

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/>

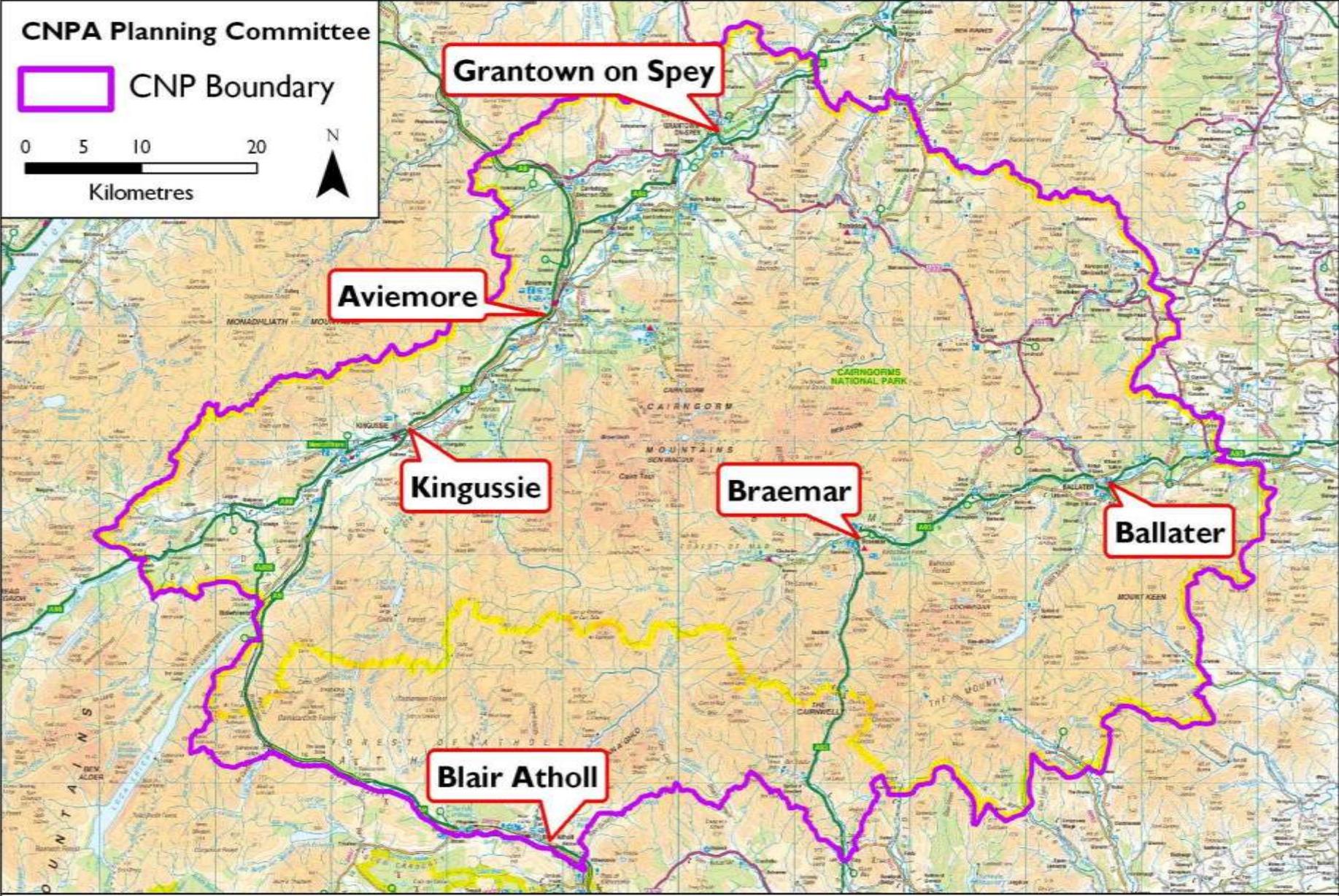
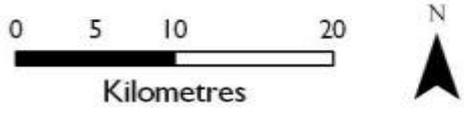
Moray Council: <http://public.moray.gov.uk/eplanning/search.do?action=simple>

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

Website links in this presenter are for your convenience to provide further information. These websites are not under the control of the CNPA and we are not responsible for the contents or availability of any other websites to which we provide a link.

