

Please Note:

The following PowerPoint presentation is for internet test purposes only.

The next Call-in process will take place at the Planning Committee meeting on:
Friday 26 November 2010 at 10:30am, The Community Centre, Nethy Bridge.

Disclaimer

For the purposes of this presentation, some of the application plans may have been cropped to enable a clearer display of detailed areas of the proposed development.

Further information regarding planning applications, including the original plans, can be viewed at:

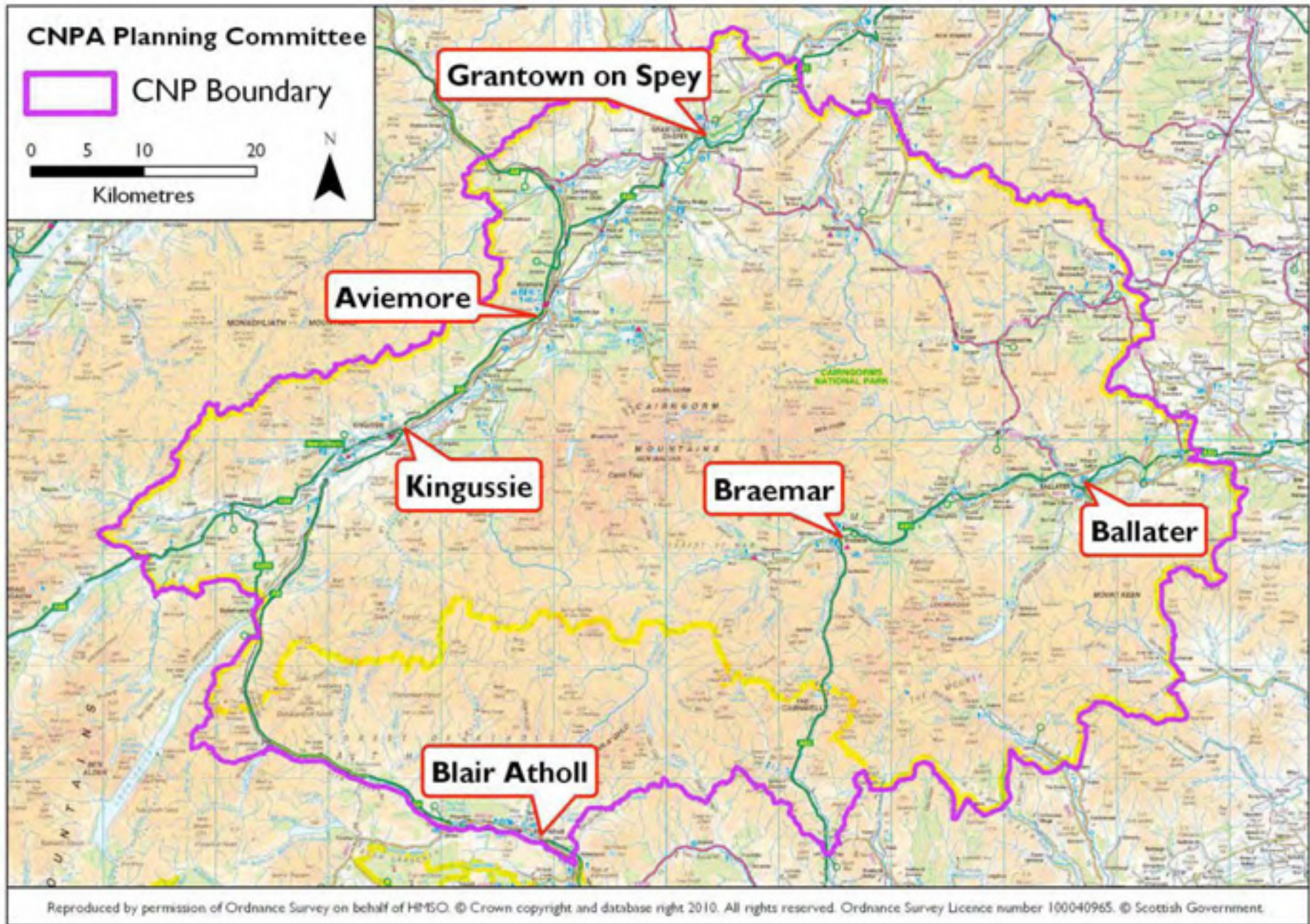
Aberdeenshire Council: www.aberdeenshire.gov.uk/planning/apps

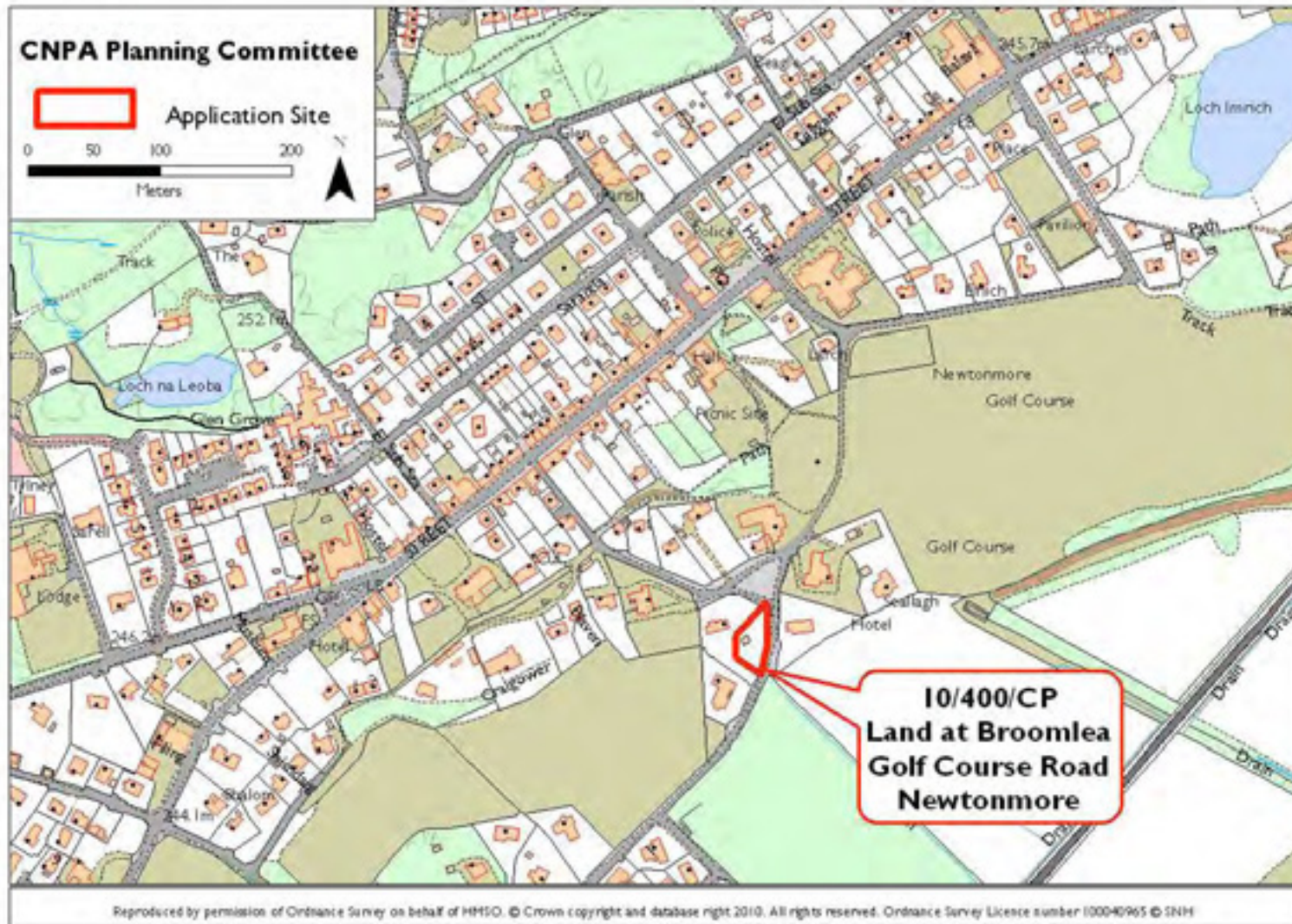
Angus Council: http://planning.angus.gov.uk/PublicAccess/tdc/tdc_home.aspx

