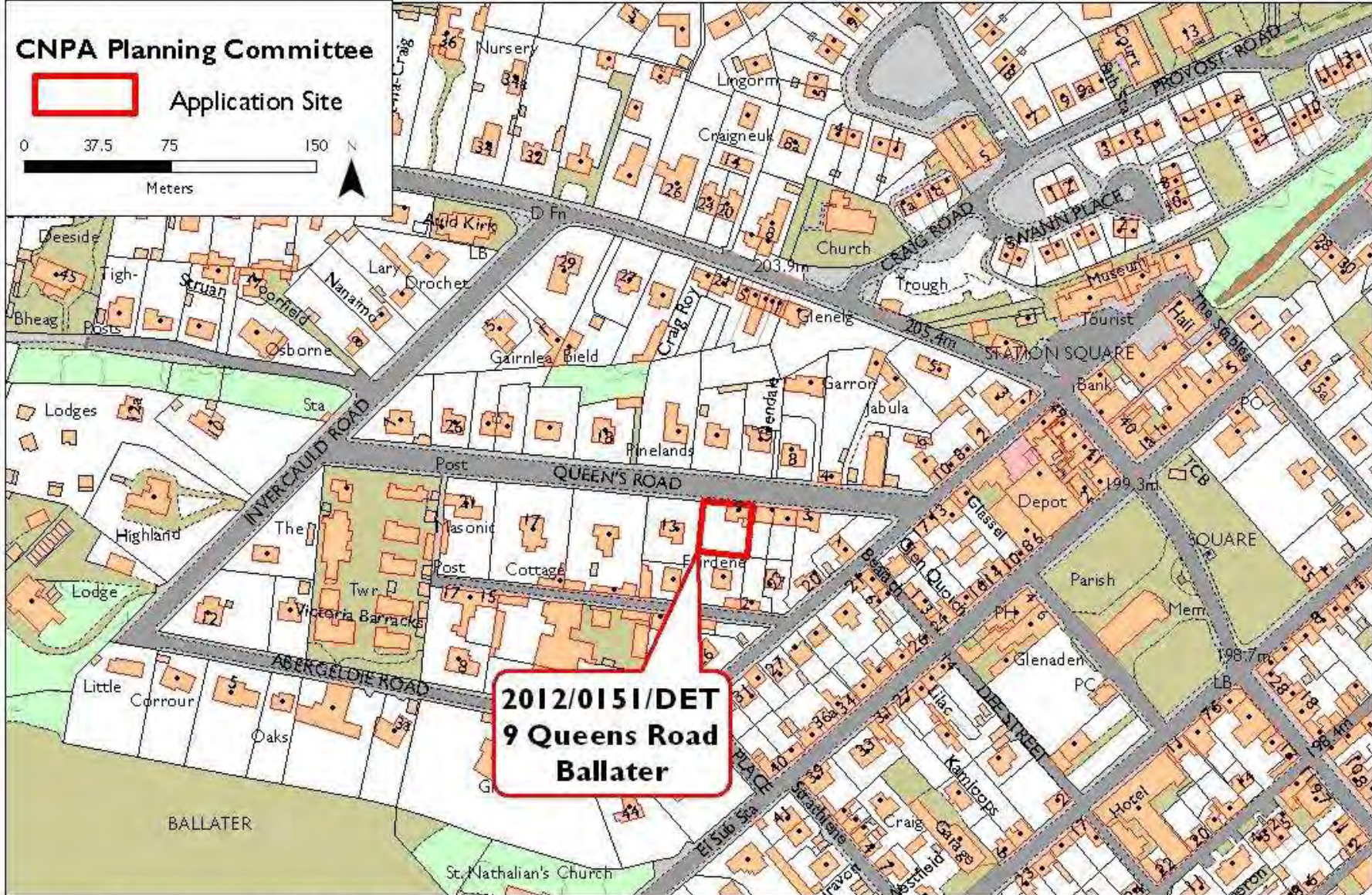
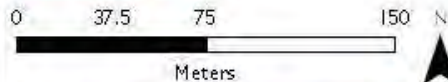
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CNPA Planning Committee



Application Site



**2012/0151/DET**  
**9 Queens Road**  
**Ballater**

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Applicant(s) :

Mr. Karl Jones

Proposal :

Erection of 2m high fence and revised position of dormer window, previous application APP/2009/1933 (Retrospective)





