

KEY POINTS :

- Planning permission is sought for the installation of two oil tanks at Blair Castle;
- The oil tanks would be located to the rear of existing buildings at the northern end of the castle courtyard;
- The area is already in use for service elements, such as the storage of refuse bins;
- A new retaining wall and wooden fence would be constructed around the area in which the tanks are proposed;
- Although Blair Castle is a Category A listed building, the installation of two oil tanks in a relatively discreet location is not considered to detract from the character or cultural heritage of the building. The proposal is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

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1. VIEW OF THE EXISTING SITE SHOWING EXISTING BOUNDARY WALL



4. VIEW OF THE EXISTING SITE SHOWING EXISTING BOUNDARY WALL



2. VIEW OF THE EXISTING SITE SHOWING EXISTING BOUNDARY WALL



5. EXISTING FENCE ENCLOSING GAS TANK



3. VIEW OF THE EXISTING SITE SHOWING EXISTING BOUNDARY WALL

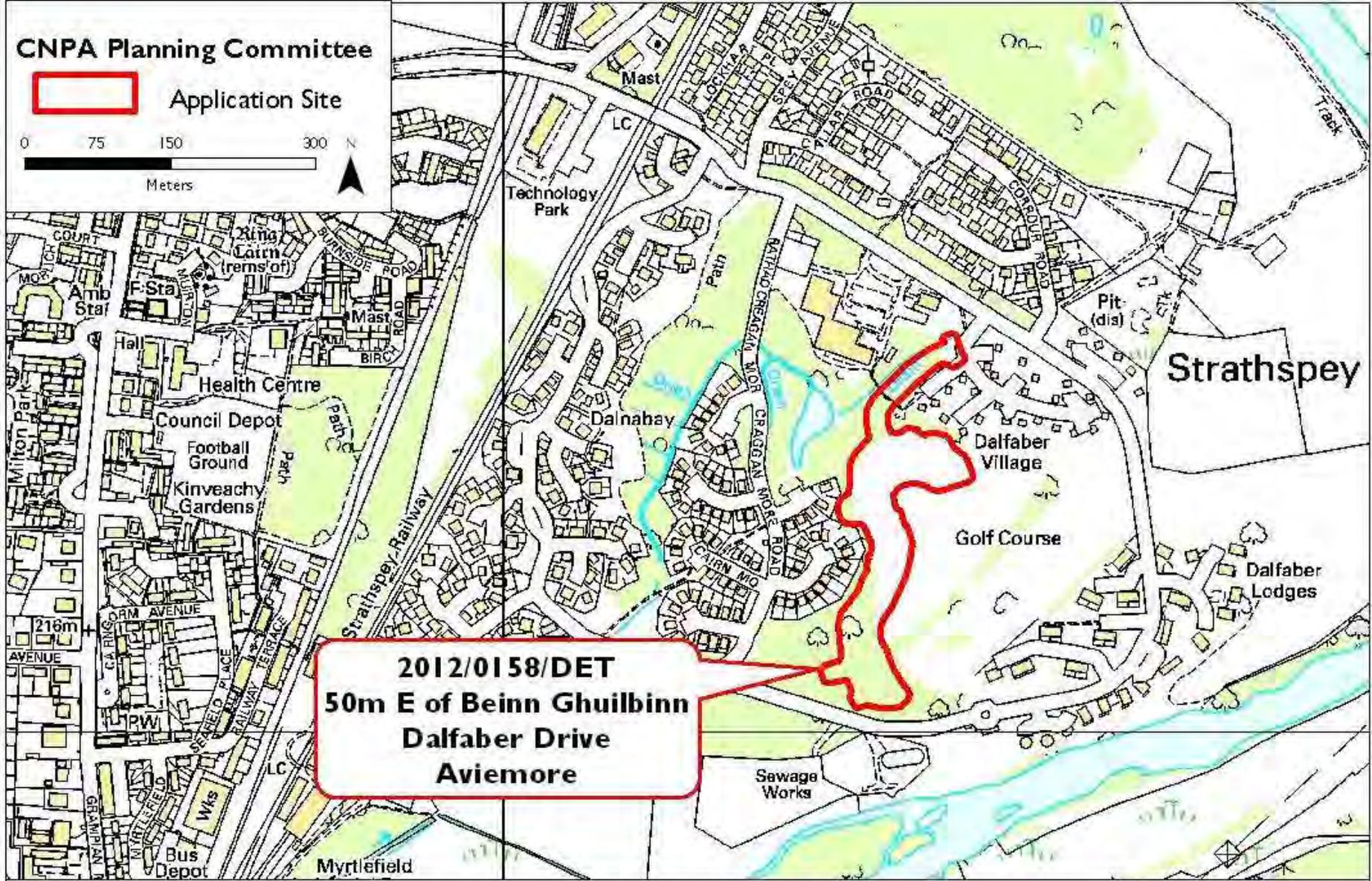
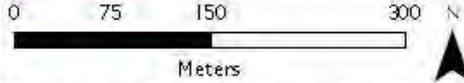


9. VIEW OF SITE FROM TANKER LOADING POINT

CNPA Planning Committee



Application Site



2012/0158/DET
50m E of Beinn Ghuilbinn
Dalfaber Drive
Aviemore

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Applicant(s) :

Macdonald AHR

Proposal :

Erection of twelve holiday lodges

Artists impression of proposed chalets



12 holiday lodges proposed on the periphery of the woodland

Proposed site plan



KEY POINTS :

- Planning permission is sought for the erection of 12 holiday lodges on land which is part of the MacDonald AHR Dalfaber Golf and Country Club lands in Aviemore;
- The proposed lodges are two storey detached units, with external finishes of stonework and timber, together with areas of glazing and balcony features at first floor level;
- The land on which the lodges are proposed is identified as 'Env' in the CNP Local Plan where it is described as "open space and land which contributes to the setting of Aviemore" and which will be "protected from adverse development;"
- Vehicular access is proposed to taken from one of the existing cul de sacs off Dalfaber Drive, which serves a number of existing holiday chalets.

