
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN

Call-in period: 25 May 2015
2015/0158/CON to 2015/0173/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref: 2015/0158/CON
Council ref: M/APP/2015/1327
Applicant: Mr and Mrs Franks
Development location: Darroch Learg Hotel, 56 Braemar Road, Ballater, Aberdeenshire, AB35 5UX
Proposal: Partial demolition of hotel
Application type: Conservation Area Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent Planning History 2014/0248/LBC and 2014/0249/DET. External and Internal Alterations approved by Aberdeenshire Council. Also Full Planning Permission required for the proposed works (see associated application 2015/0159/DET).
Background Analysis: Type 2. Conservation Area Consent Application not linked to an Application of Type 1. Relatively minor external alterations to the rear (less prominent) elevation.

CNPA ref: 2015/0159/DET
Council ref: M/APP/2015/1326
Applicant: Mr and Mrs Franks
Development location: Darroch Learg Hotel, 56 Braemar Road, Ballater, Aberdeenshire, AB35 5UX
Proposal: Alterations and extension to hotel
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent Planning History 2014/0248/LBC and 2014/0249/DET. External and Internal Alterations approved by Aberdeenshire Council. Also Conservation Area Consent required for the proposed works (see associated application 2015/0158/CON).
Background Analysis: Not Type 1 or Type 2 but associated with Conservation Area Consent Type 2 (see 2015/0158/CON above). The works are proposed to the rear of the building.

CNPA ref: 2015/0160/PPP
Council ref: 15/01140/PIP
Applicant: Mr C Stewart
Development location: Land 40M NW Of Coru, Newtonmore, Highland, PH20 1BD
Proposal: Erection of house and garage
Application type: Planning Permission in Principle
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: None
Background Analysis: Type 2. The proposal is for planning permission in principle for a single residential unit within an existing building group.

CNPA ref: 2015/0161/DET
Council ref: 15/01796/FUL
Applicant: Mr and Mrs D Ralston
Development location: 8 Dalbeg Road, Carrbridge, Highland, PH23 3BH
Proposal: Erection of house
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Highland Council approvals for planning permission on neighbouring development plots within the scheme – Highland Council Decisions. No CNPA Call In. Associated Building Warrant submitted to Highland Council (pending consideration)
Background Analysis: Type 2. Erection of single residential unit within a settlement. This is a Planning application to erect a detached residential unit on a development plot within a small residential scheme within Carrbridge. All neighbouring plot developments where approved by Highland Council with No Call In from CNPA.

CNPA ref: 2015/0162/DET
Council ref: 15/01848/FUL
Applicant: Mrs Lisa Lawson
Development location: Feith Linn, Dalfaber Road, Aviemore, Highland, PH22 IPU
Proposal: Erection of garage and gym
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent planning history. Planning permission for detached garage and gym was granted in 2004 by Highland Council.
Background Analysis: Type 2. Householder development for a garage building also containing a gym within domestic garden grounds. Ancillary to the main dwellinghouse.

CNPA ref: 2015/0163/PPP
Council ref: 15/01262/PIP
Applicant: Mr David Balharry
Development location: Loch-Na-Leoba, Old Glen Road, Newtonmore, Highland, PH20 IEB
Proposal: Erection of house in garden ground
Application type: Planning Permission in Principle
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent planning history.
Background Analysis: Type 2. Planning permission in principle for the erection of a single residential unit within the garden grounds of an existing property within a settlement.

CNPA ref: 2015/0164/LBC
Council ref: M/APP/2015/1332
Applicant: Dinnet Estate
Development location: East Lodge, Dinnet House, Dinnet, Aboyne, AB34 5LL
Proposal: Installation of replacement windows and internal alterations
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: 2015/0142/DET. Change of use from dwelling to estate office. Approved by Aberdeenshire Council.
Background Analysis: Type 2. Listed Building Consent for window replacements and minor internal alterations associated with recent approval for change of use.

CNPA ref: 2015/0166/DET
Council ref: M/APP/2015/1317
Applicant: Dr and Mrs G Drummond
Development location: Land At Carrue, Dinnet, Aboyne, Aberdeenshire, AB34 5LX
Proposal: Erection of dwellinghouse and ancillary accommodation, garage and installation of photovoltaic array including formation of access and change of use of land to domestic garden ground
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Planning Permission in Principle granted by Aberdeenshire Council APP/2014/0556.
Background Analysis: Type 2 – Up to 2 units outside of a settlement. This is an application for Approval of Matters Specified in the Conditions attached to Planning Permission in Principle for a dwellinghouse granted under approval reference APP/2014/0556 (2014/0086/DET) by Aberdeenshire Council. The principle of development is agreed by the earlier consent. The current application seeks permission for the detailed design etc.