Highland Council: <http://wam.highland.gov.uk/wam/>

Moray Council: <http://public.moray.gov.uk/eplanning/search.do?action=simple>

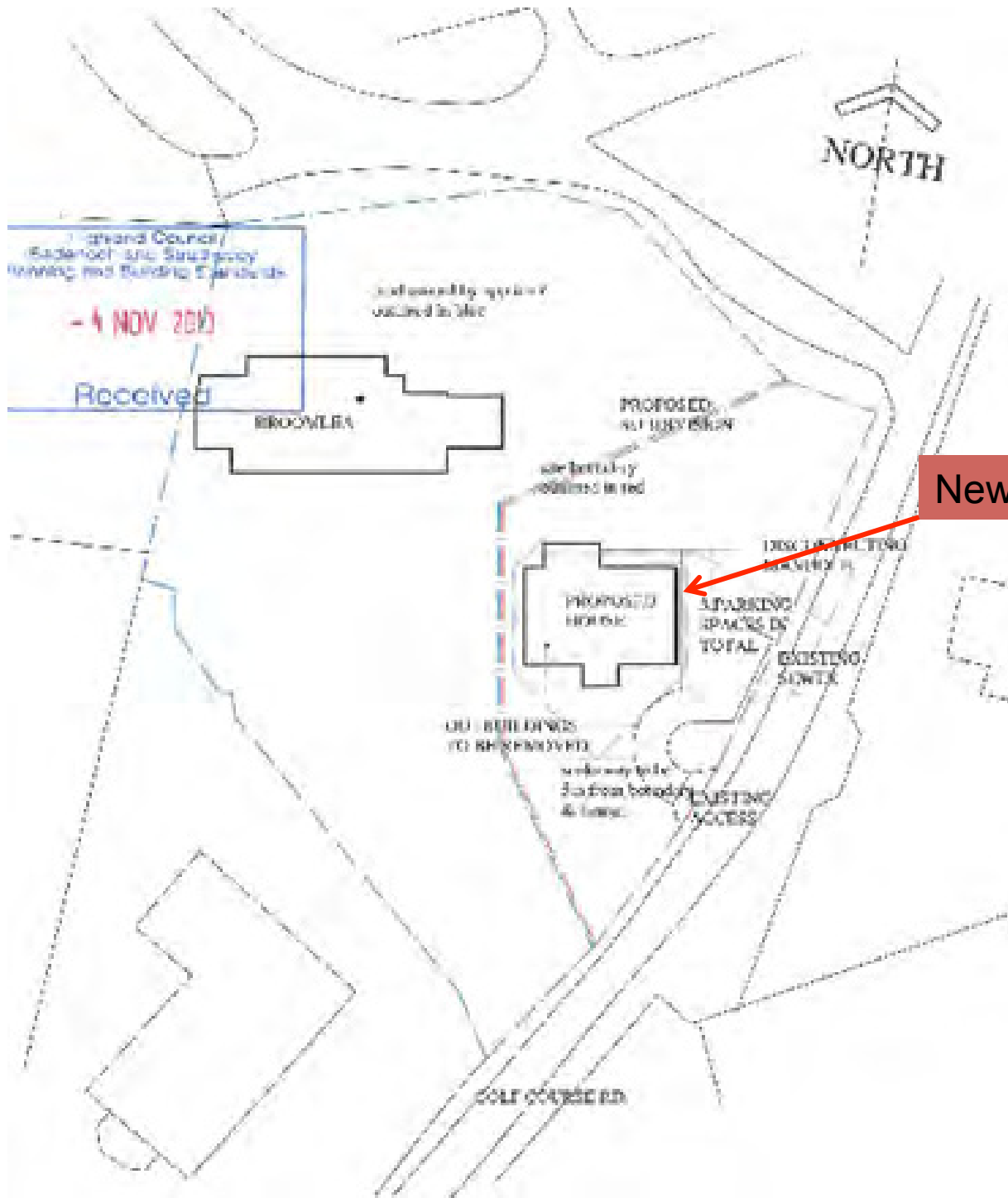
Perth & Kinross Council: http://193.63.61.22/publicaccess/tdc/DcApplication/application_searchform.aspx