RECOMMENDATION : CALL IN

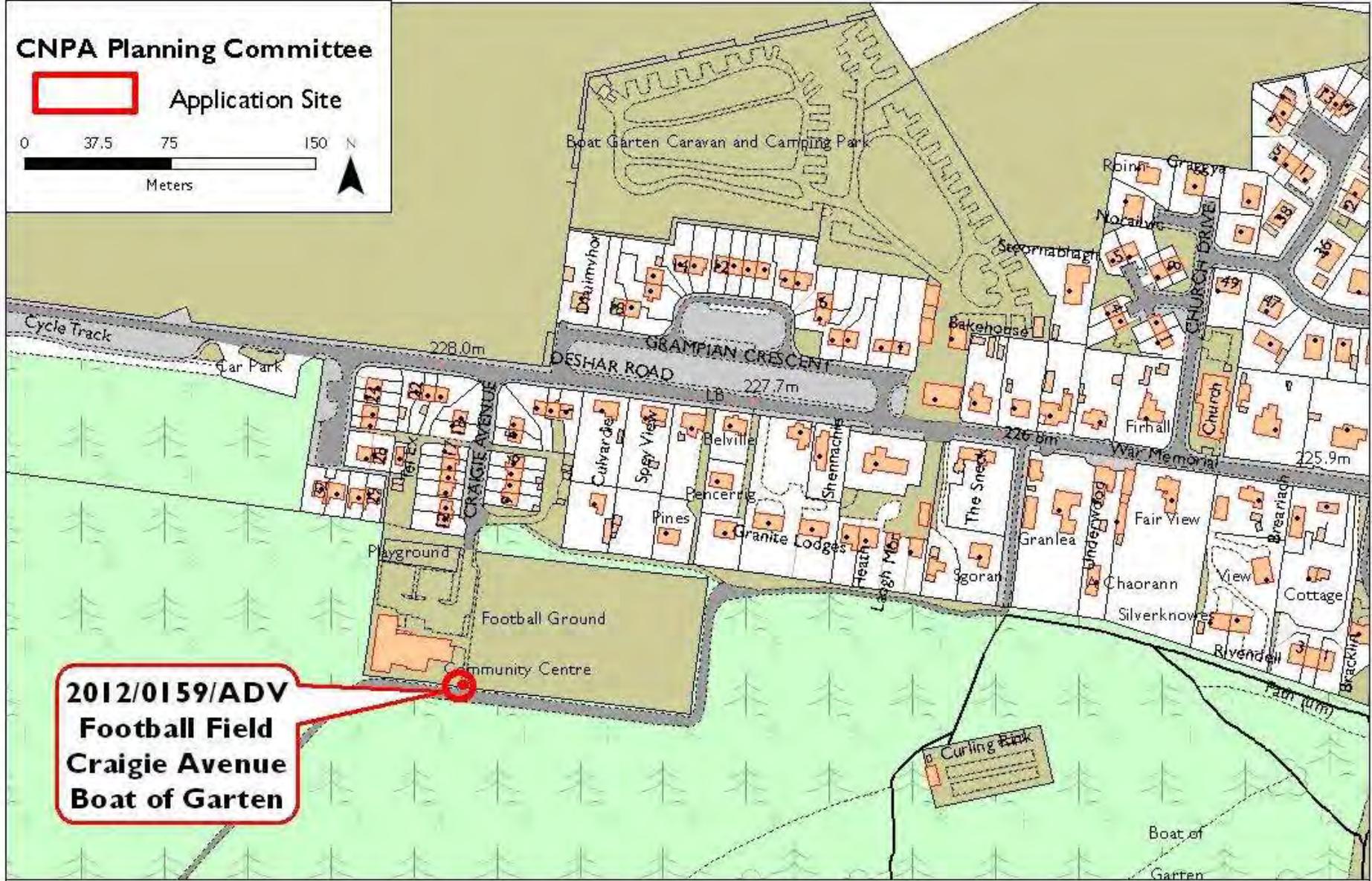
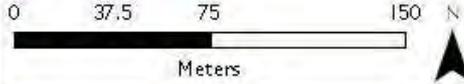
The proposal is for the erection of 12 holiday lodges on the periphery of a belt of woodland and on land which is identified as 'Environment' in the Cairngorms National Park Local Plan (2010). The development is of significance to the aims of the National Park in the context of natural heritage, economic and social development of the area and the enjoyment of the area by the general public. As such, the proposal is considered to raise issues of general significance to the collective aims of the National Park.

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CNPA Planning Committee



Application Site



2012/0159/ADV
Football Field
Craige Avenue
Boat of Garten

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Applicant(s) : Boat of Garten Community Council
Proposal : Wooden notice board to display AI map board

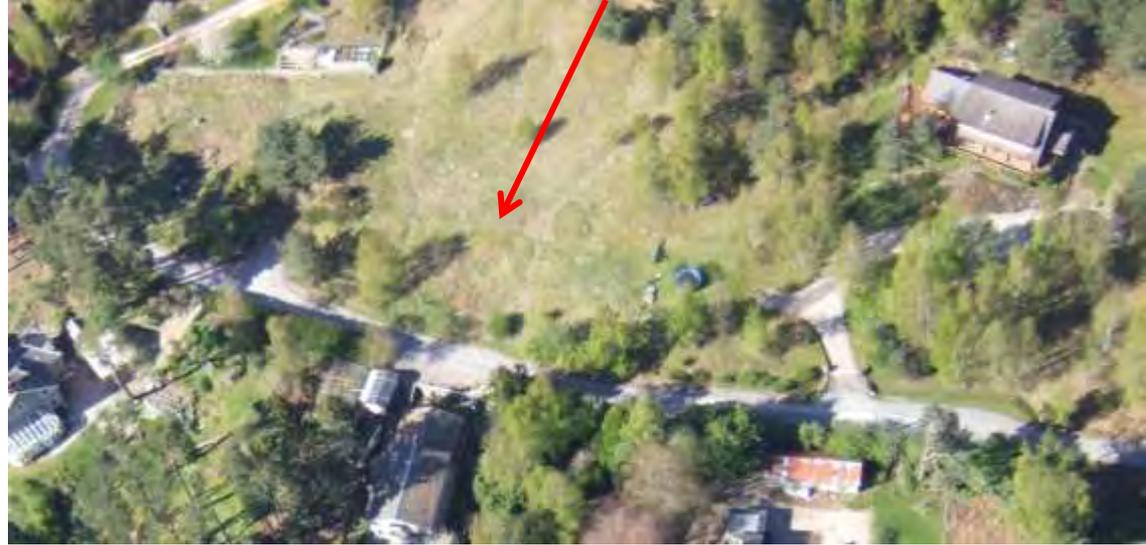
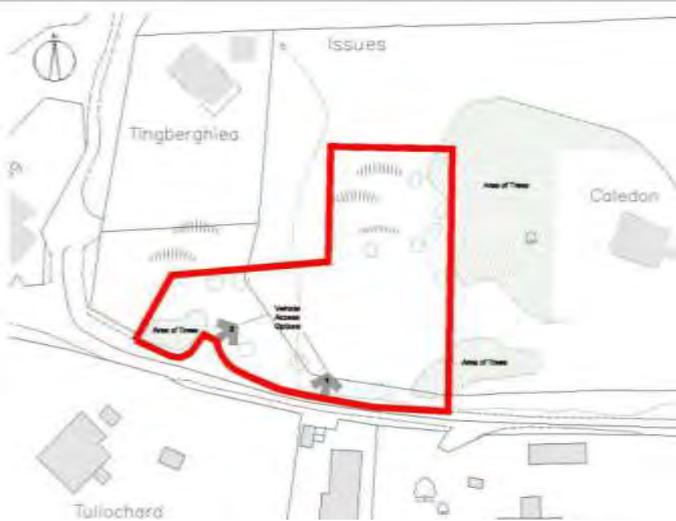