## KEY POINTS :

- Planning permission is sought retrospectively for the erection of a 2 metre high fence and a revised position of a dormer window in the recently constructed extension at the rear of the traditional one and a half storey dwelling on Queen's Road in Ballater;
- The fence is timber boarded and runs the length of the garden, effectively subdividing the original garden ground associated with the property. Aberdeenshire Council previously granted planning permission in December 2010 for the erection of a dwelling house on the subdivided area. One of the conditions required that details of all enclosures would be agreed with the Planning Authority prior to the commencement of development (Aberdeenshire Council ref. no.App/2010/0415 refers);
- An application was made in 2011 retrospectively seeking permission for changes to the position of the dormer window in the extension to the rear of the existing dwelling house (Aberdeenshire Council ref. no.App/2011/2750 refers). The application was refused;
- The unauthorised erection of the boundary fence and the incorrect position of the dormer window is understood to be the subject of on going investigation by Aberdeenshire planning and enforcement officials and this current application has been submitted in response to that process;
- The works are of a minor domestic nature and are not considered to raise issues of significance to the aims of the National Park. The application would be most appropriately dealt with by Aberdeenshire Council as the Planning Authority which has been involved in investigations to date.

## RECOMMENDATION : NO CALL IN

**RECOMMENDED COMMENTS :** The CNPA wish to express disappointment at the retrospective nature of this application.

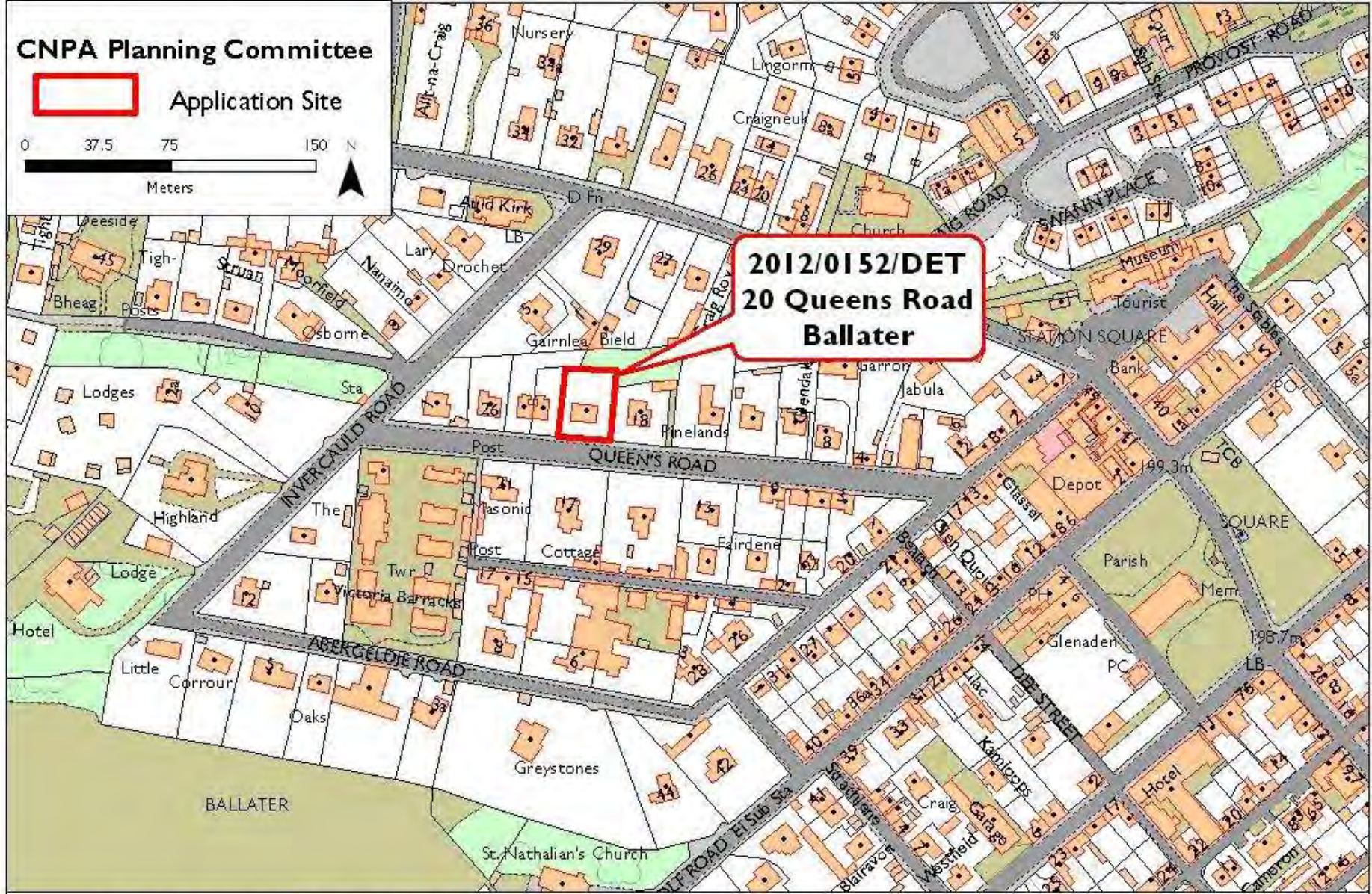
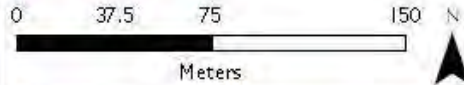
[View Planning Application](#)



