



Applicant(s) :

Invercauld Estate

Proposal :

Creation of 450m hill track, re-instatement of 477m of existing hill track, re-building of 337m of hill track and re-opening of existing borrow pit



### KEY POINTS :

- The proposal is on land at remote and exposed location in Glen Gairn, on Invercauld Estate;
- Planning permission is sought for various track works, including the creation of 450 metres of new hill track, the rebuilding of 337 metres of hill track, and the reinstatement of 477m of existing hill track. Permission is also sought for the re-opening of an existing borrow pit, which would be used in the creation of new and rebuilt tracks;
- CNPA and SNH officials participated in a pre-application meeting on site in late 2011;
- The development is proposed as part of a programme of hill track rationalisation on the Estate;
- The new section of track which would extend 450 metres from its junction with another track would allow for the cessation of use and the reinstatement of a 337 metre section of track which is in close proximity to the River Gairn.

### RECOMMENDATION : CALL IN

The development involves the creation of an extensive section of new hill track, as well as the rebuilding of a further extensive section of existing hill track in an exposed upland area, which has a number of environmental designations (Cairngorms Special Area of Conservation, Cairngorms Special Protection Area and Eastern Cairngorms Site of Special Scientific Interest). The development raises issues in relation to natural heritage and landscape impact and is of general significance to the aims of the National Park.

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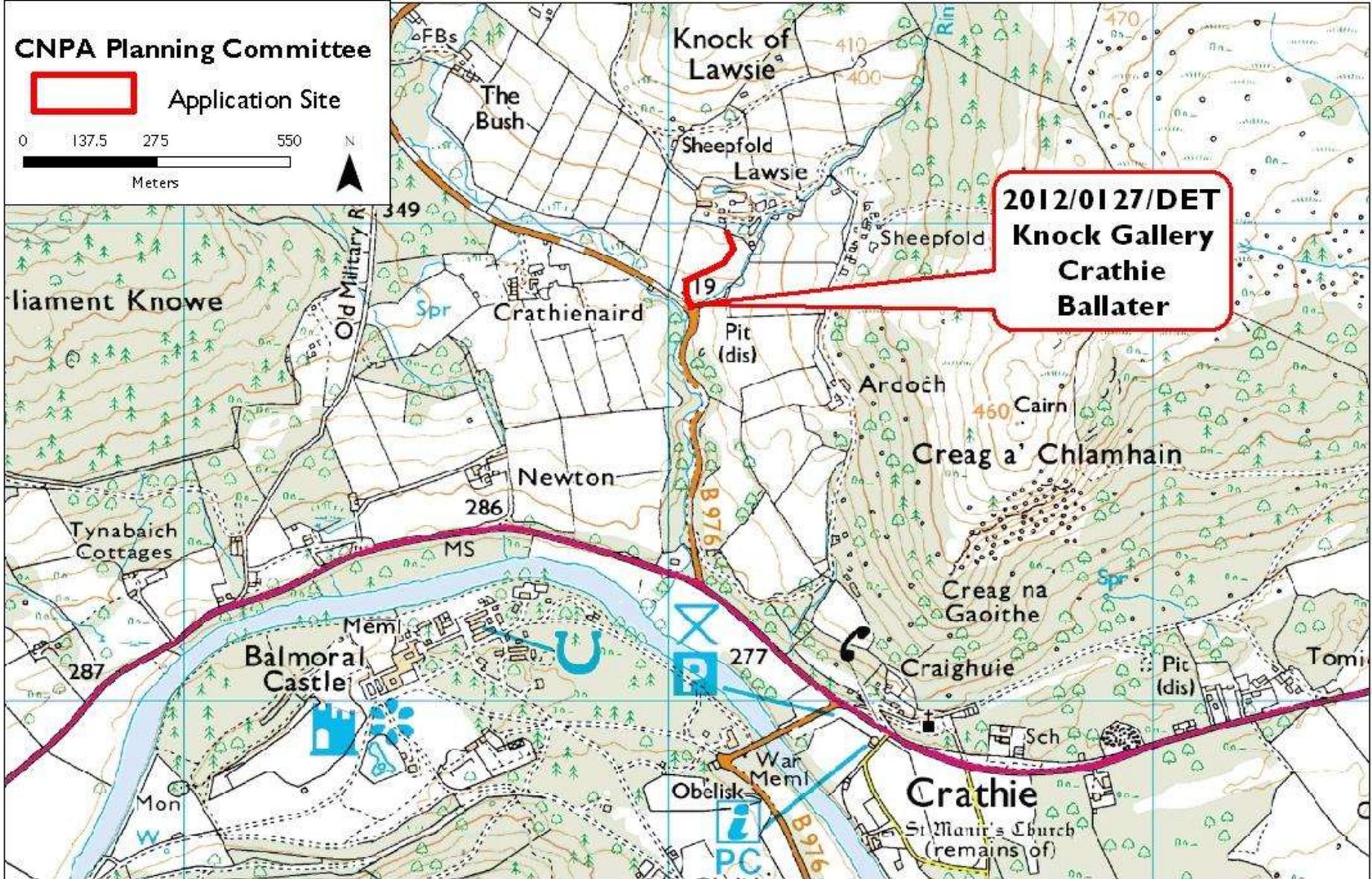
CNPA Planning Committee