KEY POINTS :

- Advertising consent is sought for the erection of a wooden notice board to display an AI map board on a path which is located close to the Boat of Garten Community Hall, at one of the entry points to the wider woodland area;
- The board would be constructed of treated timber (European larch), and would be a maximum height of 1.81 metres x 1.24 metres wide;
- Advertising consent is sought for a period of 10 years;
- The proposal is a of a minor 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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KEY POINTS :

- Planning permission in principle is sought for the erection of a dwelling house on land which is described on the application form as being part of a larger agricultural field which is currently used for grazing on West Terrace in Kingussie;
- There are a number of detached residential properties in the surrounding area, all of which are located within spacious garden grounds;
- The proposed site is within the Kingussie settlement boundary. The land does not have a specific land use allocation but is 'white land.' As such a variety of uses may be open to consideration, subject to compatibility with adjacent land uses;
- As a proposal for a single dwelling house on land within the settlement area the development is not considered to raise issues of significance to the aims of the National Park.

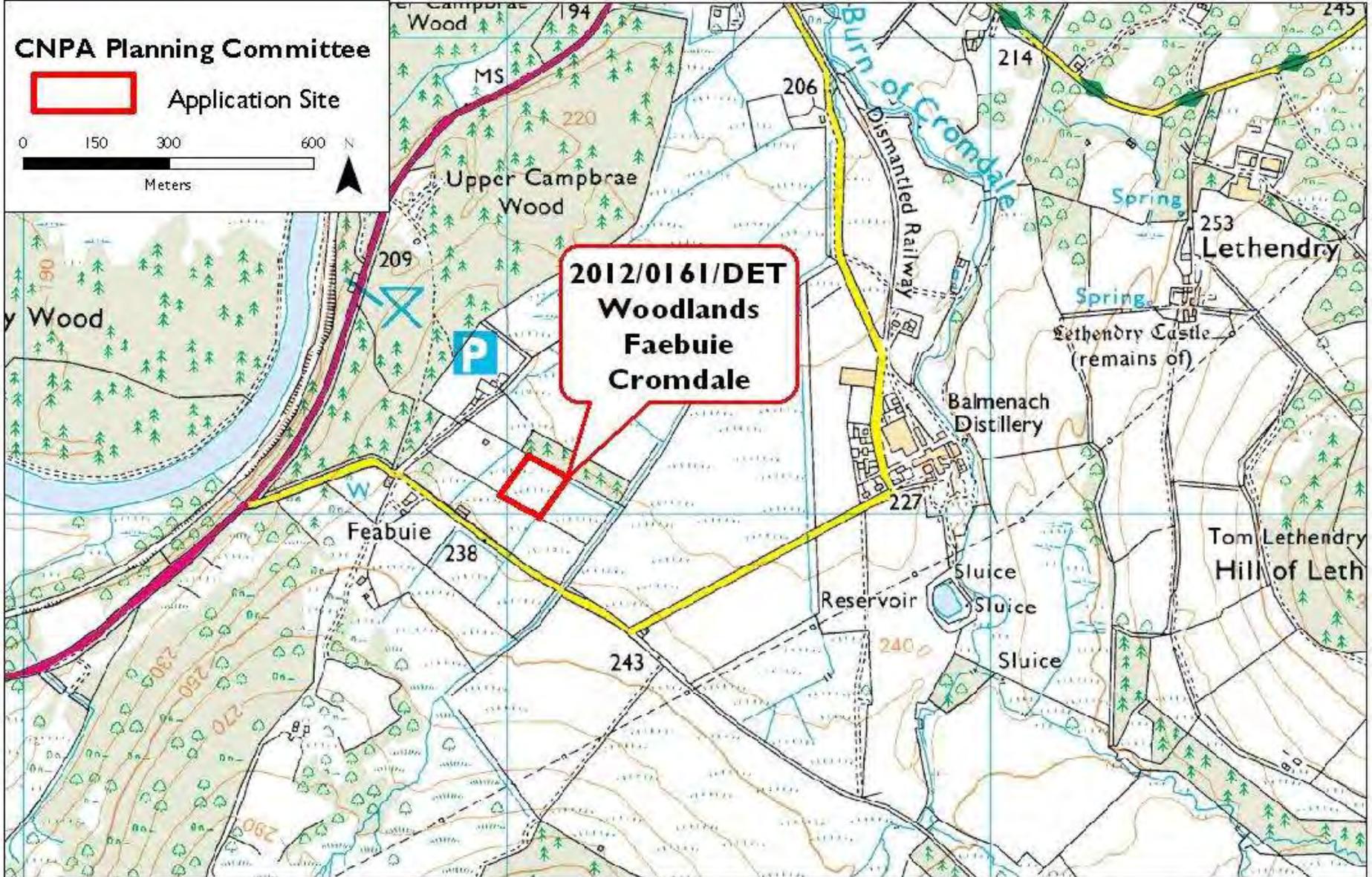
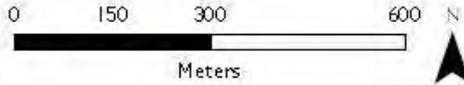
RECOMMENDATION : NO CALL IN

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CNPA Planning Committee



Application Site



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Applicant(s) :

Mr. Duncan J Shreeve

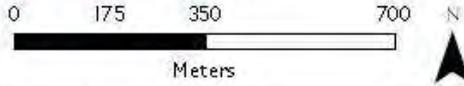
Proposal :