CNPA Planning Committee

 **CNP Boundary**

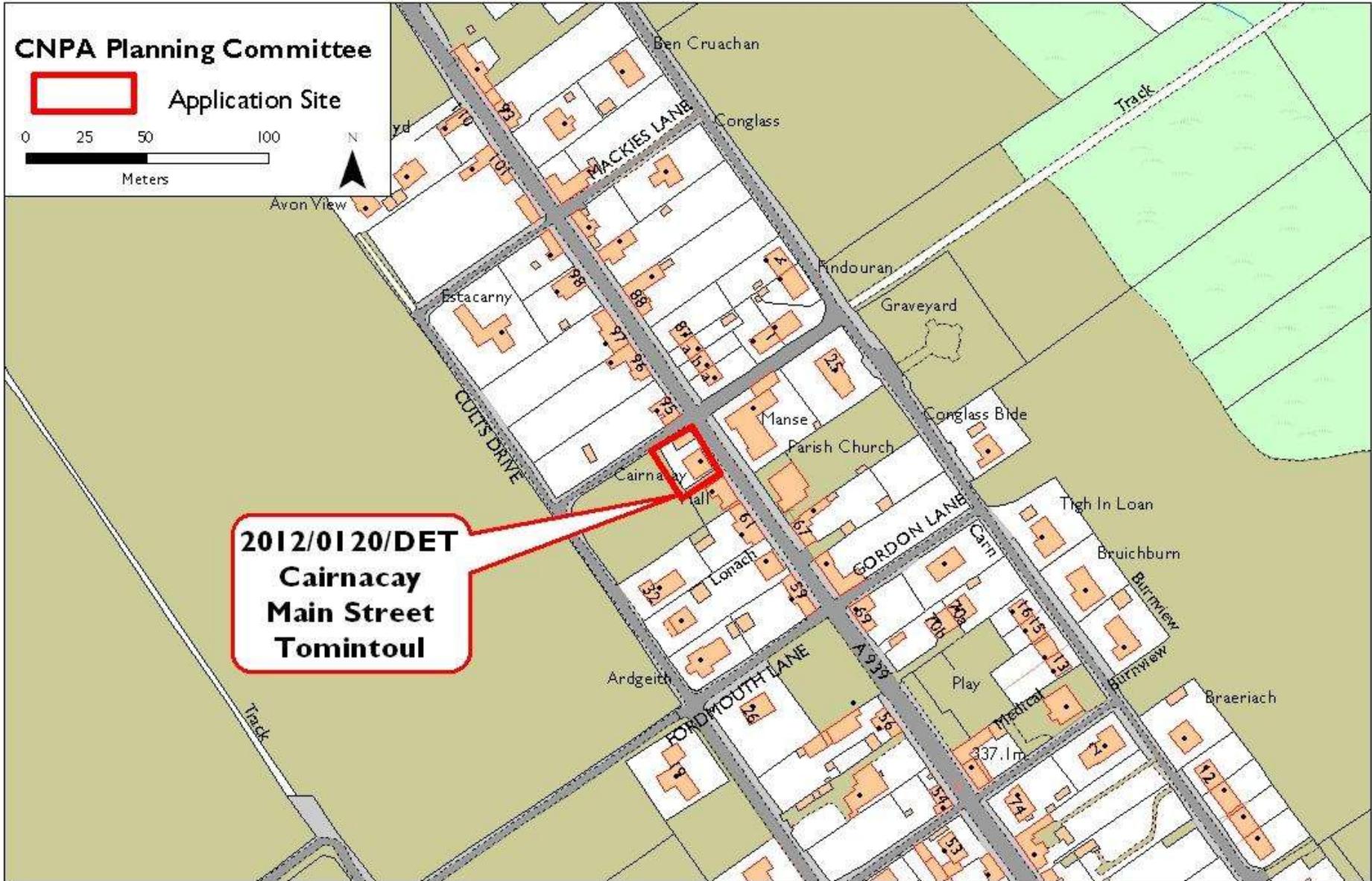
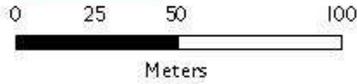


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CNPA Planning Committee



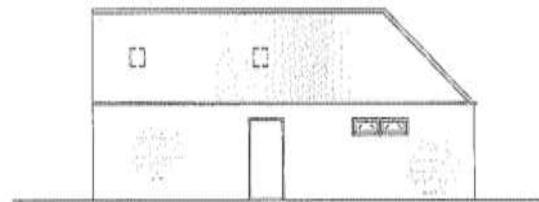
Application Site



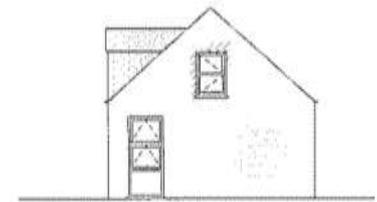
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Applicant(s) :
Proposal :

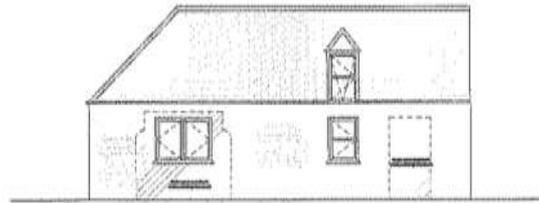
Mr. David Bruce
Conversion of an existing stable to a self contained flat



Proposed South East Elevation (1:50)



Proposed South East Elevation (1:50)



Proposed North West Elevation (1:50)



Proposed North East Elevation (1:50)