**CNPA Planning Committee**



**Application Site**

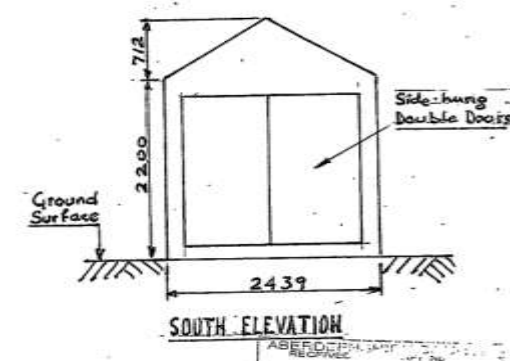
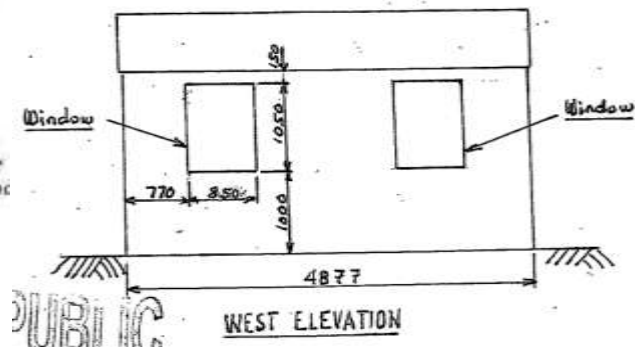
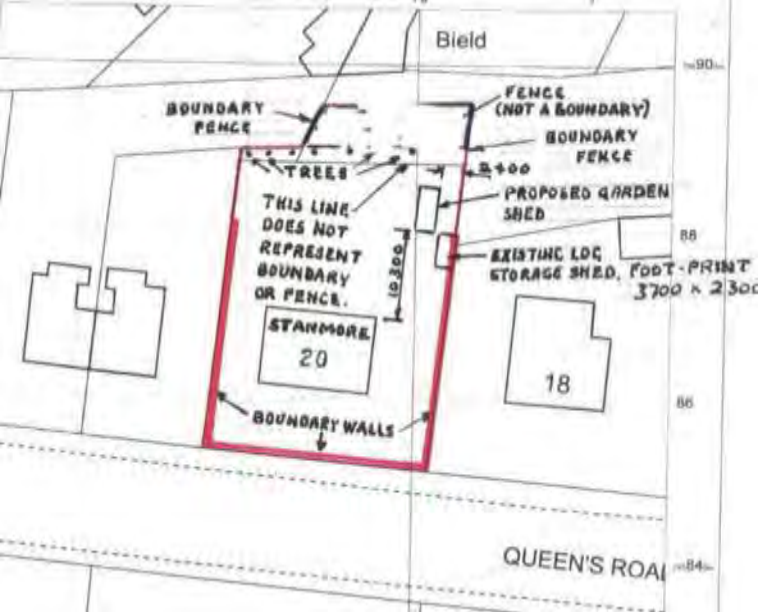


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**Applicant(s) :**  
**Proposal :**

