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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN Call-in period: 27 February 2017 2017/0076/DET to 2017/0087/PAC

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>2017/0076/DET</b>
<b>Council ref:</b>	17/00116/APP
<b>Applicant:</b>	Doctor John Derounian
<b>Development location:</b>	Woodside Of Drumin, Ballindalloch, Moray, AB37 9AN
<b>Proposal:</b>	Create new driveway
<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>	Two earlier planning applications for domestic alterations approved in 1986 and 1995.
<b>Background Analysis:</b>	Type 2 householder development – small developments that need planning permission. The proposal does not raise any significant issues in respect of the National Park.

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**CNPA ref:** 2017/0077/DET  
**Council ref:** 17/00693/FUL  
**Applicant:** Mrs Joseph Williams  
**Development location:** The Old Mill Craigbeg, Grantown-on-Spey, Highland, PH26 3PT  
**Proposal:** Conversion and extension of existing steading building (amended proposal 15/02424/FUL)  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Planning permission granted for alterations and change of use to house in 2010 by Highland Council. Conversion and extension of an existing agricultural stone trashing mill into a dwelling house with detached garage granted in 2015 by Highland Council. Erection of garage and car port granted in 2015 by Highland Council.  
**Background Analysis:** The proposal seeks an amendment to the approved development granted consent by Highland Council in 2015. The earlier permission was Type 2 housing outside settlements and therefore the principle of the development is approved. The proposal to amend the scheme incorporates realignment of the orientation of the extension works and does not raise any issues of significance to the National Park.

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**CNPA ref:** 2017/0078/DET  
**Council ref:** 16/05659/FUL  
**Applicant:** Ms Elizabeth Dixon  
**Development location:** 2 Dell Of Killiehuntly Cottages, Kingussie, Highland, PH21 1NS  
**Proposal:** Alteration of existing cottage and erection of 1.5 storey extension  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Permission granted by Highland Council for the alteration of existing cottage and 1.5 storey extension in 2013.  
**Background Analysis:** The 2013 permission granted by Highland Council is no longer extant and so the current application seeks to gain a new permission for the same development.

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**CNPA ref:** 2017/0079/DET  
**Council ref:** 17/00642/FUL  
**Applicant:** Upland Properties Ltd  
**Development location:** Land 3M To North Of Post Office, Myrtlefield, Grampian Road, Aviemore  
**Proposal:** Change of use of office and alterations and extension to form restaurant and take away  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Planning permission for erection of three storey building (store, retail unit (Class 1,2,3) and office) granted permission by Highland Council in 2008. Subsequent permission granted in 2014 for change of use of office together with alterations and extensions to form new restaurant and take away by Highland Council.  
**Background Analysis:** The proposal seeks design amendment to the 2014 planning permission which cannot be accommodated as Non-Material Variations. No issues of significance to the National Park.

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**CNPA ref:** 2017/0080/DET  
**Council ref:** 17/00700/FUL  
**Applicant:** Mr R Eccles  
**Development location:** Land 20M North Of Castle Roy, Nethy Bridge  
**Proposal:** Repositioning of office/store (container)  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** No recent planning history.  
**Background Analysis:** The proposal seeks temporary planning permission to place a single steel shipping container with some bunded earthworks and timber cladding for use as an office/store during Castle works. This is a small scale temporary (10 year) Type 2 development in support of tourism development. No issues of significance to the National Park

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**CNPA ref:** 2017/0082/DET  
**Council ref:** APP/2017/0442  
**Applicant:** Invercauld Estate  
**Development location:** Monaltrie Cottage, Crathie, Ballater, Aberdeenshire  
**Proposal:** Erection of garage/workshop  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** No recent planning history.  
**Background Analysis:** Type 2 small scale householder development. The application appears to be retrospective with the site photo showing the garage in situ. No issues of significance to the Park.

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**CNPA ref:** 2017/0083/DET  
**Council ref:** 17/00769/FUL  
**Applicant:** Diageo (Scotland) Ltd  
**Development location:** Dalwhinnie Distillery, Dalwhinnie, Highland, PH19 IAA  
**Proposal:** Replace the existing septic tank with a new waste water treatment system  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Various planning permission and listed building consents granted by Highland Council between 2000 and 2014.  
**Background Analysis:** Type 2 small scale upgrading works to an existing commercial facility modifying the wastewater treatment system with renewal and replacement nearby the existing system. To incorporate new septic tank, soakaway and control kiosk.

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**CNPA ref:** 2017/0084/DET  
**Council ref:** 16/05527/FUL  
**Applicant:** Mr Ben Johnson  
**Development location:** Ben Alder Estate, Dalwhinnie  
**Proposal:** Upgraded forestry access onto A889  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** A separate Prior Notification for Private Ways has been submitted in addition to this application for junction upgrades (required as it relates to development within 25m of the metalled portion of an adopted road).  
**Background Analysis:** Works part of an approved Forest Design Plan. Minor junction improvements to an existing forest access. No issues of significance to the National Park.