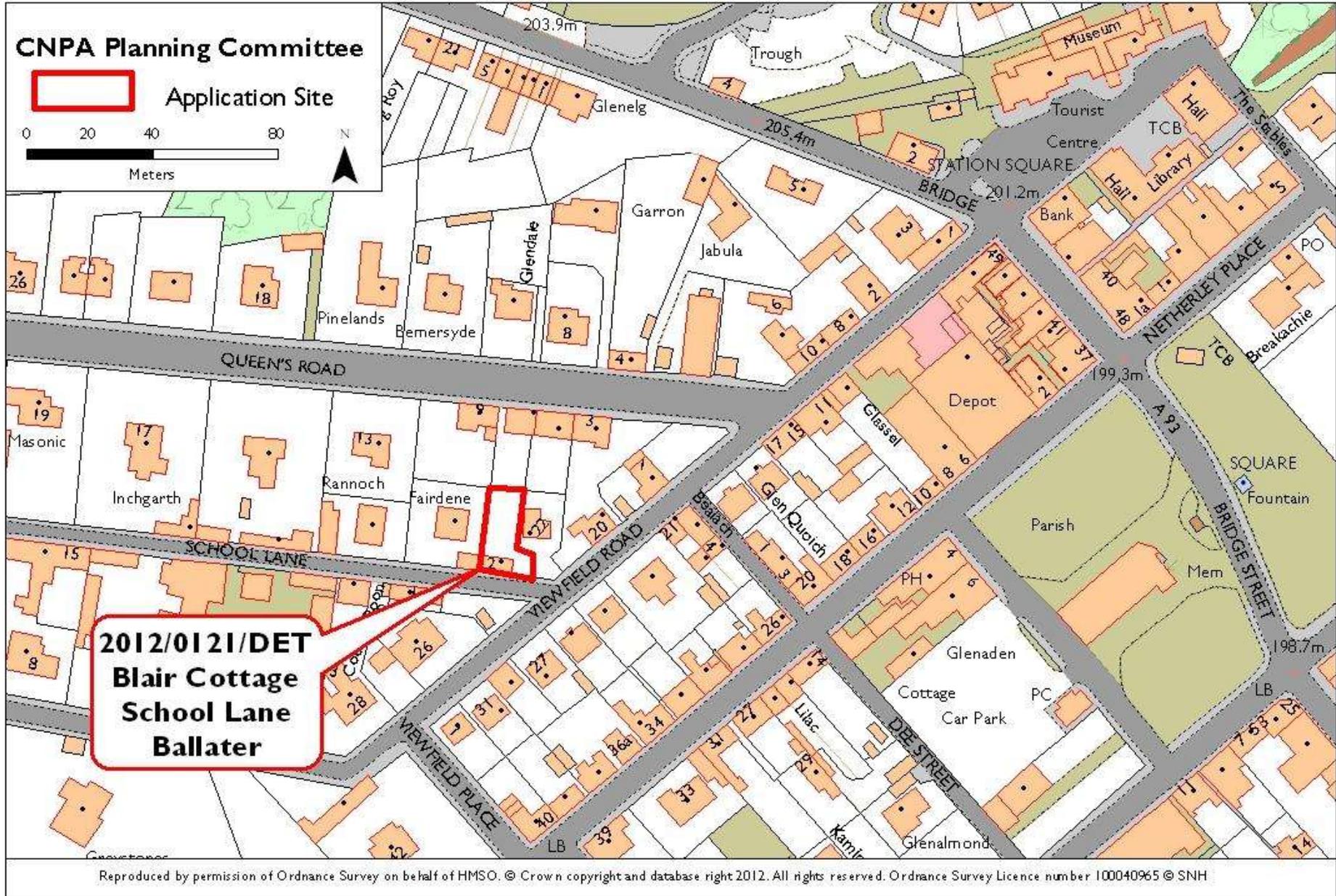
KEY POINTS :

- Planning permission is sought for the conversion of an existing stable to form a self contained flat on the Main Street in Tomintoul;
- The single storey stone structure is located within the garden ground of a recently built one and a half storey dwelling;
- The stable is located in the north eastern corner of the site, at the corner of Main Street and Doodlers Lane;
- The proposed self contained unit would consist of a kitchen and sitting area, as well as a bathroom at ground floor level, with a bedroom on the first floor;
- The development would allow for the retention of the basic form and character of the existing structure, but would involve the closure of some openings and the creation of new window and door openings;
- As a proposal for the conversion of a building within the settlement area of Tomintoul, where the design would continue to reflect the character of the original structure, the development is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

RECOMMENDED COMMENTS : The Masterplanning exercise which was recently undertaken in Tomintoul supports the development of existing buildings and infill sites in the village in order to retain the character of the settlement whilst supporting the economic regeneration of the area. The proposal to convert the existing stable into residential accommodation should secure the future of this building and fits well with the aims and objectives of the Masterplan and Regeneration Strategy. It is also recommended in the event of the granting of planning permission, that an appropriate condition be included to ensure that the development is retained as ancillary accommodation to the main dwelling house on the site.

[View Planning Application](#)