Application Site

0 137.5 275 550

Meters



2012/0127/DET  
Knock Gallery  
Crathie  
Ballater

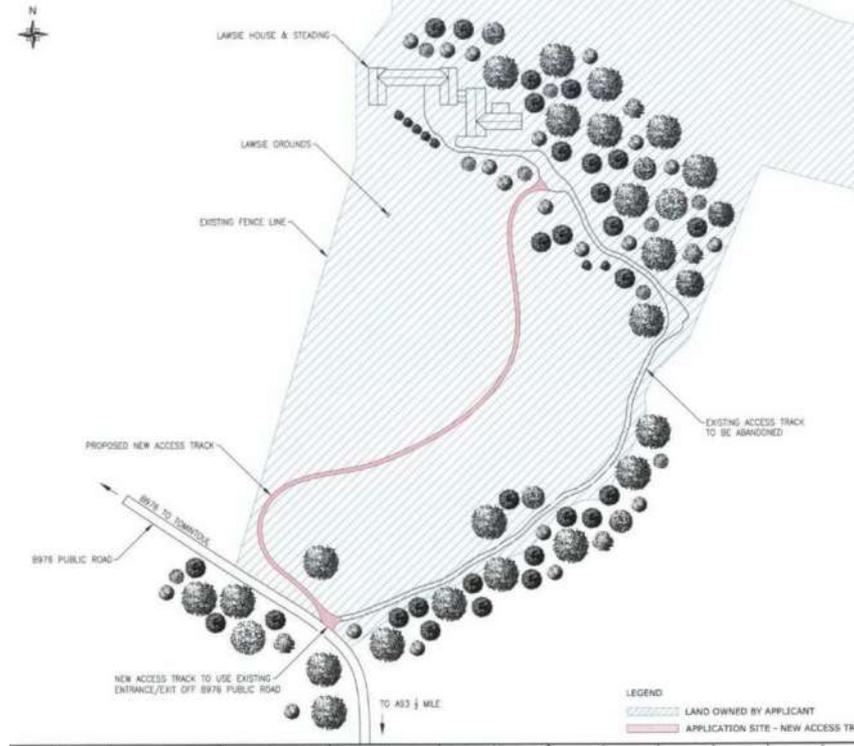
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Applicant(s) :

Mr. Bruce Thompson

Proposal :