Full Planning Permission

Erection of 1 3/4 Storey House



Elevations



WEST ELEVATION 1:50

EAST ELEVATION 1:50



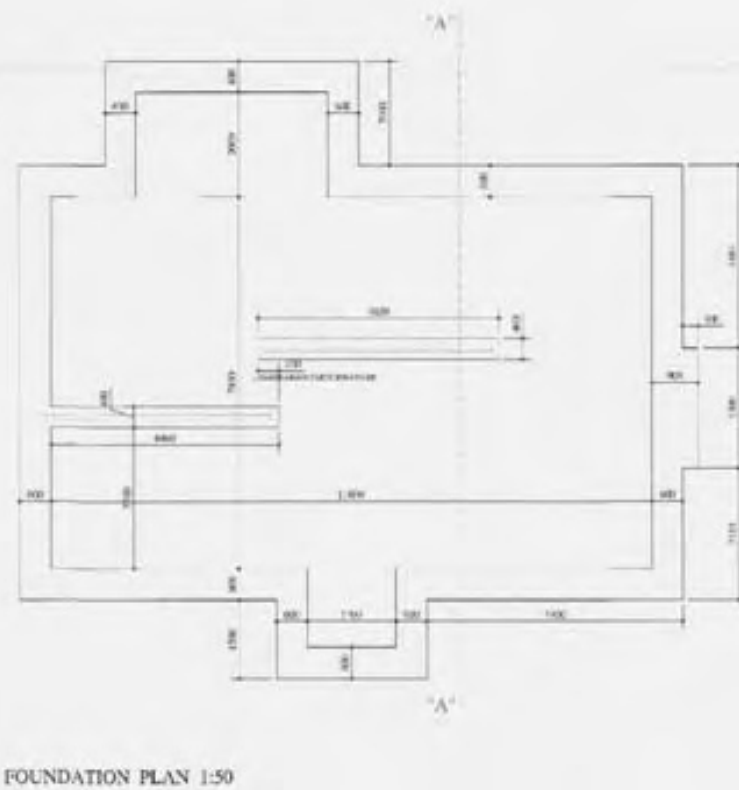
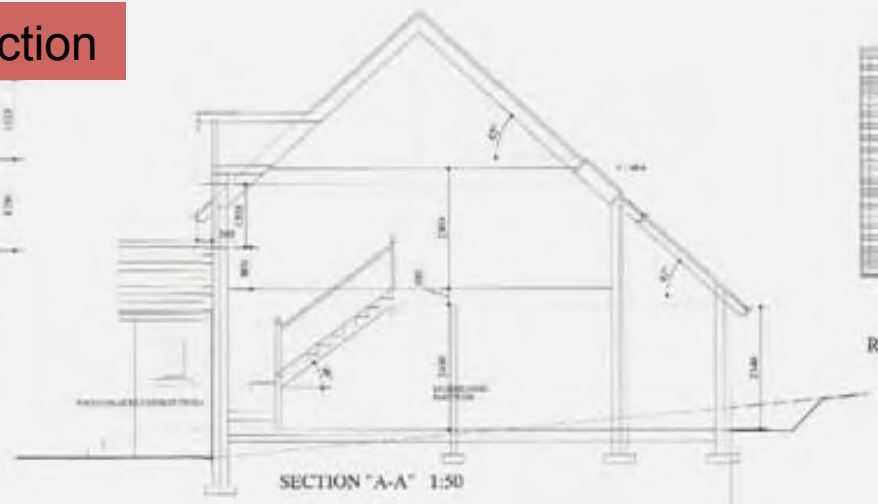
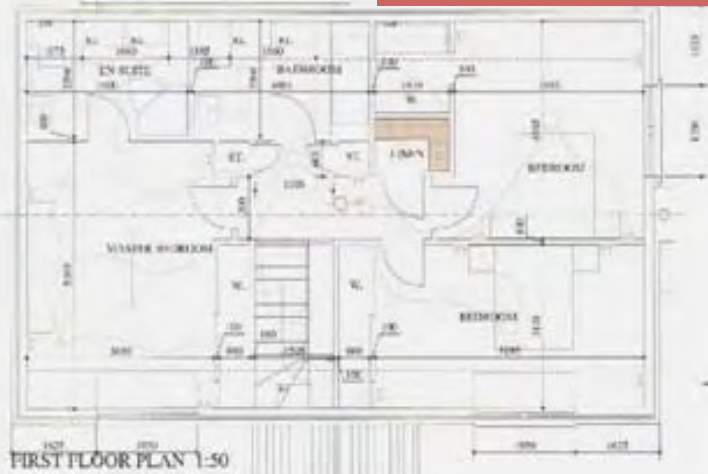
SOUTH ELEVATION 1:50