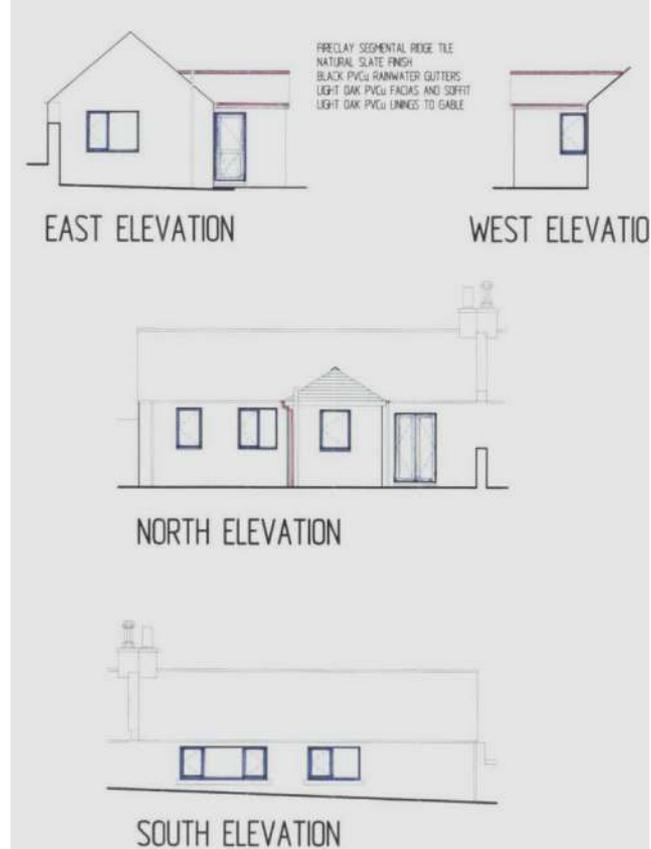


Applicant(s) :

Mrs. Gracie McDonald

Proposal :

Roof alterations and replacement window and doors (retrospective)



KEY POINTS :

- Planning permission is sought retrospectively for roof alterations and the installation of replacement windows and doors at a single storey semi detached property on School Lane in Ballater;
- The subject site is within the Ballater Conservation Area;
- Details on the application form state that the applicant was unaware that planning permission was required prior to undertaking the works, which were completed in October 2011;
- A slated pitched roof has been installed on the rear extension of the property. The replacement windows and doors are uPVC, in a light oak finish;
- The development is of a relatively minor nature and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

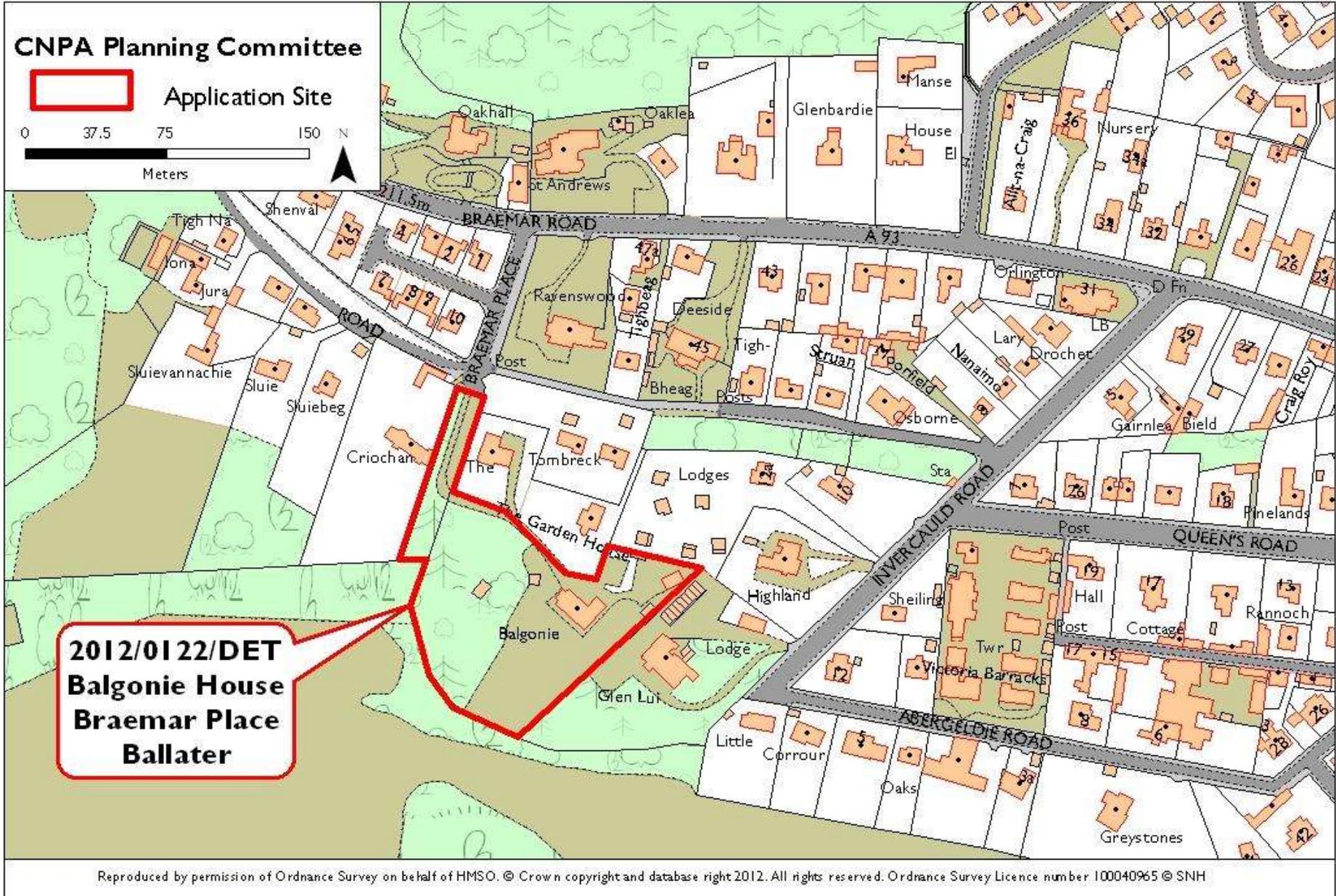
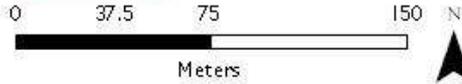
RECOMMENDED COMMENTS : The CNPA wish to express disappointment at the retrospective nature of this planning application.