Formation of new access track



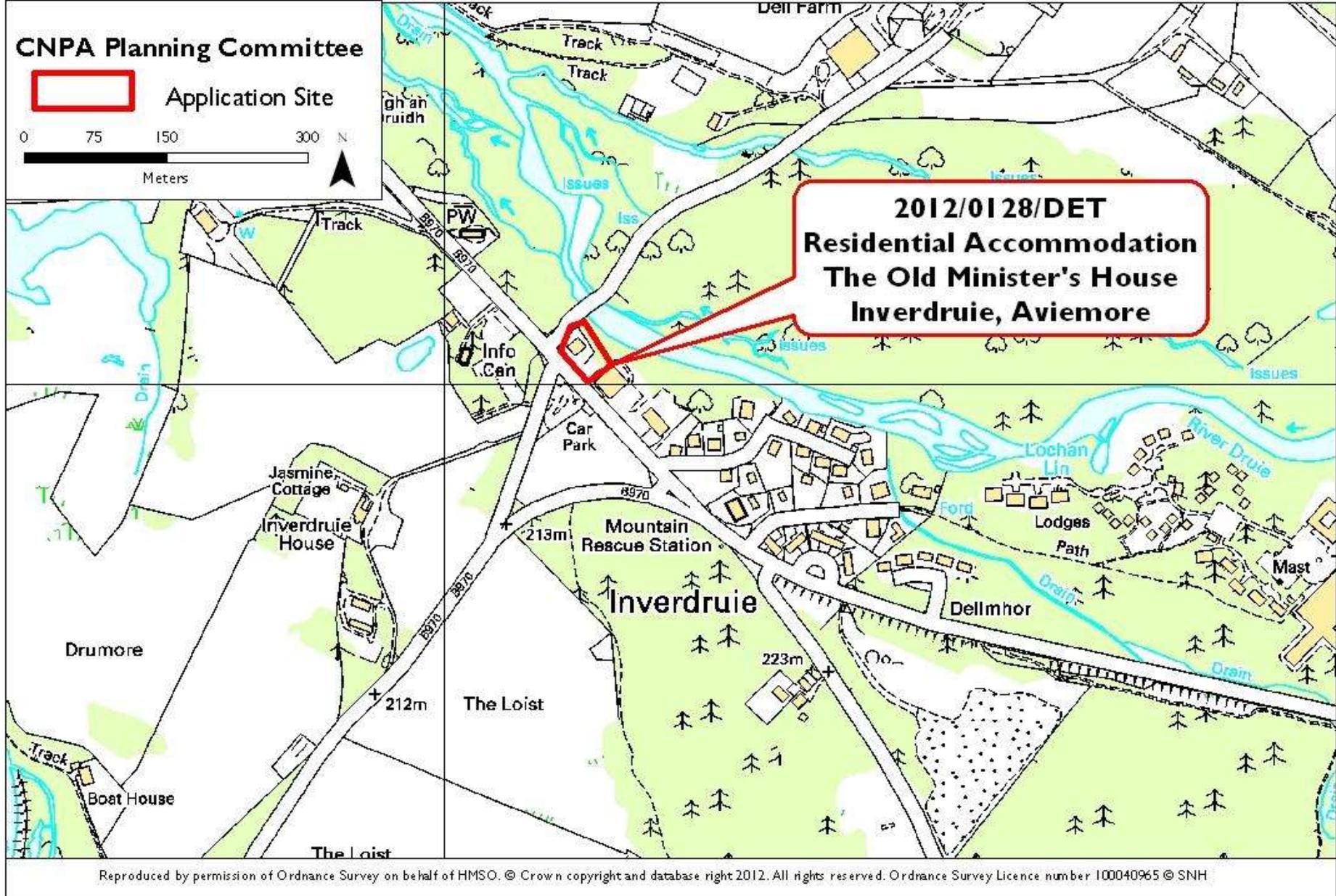
Existing access off the B976

## KEY POINTS :

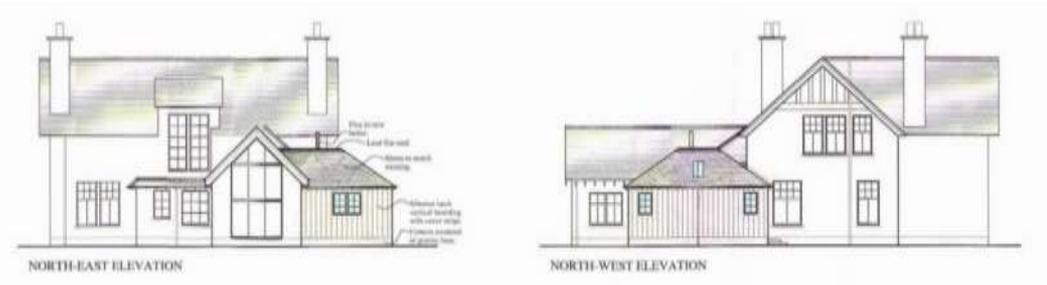
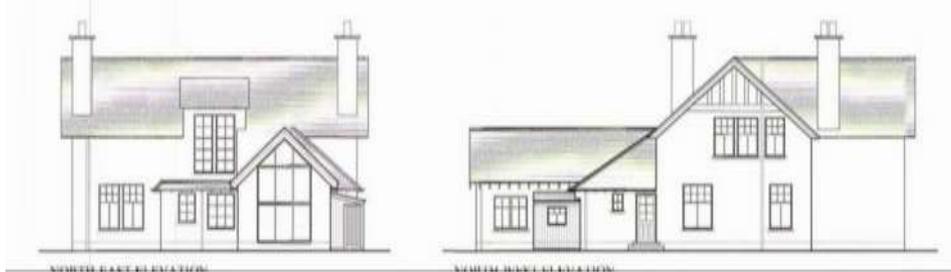
- Planning permission is sought for a new access track at Knock Gallery near Crathie, Ballater;
- The new track would utilise the existing access point off the B976 public road (Crathie to Gairnshiel) and would lead in a north eastern direction to Lairie House and Steading, which also includes Knock Gallery;
- The existing driveway which runs close to the eastern site boundary would be abandoned;
- Details have been provided in support of the development proposal, with reference being made to the physical difficulties associated with the existing access track, including the track being subject to erosion and flooding, and snow blockages in winter. Details also suggest that the condition of the track often deters customers from visiting Knock Gallery;
- The new track would be usable in all weathers and would address the problems of the existing track;
- Supporting information also refers to intentions to plant to areas surrounding the new track to create a managed semi wilderness;
- The new track is relatively limited in scale and is essentially a new driveway to serve the existing residential and commercial development on the subject site. It 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) : Ms. S McNeil  
 Proposal : Extension to house



**KEY POINTS :**

- Planning permission is sought for the erection of an extension to the rear of the Old Minister's House at Inverdrurie;
- The proposed single storey extension would have external finishes of siberian larch cladding under a slate roof;
- The extension would accommodate a rear entrance vestibule, a bootroom and a laundry;
- The proposed development is of a minor domestic nature and is not considered to raise issues of significance to the aims of the National Park.

