
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 26 February 2018 2018/0071/DET to 2018/0077/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2018/0071/DET
Council ref:	APP/2018/0329
Applicant:	Mr And Mrs B Mackie
Development location:	Land To Rear Of, Garchory Cottage, Corgarff, Strathdon
Proposal:	Change of use of land from agricultural to domestic garden ground
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none">• Erection of replacement dwellinghouse (APP/2007/2073) Approved by the Local Authority.• Demolition of existing and erection of replacement dwellinghouse (APP/2009/1334) Approved by the Local Authority.
Background Analysis:	The application is for full planning permission to change the use of 740 square metres of land at the rear of Garchory Cottage from agricultural to domestic garden ground. Type 2 –Small scale upgrading/restoration works – comprising drainage, landscaping or re-profiling of land and Other – Change of use from agricultural to domestic. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2018/0072/PPP
Council ref: 18/00633/PIP
Applicant: Drumullie Ltd
Development location: Land 180M West Of Burnside Log Cabin, Boat Of Garten
Proposal: Two houses
Application type: Planning Permission in Principle
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is no recent planning history.
Background Analysis: The application is for planning permission in principle for two house plots at Drumuillie, Boat of Garten. The plots would seek to reflect the alignment, width and depth of the existing adjoining plots to the east and west and are being proposed as infill development. Type 2 – Housing – up to two residential units outside a settlement. The application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2018/0074/DET
Council ref:	APP/2018/0233
Applicant:	Mr Julian Fennema
Development location:	Drummargettie, Site To North Of Mains Of Monaltrie, Crathie, Ballater
Proposal:	Erection of dwellinghouse and garage
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> • Erection of dwellinghouse including change of use from agricultural land to domestic ground (APP/2016/26247). Approved by the Local Authority.
Background Analysis:	The application is for full planning permission for the erection of a single storey dwelling and double garage to the north of Mains of Monaltrie, Crathie. The dwelling and garage will be finished with horizontal timber cladding and aluminium window frames, seam zinc roof or where flat, covered with heather root. The existing stone ruins on the site are to be retained as a garden feature. Type 2 – Housing – up to two residential units outside a settlement. The application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2018/0075/DET
Council ref:	APP/2018/0354
Applicant:	Scottish & Southern Energy Power Distribution
Development location:	Victoria Road, Ballater, Aberdeenshire
Proposal:	Replace wooden poles and open wires with bundled ABC conductor
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> • Replace wooden poles and stays, replace open wires with bundled ABC conductor (APP/2009/3182) Approved by the Local Authority.
Background Analysis:	The application is for full planning permission for the replacement of existing overhead line poles and open wire conductors with bundled ABC conductors, to match the existing specification of the remainder of the lines. This application lies within a conservation area. Type 2 – Other – replacement electricity infrastructure within a settlement. The application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2018/0076/DET
Council ref:	18/00314/FUL
Applicant:	Jamieson Management (Scotland) Ltd
Development location:	1 Lodge Park, Fort William Road, Newtonmore, PH20 1AB
Proposal:	Erection of house with integral garage (amended proposal ref: 16/04468/FUL)
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> • Erection of 3 New Houses & Formation of New Access (new access to serve two of the new houses, third house to use existing access) (15/04391/FUL). Approved by Local Authority. Approved by Local Authority. • Erection of 3 New Houses (revised house design and reduced footprint) & Formation of New Access (new access to serve two of the new houses, third house to use existing access) (ref: 15/04391/FUL) (16/04468/FUL). Approved by Local Authority.
Background Analysis:	Proposal is for an amendment to existing planning permission (16/04468/FUL) to extend 1 Lodge Park to form a garage and increase the size of the utility room. The extension is to be clad in an off-white render consistent with rest of the property. Type 2 – Householder developments – small developments that need planning permission. The application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2018/0077/DET
Council ref:	APP/2018/0347
Applicant:	Mr And Mrs David Donald
Development location:	Craig View, Cluniebank Road, Braemar, Aberdeenshire
Proposal:	Erection of 1.8m high fence, bbq hut, polytunnel and log store including change of use of land to domestic garden ground (retrospective)
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> • Change of use of agricultural land to domestic garden ground, erection of greenhouse and erection of fencing (APP/2005/2494) • Alterations and extension to dwellinghouse (APP/2006/1236) • Change of use from agricultural land to class 9 domestic garden ground (APP/2007/1048)
Background Analysis:	All approved by the Local Authority. The application is for full retrospective planning permission for a change of use of land from agricultural to domestic. The application encompasses the erection of a 1.8 meter high fence to be installed around the entire perimeter and a 2 metre high log store, poly tunnel (6m x 4.6m x 2.6m) and a BBQ hut. Type 2 – Small scale upgrading/restoration works – comprising drainage, landscaping or re-profiling of land, and Other – Change of use from agricultural to domestic. The application is not considered to raise issues of significance to the collective aims of the National Park.

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](http://cairngorms.co.uk/uploads/documents/Park%20Authority/Planning/advice/notes/20140609_PAN_applying_for_planning_permission.pdf)