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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN Call-in period: 26 September 2016 2016/0328/DET to 2016/0352/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>2016/0328/DET</b>
<b>Council ref:</b>	APP/2016/2222
<b>Applicant:</b>	Gordon Land Ltd
<b>Development location:</b>	Whole Site To The North Of, St Andrews Terrace, Braemar Aberdeenshire
<b>Proposal:</b>	Erection of 30 Dwellinghouses and Associated Roads and Parking Without Compliance with Condition 18 (Heritage Style Street Lighting) of APP/2007/1754, 07/219/CP
<b>Application type:</b>	Detailed Planning Permission
<b>Call in decision:</b>	<b>NO CALL-IN</b>
<b>Call in reason:</b>	N/A
<b>Planning History:</b>	Recent planning history includes: Erection of 30 dwellinghouses and associated roads and parking (APP/2007/1754, 07/219/CP). Approved by CNPA.
<b>Background Analysis:</b>	Planning permission has previously been granted, and remains live, for the erection of 30 houses and associated roads and parking at this location. This application is for the removal of a condition of the existing permission which requires heritage style street lighting to be provided within the approved development. Type: Other – applications to modify, vary or remove a planning condition. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2016/0342/DET  
**Council ref:** 16/03710/FUL  
**Applicant:** Mr Michael Hone  
**Development location:** Land SE Of Wooden House, Torcroy, Kingussie  
**Proposal:** Erection of house with separate self-contained unit; erection of agricultural pole building; new access road and siting of temporary accommodation building  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** The proposed development will introduce significant new buildings within a previously undeveloped area and raises locally significant issues to the collective aims of the Park.  
**Planning History:** There is no recent planning history.  
**Background Analysis:** Proposal is for the erection of a new lodge to provide tourist accommodation and self-contained private residential accommodation. The application also includes proposals to erect an agricultural barn, a further building to provide workshop and garage space, and, the upgrading and extension of an existing access track. The agricultural barn is to house a mobile timber cabin which will provide temporary living accommodation and is intended as the future estate office. Type: Other. Considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2016/0349/DET  
**Council ref:** APP/2016/2596  
**Applicant:** Mr Mark Mennie  
**Development location:** Site Adjacent To Altmohr, Dinnet, Aboyne, Aberdeenshire  
**Proposal:** Erection of Dwellinghouse and Garage/Workshop  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:  
- Erection of dwellinghouse and garage (APP/2014/3353)  
- Conditions 5 (energy statement), 6 (siting, design, external appearance and landscape), 7 (scale, proportions & materials) of planning permission in principle reference APP/2009/0918 for erection of dwellinghouse and garage (APP/2011/1247)  
- Erection of dwellinghouse and garage (APP/2009/0918)  
All approved by the Local Authority.  
**Background Analysis:** Proposal is for the erection of a single dwellinghouse and garage/workshop building within an existing rural grouping. Principle for a new dwellinghouse at this location has been established through previous planning permissions APP/2009/0918 and APP/2014/3533. 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.

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**CNPA ref:** 2016/0350/DET  
**Council ref:** APP/2016/2628  
**Applicant:** Aberdeenshire Council  
**Development location:** Strathdon School, Strathdon, Aberdeenshire, AB36 8UR  
**Proposal:** Installation of 27 Roof Mounted Solar PV Panels  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:  
- Erection of flagpole (APP/2009/3632)  
- Formation of 500m long, 1.5m wide aggregate path (APP/2012/3394)  
Both approved by the Local Authority.  
**Background Analysis:** Proposal is for the installation of 27 roof-mounted photovoltaic panels to the south elevation of the school building. Type: Other – small scale solar installations. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2016/0351/DET  
**Council ref:** 16/04186/FUL  
**Applicant:** Mr C And H Joiner  
**Development location:** The Bothy, Pityoulish, Aviemore, Highland  
**Proposal:** Extend into adjoining store and loft conversion. Enlargement of porch, creation of balcony and enlarge 1st floor door opening.  
**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 extension to existing residential property to provide additional living space. Type 2: Householder developments – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

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<b>CNPA ref:</b>	<b>2016/0352/DET</b>
<b>Council ref:</b>	16/04228/FUL
<b>Applicant:</b>	Carrbridge Hotel
<b>Development location:</b>	Carrbridge Hotel, Carrbridge, Highland, PH23 3AB
<b>Proposal:</b>	Proposed erection of new bedroom block, creation of storage facilities and enlargement of parking area
<b>Application type:</b>	Detailed Planning Permission
<b>Call in decision:</b>	<b>NO CALL-IN</b>
<b>Call in reason:</b>	N/A
<b>Planning History:</b>	<p>There is an extensive planning history associated with extensions and alterations to the hotel which most recently includes:</p> <ul style="list-style-type: none"> <li>- Proposed erection of new bedroom block, creation of storage facilities and enlargement of parking area (16/00723/FUL) – Application withdrawn</li> <li>- Installation of PV panels on staff block (15/04132/FUL)</li> <li>- Conversion of attic space to from self-contained annex (14/00044/FUL)</li> <li>- Proposed installation of biomass heating system (12/02548/FUL)</li> </ul> <p>All approved by the Local Authority.</p>
<b>Background Analysis:</b>	<p>Application is for the erection of an additional detached bedroom block, creation of two storage areas and an enlargement and reconfiguration of the parking area within the grounds of an existing hotel. The proposal is a revision of a recently withdrawn application for similar. Type 2: small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. Not considered to raise issues of significance to the collective aims of the National Park.</p>

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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>