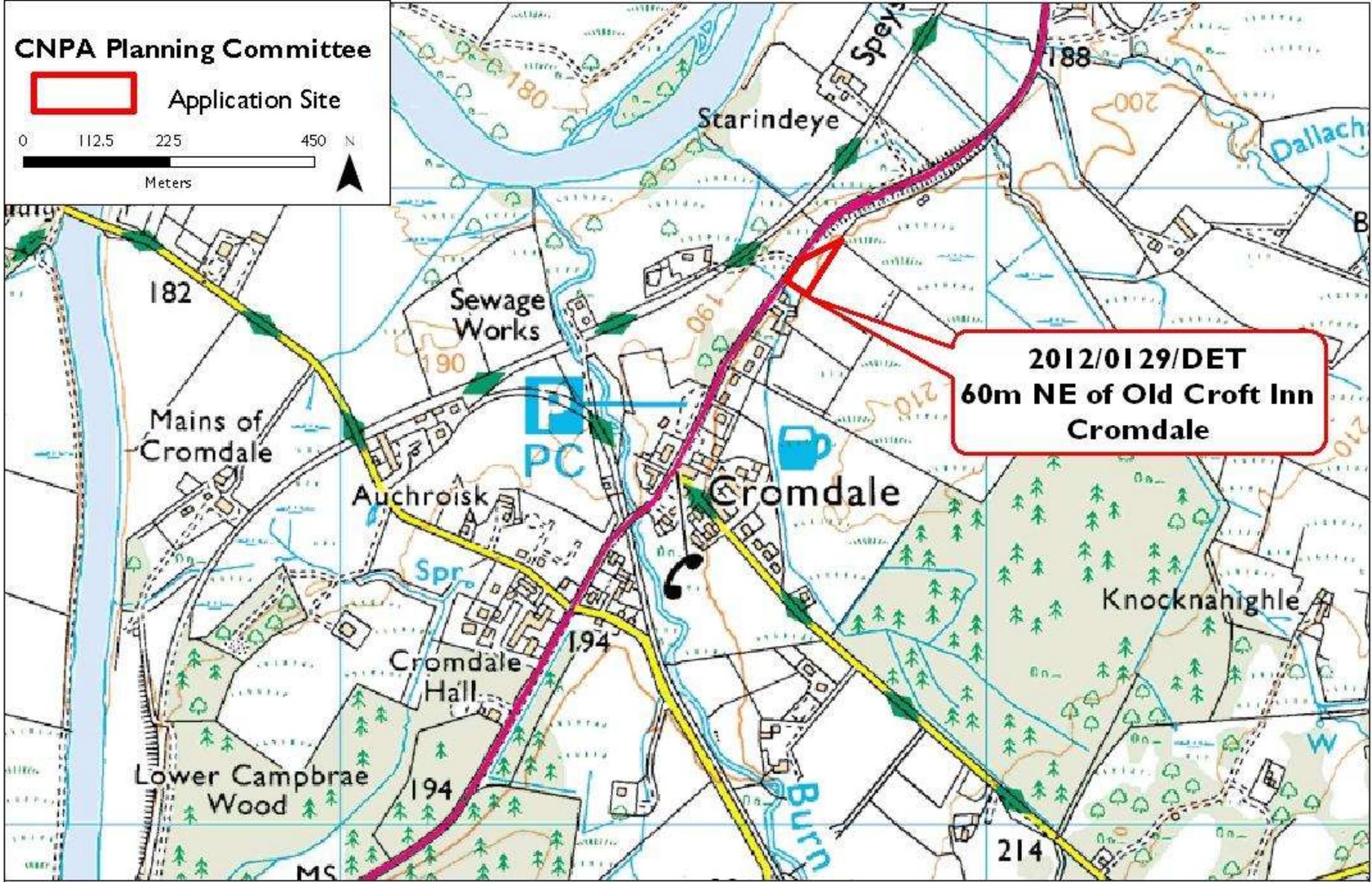
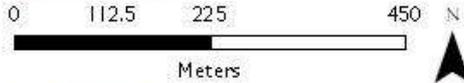
**RECOMMENDATION : NO CALL IN**

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**CNPA Planning Committee**



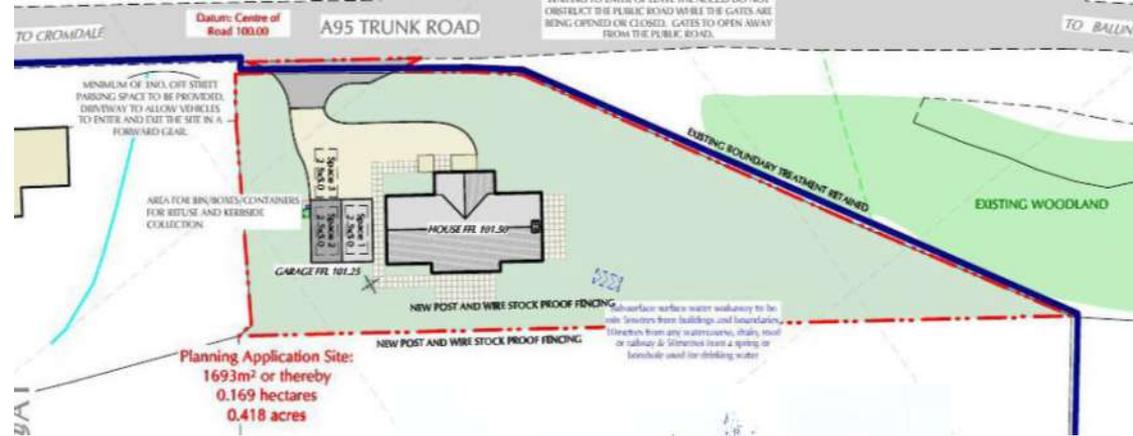
Application Site



**2012/0129/DET  
60m NE of Old Croft Inn  
Cromdale**

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Applicant(s) : Mr. B Cassells  
Proposal : Erection of house and associated works