**Mr. Michael Peter Littlejohn**  
**Erection of garden shed**



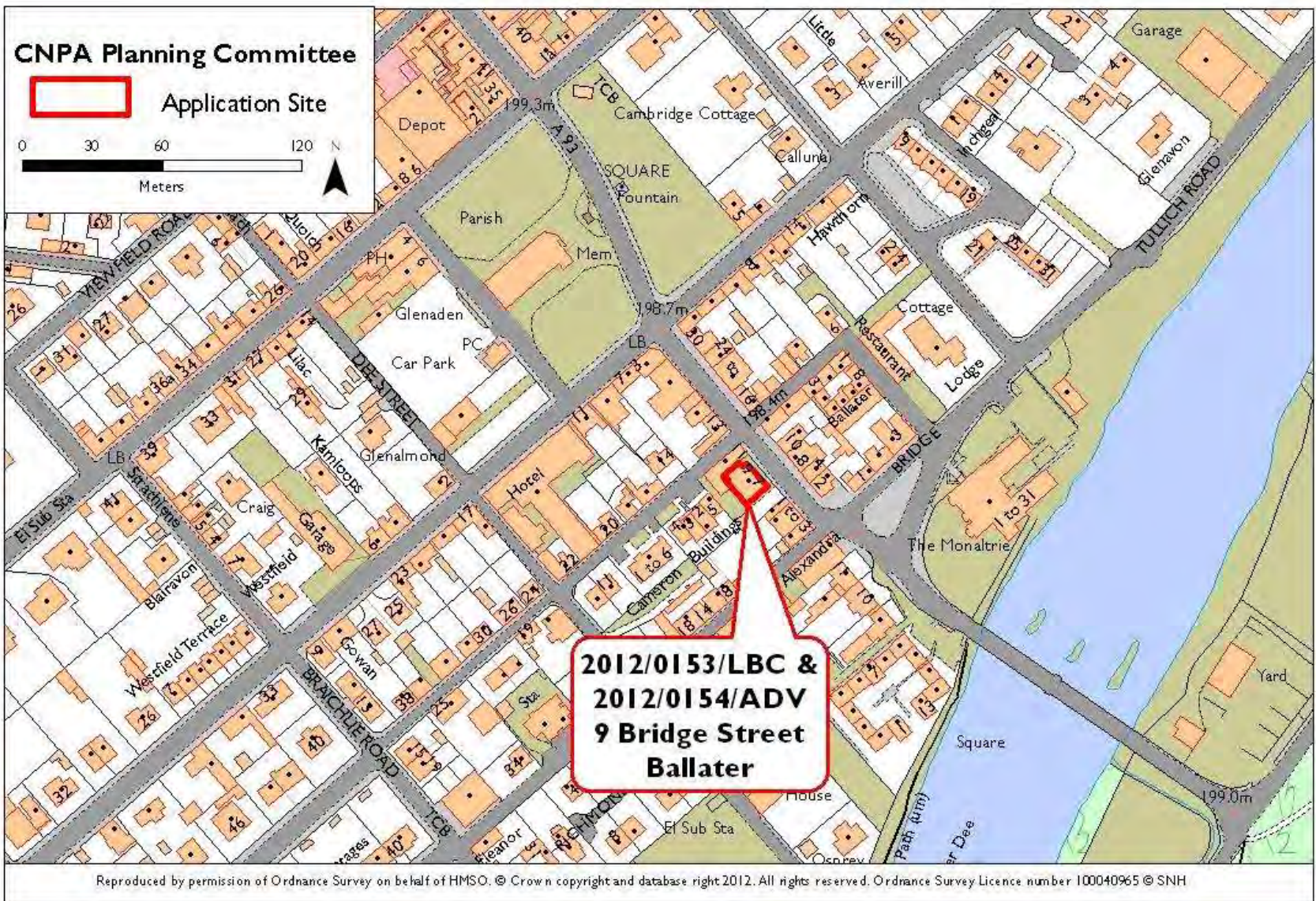


**KEY POINTS :**

- Planning permission is sought for the erection of a garden shed in the rear garden of a detached dwelling house on Queen’s Road in Ballater;
- The proposed structure is a standard garden shed, in terms of proportions and finishes;
- The location of a shed within the garden ground of a property within the Ballater Conservation Area 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**

[View Planning Application](#)



Applicant(s) :

