
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF THE PLANNING COMMITTEE CALL-IN held electronically on 26 October 2012

PARTICIPATING MEMBERS

Peter Argyle
Duncan Bryden
Angela Douglas
Katrina Farquhar
Jeanette Gaul
Kate Howie
Gregor Hutcheon
John Latham

Eleanor Mackintosh
Willie McKenna
Fiona Murdoch
Martin Price
Gordon Riddler
Gregor Rimell
Brian Wood

APOLOGIES:

Mary McCafferty

NO RESPONSE RECEIVED:

Dave Fallows
David Green
Bill Lobban

1. The CNPA has taken a decision to use electronic systems to carry out its Call-in meetings.
2. Members were able to view the Call-in presentation on the CNPA website (www.cairngorms.co.uk) between 12.00 noon on 24th October 2012 and 12.00 noon on 26th October 2012.
3. Apologies were received from the above Members.

DECLARATION OF INTEREST BY MEMBERS ON ANY ITEMS APPEARING ON THE CALL-IN PRESENTATION

4. Gregor Hutcheon declared an indirect interest in Planning Application No.
 - 2012/0318/DET – due to being a neighbour of the applicant.

PLANNING APPLICATION CALL-IN DECISIONS (Electronic Presentation, prepared by Katherine Donnachie, Planning Officer)

5. 2012/0317/DET - No Call-in
6. 2012/0318/DET - Extraction of Gravel (Renewal of Planning Permission S030001MIN)
At Gravel Pit Land to North East of Birkford, Strathdon

The decision was to call-in the application for the following reason:

- Whilst recognising that this is an existing quarry operation, mineral extractions by their nature raise issues in relation to landscape, natural heritage, economic development and employment. The proposal is considered to raise issues of significance to the collective aims of the National Park.

7. 2012/0319/DET - No Call-in
8. 2012/0320/PPP - No Call-in
9. 2012/0321/PPP - No Call-in
10. 2012/0322/PPP - No Call-in
11. 2012/0323/DET - No Call-in
12. 2012/0324/DET - No Call-in
13. 2012/0325/DET - No Call-in
14. 2012/0326/DET - No Call-in
15. 2012/0327/DET - No Call-in
16. 2012/0328/DET - No Call-in
17. 2012/0329/DET - No Call-in
18. 2012/0330/DET - No Call-in
19. 2012/0331/DET - No Call-in
20. 2012/0332/DET - No Call-in
21. 2012/0333/DET - No Call-in
22. 2012/0334/DET - No Call-in
23. 2012/0335/PPP - No Call-in

COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE

24. The planning officers noted Members' comments and were delegated with the responsibility of whether or not to submit the comments to the Local Authorities. The following comments were passed on to the Local Authorities.

25. 2012/0320/PPP - Erection of one house

At Site Adjacent To Milton Farm, Tomintoul, Glenlivet, Moray

- The CNPA suggests that full consideration be given to the number of existing houses in this grouping in order to establish compliance with current Local Plan Policy.

26. 2012/0321/PPP - Erection of one dwelling house

At Plot 1, Auchnarrow, Glenlivet, Moray

- The CNPA suggests that full consideration be given to the relationship to, and number of houses within, the existing grouping to ensure compliance with Local Plan policies for housing in the countryside. The CNPA Board also recommend in the event of the application being supported consideration should be given to style and size of the house and boundary treatments so that it is in keeping with the very traditional style of this small rural grouping.

27. 2012/0322/PPP - Erection of one house

At Plot 2, Auchnarrow, Glenlivet, Moray

- The CNPA suggests that full consideration be given to the relationship to, and number of houses within, the existing grouping to ensure compliance with Local Plan policies for housing in the countryside. The CNPA Board also recommend in the event of the application being supported consideration should be given to style and size of the house and boundary treatments so that it is in keeping with the very traditional style of this small rural grouping.

28. 2012/0324/DET - Remove (demolish) existing house and erect new house on same site.
At Inshbreck, Insh, Kingussie, PH21 INU

- It is recommended in the event of consideration being given to the granting of planning permission care is taken during construction to avoid any environmental damage and to ensure that new landscaping is in keeping with this sensitive location.

29. 2012/0326/DET - Change of Use from Class 9 (Houses) to Class 7 (Hotels and Hostels)
At Ivy Cottage, Cluniebank Road, Braemar, AB35 5ZP

- The CNPA recommend that care be taken with the choice of materials for the car parking area to reflect the location of the site within the Conservation Area, in order to conserve and enhance the cultural heritage of this area.

30. 2012/0330/DET - Conversion and extension of an existing farm building into one residential dwelling.
At Building 80M North Of Clachaig Cottage, Nethy Bridge

- The CNPA recommend that (if the application is supported) in the interests of maintaining a record of buildings which contribute towards the cultural heritage of the area, a full photographic survey (of the exterior and interior of the building) be undertaken prior to the commencement of any development.

31. 2012/0331/DET - Sub-divide garden ground and erect new house and associated works.
At Keepers Cottage, Dalnavert, Feshiebridge, Kingussie, PH21 INQ

- The CNPA recommend that careful consideration be given to the relationship of the proposed house to the prevailing development pattern, density and levels of privacy and amenity at Dalnavert, given the narrow nature of the site. It is also recommended that care is taken to ensure that the design, scale and finishes are appropriate, with particular attention paid to the unbalanced effect of a single dormer on the front elevation

32. 2012/0333/DET - Erect an agricultural style shed for the storage of machinery, equipment and materials
At Yard Adjacent To Railway Station
Carrbridge

- The CNPA recommend that as part of the consideration of this proposal information is sought on whether other sites on designated land in the village have been considered, in order to demonstrate compliance with planning policy on business development.

33. 2012/0334/DET - Demolition of Existing Dwellinghouse, Erection of Replacement Dwellinghouse, Domestic Garage and Installation of an Air Source Heat Pump
At Tigh Na Rosan, Tullich, Ballater AB35 5SB

- The CNPA recommend that during construction all efforts are made to retain and protect existing trees in the interests of conserving and enhancing the biodiversity of this site. Also that consideration be given to ensuring the design of the garage reflects the design principles of the house, potentially by use of timber cladding , in order to achieve high design standards.

34. 2012/0335/PPP - Erect 2no bungalows with detached garages
At Plot 6 Cults Drive, Tomintoul, Moray

- The CNPA recommend that, in the event of the application being supported, due consideration be given in the wording of any conditions to ensure that the layout of any subsequent applications reflects the prevailing development pattern in the area and that the type of boundary enclosures helps to reinforce the original character of the village.

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