## KEY POINTS :

- Planning permission is sought for the erection of a dwelling house and associated site works on land adjacent to the A95 trunk road, immediately to the north of residences at the edge of Cromdale;
- A single storey dwelling house is proposed, with a large projecting gable feature in a central position on the front elevation;
- Design features include a stone faced chimney breast in the eastern elevation, and a large amount of glazing on a 'lean to' type projection on the rear elevation. Finishes include render and timber cladding;
- The subject site is within the settlement boundary of Cromdale, as identified in the CNP Local Plan settlement map. The site is on 'white land' where a variety of uses are open to consideration, subject to compatibility with surrounding land uses;
- As a proposal for a single dwelling house within the settlement area of Cromdale, the development is not considered to raise issues of significance to the aims of the National Park.

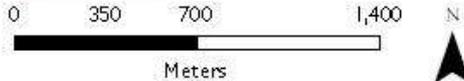
## RECOMMENDATION : NO CALL IN

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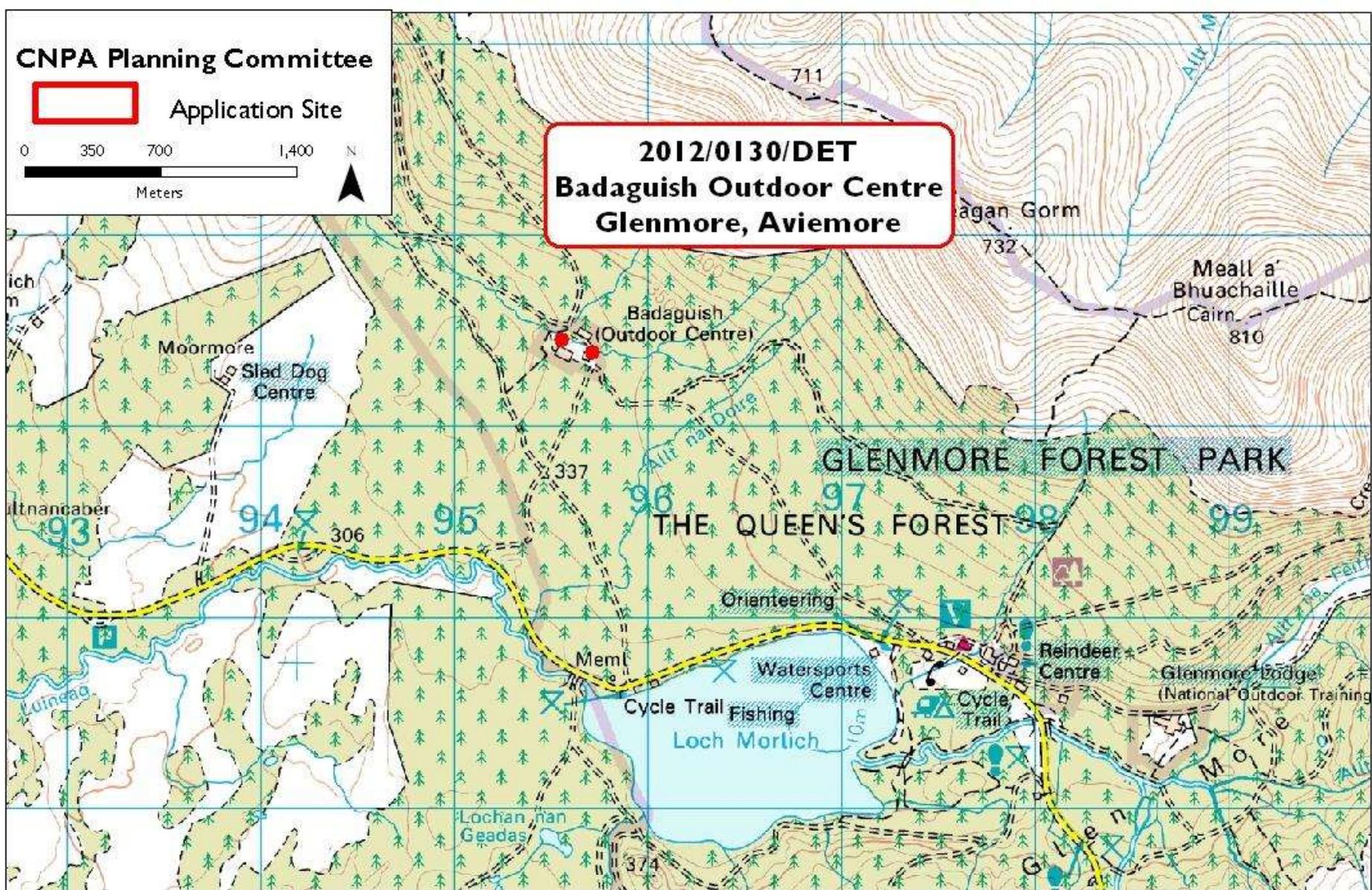
CNPA Planning Committee