Erection of dwelling house and garage

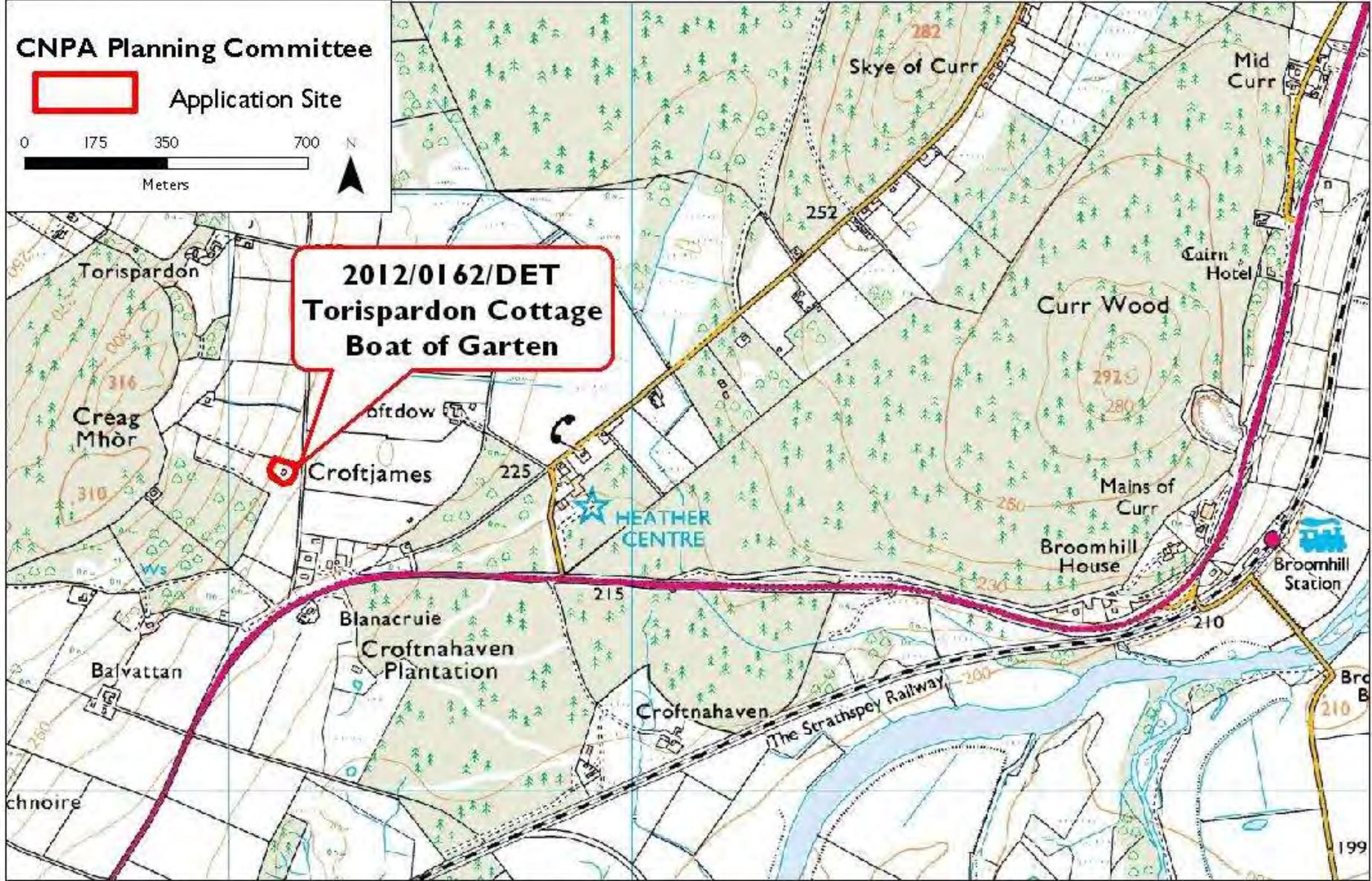
CNPA Planning Committee



Application Site



**2012/0162/DET
Torispardon Cottage
Boat of Garten**



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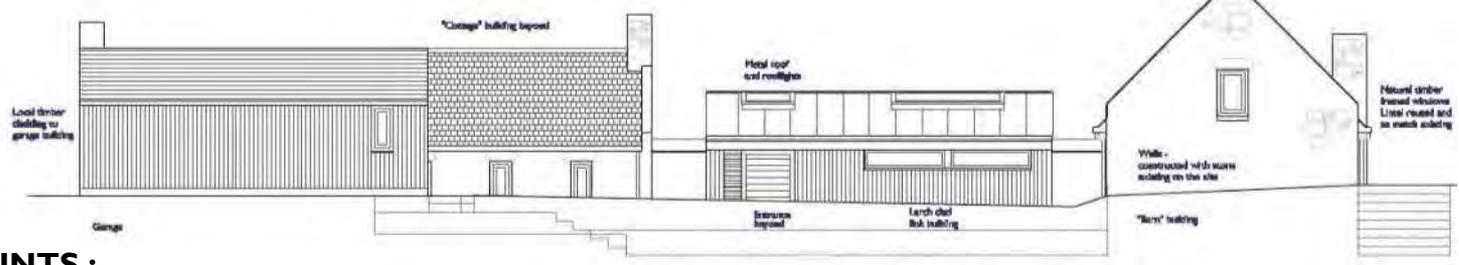
Applicant(s) :

Mrs. Thelma Archer

Proposal :

Demolition of existing cottage and barn and construction of a single residential dwelling house and garage

Red outline identifies elements of new building on the footprint of the original cottage and barn



KEY POINTS :

- Planning permission is sought for the demolition of an existing cottage and barn and the construction of a new dwelling house and garage on a site, accessed via a minor road off the A95 to the SW of Skye of Curr;
- The design concept of the new dwelling includes three interlinked elements – two of which would be on the footprint of the demolished cottage and barn. The proportions of the new building would reflect those of the original buildings;
- A detailed Design Statement and a Structural Survey has been submitted in support of the proposal. The Structural Survey verifies the poor condition of the existing buildings and states that they “cannot be economically or practically salvaged;”
- The proposal is essentially for a replacement dwelling house and although the existing traditional cottage would be lost, the design concept is sympathetic to and reflects the heritage of the original structures.