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**CNPA ref:** 2017/0085/DET  
**Council ref:** 16/05426/FUL  
**Applicant:** Mr Adrian Fatol  
**Development location:** Speyside Trust, Badaguish Outdoor Centre, Glenmore, Aviemore  
**Proposal:** Change of use of existing toilet and laundry block to provide accommodation for a 24 hour on-site warden service  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Two permissions granted by CNPA for revised developments (retrospective) in 2015. A current application pending determination to retain 10 wigwams and landscaping (renewal of 2015 permission).  
**Background Analysis:** Type 2 development for small scale alterations to an existing building. Formally residential accommodation and currently toilet and laundry block. The proposal seeks accommodation for a 24hr on-site warden to provide support to service users and the management of the facility. Minor alterations to an existing structure to provide staff accommodation. No significance to the National Park.

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**CNPA ref:** 2017/0086/DET

**Council ref:** 17/00797/S42

**Applicant:** An Camas Mor LLP

**Development location:** An Camus Mor, Inverdrue, Aviemore

**Proposal:** Application under Section 42 to variation condition I of Planning Permission in Principle (CNPA Ref 09/155/CP)

**Application type:** Detailed Planning Permission

**Call in decision:** **CALLED IN**

**Call in reason:** Any variation to the conditions attached to the development previously granted planning permission and being subject to the current S42 planning application has the potential to: make a significant contribution to the aims of the Park; affect important natural heritage interests; raise significant issues for the social and economic wellbeing of communities in the Park; raise issues with regard to the understanding and enjoyment of the Park; make a significant visual impact; raise significant issues locally and there exists a high level of public interest.

**Planning History:** Planning Permission in Principle under reference 09/155/CP for the development of new community (1500 houses, associated business, community facilities and provision of infrastructure) was granted consent subject to conditions and following legal agreement by the CNPA on 12 March 2014. This permission is due to expire on 12 March 2017.

Planning condition I states “No development beyond 630 residential units shall commence until the developer has undertaken a review of the impact of the development to that stage on landscape and ecology, that review has been completed and submitted to the CNPA acting as planning authority for approval in writing and such approval has been given

Reason: Based on the conclusions of the Environmental Impact Assessment; the site has been demonstrated to have capacity for 630 residential units without having a prolonged significant adverse impact on the landscape and it is considered that a development of between 630-1500 residential units can be achieved without prolonged significant adverse impact on the landscape; however, this is dependent on the successful implementation of the landscape measures required by the conditions of this planning permission in principle”

Subsequent to the granting of Planning Permission in Principle, planning application 14/02010/MSC detailing the submission of a masterplan and associated documents for development of a new community (up to 1500 residential units (subject to review); associated business and community facilities and provision of infrastructure) was submitted to the CNPA in May 2014 and sought to purify some of the conditions of the PPP. This was withdrawn prior to determination in July 2014.

An EIA Screening Request also accompanies the current S42 planning application (see 2017/0087/PAC below).

**Background  
Analysis:**

The Planning Permission in Principle which is subject to this planning application under S42 of the Town and Country Planning (Scotland) Act 1997 (as amended) is a 'Type 1' development falling within the Major Development Category of planning legislation. The development accommodates up to 1500 residential units, business and community facilities and extensive infrastructure to serve them within an area which is currently undeveloped. The PPP was also subject to Environmental Impact Assessment and was accompanied by an Environmental Statement.

The current application is submitted under S42 of the Act being an application for planning permission for the development of land without complying with conditions subject to which a previous planning permission was granted, namely Condition 1. On such an application the planning authority shall consider only the question of the conditions subject to which planning permission should be granted.

Any variation to the conditions attached to the development previously granted planning permission and being subject to the current S42 planning application has the potential to:

make a significant contribution to the aims of the Park; affect important natural heritage interests; raise significant issues for the social and economic wellbeing of communities in the Park; raise issues with regard to the understanding and enjoyment of the Park; make a significant visual impact; raise significant issues locally and there exists a high level of public interest.

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<b>CNPA ref:</b>	<b>2017/0087/PAC</b>
<b>Council ref:</b>	17/00857/SCRE
<b>Applicant:</b>	An Camus Mor LLP
<b>Development location:</b>	An Camus Mor, Inverdrue, Aviemore
<b>Proposal:</b>	Section 42 application to vary condition 1 of Planning Permission in Principle (PiP) 09/155/CP (LPA Ref 17/00797/S42)
<b>Application type:</b>	Pre-Application Consultation
<b>Call in decision:</b>	<b>CALLED IN</b>
<b>Call in reason:</b>	The EIA Screening request is associated with the S42 planning application which is deemed to be of significance to the National Park.
<b>Planning History:</b>	See 2017/0086/DET above.
<b>Background Analysis:</b>	See 2017/0086/DET above. The EIA Screening request is associated with the S42 planning application which is deemed to be of significance to the National Park.

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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)