
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 26 March 2018 2018/0109/DET to 2018/0117/LBC

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2018/0109/DET
Council ref:	18/00411/FLL
Applicant:	Mr A Sutherland
Development location:	Roselea, Bridge Of Tilt, Perth And Kinross, PH18 5SX
Proposal:	Extension to dwellinghouse
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	There is no recent planning history.
Background Analysis:	A proposal for full planning permission for a single storey extension to the rear of the property, measuring 4.4x3.3 m. To be clad in vertical cedar cladding and a flat roof with a curved flat roof light. Type 2 Householder developments – small developments that need planning permission. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2018/0110/DET
Council ref:	APP/2018/0593
Applicant:	Mr Charles Mathieson
Development location:	The Sheiling, Glendeskry, Strathdon, Aberdeenshire
Proposal:	Change of Use from Class 9 (Ancillary Accommodation) to Class 7 (Holiday Let)
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"> • Alterations and extension to dwellinghouse (APP/2016/0890) • Alterations and extension to dwellinghouse (APP/2017/1164) Both approved by the Local Authority.
Background Analysis:	Proposal is a re-submission of a suspended application to change an existing ancillary accommodation use to accommodation. The property is to be used as holiday accommodation throughout the year, accommodating a maximum of four occupants. The change of use will not require any structural alterations to the property. Type 2 – Small scale extensions, change of use or temporary development involving commercial, tourism, leisure and industrial uses. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2018/0112/DET
Council ref:	18/01180/FUL
Applicant:	Cairngorm Mountain Ltd
Development location:	Cairngorm Mountain, Glenmore, Aviemore, PH22 1RB
Proposal:	Installation of beginner and intermediate artificial ski slopes with associated services
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	The proposal is a significant addition to an important visitor attraction in a sensitive location and considered to raise issues of significance to the collective aims of the National Park.
Planning History:	<p>Recent planning history includes:</p> <ul style="list-style-type: none"> • Removal of shieling ski-tow and replace with a modern rope-tow of similar length and profile (14/02896/FUL) Approved by the CNPA. • Extension to west-wall ski tow and new return wheel at south most end of towline (15/01000/FUL) Approved by the Local Authority. • Improvements to the existing Cairngorm Mountain ski resort base buildings in the Coire Cas which will increase current leisure and sport offering, by enhancing the quality and variety of the guest experience all year round (15/03622/PAN) and (15/04761/SCRE) Screening application – EIA required • Use of land for the siting of a portable cabin to be used as shelter during ski season (15/04504/FUL) Approved by the Local Authority. • Retrospective planning application to retain a ski area access track created during the construction of a new ski lift in 2015 (16/02878/FUL) Approved by the CNPA. • Part demolition and reconfiguration of existing building to strip back to transformer enclosure only (17/00998/FUL) Approved by the Local Authority. • Siting of a snow factory unit (17/04736/FUL) Approved by the Local Authority.
Background Analysis:	Proposal is for full planning permission for the installation of a 30x60m (L x W) beginner and a 90x20m intermediate artificial ski slopes with associated services. Located north adjacent to the Coire Cas car park and near to the Day Lodge. Both slopes will be accessed from a direct path link to the Day lodge and will incorporate flat teaching zones and viewing areas with sensitively detailed benches constructed from local stone. An uplift is proposed to allow access to the 90x20m slope. There is no additional lighting proposed. The proposal is considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2018/0114/DET
Council ref: 18/01176/FUL
Applicant: K Construction
Development location: Land 100M South West Of Birch Cottage, Skye Of Curr Road, Dulnain Bridge
Proposal: Erection of house and garage
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is no recent planning history.
Background Analysis: The proposal is for full planning permission for the erection of a two-storey house, with a basement, and garage on land 100m south west of Birch Cottage. Application is made in lieu of design previously given planning permission. A new access will be required from the Skye of Curr road. Cladding materials consist of white wet dash render with feature areas of stained timber board and batten lining. Pitched roof clad with grey slate. Type 2, Housing – up to two residential units outside a settlement. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2018/0115/DET
Council ref: 18/00362/FLL
Applicant: Mrs Sally Mellor
Development location: Hydro Scheme, Fealar Lodge, Glenfernate
Proposal: Installation of a pipe bridge (in part retrospect)
Application type: Detailed Planning Permission
Call in decision: **CALLED IN**
Call in reason: The application has been requested by the CNPA and is linked to a development approved by the CNPA which raised issues of significance to the collective aims of the National Park.
Planning History: Recent planning history includes:

- Installation of a mini hydro scheme (09/00318/FUL) Withdrawn.
- Installation of a hydro scheme (09/01593/FLL) Approved by the Local Authority.
- Installation of an off grid micro hydro scheme (13/01069/FLL) Approved by the CNPA.

Background Analysis: Proposal is for the construction of a board walk covering of an exposed pipe bridged over a burn for the hydro scheme at Fealar Lodge. The proposal is in part retrospective and the application is at the request of the CNPA.

CNPA ref: 2018/0116/DET
Council ref: 17/05454/FUL
Applicant: Mr A Campbell
Development location: Land 60M East Of Keepers Cottage, Glen Road, Newtonmore
Proposal: Reconstruction of derelict house
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is no recent planning history.
Background Analysis: Proposal is for full planning permission for reconstruction of a derelict croft house to create a single storey, one bedroom property. Building to be clad using natural timber cladding with a corrugated tin roof. The property is out-with the settlement boundary of Newtonmore and accessed via a shared single track from Glen Road. Type 2, Housing – up to two residential units outside a settlement. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2018/0117/LBC
Council ref: 18/01211/LBC
Applicant: Ms Lisa Cameron
Development location: Slochd Railway Viaduct, Near Carrbridge
Proposal: Repair of Slochd Railway Viaduct with spandrel ties
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is no recent planning history.
Background Analysis: Proposal for listed building consent to carry out repair works to the Slochd railway viaduct including the installation of spandrel ties. The structure is B-listed. Type 2, Listed Building Consent applications that involve minor external or internal changes.

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