NORTH ELEVATION 1:50

SITE

Floor plan/section

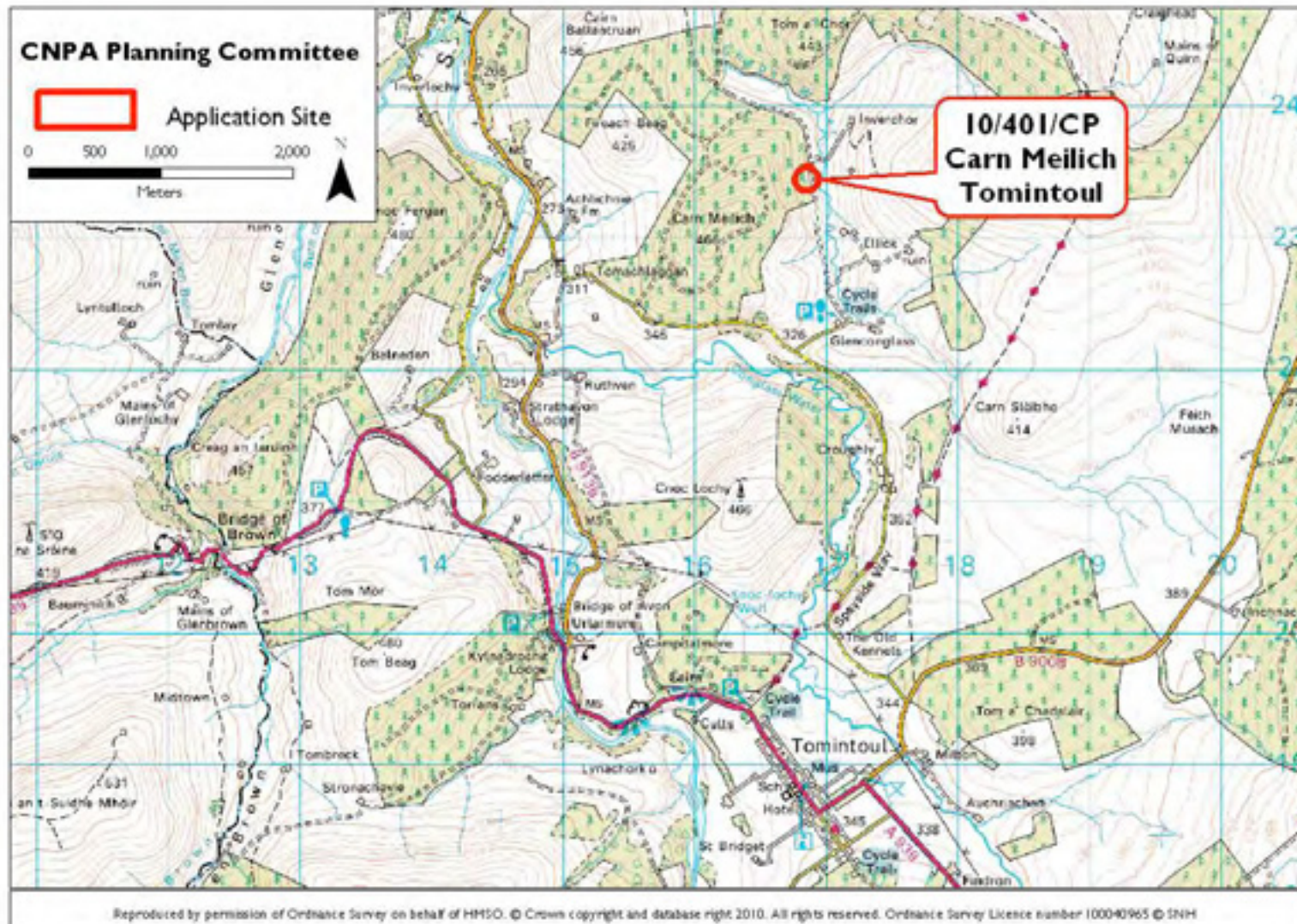


- **Key Points**

- Proposal for 3 bed detached house in garden ground of Broomlea
- Materials white render wall finish with grey tiles
- Site located within settlement boundary in CNP Local Plan
- Site bounded on all sides by existing residential development or roads

- **RECOMMENDATION**

- The addition of a single house within the settlement is not considered to raise issues of significance NO CALL-IN



Full Planning Permission

Develop Mountain Bike Centre consisting of New Car Park; Install Wood Burning Stove; Provision of Toilets, Information and Cafe Facilities



