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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN Call-in period: 24 August 2015 2015/0269/DET to 2015/0279/DET

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

### PLANNING APPLICATION CALL-IN DECISIONS

<b>CNPA ref:</b>	<b>2015/0269/DET</b>
<b>Council ref:</b>	15/01447/APP
<b>Applicant:</b>	Mr Andrew Duffus
<b>Development location:</b>	Mains Of Auchriachan Farm, Tomintoul, Moray AB37 9EQ
<b>Proposal:</b>	Retrospective application for a pot ale lagoon
<b>Application type:</b>	Detailed Planning Permission
<b>Call in decision:</b>	<b>CALLED IN</b>
<b>Call in reason:</b>	The lagoon is located in close proximity to the Raebeg Burn feeding to Conglass Water being part of the River Spey SAC. It is considered that there is the potential for leakage or breach leading to contamination of the Spey SAC the safeguarding of which should be subject to CNPA assessment, therefore the development raises significant issues of consequence to the Park.
<b>Planning History:</b>	Various planning and agricultural approvals granted by Moray Council between 1999 and 2003.
<b>Background Analysis:</b>	This is an application for a pot ale lagoon (retrospective). The lagoon is located adjacent to the agricultural building group, and which has been subject to agricultural developments over the years. Not listed as type I. However, the application will require to be screened for EIA. The lagoon is located in close proximity to the Raebeg Burn feeding to Conglass Water being part of the River Spey SAC. It is considered that there is the potential for leakage or breach leading to contamination of the Spey SAC the safeguarding of which should be subject to CNPA assessment, therefore the development raises significant issues of consequence to the Park.

**CNPA ref:** 2015/0270/DET  
**Council ref:** 15/03116/FUL  
**Applicant:** Mr And Mrs J S Grant  
**Development location:** Ault-Na-Frithe, 6A Woodside Avenue, Granttown-on-spey Highland  
**Proposal:** Erection of single garage and store to side of house  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** None  
**Background Analysis:** Single storey extension to a modern detached bungalow for garage/store. Householder development. Type 2.

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**CNPA ref:** 2015/0271/DET  
**Council ref:** M/APP/2015/2525  
**Applicant:** Mr And Mrs Bannerman  
**Development location:** Craiguise, 32 Braemar Road, Ballater Aberdeenshire  
**Proposal:** Alterations and Extension to dwelling house and erection of car port  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Various applications permitted for householder developments by Aberdeenshire Council.  
**Background Analysis:** Type 2 Householder developments. Two storey rear residential extension and car port/garage alterations contained within the domestic curtilage. No issues of significance to the Park.

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**CNPA ref:** 2015/0272/DET  
**Council ref:** 15/01456/APP  
**Applicant:** Mr John Lacey  
**Development location:** Lonach Cottage, Main Street, Tomintoul Moray  
**Proposal:** Erect garage and alterations to footpath to create vehicular access to existing driveway  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Planning permission granted by Moray Council for the erection of a dwelling in outline in 2003, and detailed consent in 2005.  
**Background Analysis:** Type 2 Householder development. The site contains a 1.5 storey modern dwelling with driveway access to the side.  
  
The garage and drop kerb access would be to the northern elevation and within the domestic curtilage.  
The development does not raise any issues of general significance to the aims of the Park.

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**CNPA ref:** 2015/0273/DET  
**Council ref:** 15/02998/FUL  
**Applicant:** Miss Carole Butler  
**Development location:** 34 Craig Na Gower Avenue, Aviemore, Highland PH22 1RW  
**Proposal:** Alter and extend to house  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** None  
**Background Analysis:** Modest single storey extension to modern dwelling. Householder development. Type 2

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**CNPA ref:** 2015/0274/DET  
**Council ref:** M/APP/2015/2610  
**Applicant:** The Hon. Charles Pearson  
**Development location:** Lonach Farm, Strathdon, Aberdeenshire AB36 8YB  
**Proposal:** Installation of replacement oil tank  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Erection of detached garage approved by Aberdeenshire Council in 2014. An application for LBC is also included on this call in list for external alterations under 2015/0277/LBC (see below)  
**Background Analysis:** Not Type 1. Minor development that does not raise any issues of significance to the aims of the Park