RECOMMENDATION : NO CALL IN

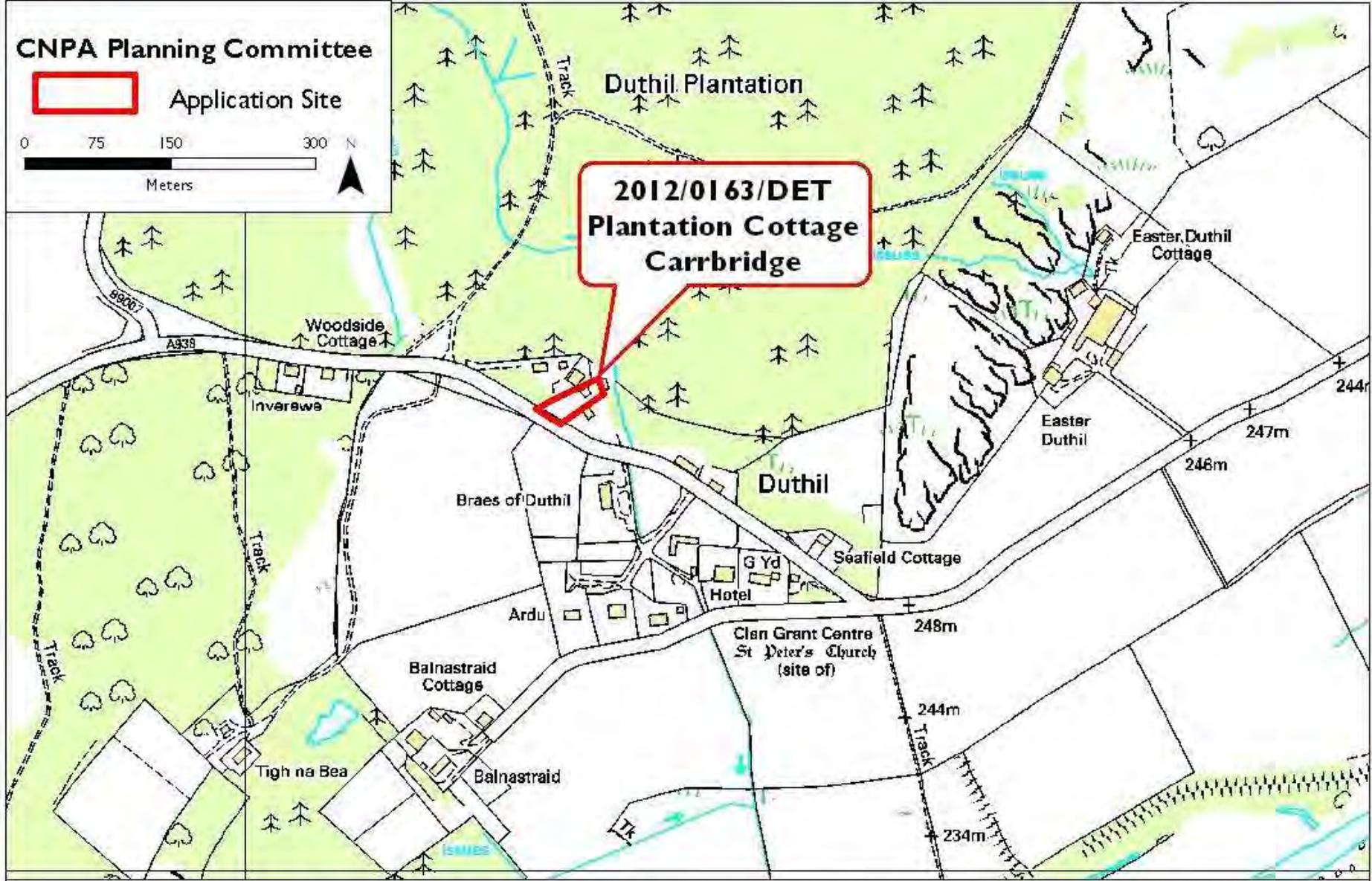
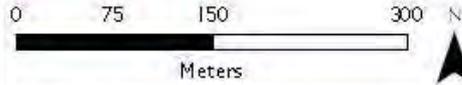
RECOMMENDED COMMENTS : In the interests of the cultural heritage of the area, it is recommended in the event of the granting of planning permission that a complete photographic record is compiled of the buildings prior to demolition. In addition, where possible materials should be salvaged and re-used in the new structure.

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CNPA Planning Committee



Application Site



**2012/0163/DET
Plantation Cottage
Carrbridge**

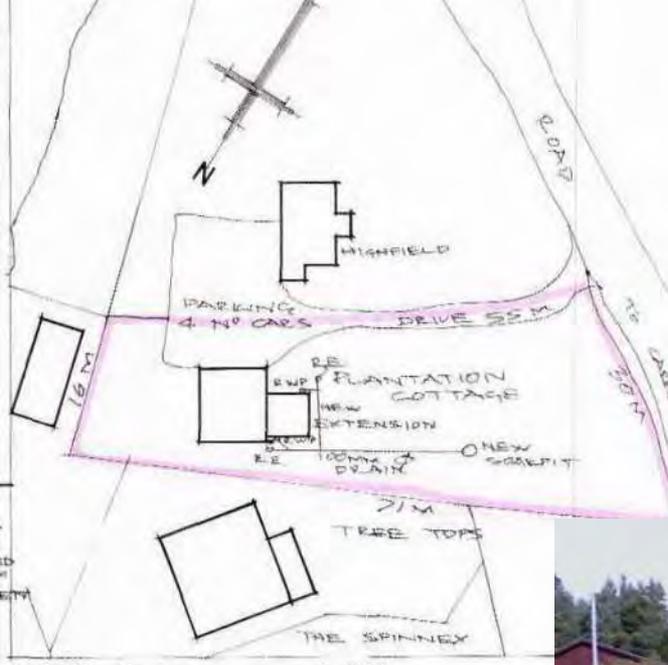
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Applicant(s) :

Mr. David MacKenzie

Proposal :

Extension to house



Proposed extension



Extension proposed to the front of dwelling house

KEY POINTS :

- Planning permission is sought for an extension to an existing dwelling house near Duthil;
- The single storey extension is proposed on the front elevation of a detached dwelling house. The extension would accommodate a new entrance vestibule and a lounge;
- The extension would have a timber finish, and roof tiles to match the existing roof;
- The proposal is of a minor domestic nature and is not considered to raise issues of significance to the aims of the National Park.

