
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 28 August 2017 2017/0304/DET to 2017/0317/DET

I. The CNPA has delegated responsibility to the CNPA Head Planner, to make Call-in decisions.

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2017/0304/DET
Council ref:	17/01222/APP
Applicant:	EE UK Ltd
Development location:	The Lecht Ski Centre, Corgarff, Strathdon, Aberdeenshire
Proposal:	Erect 15m high lattice tower 2 antennas 2 transmission dishes 4 ancillary equipment and fence compound
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	<p>Planning history includes:</p> <ul style="list-style-type: none">• Erection of a new catering ski hire and ticketing facility (03/00330/FUL) Approved by Local Authority.• Erection of a 12m high lattice mast housing, 3 antennas and 2 transmission dishes, equipment cabin and associated work (03/02263/FUL / 03/057/CP). Approved by CNPA.• Proposed Signs (04/02111/ADV / 04/429/CP). Approved by CNPA.• Erection of a sculpture (07/00767/FUL / 07/175/CP). Approved by CNPA.• Form mountain bike tracks (08/00311/FUL / 08/123/CP) Approved by CNPA.• Proposed Signs (09/00438/ADV). Approved by Local Authority.• Erection of 1 No. Nordtank 150kW 32.5m (Hub) Height Wind Turbine (11/157/CP). Approved by CNPA.

Background Analysis: Proposal is for the installation of a new telecommunications base station at The Lecht Ski Centre, Moray to improve network coverage for the Emergency Services Network (ESN) and commercial 4G to the surrounding area. The proposed works will include the installation of one 15m high 703 Lattice tower, two antennas, three 600mm transmission dishes, one 1200mm satellite dish, four equipment cabinets, one permanent generator and associated ancillary equipment. Type: Other. Proposal is to improve telecommunication in this area and lies adjacent to existing Ski infrastructure. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0311/DET
Council ref: APP/2017/2119
Applicant: Mrs Kathryn Brown
Development location: Cummerton, Bellabeg, Strathdon, Aberdeenshire
Proposal: Erection of Garden Home Office / Painting Studio
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is no recent planning history
Background Analysis: Proposal is for the erection of a home office and painting studio in the garden grounds to the north west of the existing dwelling of Cummerton, Bellabeg. Type 2: Householder developments – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0312/DET
Council ref:	APP/2017/2112
Applicant:	Miss Shona Jamieson
Development location:	Ben Avon, Crathie, Ballater, Aberdeenshire
Proposal:	Alterations and extension to existing dwellinghouse, including part change of use to Class 3 (Food and Drink) to form new garden room and cafe/shop
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	There is no recent planning history
Background Analysis:	Proposal is for the alteration and extension of an existing dwellinghouse and partial change of use. This will include demolishing the existing domestic garage on the east elevation of the property and replacing it with an extension to form a café and shop and change of use to Class 3 (Food and Drink). In addition, the proposal includes the formation of a garden room on the south elevation of the property and enlarging the existing entrance vestibule and utility room on the west elevation. Type 2: Small scale extensions, changes or use or temporary development involving commercial, tourism leisure and industrial uses. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0313/DET
Council ref:	17/03746/FUL
Applicant:	Mrs Anne MacDonald
Development location:	Dunvegan House, Heathfield Road, Grantown-on-spey, Highland
Proposal:	Change of use from residential to B and B
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: Extension and conversion of garage/outbuilding to self-contained unit (Renewal of permission 09/00149/FULBS) (12/04663/FUL) Approved by Local Authority.
Background Analysis:	Proposal is for the change of use of a residential dwelling to a commercial Bed and Breakfast comprising six en-suite letting bedrooms. In addition, the proposal will comprise the erection of a sign (950mm x 950mm) in the garden and increasing the parking provision by 4 spaces at the property. Type 2: Small scale extensions, changes or use or temporary development involving commercial, tourism leisure and industrial uses. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0314/DET
Council ref:	17/03358/FUL
Applicant:	Mr And Mrs L Knight
Development location:	Residential Accommodation, The Lodge Hotel, Fort William Road, Newtonmore
Proposal:	Erection of house, garage and formation of new access
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> • Erection of 3 new houses and formation of new access (new access to serve two of the new houses, third house to use existing access), (15/04391/FUL). Approved by Local Authority. • Erection of house (17/03670/FUL). Pending consideration by Local Authority
Background Analysis:	Proposal is for the erection of a detached house, separate garage and access on northern part of the site of the former Lodge Hotel in Newtonmore. Type 2: Housing – four or less residential units within a settlement. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0315/DET
Council ref: 17/03694/FUL
Applicant: Mr Kevin Jack
Development location: 14 Beinn Ghuilbinn, Aviemore, Highland, PH22 1LB
Proposal: Extension
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Planning history includes:

- Erection of conservatory (01/00248/FULBS). Approved by Local Authority

Background Analysis: Proposal is for the removal of an existing conservatory and replacement with a full height timber and glass fronted extension containing a stairway and replacement of existing roof to incorporate a first floor extension to comprise an additional bedroom. Type 2: Householder developments – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0316/DET
Council ref: APP/2017/1989
Applicant: Mr And Mrs D Milne
Development location: Victoria Cottage, Chapel Brae, Braemar, Aberdeenshire
Proposal: Alterations and extension to dwellinghouse
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is no recent planning history
Background Analysis: Proposal includes alterations to the existing dwelling including the replacement of existing timber cladding with fibre cement weatherboard cladding and re-slating the roof with natural slate. The proposal also includes a new two storey extension to the rear of the property. Type 2: Householder developments – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park

CNPA ref:	2017/0317/DET
Council ref:	APP/2017/2084
Applicant:	Mr Edward Workman
Development location:	Land At, Cairnadrochit Road, Braemar Aberdeenshire
Proposal:	Erection of staff accommodation and stores and installation of generator (associated with Fife Arms Hotel)
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Associated with the application for the alteration, extension and refurbishment of the Fife Arms Hotel (2015/0386/DET, Approved by CNPA) on the adjacent site.
Background Analysis:	Proposal is for the development of a two storey building with 15 bed spaces to accommodate staff at the Fife Arms (currently under development on adjoining site). In addition the proposal includes a bike store, rod store and plant and generator room. Type: Other – proposal is for accommodation linked with and ancillary to the operation of the Fife Arms Hotel which is currently under renovation. Not considered to raise issues of significance to the collective aims of the National Park.

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