Car park/café, bike trails in surrounding forest



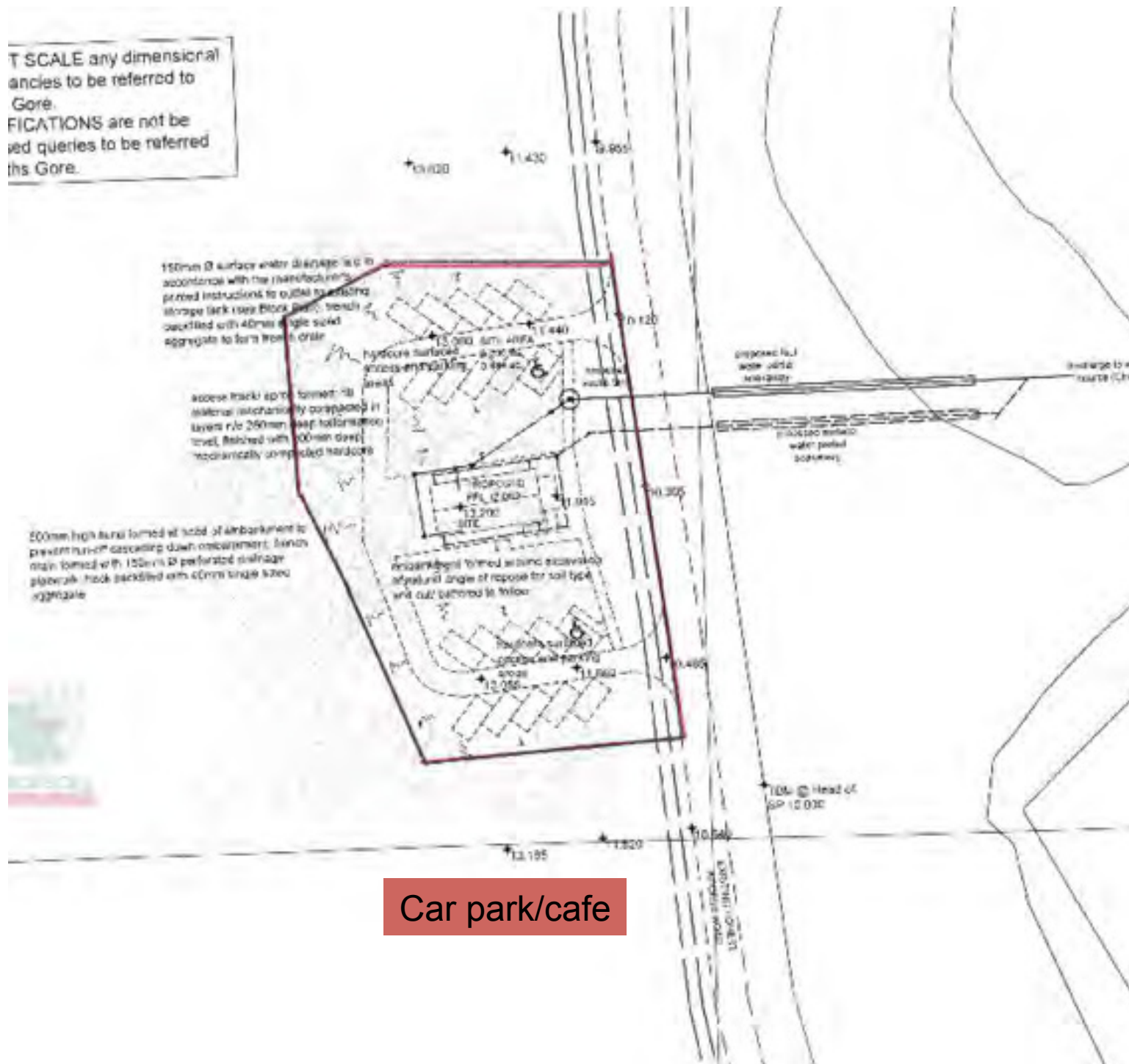
Site for car park and cafe

Site for car park and
café building



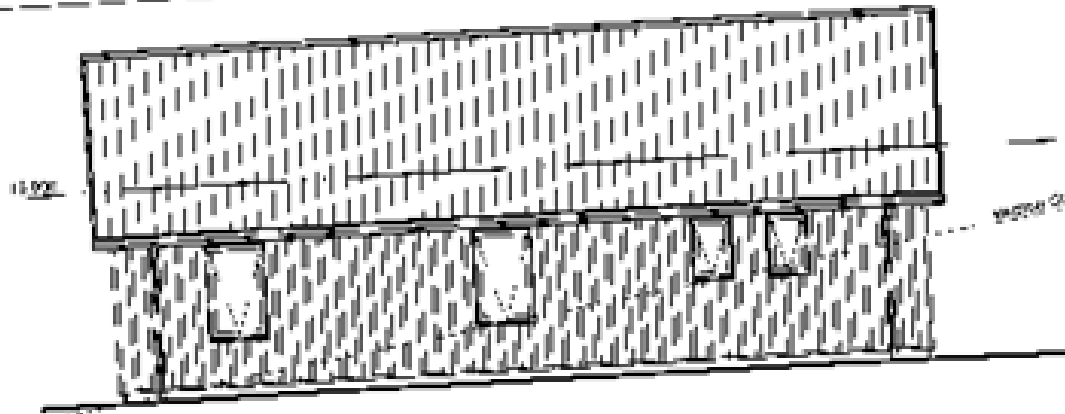


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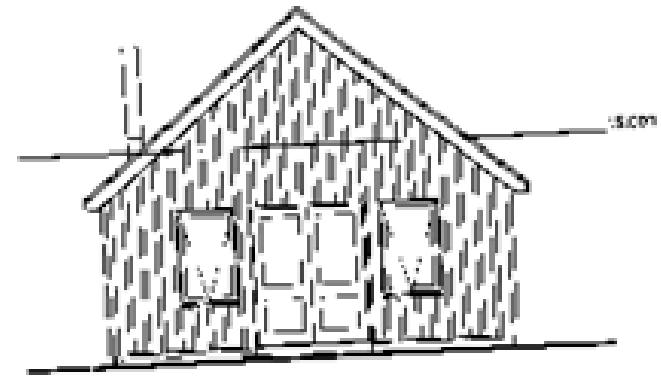


Car park/cafe

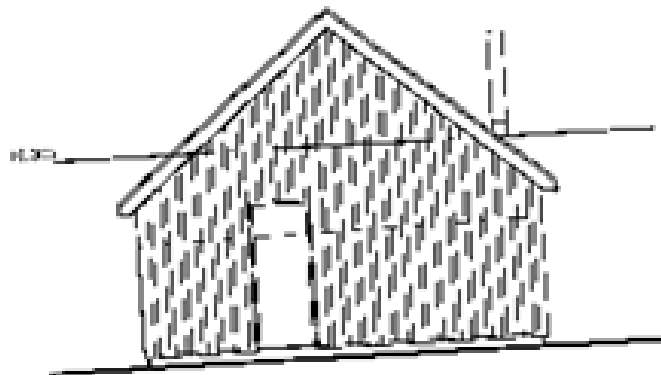
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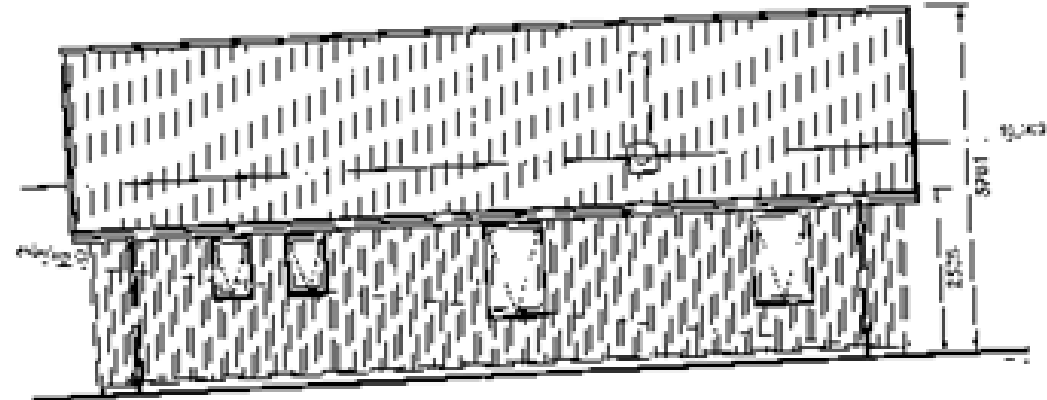
NORTH ELEVATION