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Application Site



2012/0122/DET
Balgonie House
Braemar Place
Ballater

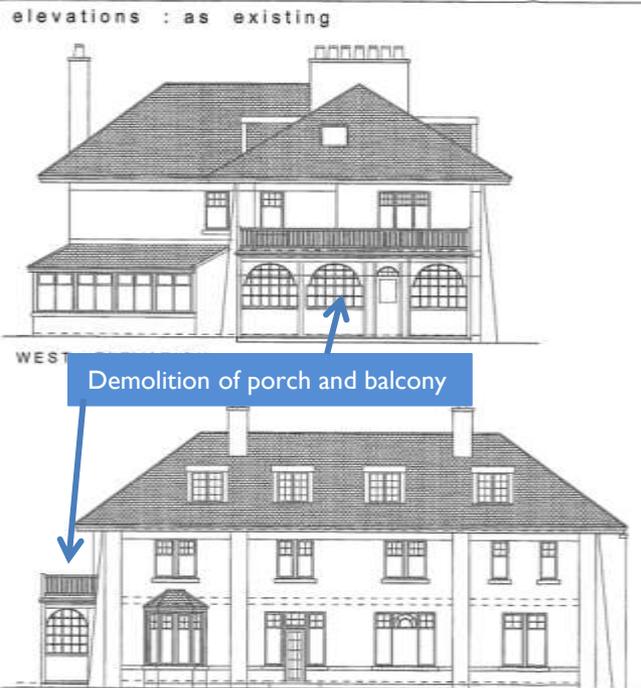
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Applicant(s) :

Ms. Gillian Keep

Proposal :

Demolition of porch, lift shaft and balcony and erection of lean-to veranda and alterations

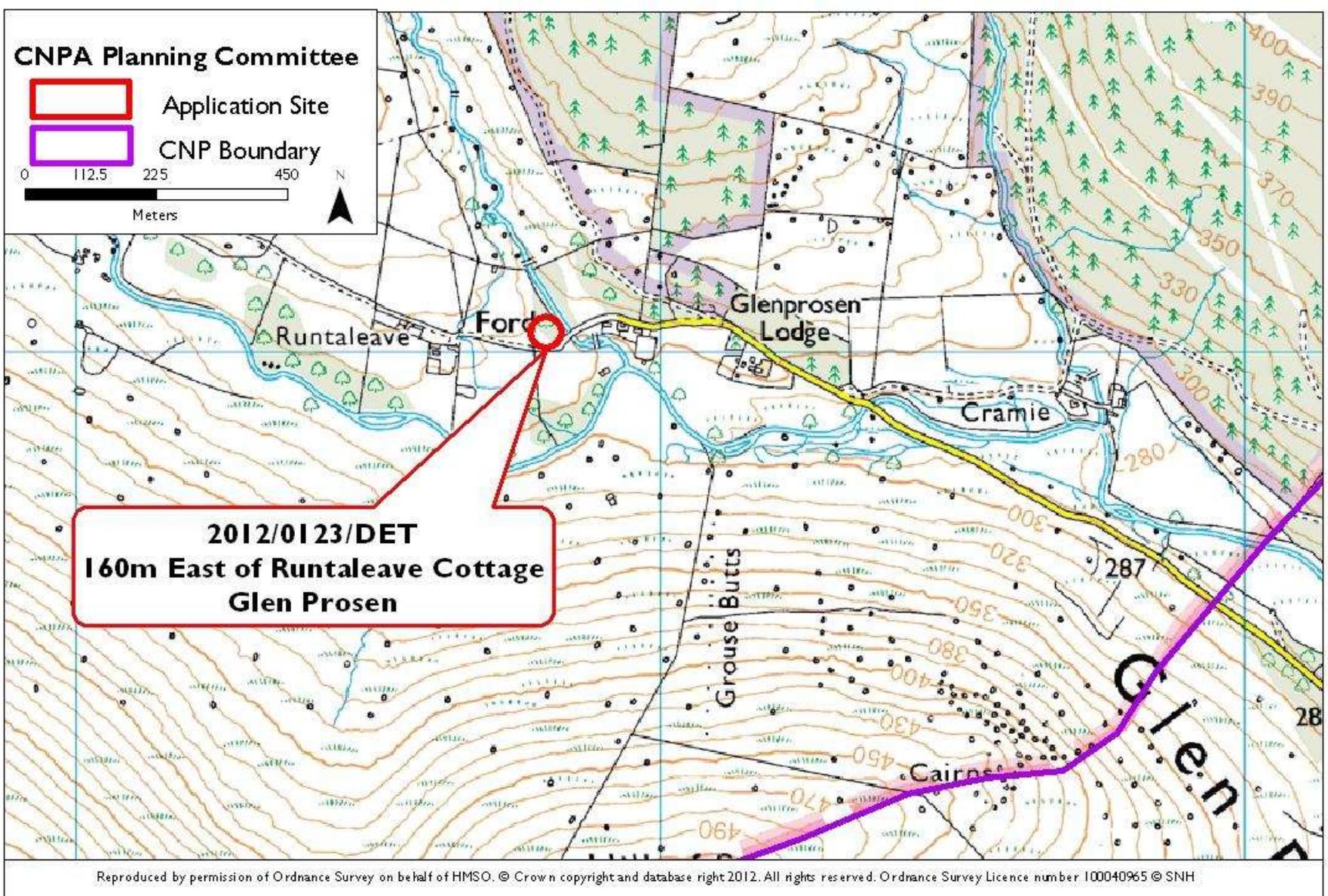


KEY POINTS :

