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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN – Monday, 26 August 2013

Call-in period: 16 August - 23 August 2013

2013/0253/DET to 2013/0275/DET

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

### PLANNING APPLICATION CALL-IN DECISIONS

**CNPA ref:** 2013/0253/DET  
**Council ref:** 13/00714/FULL  
**Applicant:** Mr Richard Cooke  
**Development location:** Field 800M North Of Auchronie, Glen Esk,  
**Proposal:** Installation Of A Micro-Hydro Electric Scheme. The Works Include The Construction Of A New Intake Structure, Buried Pipeline And Turbine House Building As Well As Access Tracks To Service The Intake And Turbine House  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** This type of development is considered to raise issues of general significance in terms of natural heritage, sustainable social and economic development and the sustainable use of natural resources. It is therefore considered to raise issues of significance to the collective aims of the National Park.  
**Non call in comments:** N/A

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**CNPA ref:** 2013/0254/DET  
**Council ref:** 13/03095/FUL  
**Applicant:** Mr John Davison  
**Development location:** 2 Birch Grove, Boat Of Garten, PH24 3BA  
**Proposal:** Erection of garden shed  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Non call in comments:** N/A

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**CNPA ref:** 2013/0255/DET  
**Council ref:** 13/03112/FUL  
**Applicant:** Mr And Mrs M Collee  
**Development location:** Land 75M South Of Lynchurn Farmhouse, A95t B9153 Junction - Skye Of Curr Junction, Boat Of Garten  
**Proposal:** Convert and extend existing Steading to form new dwelling incorporating and integrated garage  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Non call in comments:** The re use of an existing building is generally welcomed in terms of sustainability objectives, providing the application complies with the requirements of Local Plan policy 27 on Conversion and Reuse of existing Traditional and Vernacular Buildings and associated supplementary planning guidance on conversion of buildings which seek to maintain the original character. The new build aspects, including dormer windows, should be carefully considered in the light of this policy background.

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**CNPA ref:** 2013/0256/DET  
**Council ref:** M/APP/2013/2572  
**Applicant:** Mr And Mrs Miller  
**Development location:** Standfast Cottage, Dinnet, Aboyne AB34 5LL  
**Proposal:** Alterations and Extension to Dwellinghouse  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Non call in comments:** N/A

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**CNPA ref:** 2013/0257/DET  
**Council ref:** 13/00736/FULL  
**Applicant:** Dalhousie Estates  
**Development location:** Land 80M North Of Shepherd's Cottage, Invermark, Glen Esk  
**Proposal:** Installation Of A Micro-Hydro Electric Scheme Including Intake, Buried Pipeline And Turbine House As Well As New Access Track To The Intake  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** This type of development is considered to raise issues of general significance in terms of natural heritage, sustainable social and economic development and the sustainable use of natural resources. It is therefore considered to raise issues of significance to the collective aims of the National Park.  
**Non call in comments:** N/A

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**CNPA ref:** 2013/0258/DET  
**Council ref:** M/APP/2013/2575  
**Applicant:** Mr Andrew Cox  
**Development location:** The Caravan Park, Loch Kinord Hotel, Dinnet Aboyne  
**Proposal:** Use of Land for Siting of Residential Caravan for Staff Accommodation  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Non call in comments:** N/A

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**CNPA ref:** 2013/0259/DET  
**Council ref:** M/APP/2013/2594  
**Applicant:** G Waddel And P Price  
**Development location:** Deeside Hotel, 45 Braemar Road, Ballater AB35 5RQ  
**Proposal:** Erection of Porch and Replacement Door and Window  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Non call in comments:** N/A

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**CNPA ref:** 2013/0260/DET  
**Council ref:** M/APP/2013/2590  
**Applicant:** Mr And Mrs R Sharp  
**Development location:** Glenbardie Bothy, Glenbardie House, 42 Braemar Road, Ballater  
**Proposal:** Subdivision of Feu to Create Independent Dwellinghouse and Formation of Access  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Non call in comments:** It is recommended that careful consideration be given to ensuring that the proposal does not have any adverse impact upon trees within the Conservation Area, nor upon the amenity and setting of the Listed Building here.