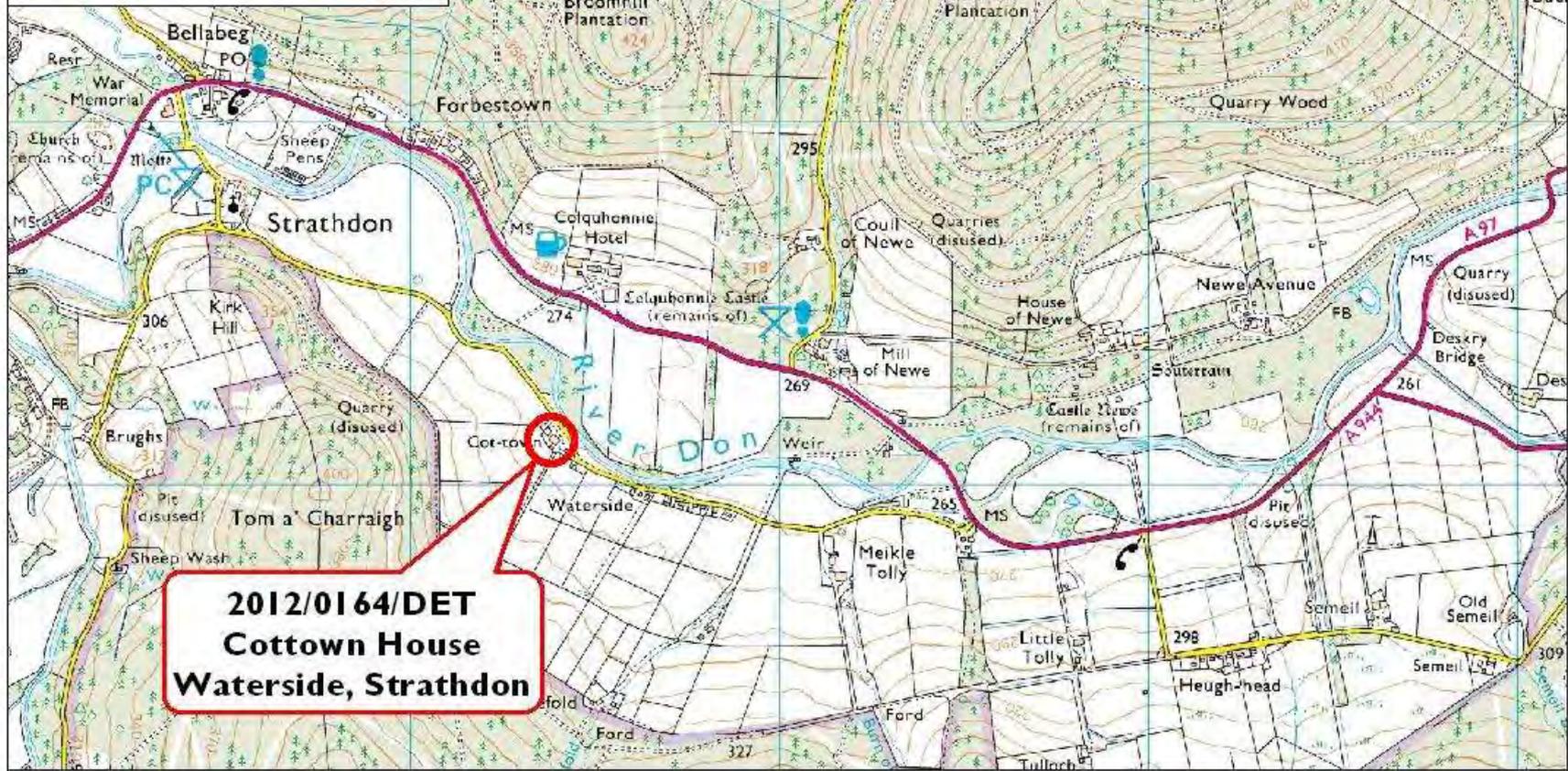
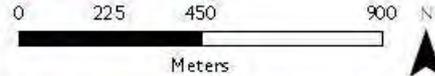
RECOMMENDATION : NO CALL IN

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Application Site



**2012/0164/DET
Cottown House
Waterside, Strathdon**

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Applicant(s) :

Mr. A Fyfe

Proposal :

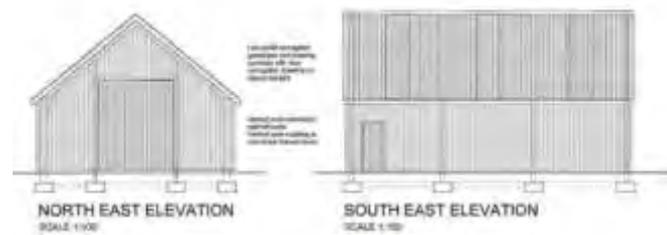
Erection of detached garage, including change of use of agricultural land to domestic garden ground



Proposed garden ground and garage



Proposed garage on existing agricultural ground



Proposed garage



Garage and garden ground proposed in adjacent field

KEY POINTS :

- Planning permission is sought for the erection of a detached garage and a change of use of agricultural land to domestic garden ground, with the land in question being adjacent to Cottown House at Waterside in Strathdon;
- The proposed garage would be timber clad with corrugated galvanise sheeting on the roof. The garage would be located on the land which is proposed to be changed from agricultural to garden ground, with access onto the public road;
- The proposal is not considered to be of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

RECOMMENDED COMMENTS : It is suggested in the interests of protecting the visual amenity and landscape qualities of the area that the proposed garage would be more appropriately positioned in closer proximity to the existing dwelling house and other structures, rather than in the currently proposed position which is isolated from the dwelling.