- Planning permission is sought for a variety of works at Balgonie House in Ballater, including the demolition of a porch, a lift shaft and a balcony, and the erection of a lean to veranda, and various alterations (including removing internal walls to provide an enlarged kitchen area and the installation of a wood burning stove in a sitting area);
- The property is within the Ballater Conservation Area;
- The proposed works are of a domestic nature and are not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

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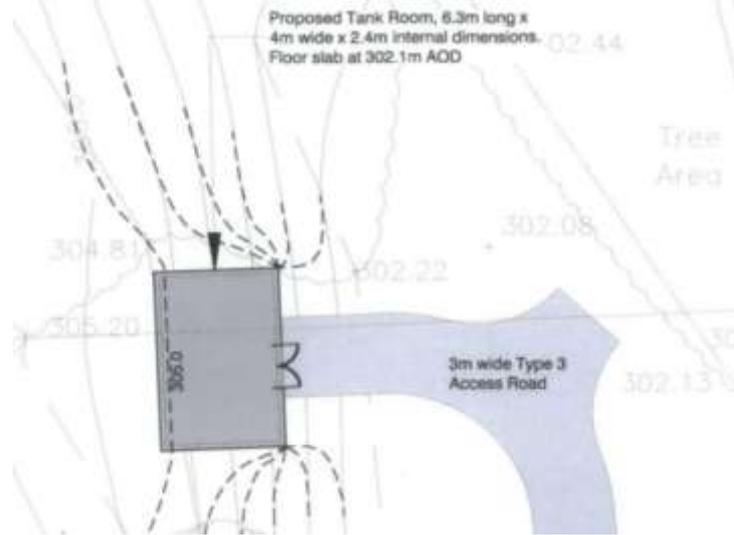
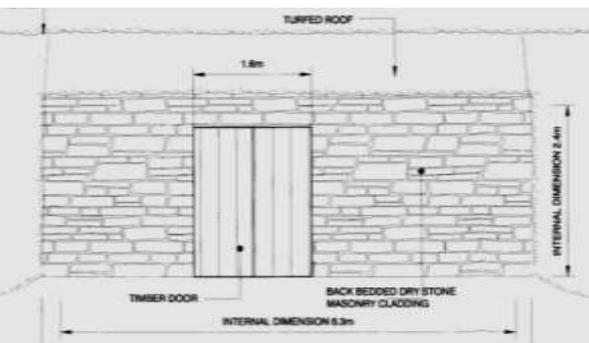


Applicant(s) :

Glenprosen Estate

Proposal :

Construction of new private water supply tank room and associated earthworks and access tank