Application Site



**2012/0130/DET**  
**Badaguish Outdoor Centre**  
**Glenmore, Aviemore**



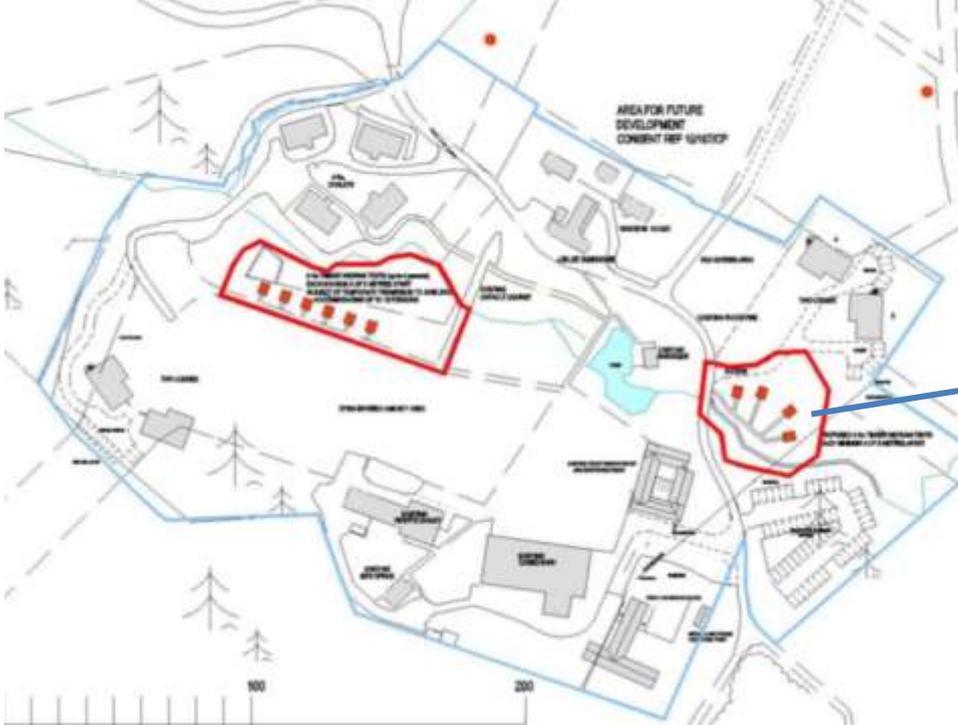
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Applicant(s) :

The Speyside Trust

Proposal :

Application under Section 42 to vary condition 1 (ref 190/107/CP) relating to time limits



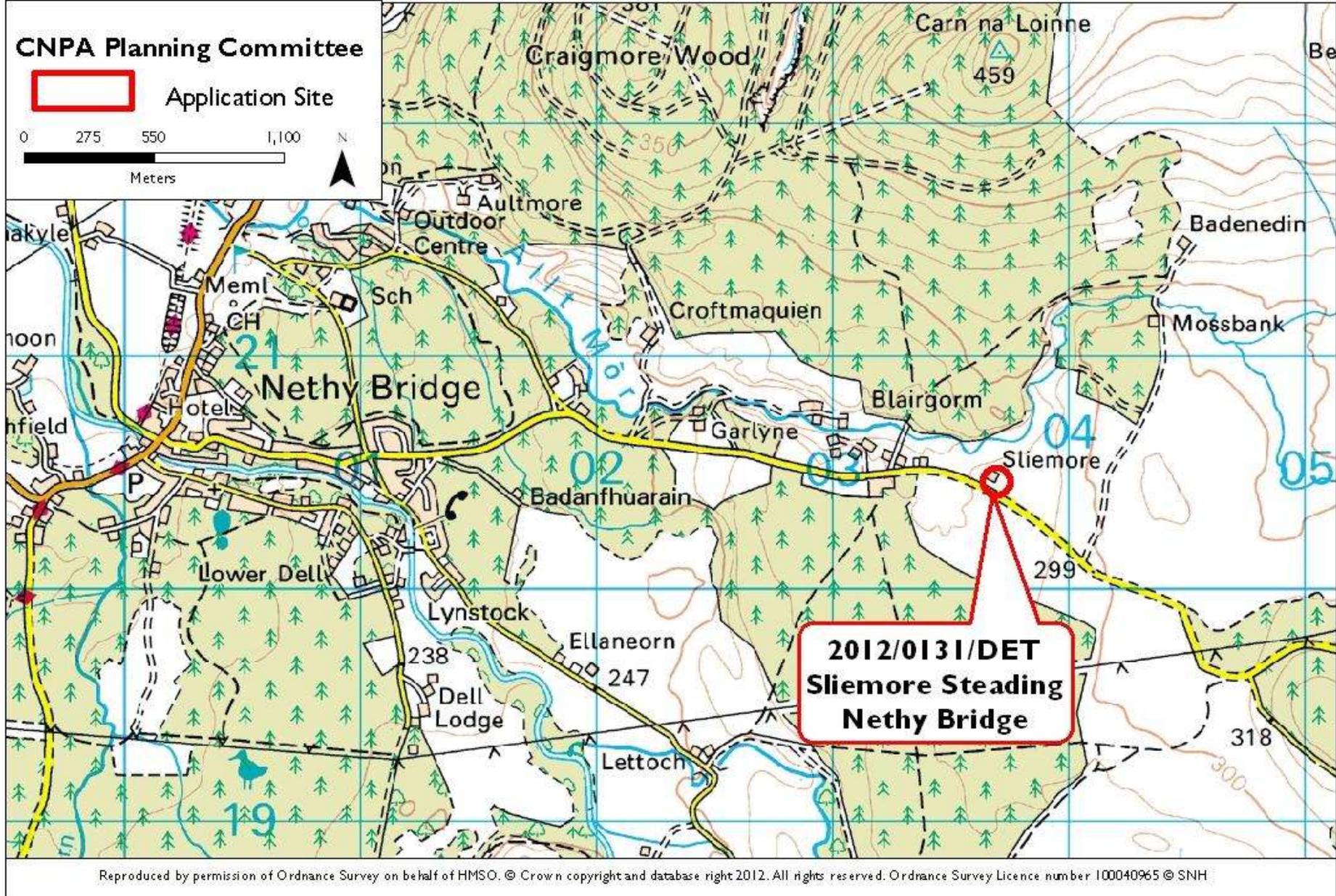
### KEY POINTS :