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**CNPA ref:** 2013/0261/DET  
**Council ref:** M/APP/2013/2582  
**Applicant:** Mr David Geddes  
**Development location:** Linn Of Corriemulzie, Braemar,  
**Proposal:** Installation of Hydropower Scheme Including Construction of Two Intakes, Pipeline, Powerhouse, Electro-Mechanical Equipment and Upgrading of Access Tracks  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** This type of development is considered to raise issues of general significance in terms of natural heritage and environment, sustainable social and economic development and the sustainable use of natural resources. It is therefore considered to raise issues of significance to the collective aims of the National Park  
**Non call in comments:** N/A

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**CNPA ref:** 2013/0262/DET  
**Council ref:** M/APP/2013/2641  
**Applicant:** Mr Peter Bartholomew  
**Development location:** Inverernan House, Strathdon, AB36 8YA  
**Proposal:** Erection of Gate Piers and Entrance Gates  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Non call in comments:** N/A

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**CNPA ref:** 2013/0263/DET  
**Council ref:** 13/01386/APP  
**Applicant:** Cairngorms National Park Authority  
**Development location:** Layby On B90008, North Of Tomnavoulin,  
**Proposal:** Tree felling paving soft landscape and refurbishment of tourist information point at a layby on  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Non call in comments:** N/A

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**CNPA ref:** 2013/0264/DET  
**Council ref:** 13/01385/APP  
**Applicant:** Cairngorms National Park Authority  
**Development location:** Layby On B9008, Tomintoul,  
**Proposal:** Demolition information shelter stone paving and dwarf walls reduction of layby size and removal of one entrance to the public road erect replacement information shelter modifications to highway signs installation of new village sign  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Non call in comments:** N/A

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**CNPA ref:** 2013/0265/DET  
**Council ref:** 13/03018/FUL  
**Applicant:** Mr And Mrs S Hibbard  
**Development location:** Torwood, Carr Road, Carrbridge Highland  
**Proposal:** Erection of self-contained detached granny annexe  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Non call in comments:** In view of the roadside location of this site it is recommended that consideration be given to the fit with adjacent properties and any need for any landscaping to help ensure the development complies with Local Plan policies on design of new development.

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**CNPA ref:** 2013/0266/DET  
**Council ref:** 13/03088/FUL  
**Applicant:** Mr Tom Robinson  
**Development location:** Lower Kinakyle, Aviemore, PH22 1PZ  
**Proposal:** Erection of conservatory  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Non call in comments:** N/A

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**CNPA ref:** 2013/0267/DET  
**Council ref:** 13/03127/S42  
**Applicant:** Forest Holidays LLP  
**Development location:** Glenmore Camping And Caravan Site, Rothiemurchus, Aviemore  
**Proposal:** Application under Section 42 to vary condition 1 of planning permission reference 08/00200/FULBS (CNPA ref 08/2886/CP) to allow for an extension of the time limit to implement the consent  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** This application is of linked significance to an application previously determined by the Cairngorms National Park Authority which raised social and economic issues and related to a site located within an area covered by numerous environmental issues. As such it is considered to raise issues of significance to the collective aims of the National Park.  
**Non call in comments:** N/A

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**CNPA ref:** 2013/0268/DET  
**Council ref:** 13/03133/FUL  
**Applicant:** Mr Stuart Hamlett  
**Development location:** Mockbeggar, Woodside Avenue, Grantown-on-Spey PH26 3JR  
**Proposal:** Fit photovoltaic cells to main roof  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Non call in comments:** N/A

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**CNPA ref:** 2013/0269/DET  
**Council ref:** 13/03130/FUL  
**Applicant:** Nigel Nicol  
**Development location:** Monadhliath, Main Street, Newtonmore Highland  
**Proposal:** Refurbishment of windows to UPVC protected double glazing, new front door & new signage created within fascia boards  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Non call in comments:** It is recommended that in the interests of promoting sustainable design in accordance with Local Plan policy (policies 16 and 17) and the Sustainable Design Guide that consideration be given to the use of timber finishes if possible.

