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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF THE PLANNING COMMITTEE CALL-IN held electronically on 27 April 2012

### PARTICIPATING MEMBERS

Peter Argyle  
Duncan Bryden  
Angela Douglas  
Katrina Farquhar  
David Green  
Kate Howie  
Eleanor Mackintosh

Ian Mackintosh  
Willie McKenna  
Martin Price  
Gordon Riddler  
Gregor Rimell  
Brian Wood  
Allan Wright

### APOLOGIES:

Gregor Hutcheon  
Mary McCafferty

### NO RESPONSE RECEIVED:

Jaci Douglas  
Dave Fallows  
Marcus Humphrey  
Gregor Rimell

1. The CNPA has taken a decision to trail the use of 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](http://www.cairngorms.co.uk)) between 12.00 noon on 25 April and 9am 27 April 2012.
3. Apologies were received from the above Members.

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

4. Katrina Farquhar declared an indirect interest in Planning Application No.'s:
  - 2012/0126/DET – due to the application site neighbouring her parent's farm.
  - 2012/0127/DET – due to the application site neighbouring her parent's farm.
5. Brian Wood declared an indirect interest in Planning Application No.:
  - 2012/0126/DET – due to being a friend of the Invercauld Estate Factor and making use of Estate facilities.

## **PLANNING APPLICATION CALL-IN DECISIONS (Electronic Presentation, prepared by Mary Grier, Planning Officer)**

6. 2012/0120/DET - No Call-in
7. 2012/0121/DET - No Call-in
8. 2012/0122/DET - No Call-in
9. 2012/0123/DET - No Call-in
10. 2012/0124/DET - Change of Use of Hall to Gallery/Tearoom, Two Dwellings and One Holiday Letting Unit  
At Boat of Garten Public Hall, Deshar Road, Boat of Garten

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

- 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.

11. 2012/0125/DET - Erection of House on the Footprint of an Existing Stone Bothy. Gable Remains of Bothy to be Retained as Part of the Scheme.  
At Edencoille, Grantown on Spey PH26 3PR

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

- 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.

12. 2012/0126/DET - Creation of 450m Hill Track, Re-instatement of 477m of Existing Hill Track, Re-building of 337m of Hill Track, Re-opening of Existing Borrow Pit  
At Land at Glen Gairn, Invercauld Estate, Ballater

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

- 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.

13. 2012/0127/DET - No Call-in

14. 2012/0128/DET - No Call-in

15. 2012/0129/DET - No Call-in

16. 2012/0130/DET - Application under Section 42 to Vary Condition I  
(Ref: 10/1649/FUL 10/107/CP) Relating to Time Limits  
At Badaguish Outdoor Centre, Glenmore, Aviemore PH22 1QU

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

- 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.

17. 2012/0131/DET - No Call-in

18. 2012/0132/DET - No Call-in

## **COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE**

19. 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.

20. 2012/0120/DET - Conversion of an Existing Stable to a Self Contained Flat  
At Cairnacay, Main Street, Tomintoul AB37 9HA

- 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.

21. 2012/0121/DET - Roof Alterations and Replacement Window and Doors  
(Retrospective)  
At Blair Cottage, School Lane, Ballater AB35 5RJ

- The CNPA wish to express disappointment at the retrospective nature of this planning application.

22. 2012/0131/DET - Erection of Double Garage; Extension and Changes to Site Boundaries  
of Consented Dwelling  
At Sliemore Steading, Nethy Bridge

- CNPA Planning Committee Members recommend in the event of the granting of planning permission that a condition is included to ensure that the proposed detached garage remains associated with the dwelling house / steading conversion on the site.

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