- This Section 42 application seeks to vary condition no. 1 of Planning Ref. No. 10/107/CP, which granted planning permission for 10 wigwams at the Badaguish Outdoor Centre for a temporary period until June 2012;
- The applicant requests that an amended condition would state that the permission “would expire on 30 December 2014 or on completion of the wigwams under consent 2011/0206/DET... whichever is the sooner of the two scenarios”;
- The CNPA granted planning permission under 2011/0206/DET for 35 wooden wigwams, an on site activity area / canvas tent area and a mountain bike free ride trail. The 10 wigwams which are in their temporary locations at the Outdoor Centre would be utilised in the new development when works commences;
- Supporting information indicates that the additional period of temporary permission for the 10 wigwams is sought in order to allow time to put in place a leasing agreement for the land required for the new development and avoid disruption in service to the centre’s users.

### RECOMMENDATION : CALL IN

The application seeks to extend the time period of temporary consent for the wigwams currently on site at the Badaguish Outdoor Centre, prior to the establishment of a permanent wigwam facility as permitted under CNPA planning ref. no. 2011/0206/DET. The proposal is of linked significance to previous planning consents (10/107/CP and 2011/0206/DET)) which the CNPA has previously approved and consequently raises issues of general significance for the collective aims of the Cairngorms National Park.

[View Planning Application](#)



Applicant(s) : Mr. Edmond Metcaffé  
 Proposal : Erection of double garage; extension and changes to site boundaries of consented dwelling



Double garage proposed to the rear



Extension proposed to the rear



Western (side) elevation, shaded area represents extension to the rear

Proposed double garage, shown in the context of its proximity to renovated and extended steading

### KEY POINTS :

- Planning permission is sought for the erection of a double garage, an extension to the recently permitted steading conversion, and changes to the consented site boundary at Sliemore Steading, to the east of Nethy Bridge;
- Highland Council granted planning permission in 2011 for alterations, extension and conversion of the existing steading to a house (Highland Co. ref. no. 11/04235/FUL refers);
- The detached double domestic garage is a single storey structure proposed to the rear of the steading, in an area previously identified for car parking provision;
- The extension is proposed to the rear of the steading, at the rear of the new western wing. It would accommodate a larger kitchen /dining / living area than previously proposed;
- Finishes proposed on the garage and steading extension include timber cladding on the external walls, and grey corrugated sheet roofing;
- The previous proposal for the conversion of the steading to a dwelling house was not considered to raise issues of significance to the aims of the National Park. The current proposal concerns relatively minor amendments and additions to the consented development and similar to the previous proposal, does not raise issues of significance.