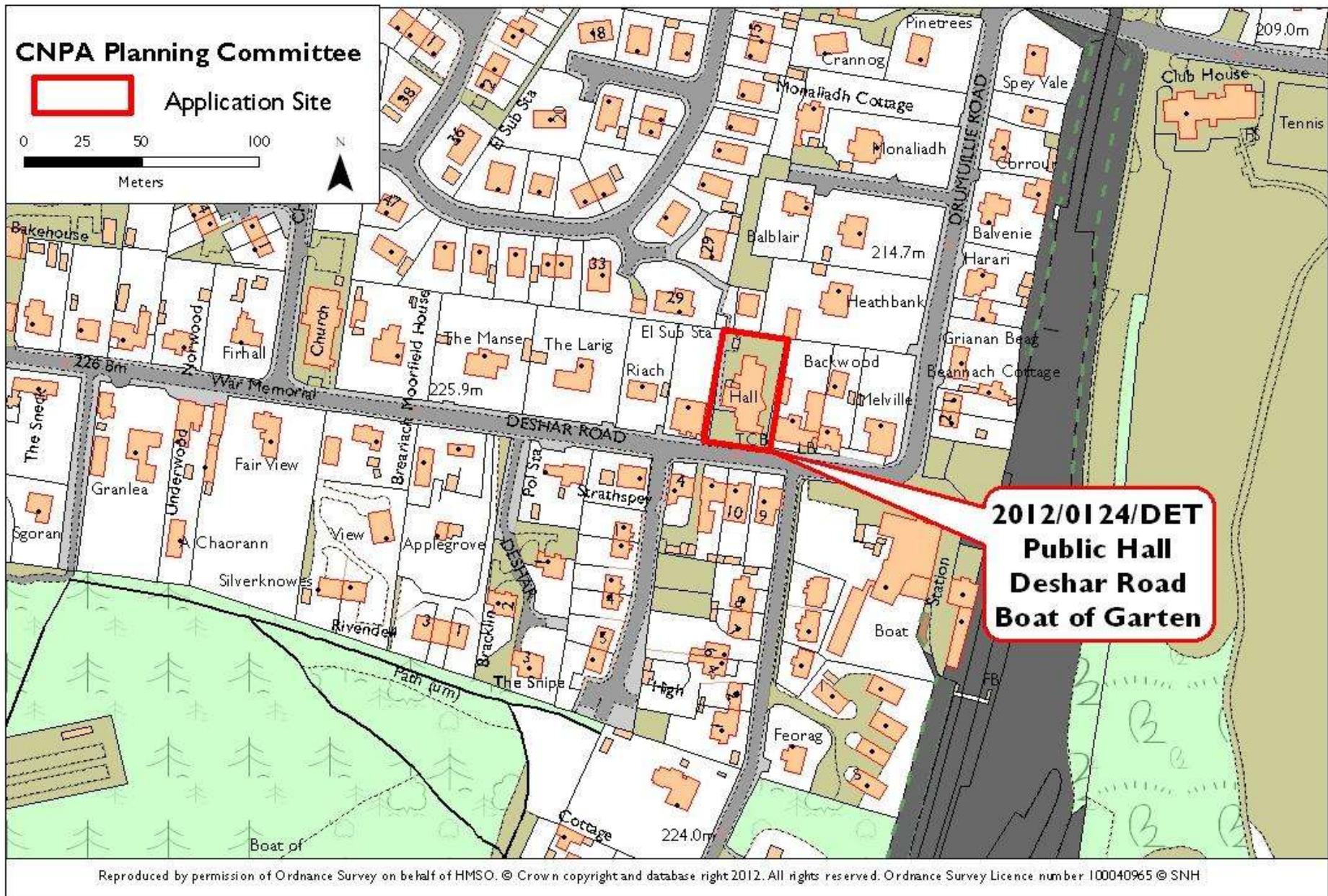


KEY POINTS :

- Planning permission is sought for the construction of a new private water supply tank room and associated earth works and access track near Runtaleave Cottage in Glen Prosen;
- The tank room would be set into the existing embankment, and would have a finish of drystone masonry cladding, with a turf roof, with dimensions of 6.3m x 4m;
- The proposed access track would extend from the public road to the proposed tank room (approximately 28 metres). The track would be 3 metres wide;
- The proposed water supply tank room is relatively limited in scale and the choice of materials is appropriate in order to assimilate it into the surrounding landscape. It is also located in relatively close proximity to a number of existing residences and other structures. The extent of new track that would serve the tank room is also relatively limited. In considering all of the foregoing factors, the proposal is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

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Applicant(s) :

Mr. and Mrs. J Gunn and Mr. and Mrs. S Lunn

Proposal :

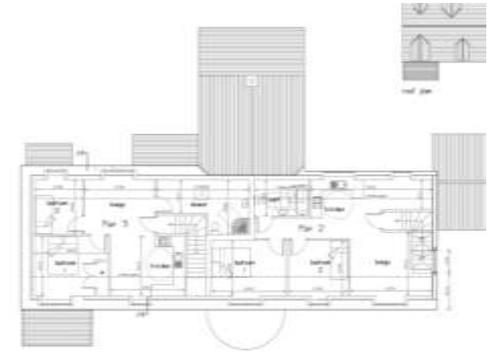
Change of use of hall to gallery / tearoom, two dwellings and one holiday letting unit