Lloyds Banking Group

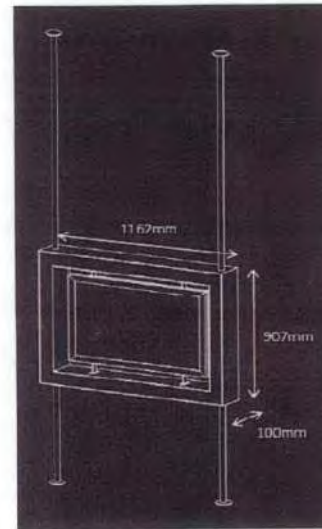
Proposal :

Installation of illuminated internal window poster boxes, LED lightstrips, bar code and blue film on window and ATM machine (Listed Building Consent – 2012/0153/LBC and Advertising Consent (2012/0154/ADV)





PROPOSED ELEVATION



Cad Icon

ABERDEEN CITY COUNCIL  
 1 0 05 2012 1 2 1 5 7 1



### KEY POINTS :

- Listed Building Consent (2012/0153/LBC) and Advertising Consent (2012/0154/ADV) is sought at the Bank of Scotland premises on Bridge Street in Ballater for a number of minor signage additions, including illuminated window poster boxes on the interior of the ground floor windows, and LED lightstrips, bar code and blue film on the windows and around the ATM on the front elevation;
- The colours proposed on the signage are the corporate colours of the bank;
- The proposed works are of a minor nature and are consistent with the type of advertising commonly found at banking institutions. The additions would not affect the character of the listed building and are not considered to raise issues of significance to the aims of the National Park.

**RECOMMENDATION : NO CALL IN (2012/0153/LBC AND 2012/0154/ADV)**

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[View Planning Application](#)



