
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 26 June 2017 2017/0249/DET to 2017/0255/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2017/0249/DET
Council ref:	APP/2017/1532
Applicant:	Mr Karen Gerrie
Development location:	Brown Sugar Cafe, 8 Bridge Street, Ballater, Aberdeenshire
Proposal:	Installation of two retractable sun canopies
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Application approved by Local Authority: <ul style="list-style-type: none">• Alteration and Extension to Premises and Erection of Decked Area (APP/2005/4465).
Background Analysis:	Proposal is for the installation of two retractable sun canopies to the windows of the street facing elevation of a café. Type: Other. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0250/DET
Council ref: 17/02770/FUL
Applicant: Mr And Mrs George And Doreen McConachie
Development location: Land 120M South Of Wester Lethendry, Cromdale
Proposal: Erection of dwellinghouse (amended design from reference 16/04321/FUL)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Demolition of dilapidated cottage & erection of new house (16/04321/FUL).

This application was withdrawn.
Background Analysis: Proposal is for the erection of a single 3 bedroom dwellinghouse within farm grounds and is a revised site layout to a previously withdrawn application (16/04321/FUL). Type 2: Housing – Up to two residential units outside a settlement. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0251/DET
Council ref: 17/02775/FUL
Applicant: Mr And Mrs R J Laing
Development location: The Dell, Woodside Avenue, Grantown-on-Spey, Highland
Proposal: Demolition of existing conservatory and erection of extensions
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 alterations and extensions to an existing dwellinghouse, including the demolition of a conservatory, and erection of a small scale extension to the front and side elevations. 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:	2017/0252/DET
Council ref:	17/02667/FUL
Applicant:	Mrs Carley Timms
Development location:	Auld Smiddy, Dulnain Bridge, PH26 3LT
Proposal:	Siting of a shepherds hut within the curtilage/garden for short term holiday lets
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 dwelling (outline) (02/00201/OUTBS). Refused by the Local Authority. • Erection of house (outline) (07/00220/OUTBS). Approved by the Local Authority. • Approval of matters specified in conditions of 07/00220/OUTBS for erection of one house (10/1459/MSC). Approved by the Local Authority.
Background Analysis:	Proposal seeks permission for the siting of a small scale holiday let structure within the grounds of an existing dwellinghouse. The unit is to operate as a bed and breakfast ancillary to the residential unit. Type 2: Householder development – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0253/DET
Council ref: 17/02785/FUL
Applicant: Mr Shaun Roberts
Development location: 19 Railway Terrace, Aviemore, Highland, PH22 1SA
Proposal: Demolish existing lean-to entrance and re-erect
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Extension to dwelling (03/00174/FULBS).
- Construction of new storage shed with open roofed veranda on strip of land opposite railway terrace houses (10/03000/FUL).

Both applications were approved by the Local Authority.

Background Analysis: Proposal is for the demolition of an existing lean-to entrance and for the re-erection of replacement. 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: 2017/0254/DET
Council ref: APP/2017/1573
Applicant: Mr And Mrs P Masson
Development location: 58 Golf Road, Ballater, Aberdeenshire, AB35 5RU
Proposal: Alterations and extension to dwellinghouse
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history included:

- Alterations and Extension to Dwellinghouse (APP/2017/0398)

This application was withdrawn.

Background Analysis: Proposal is for a small scale extension to gable elevation of existing dwellinghouse to provide a garage and additional living space. 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:	2017/0255/DET
Council ref:	17/00934/APP
Applicant:	Mr And Mrs T Bates
Development location:	Urlarmore Steading, Kirkmichael, Ballindalloch, Moray
Proposal:	Amend design approved under ref 05/02342/FUL for conversion of mill to dwellinghouse
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"> • Convert existing water mill into 4 bedroom dwellinghouse and two 2 bedroom self- contained holiday lets (05/02342/FUL)
Background Analysis:	This application was approved by CNPA. Proposal is for an amendment to the design approved under ref 05/02342/FUL for conversion of mill to dwellinghouse at Urlarmore Steading. 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.

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