EAST ELEVATION

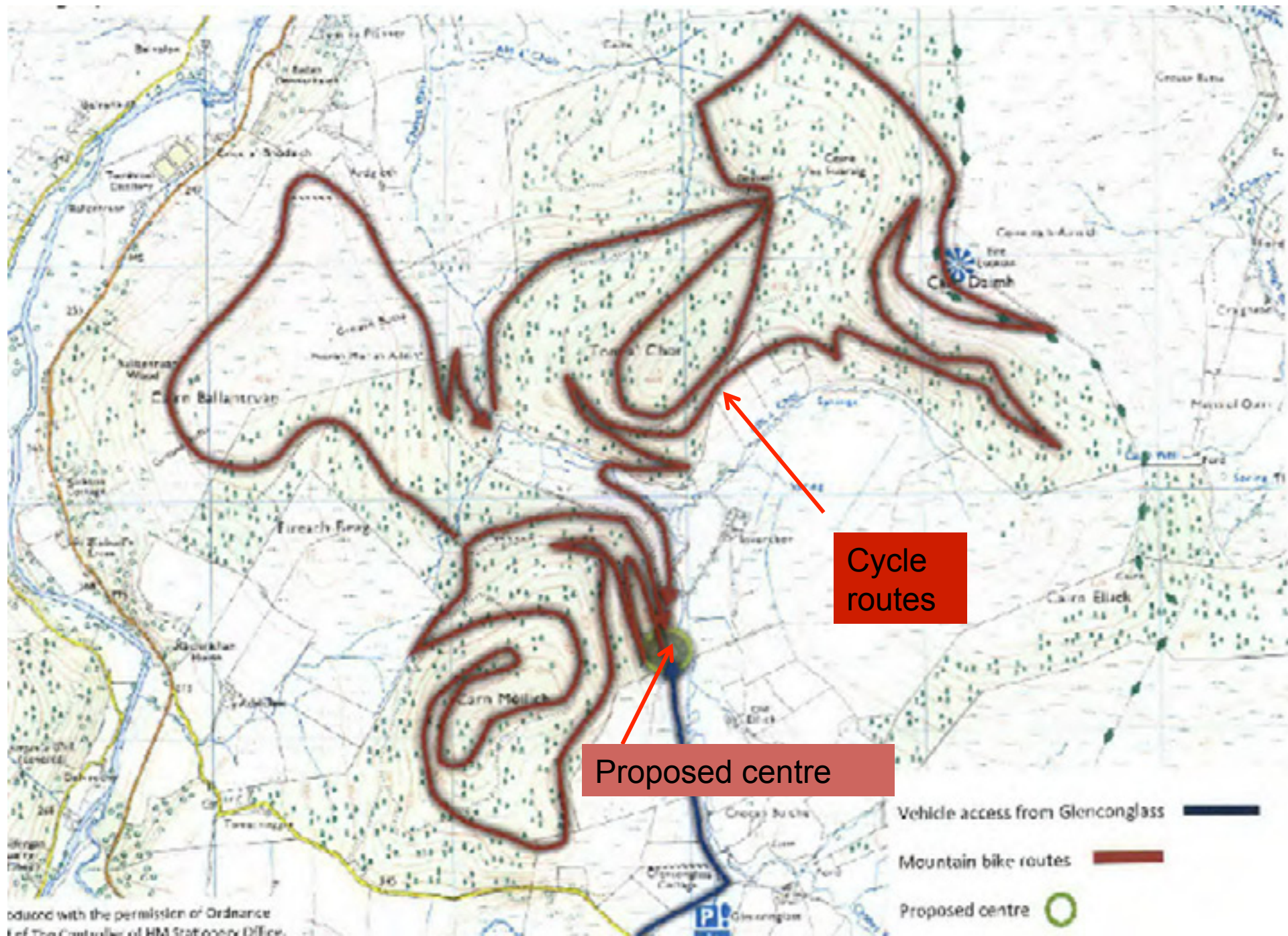


WEST ELEVATION



SOUTH ELEVATION

Café/information building

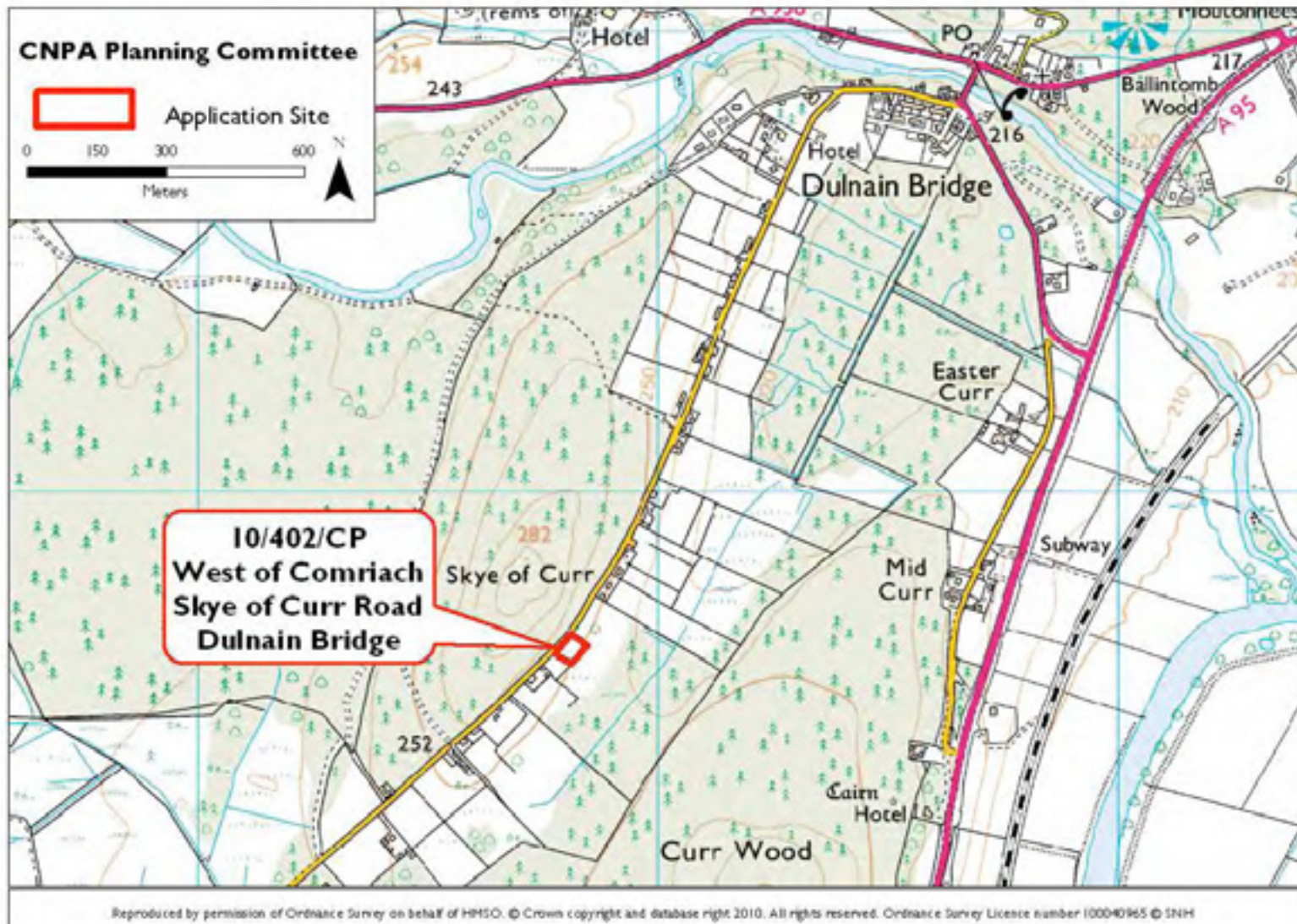


- **Key Points**

- Proposal for mountain bike centre/trail café and car park
- Some existing signed mountain bike trails
- Would use some existing trails with some new additions (see previous slide)
- New building to be finished in timber
- Car Park to be accessed immediately off existing track, would involve some tree felling