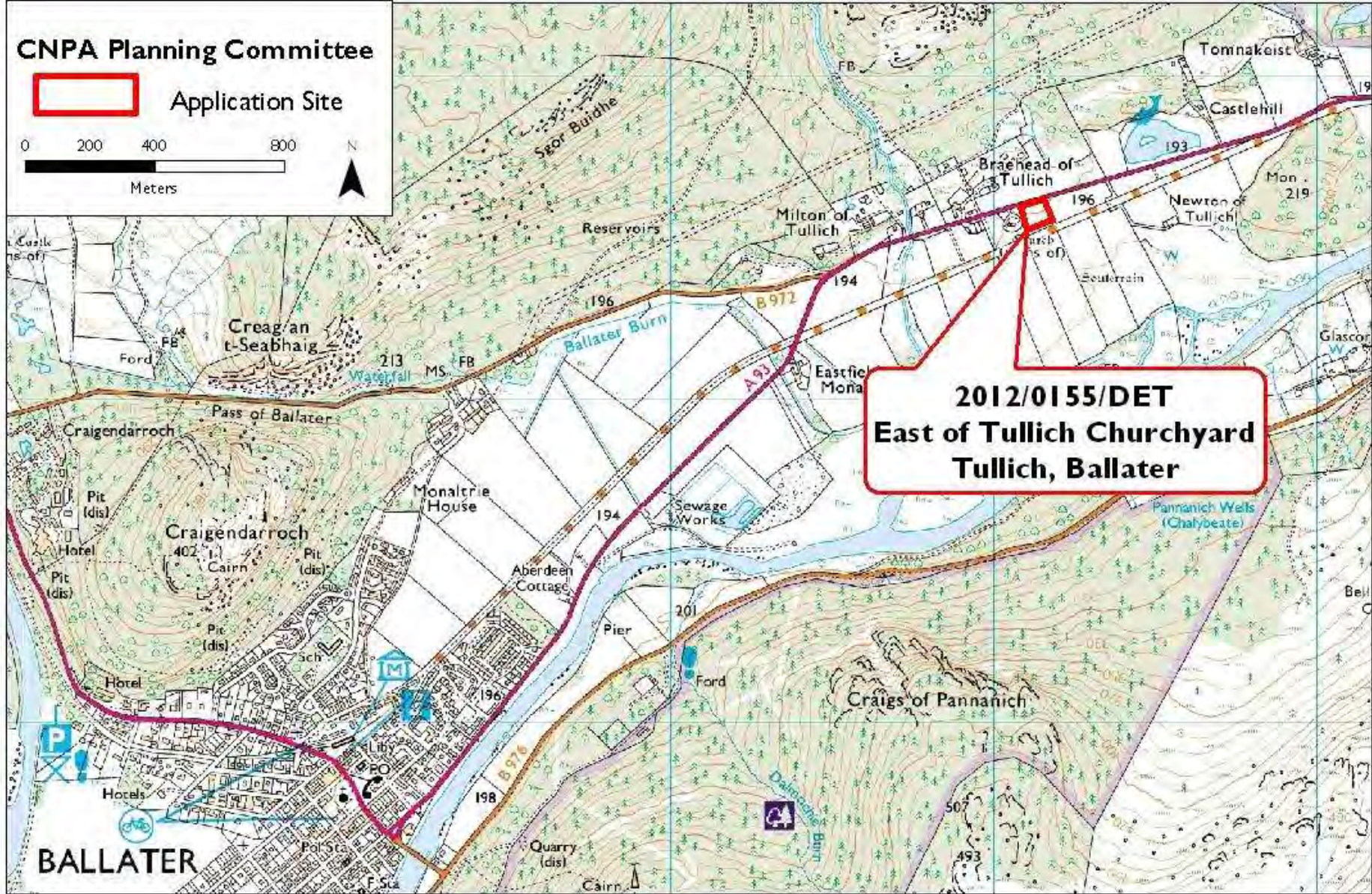
**CNPA Planning Committee**



Application Site

0 200 400 800

Meters



**2012/0155/DET  
East of Tullich Churchyard  
Tullich, Ballater**

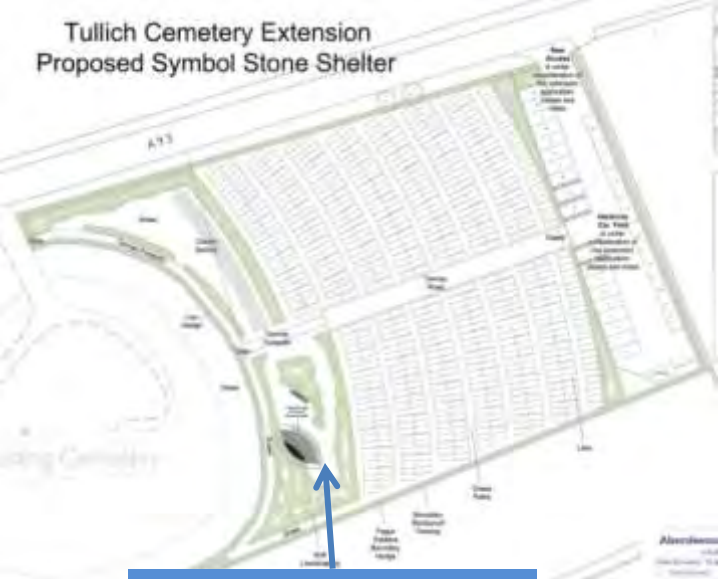
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Applicant(s) :  
Proposal :

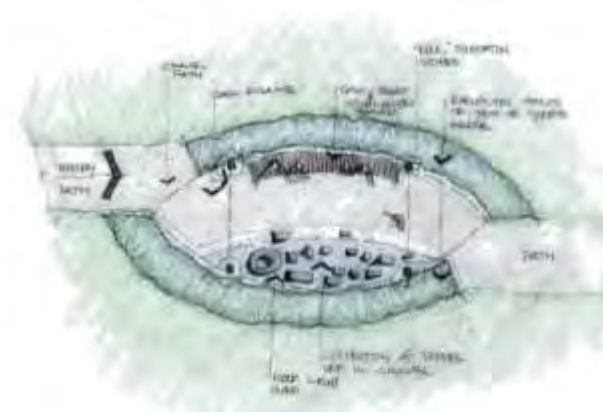
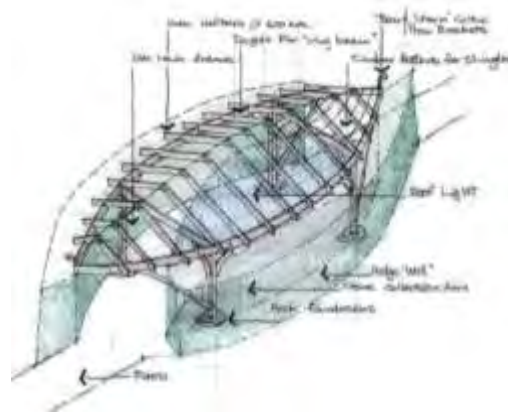
Ms. Lisa Gray, Aberdeenshire Council  
Erection of shelter to house symbol stones



