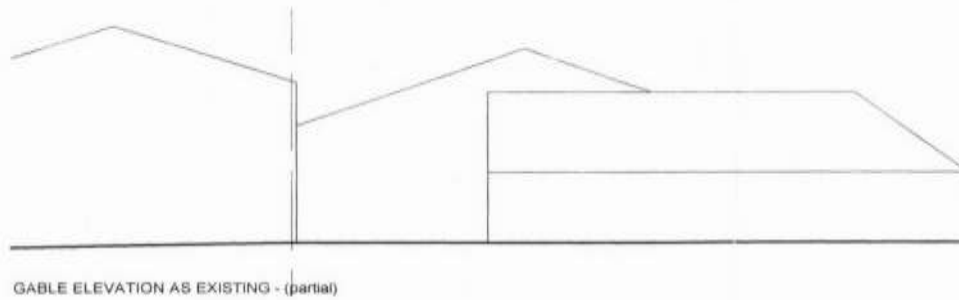
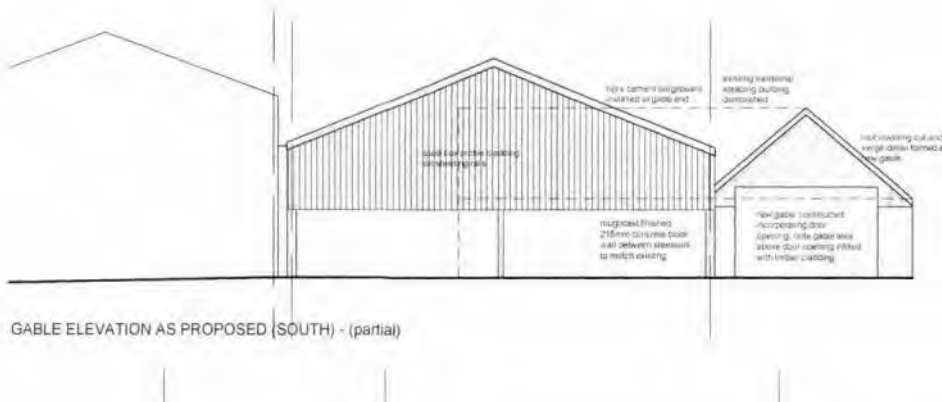


Applicant(s) :
Proposal :

The Crown Estate per Smiths Gore, 7 The Square Fochabers Moray
Demolish section of steading and erect single bay steel framed extension to existing cattle court