- **RECOMMENDATION**

- The addition of a mountain bike centre raises a number of issues with regard to natural heritage, promoting the understanding and enjoyment of the area in the form of recreation and also issues relating to economic and social development **CALL-IN** recommended



Full Planning Permission

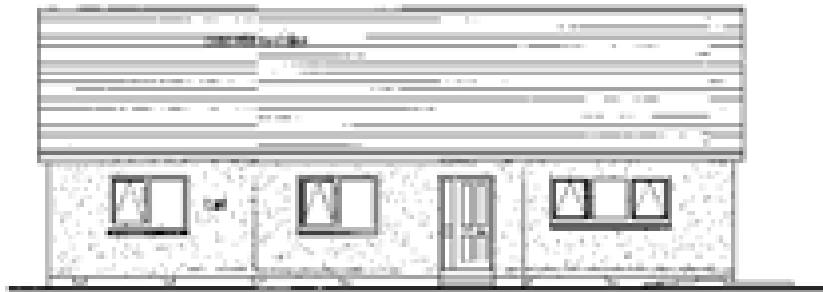
Erect New House & Garage

Site for proposed dwelling









front elevation.



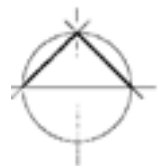
side elevation.



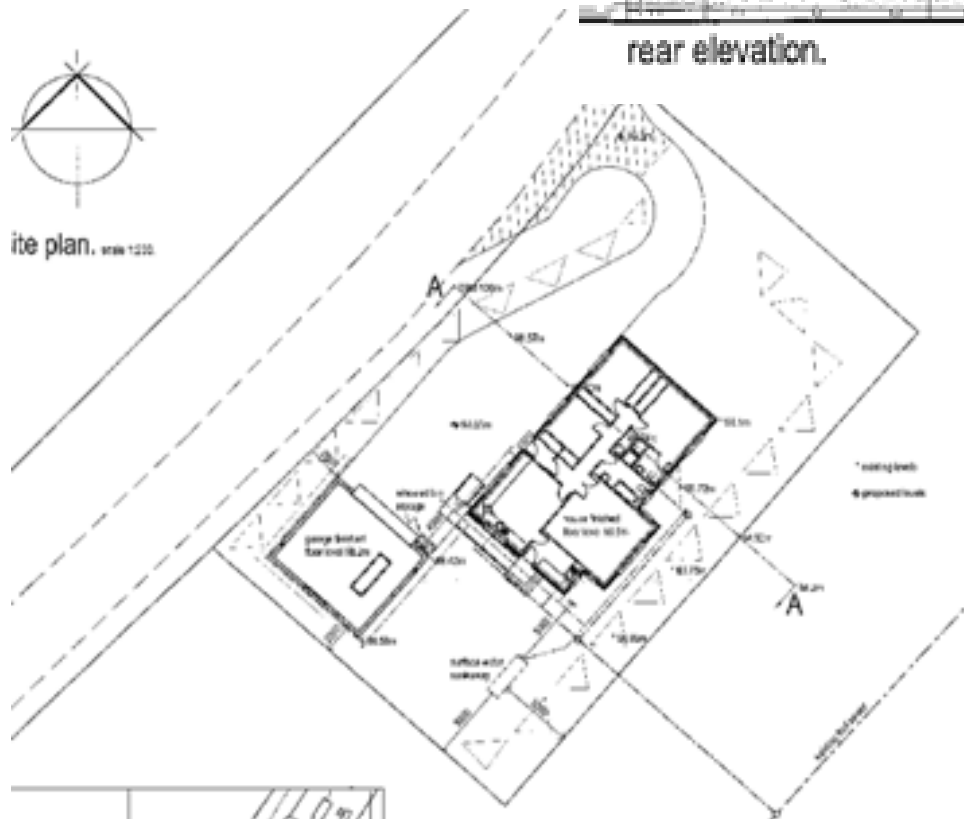
rear elevation.



side elevation.