**RECOMMENDATION : NO CALL IN**

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**CNPA Planning Committee**

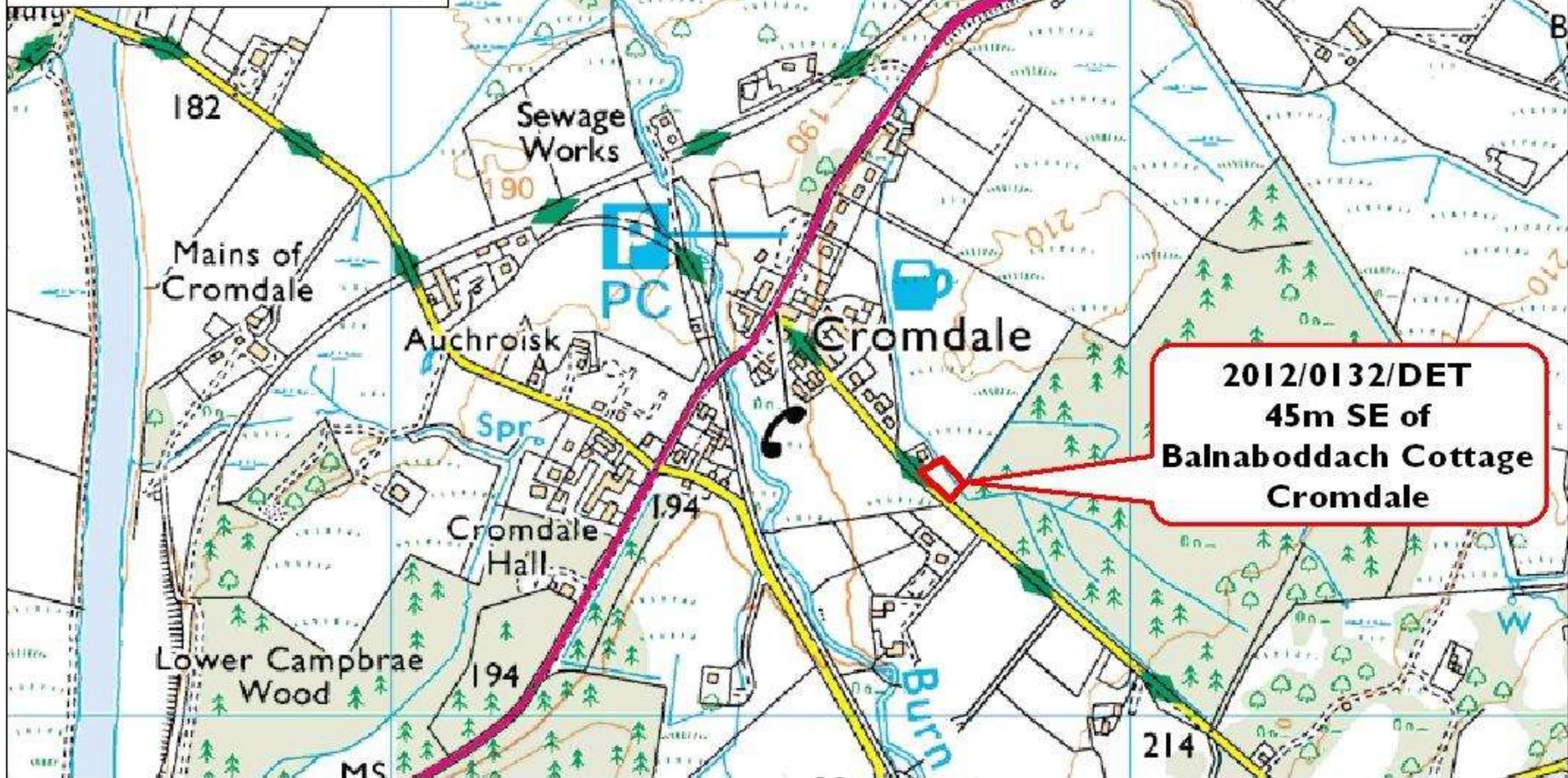


Application Site

0 112.5 225 450 N



Meters



**2012/0132/DET**  
**45m SE of**  
**Balnaboddach Cottage**  
**Cromdale**

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Applicant(s) :

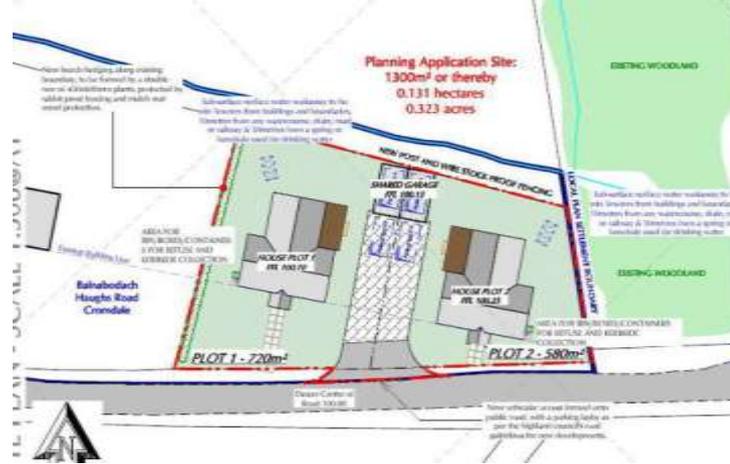
Mr. Bill Cassells

Proposal :

Erection of 2 houses, detached garages and associated works



Front and rear elevations



Proposed site, adjacent to existing residences

### KEY POINTS :

- Planning permission is sought for the erection of 2 dwelling houses, detached garages and associated works on land which is 45m to the south east of Balnaboddach Cottage, Cromdale;
- The subject site is in the eastern area of Cromdale, and is within the settlement boundary identified in the CNP Local Plan. The site is on 'white land' where a variety of uses are open to consideration, subject to compatibility with surrounding land uses;
- A one and a half storey dwelling is proposed on each of the two plots;
- As a proposal for two dwelling houses on land which is within the settlement area of Cromdale, the development is not considered to raise issues of significance to the aims of the National Park.

### RECOMMENDATION : NO CALL IN

[View Planning Application](#)