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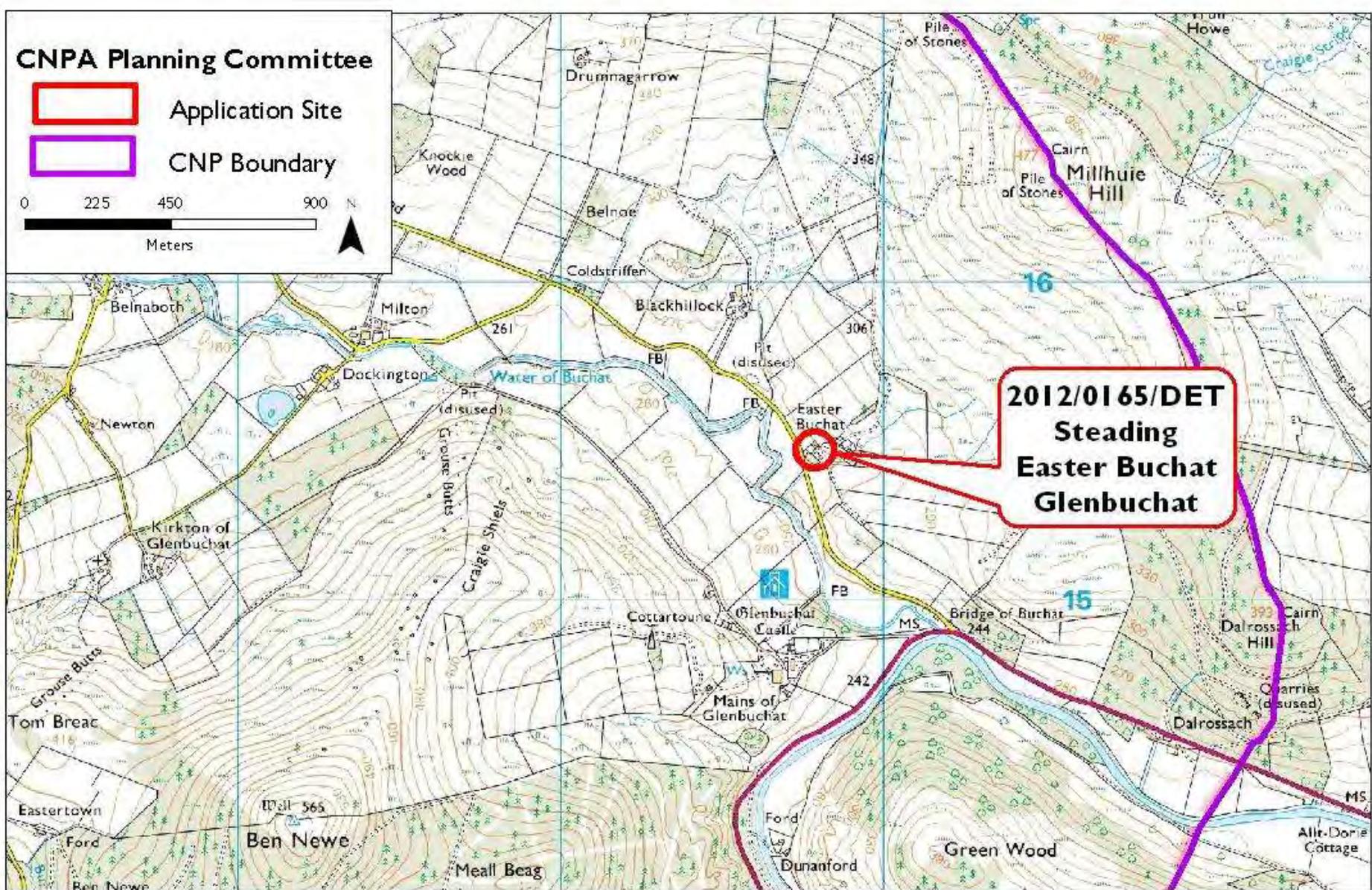
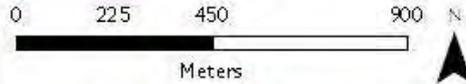
CNPA Planning Committee



Application Site



CNP Boundary



**2012/01 65/DET
Steading
Easter Buchat
Glenbuchat**

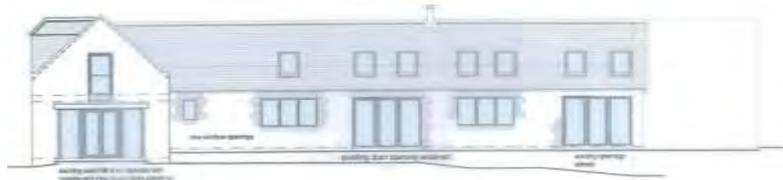
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Applicant(s) :

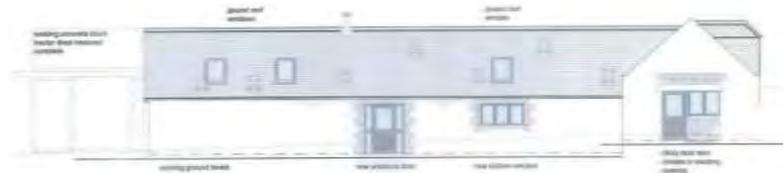
Mr. Mike Griffin

Proposal :

Conversion of steading to dwellinghouse



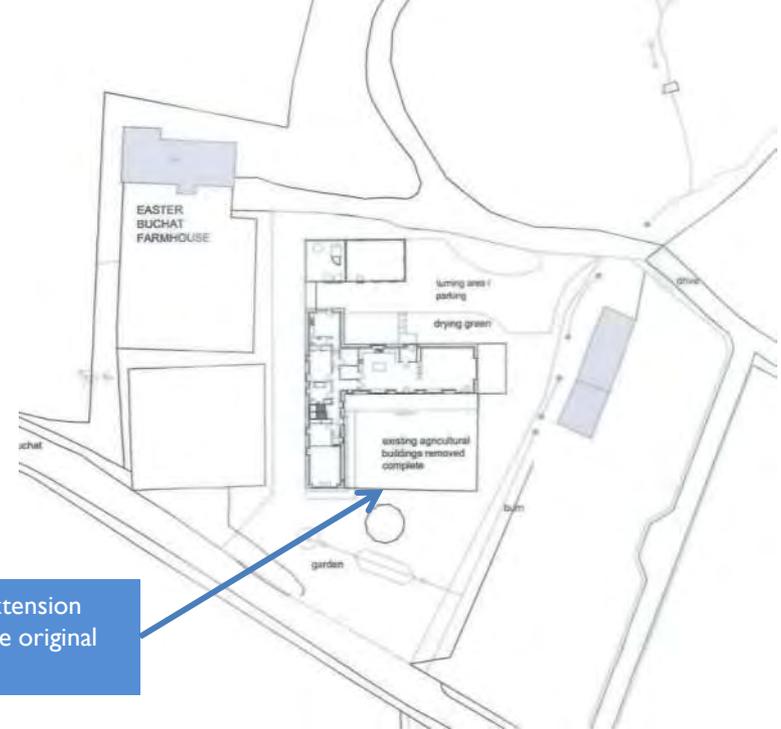
SOUTH WEST ELEVATION
SCALE 1:100



NORTH EAST ELEVATION
SCALE 1:100



More recent agricultural extension would be removed from the original building



KEY POINTS :

- Planning permission is sought for the conversion of Easter Buchat steading (near Glenbuchat) to a dwelling house;
- A previous application was made on the site in 2006 for a conversion proposal. The application was not considered to raise issues in relation to the aims of the National Park and was not called in. Planning permission was granted by Aberdeenshire Council in April 2007. That permission has now expired;
- The currently proposed design is similar to the earlier permission and includes the removal of the modern farm building element from the front of the building in order to restore the original L shape of the traditional stone steading;
- Although the principle of the conversion of the steading to a residential property was previously established under Aberdeenshire Local Plan policies, the principle remains acceptable in the context of current Cairngorms National Park Local Plan policy (Policy 27 – Conversion and Reuse of Existing Traditional and Vernacular Buildings) and the associated Supplementary Planning Guidance on the subject;
- The proposal is not considered to raise issues in relation to the aims of the National Park.