Existing elevation



Proposed elevation

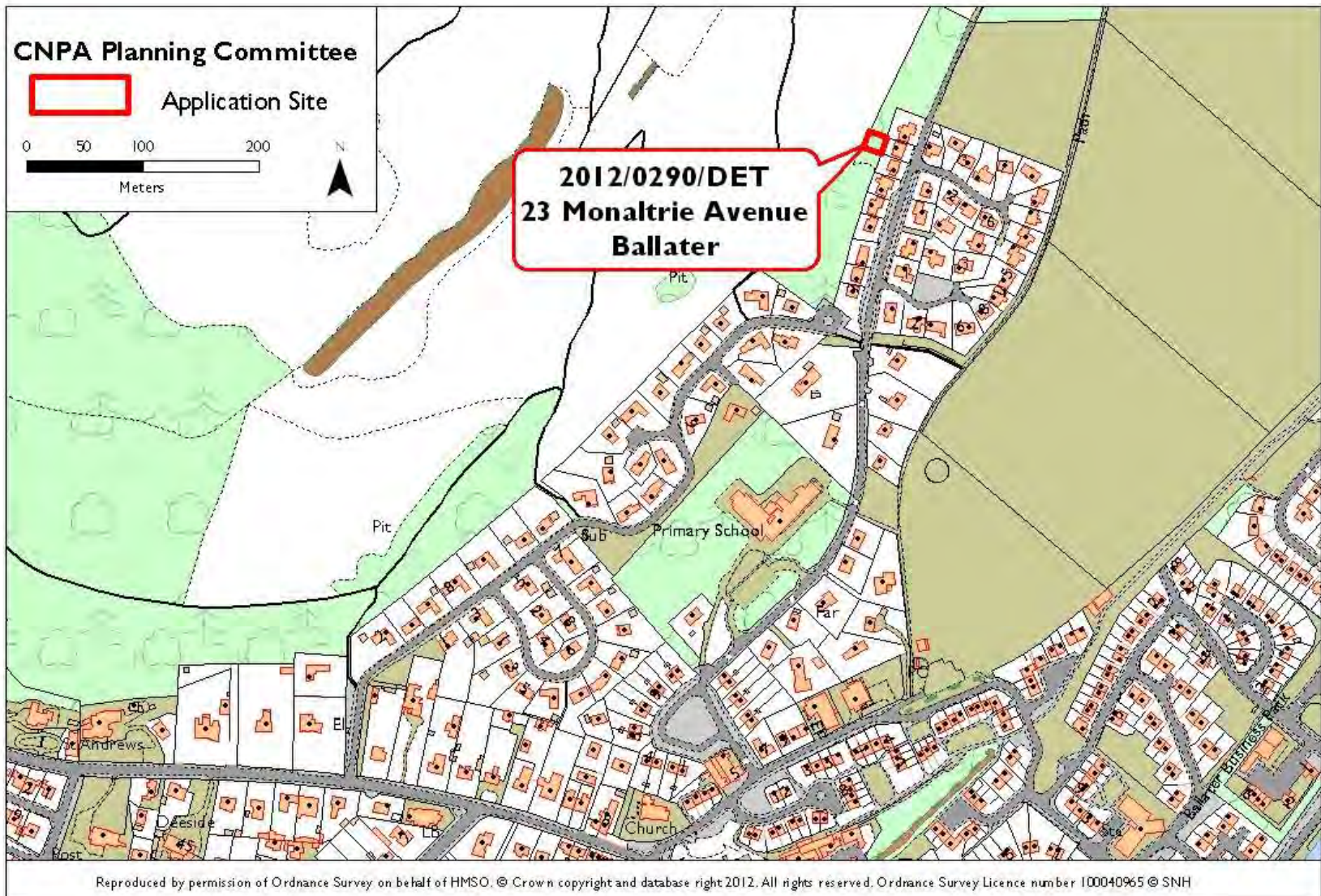
KEY POINTS

- This application seeks full permission to demolish part of an existing traditional steading and erect a new extension to the cattle court.
- The proposed site is at Inchnacape by Ballindalloch and the proposed finishes are standard profiled sheeting.
- The proposal is for alterations within an existing farm complex and are not considered to be of significance to the collective aims of the National Park.

RECOMMENDATION : NO CALL IN

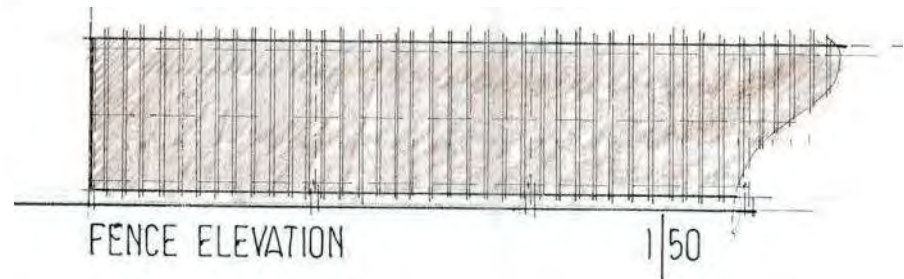
RECOMMENDED COMMENTS: It is recommended that any traditional door materials arising from the demolition are retained for future reuse on ,or off, site.

[View Planning Application](#)



Applicant(s) :
Proposal :

Ms Karen Young per GPA Humphries Architects 75 Albury Road Aberdeen
Change of Use of Open Woodland to Domestic Garden Ground
and Erection of 1.8m High Fence