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**CNPA ref:** 2015/0275/DET  
**Council ref:** 15/03074/FUL  
**Applicant:** Mr Duncan Grover  
**Development location:** 19 Church Terrace, Newtonmore, Highland PH20 1DT  
**Proposal:** Retaining wall/platform to form base for garden shed (retrospective)  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Extension and formation of access to rear (10/02461/FUL) approved by HC July 2010  
**Background Analysis:** Retrospective application for ground works to provide retaining wall and platform for domestic shed. Householder development. Type 2

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**CNPA ref:** 2015/0276/DET  
**Council ref:** 15/01357/FLL  
**Applicant:** Mr Anthony Hill  
**Development location:** The Old Telephone Exchange, Killiecrankie, Pitlochry PH16 5LN  
**Proposal:** Change of use from agricultural land to garden ground ( in retrospect)  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** None  
**Background Analysis:** This is for the change of use of agricultural land to domestic garden ground serving the Old Telephone Exchange.  
The land has been subject to domestic management with perimeter hedgerow planting and lawn care over recent years but there is no record of a formal change of use being granted.  
The land subject to the application is contained within the settlement boundary as shown in the CNP Local Development Plan.  
There are no issues of general significance to the Park.

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**CNPA ref:** 2015/0277/LBC  
**Council ref:** M/APP/2015/2329  
**Applicant:** The Hon. Charles Pearson  
**Development location:** Lonach Farm, Strathdon, Aberdeenshire AB36 8YB  
**Proposal:** Installation of replacement windows and doors, 2 no. rooflights, flue, repairs to roof and gutters, removal of harling and replace with wet dash harl and internal alterations  
**Application type:** Listed Building Consent  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Planning application for oil tank on this weekly list 2015/0274/DET (recommended for No Call In  
**Background Analysis:** (C)s Listed Building. Internal and external alterations/refurbishment works.  
Type 2 considered minor alterations

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**CNPA ref:** 2015/0278/DET  
**Council ref:** 15/03130/FUL  
**Applicant:** Mr Harry MacDonell  
**Development location:** 80 High Street, Kingussie, Highland PH21 1HZ  
**Proposal:** Change of use from Class 11 (assembly and leisure) to Class 9 (house) and alterations  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** None  
**Background Analysis:** Change of use of premises (martial arts/fitness centre) to single domestic property. Type 2 being the creation of a single residential unit within a settlement. Does not raise significant issues to the aims of the Park.

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**CNPA ref:** 2015/0279/DET  
**Council ref:** 15/03132/FUL  
**Applicant:** Mr And Mrs I Forrester  
**Development location:** House Plot Adjoining Spey Cottage, Dalfaber Road, Aviemore Highland  
**Proposal:** Change of use of land to form hardstanding/parking area for house and erection of fence  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Various applications for the erection of the associated dwelling from 2006 to 2015. Dwelling approved by CNPA in 2013 with amended design and layout approved by Highland Council May 2015  
**Background Analysis:** Type 1 directly related to applications previously determined by the CNPA. The proposal is for the minor extension of the domestic site of an approved dwelling currently under construction to provide additional hard standing (to the south).  
General issues arising from the associated dwelling where considered by the CNPA in 2013 and approval was granted.  
Further amendments relating to design where considered and determined by Highland Council which, during the course of the assessment, included the removal of a larger hard standing area in the general location of this current application (15/01060/FUL).  
However, it is considered that there are no issues of significance to the aims of the Park being introduced by the minor domestic site extension with any general issues raised by the development such as tree encroachment, being capable of appropriate assessment by the Highland Council.  
It should also be noted that the current proposal is for a reduced area compared to that which was originally included and subsequently removed from the amendment application.

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## **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)