CNPA ref: 2015/0167/PPP
Council ref: 15/01898/PIP
Applicant: Mrs June MacDonald
Development location: Easter Rynaballoch, Haughs Of Cromdale Road, Cromdale, Highland, PH26 3LW
Proposal: Amended proposal (14/03234/PIP) for 2 existing buildings to be demolished and converted into 2 new houses
Application type: Planning Permission in Principle
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: 2014/0260/PPP (14/03234/PIP) Planning application for permission in principle to erect 3 residential units (following the demolition of 3 buildings).
Background Analysis: The previous application was called in by CNPA as a Type 1 Application for 3 housing units outside a settlement. This was withdrawn by the applicant following discussions with the CNPA and Highland Council. The current application is a revised submission for 2 housing units and is now a Type 2. Indication given by CNPA that 2 housing units would unlikely be called in during exchange of correspondence as part of earlier application.

CNPA ref: 2015/0168/DET
Council ref: M/APP/2015/1556
Applicant: Dr and Mrs G Drummond
Development location: Carrue, Dinnet, Aboyne, Aberdeenshire, AB34 5LX
Proposal: Change of use of agricultural land, formation of sand arena (private use) and erection of fencing, gate and floodlights
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Planning permission nearby granted for the erection of dwellinghouse and general purpose building by Aberdeenshire Council under planning permission 2014/0086/DET
Background Analysis: This is for a change of use of part of an agricultural landholding to be for 'Equine' use as ménage. Not Type 1 or Type 2. Given the location and scale of the proposal and the end use as equine, it is considered the proposal does not raise any significant issues with regards to the Park.

CNPA ref: 2015/0169/DET
Council ref: M/APP/2015/1401
Applicant: Mr and Mrs Trevor Cogle
Development location: Richarkarie Cottage, Glen Gairn, Ballater, Aberdeenshire, AB35 5UR
Proposal: Alterations and extension to dwellinghouse and change of use of land to domestic garden ground
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent planning history recorded.
Background Analysis: Type 2 Householder Development to include a modest extension to the immediate area adjacent to the domestic garden grounds of a traditional single storey dwellinghouse in order to accommodate the extension to the building.

CNPA ref: 2015/0170/ADV
Council ref: 15/01913/ADV
Applicant: Jacqui Thomson
Development location: The Royal Bank Of Scotland, 59 High Street, Grantown-on-Spey, Highland, PH26 3EG
Proposal: Advertisement of the following types: fascia and projecting illuminated signs, around ATM and door entrance signs
Application type: Advertisement Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent planning history
Background Analysis: Type 2 application.

CNPA ref: 2015/0171/NOT
Council ref: 15/01773/PNO
Applicant: Breedon Aggregates Scotland Ltd
Development location: Meadowside Quarry, Kingussie, Highland
Proposal: Erection of temporary concrete plant
Application type: Agricultural and Forestry Notification
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Various planning applications recently called in and pending consideration.
2015/0151/DET (15/01724/FUL) – Installation and operation of a mobile asphalt plant for the production of bituminous materials
At Meadowside Quarry, Kingussie, Highland
2015/0152/DET (15/01721/FUL) – Creation and use of a temporary access road to the A9(T) from the Meadowside Quarry near Kincaig for a temporary period of up to 2 years
At Meadowside Quarry, Kingussie, Highland
2015/0154/DET (15/01723/S42) – Application under Section 42 to variation Condition 2 (rate of extraction) (approved under ref: 05/015/CP (05/00008/FULBS)) seeking an uplift in the rate of annual extraction from 50,000 T to 150,000 T
At Meadowside Quarry, Kingussie, Highland
Background Analysis: This submission is for Prior Notification under Class 56 of Town and Country Planning (General Permitted Development) (Scotland) Order 1992. No Call In.

CNPA ref: 2015/0172/NOT
Council ref: M/APP/2015/1527
Applicant: Mr and Mrs Alan Maclean
Development location: Balgairn, Bridge Of Gairn, Ballater, Aberdeenshire, AB35 5UA
Proposal: Erection of aluminium framed greenhouse
Application type: Agricultural and Forestry Notification
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent planning history recorded.
Background Analysis: The proposal is submitted as an ‘Agricultural’ Prior Notification for a greenhouse within an agricultural holding. The Planning Authority should be satisfied that the structure qualifies under the Prior Notification procedure. However, should the structure require planning permission it is not Type 1 or Type 2 and given the scale and location would be unlikely to raise any significant issues for the Park.

CNPA ref: 2015/0173/DET
Council ref: 15/01969/FUL
Applicant: Mr and Mrs D Farquhar
Development location: 85 Corroun Road, Aviemore, Highland, PH22 1SS
Proposal: Extension to rear
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: None
Background Analysis: Type 2. Householder Development – small development that needs planning permission.

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://cairnngorms.co.uk/uploads/documents/Park%20Authority/Planning/advice_notes/20140609_PAN_applying_for_planning_permission.pdf