## Tullich Cemetery Extension Proposed Symbol Stone Shelter



Position of shelter in proposed cemetery extension



### KEY POINTS :

- Aberdeenshire Council is seeking planning permission for the erection of a shelter to house Symbol Stones. The site is within an area of land which is the subject of a current planning application for an extension to the existing burial ground at Tullich, outside Ballater (CNPA ref. no. 2012/0086/DET refers);
- The shelter would have oak posts, surrounded by 'hedge' walls, with a roof covering of wooden shingles and a polycarbonate skylight;
- The proposal is linked to the current planning application for the extension to the cemetery which is currently under consideration by the CNPA. It is also of significance in the context of cultural heritage as it involves the repositioning of historic symbol stones.

### RECOMMENDATION : CALL IN

The proposal is linked to a current planning application for a large extension at Tullich burial ground and on land adjacent to a culturally important site at the remains of Tullich church and its Symbol Stone and Church Slabs. The proposal involves creating a new shelter for the Symbol Stones. It is of linked significance to the planning application currently being considered by the CNPA and also raises a number of issues with regard to natural and cultural heritage. The proposal is of general significance to the collective aims of the Cairngorms National Park.

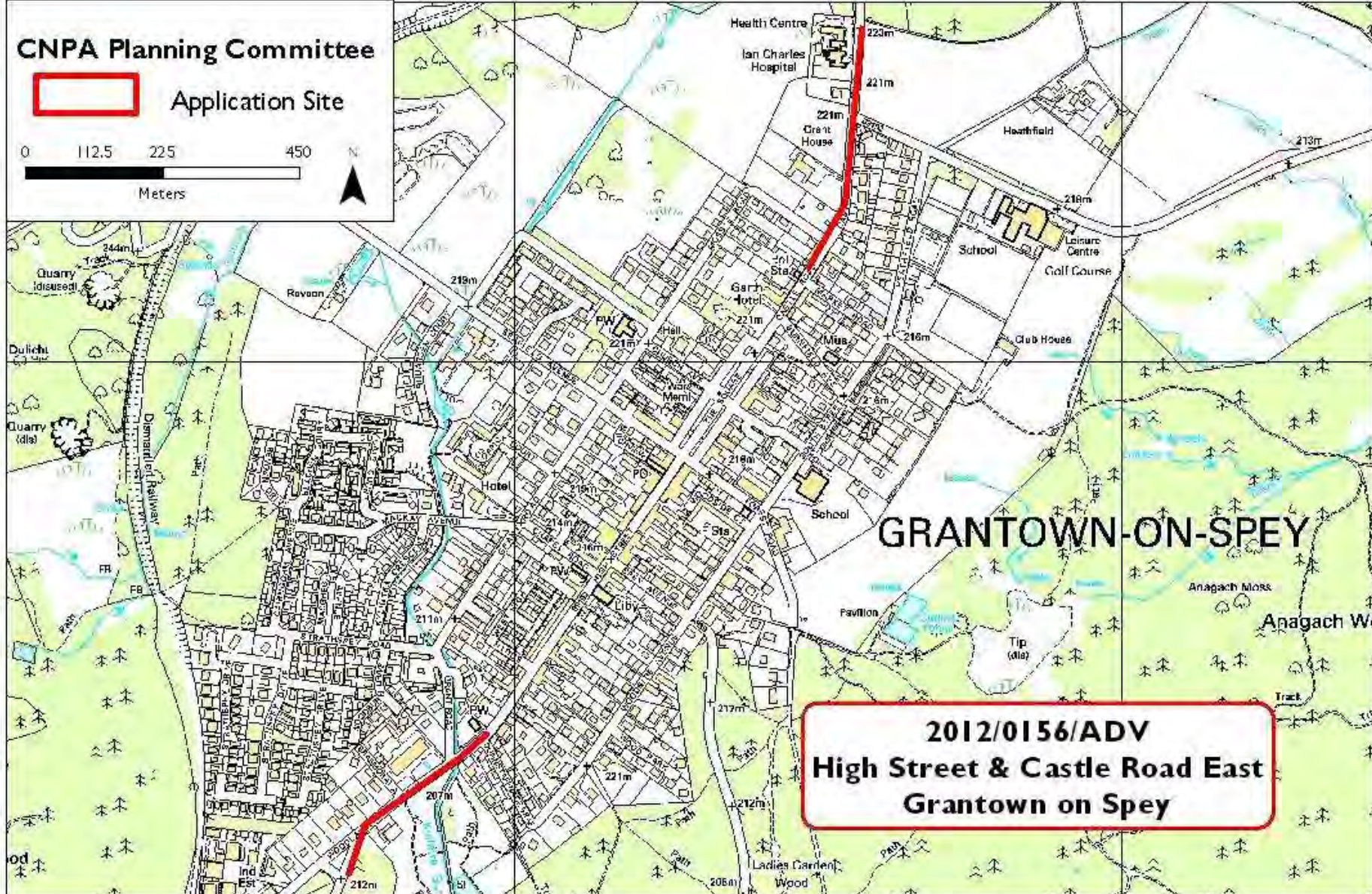
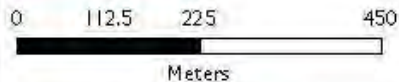
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CNPA Planning Committee