Proposed eastern elevation



Proposed ground floor plan



Proposed first floor plan

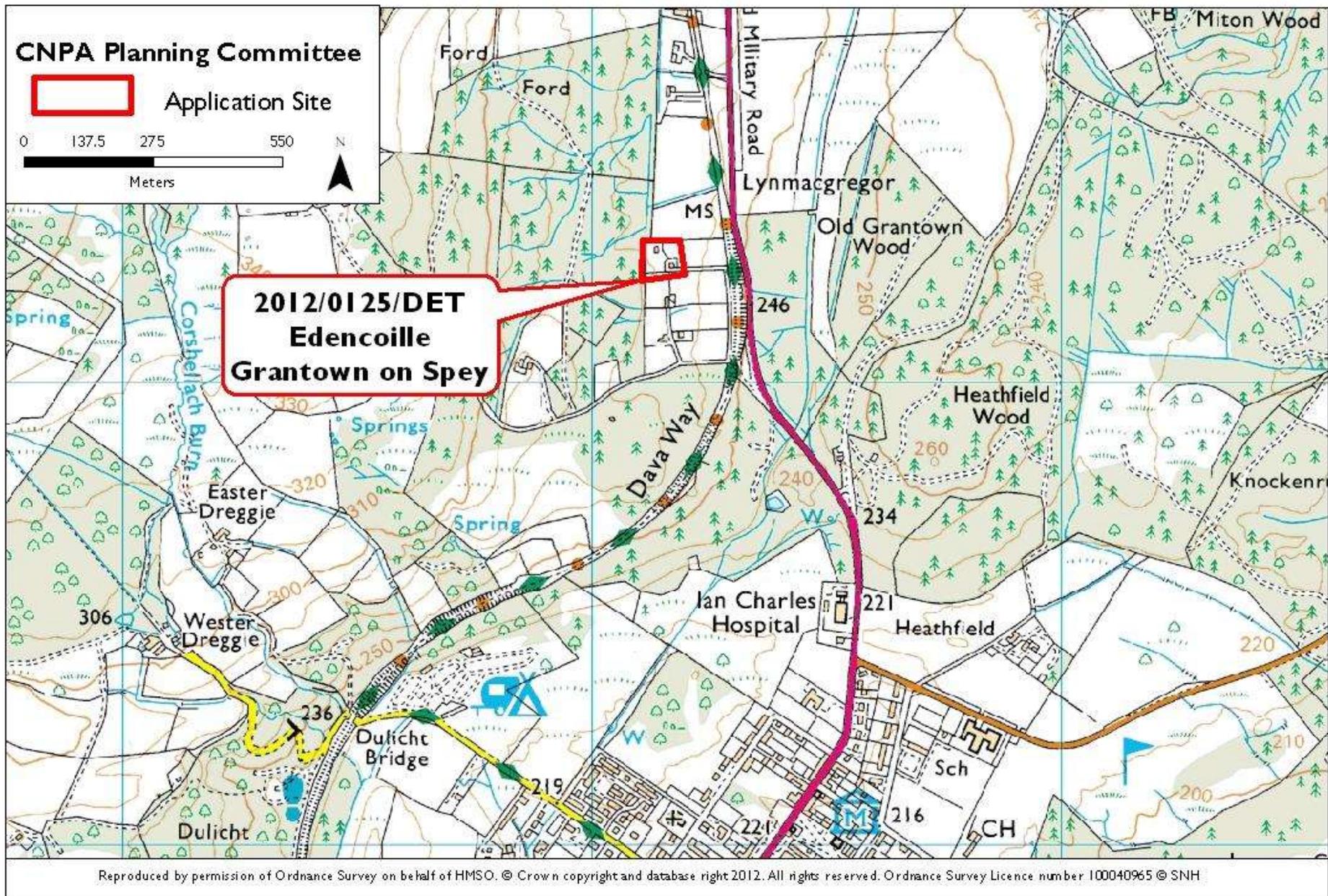
KEY POINTS :

- The application is at the former public hall in Boat of Garten. Planning permission is sought for a change of use of the hall to a gallery / tearoom, two dwelling houses and one holiday letting unit;
- The ground floor of the building is proposed to accommodate a gallery and tearoom towards the front of the building, with a holiday letting unit proposed towards the rear;
- Two flats are proposed on the upper floor of the building, with each accommodating two bedrooms as well as bathroom, kitchen and lounge facilities. Each of the units would be accessed by an individual stairwell and private entrance in the Eastern elevation at ground level;
- Car parking is proposed at the front of the building and various areas of open space surrounding the structure are identified to serve the gallery and provide private open space for the residential units.

RECOMMENDATION : CALL IN

The proposal raises a number of issues with regard to housing, tourism, promoting understanding and enjoyment of the area and the social and economic development of the area. Consequently, the proposal is of general significance to the collective aims of the Cairngorms National Park.

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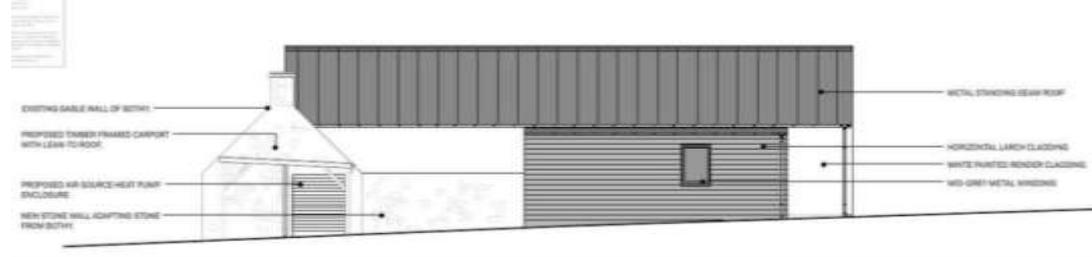
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Applicant(s) :

Mrs. Alice Robertson

Proposal :

Erection of house on the footprint of an existing stone bothy. Gable remains of bothy to be retained as part of the scheme.



KEY POINTS :

- Planning permission is sought for the erection of a house on the footprint of an existing stone bothy, with the gable of the bothy to be retained as part of the design;
- The development is proposed within the garden area of an existing dwelling house at Edencaille, which is to the north of Grantown on Spey;
- The proposed new dwelling is a single storey structure, of contemporary design. It is described as a ‘single storey longhouse.’ External finishes proposed include render, larch cladding, stonework sourced from bothy demolition, and a metal seam roof incorporating solar collectors;
- Planning permission was previously granted by Highland Council for a new dwelling house on the site in 2006. That permission has now expired. The application was not called in by the CNPA. The land was designated as a ‘Dispersed Community’ in the Badenoch and Strathspey Local Plan 1997;
- The condition of the bothy has significantly deteriorated since the earlier planning application on the site in 2006.

RECOMMENDATION : CALL IN

The proposal raises a number of issues with regard to cultural heritage, landscape and natural heritage, housing, and building design. Consequently, the proposal raises issues of general significance to the collective aims of the Cairngorms National Park.

[View Planning Application](#)