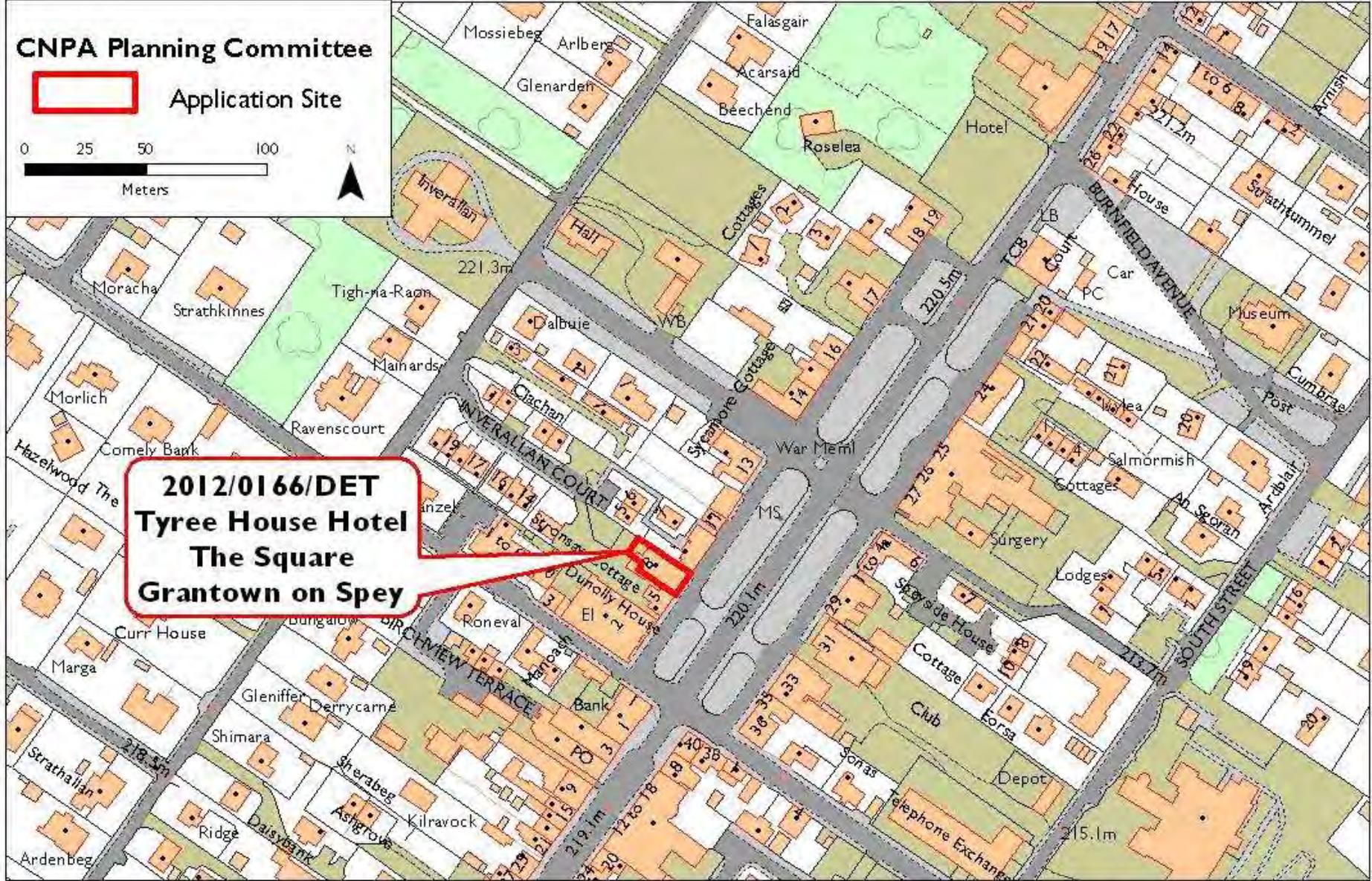
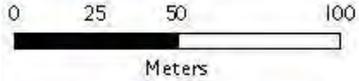
RECOMMENDATION : NO CALL IN

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CNPA Planning Committee



Application Site



2012/0166/DET
Tyree House Hotel
The Square
Grantown on Spey

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Applicant(s) :

Mr. R Williams

Proposal :

Extension to form stairwell, conversion of first and second floors of hotel to form 4 flats



KEY POINTS :

- Planning permission is sought at the Tyree House Hotel in The Square in Granttown on Spey for the a new extension to the rear to form a stairwell and for the conversion of the first and second floors of the hotel to form 4 flats;
- The premises ceased trading as a hotel some time ago. The upper floors appear to have been unoccupied in recent times;
- The current proposal would result in the provision of 2 no. 1 bedroom flats on the first floor and 2 no. 1 bedroom flats on the second floor, with each unit being approximately 47 square metres. Access to each floor would be from the new staircase that is proposed in the rear extension;
- Vehicular access would also be from the rear, through Inverallan Court. Car parking provision to serve the flatted units has been identified on the site plan, as well as small areas of open space;
- Given that hotel operations ceased at the premises some time ago and that the majority of the building has been empty for a period of time, the proposal to change the use of upper floors of the building is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

RECOMMENDED COMMENTS : Policy 19 (Contributions to Affordable Housing) should be taken into account when assessing the development proposal. In addition to the inclusion of measures to satisfy the requirements of Policy 19, it is also suggested that the developer should be encouraged to engage in a local marketing initiative in relation to the rent / sale of the residential units.

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