site plan. scale 1:200



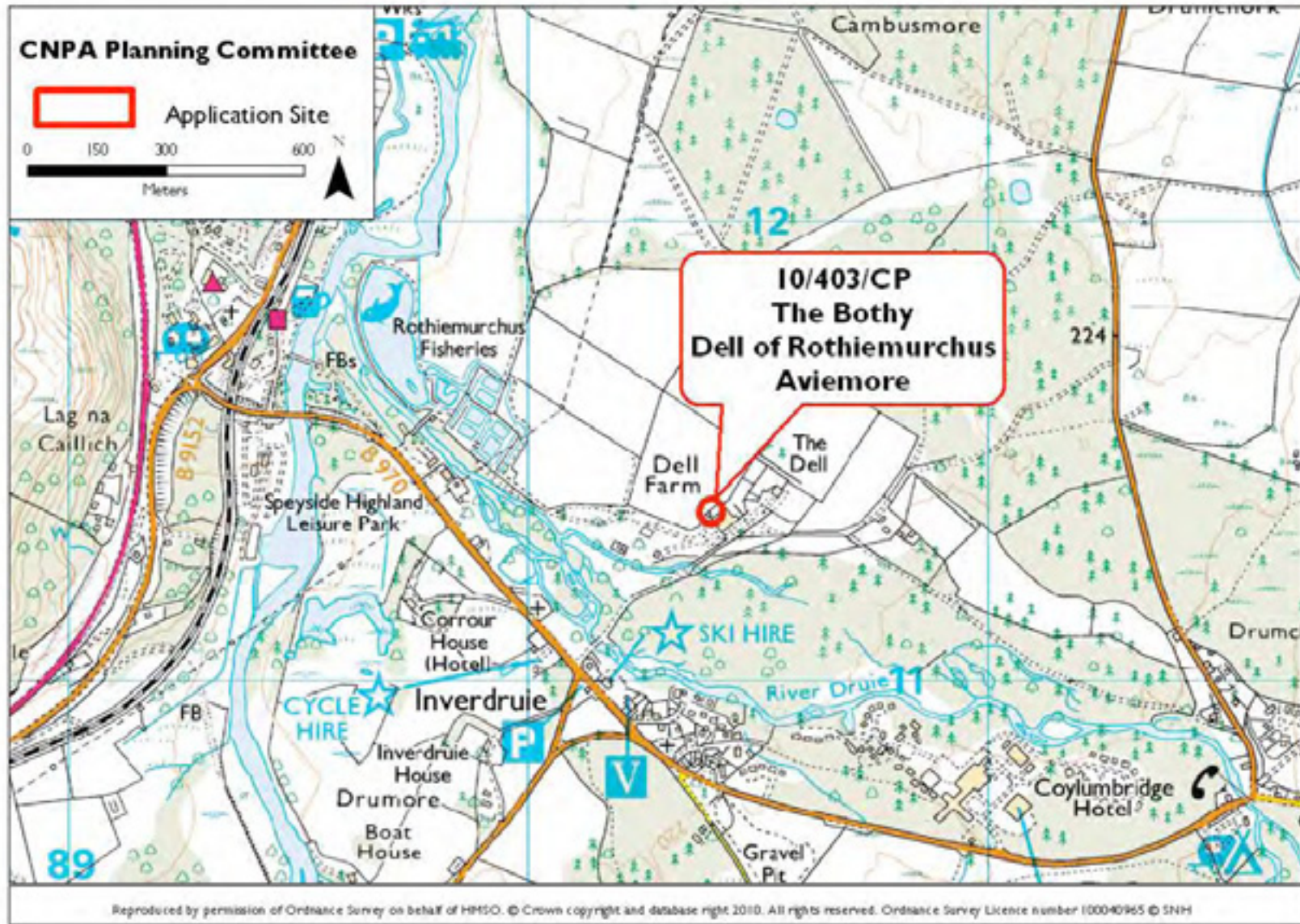
layout and proposed elevations

- **Key Points**

- Full Planning Permission sought for single house and garage
- Access taken directly from main road through Skye of Curr
- Site consists of open field sloping down from road, houses at either end of field
- Road on which site located is characterised by scattered linear development of houses
- House to be finished in render with grey roof tiles
- Site not within recognised settlement in CNP Local Plan. CNP Local Plan Policy 21 Housing Development in Rural Building Groups applies

RECOMMENDATION

While not within a settlement recognised by the CNP Local Plan the area is characterised by linear residential development and there are houses either side of the site although their boundaries do not immediately abutt the site. In this context the proposal is not considered to raise issues of significance (**NO CALL-IN**). However, **comment** is recommended that the proposal is carefully considered in terms of whether it meets Policy 21 and also Policy 16 Design Standards for New Development and the Sustainable Design Guide.

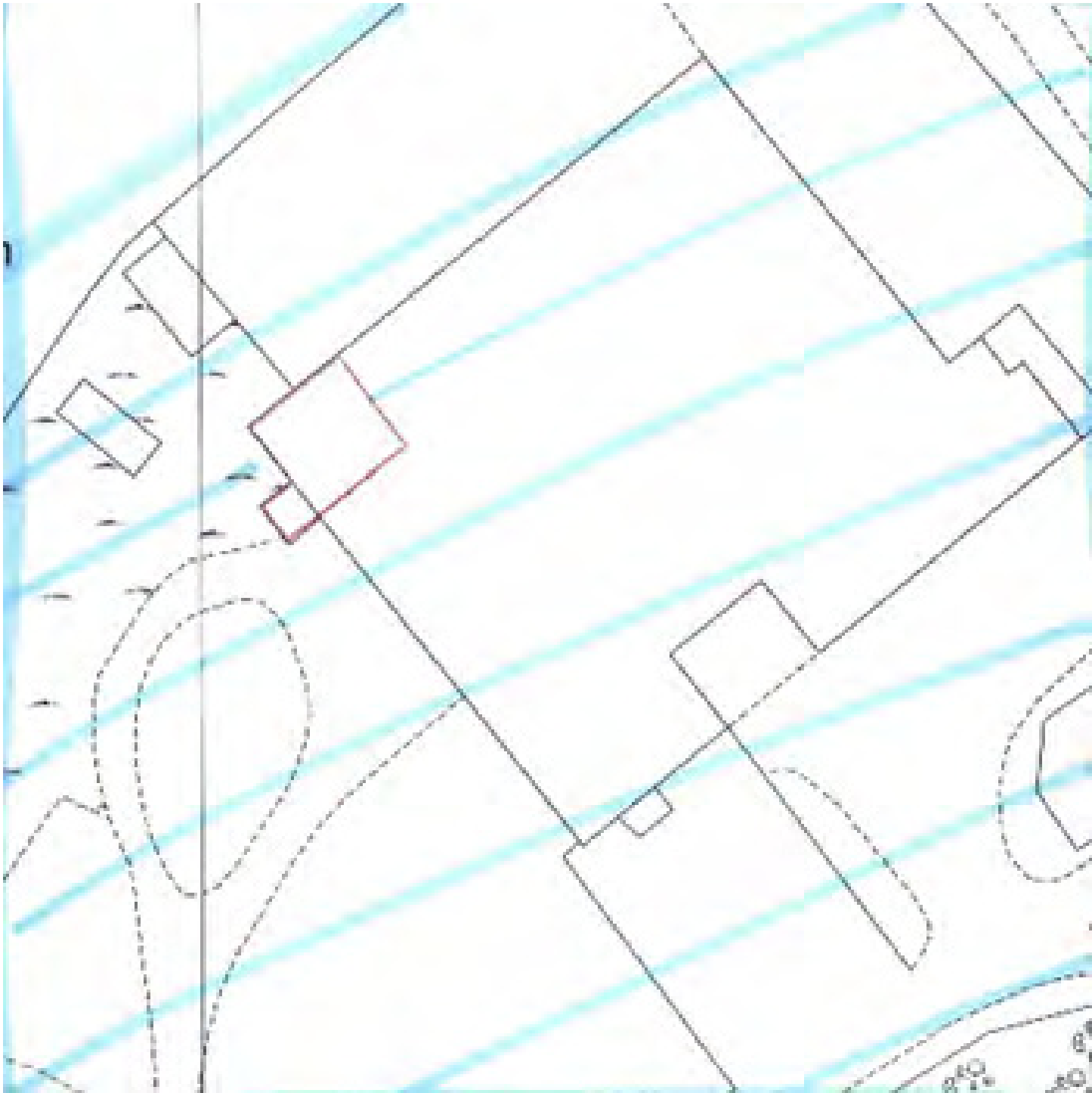


Full Planning Permission

Change Use of Dell Farm Bothy from Domestic Property to Office

Site





- **Key Points**
- Planning permission sought purely for change of use of corner element of steading to office that has been used for residential
- No external alterations proposed

RECOMMENDATION

This is a minor change of use of part of a steading building **NO CALL-IN**