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**CNPA ref:** 2013/0270/PPP  
**Council ref:** 13/02987/PIP  
**Applicant:** Jonathan Freshwater  
**Development location:** Land To North East Of Ledgerwood, Insh, Kingussie  
**Proposal:** Erection of house & associated works  
**Application type:** Planning Permission in Principle  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Non call in comments:** It is recommended that full consideration be given to compliance with Local Plan policies for housing outside settlements ( policies 21 and 22) and to policies for ancient woodland and biodiversity - for example no business case for the house appears to have been submitted or supporting information to demonstrate that the impacts upon trees.

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**CNPA ref:** 2013/0271/DET  
**Council ref:** 13/03113/FUL  
**Applicant:** Fiona Ogg  
**Development location:** Land 170M South Of Coylumbridge Staff Houses, Coylumbridge, Aviemore  
**Proposal:** Use of part of existing gravel pit to provide a temporary compound area for the storage of materials (cable drums, poles, sand and gravel), welfare facilities, stores and offices in 8 portable units. Laydown, storage and parking areas would be on existing hard standing. Compound required in connection with Beauly to Denny Powerline  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** The proposed development is of linked significance to other applications relating to the Beauly Denny line which were previously determined by the Cairngorms National Park Authority. It is considered to raise issues in relation to access, landscape and natural heritage, and the socio economic development of the area and is therefore of general significance to the collective aims of the National Park.  
**Non call in comments:** N/A

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**CNPA ref:** 2013/0272/DET  
**Council ref:** 13/03150/FUL  
**Applicant:** DR Duncan Gray  
**Development location:** Birch House, Inshriach, Aviemore PH22 1QP  
**Proposal:** Close off existing road access with earth bank. Create new road access south of existing access. Erect new one metre fence  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Non call in comments:** It is recommended that in the event of the application being supported the banking is seeded ( or landscaped) in suitable material to ensure it fits in well with the surrounding landscape in order to ensure compliance with Local Plan policy 6 on Landscape and that the new fence is of a design appropriate to the rural location.

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**CNPA ref:** 2013/0273/DET  
**Council ref:** 13/03124/FUL  
**Applicant:** Allan Munro Construction  
**Development location:** Land 60M West Of 4 The Knoll, Kincaig,  
**Proposal:** Erection of 3 no houses including new access (plots 1, 2 & 3)  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Non call in comments:** It is recommended that full consideration be given to ensuring there are no adverse impacts upon the core path (which crosses by the site) and its ongoing use during construction. Also that in the event of the application being supported, full consideration is given to ensuring the new houses, and their access, fit well on the site with minimal upbuilding, and that the development works to the contours of the site. The impact on existing trees should be minimised and appropriate landscaping achieved to ensure the development fits well with the area as required by Policies 6 ( Landscape) and 16 ( Design Standards for new Development) and other local plan policies relating to biodiversity.

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**CNPA ref:** 2013/0274/ADV  
**Council ref:** 13/03166/ADV  
**Applicant:** Mr Adam Streeter-Smith  
**Development location:** 215M NE Of 1plot 19 Dalfaber Industrial Estate And, Street Outside 3 Dalfaber Park And, 130M E Of Birchrock Craig Na Gower Avenue And 190M NW Of SYHA 25 Grampian Road  
**Proposal:** Advertisement of the following types : Wooden directional path signs  
**Application type:** Advertisement Consent  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Non call in comments:** N/A

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**CNPA ref:** 2013/0275/DET  
**Council ref:** 13/03184/FUL  
**Applicant:** RTD Thistle Ltd.  
**Development location:** Strathspey Hotel, High Street, Grantown-on-Spey Highland  
**Proposal:** Conversion of the Hotel into 2no. flats and demolition of existing extensions to the rear.  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** This application is of linked significance to applications previously determined by the Cairngorms National Park Authority on this site. It raises social. economic and built heritage issues within a Conservation Area and as such it is considered to raise issues of significance to the collective aims of the National Park.  
**Non call in comments:** N/A

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