Application Site



**GRANTTOWN-ON-SPEY**

**2012/0156/ADV  
High Street & Castle Road East  
Granttown on Spey**

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Applicant(s) :

Mr. Kevin Roach

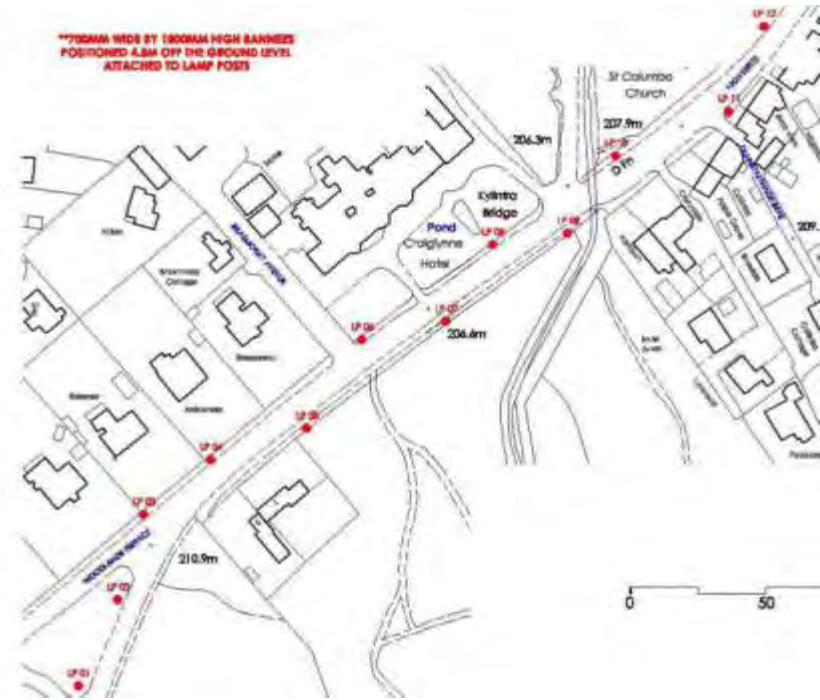
Proposal :

Display of banners





Examples of proposed banners



**KEY POINTS :**

- Advertising consent is sought for the display of banners in a number of locations in Granttown on Spey;
- The banners would be attached to lamp posts at a height of approximately 4.5 metres from the ground. Each banner would be 700mm wide x 1800 high, with each depicting an activity or attraction in the area;
- The site plans submitted show proposals for the banners to be positioned at 12 locations on Castle Road on the northern approach to Granttown on Spey and 12 locations on the southern approach (from Woodland Terrace towards the High Street);
- The application form indicates that the consent sought is not 'temporary';
- The proposed signage is not considered to raise issues of significance to the aims of the National Park.

**RECOMMENDATION : NO CALL IN**

**RECOMMENDED COMMENTS :** It is recommended in the interests of the visual amenity of the area and in order to assess the condition of the banners in the longer term (including whether they are liable to deterioration) that any consent should be limited to a temporary period of not more than 2 years.

[View Planning Application](#)