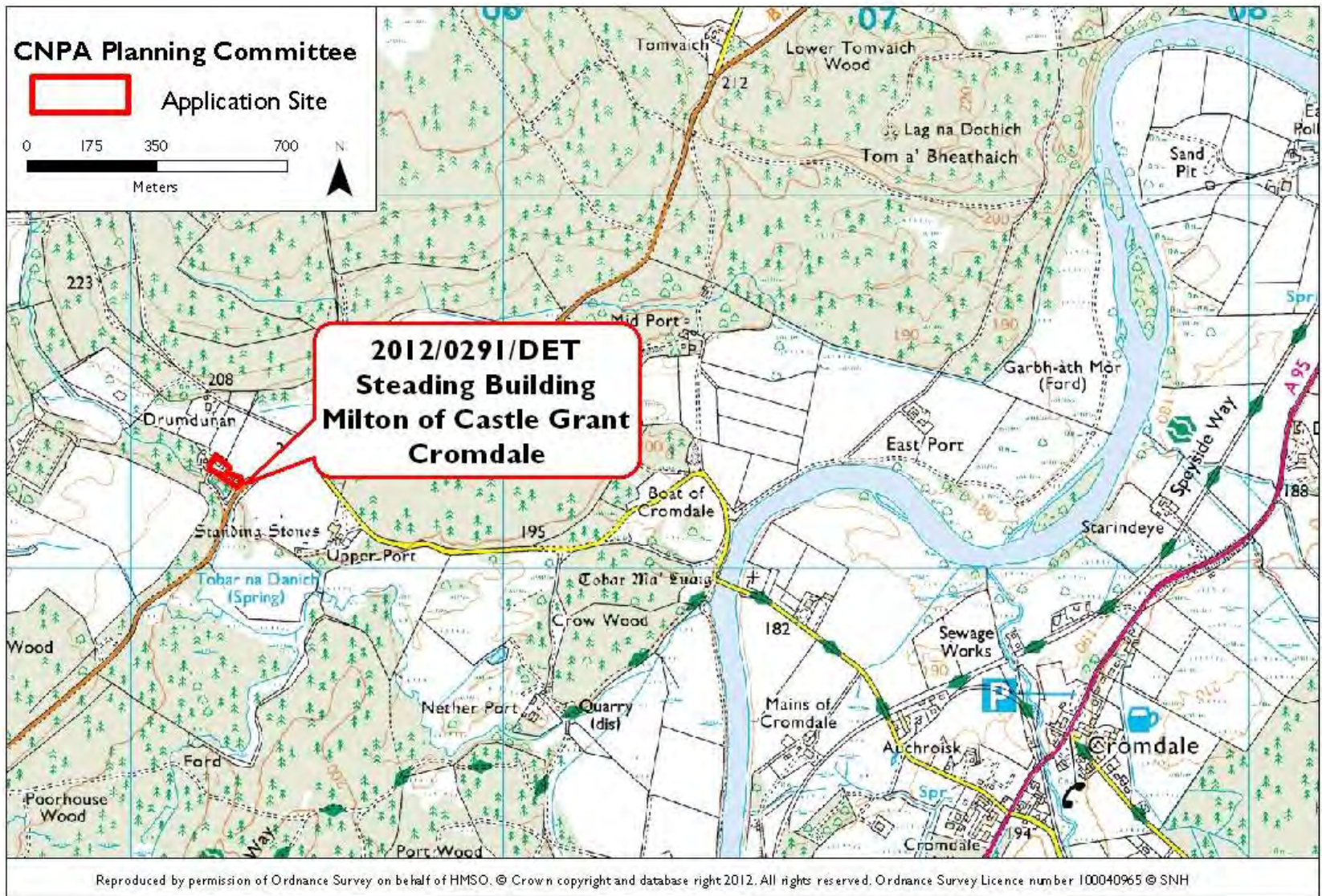


KEY POINTS

- Full planning permission is sought for change of use of woodland to the rear of an existing house at Monaltrie Avenue Ballater, to include this ground in the garden of the house.
- It is also proposed to erect a 1.8 metre high wooden fence of standard design around the extended curtilage
- This house lies within the settlement boundary of Ballater, (as defined in the Local Plan) - the extended curtilage will lie outwith this boundary.
- The curtilage so extended will match that of the house adjacent at 21 Monaltrie Avenue which was granted retrospective consent by Aberdeenshire Council earlier this year.
- Although the area taken in as garden ground breaches the settlement boundary as defined in the Local Plan, the area is relatively small , with a precedent already set by previous consents in the area that have been dealt with by Aberdeenshire Council
- The proposal is not considered to raise issues of general significance to the aims of the National Park.

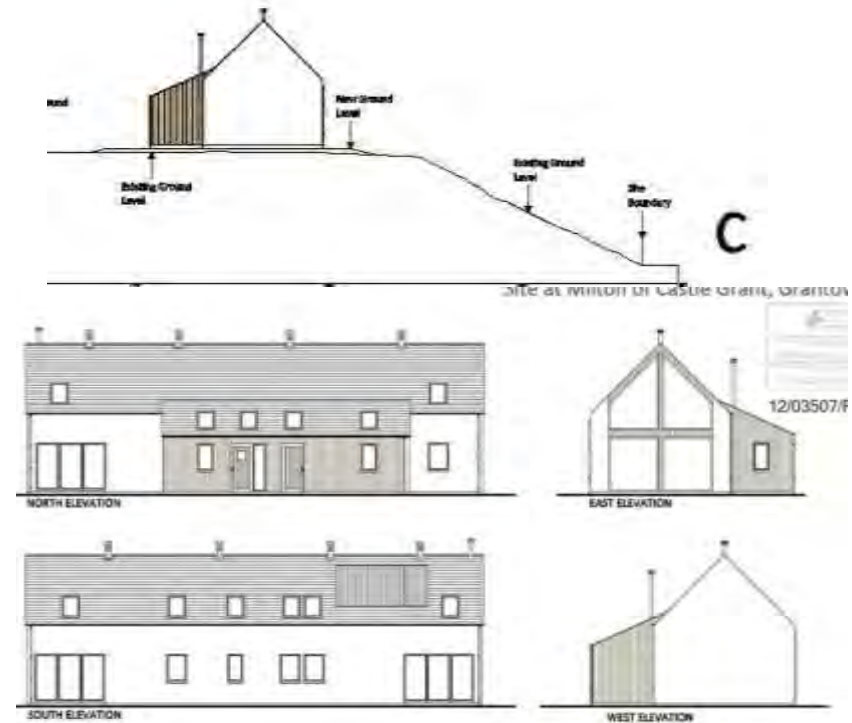
RECOMMENDATION : NO CALL IN

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Applicant(s) :
Proposal :

Mr Martin Searle per Grant And Geoghegan 96 Moss Street Keith
Erection of house



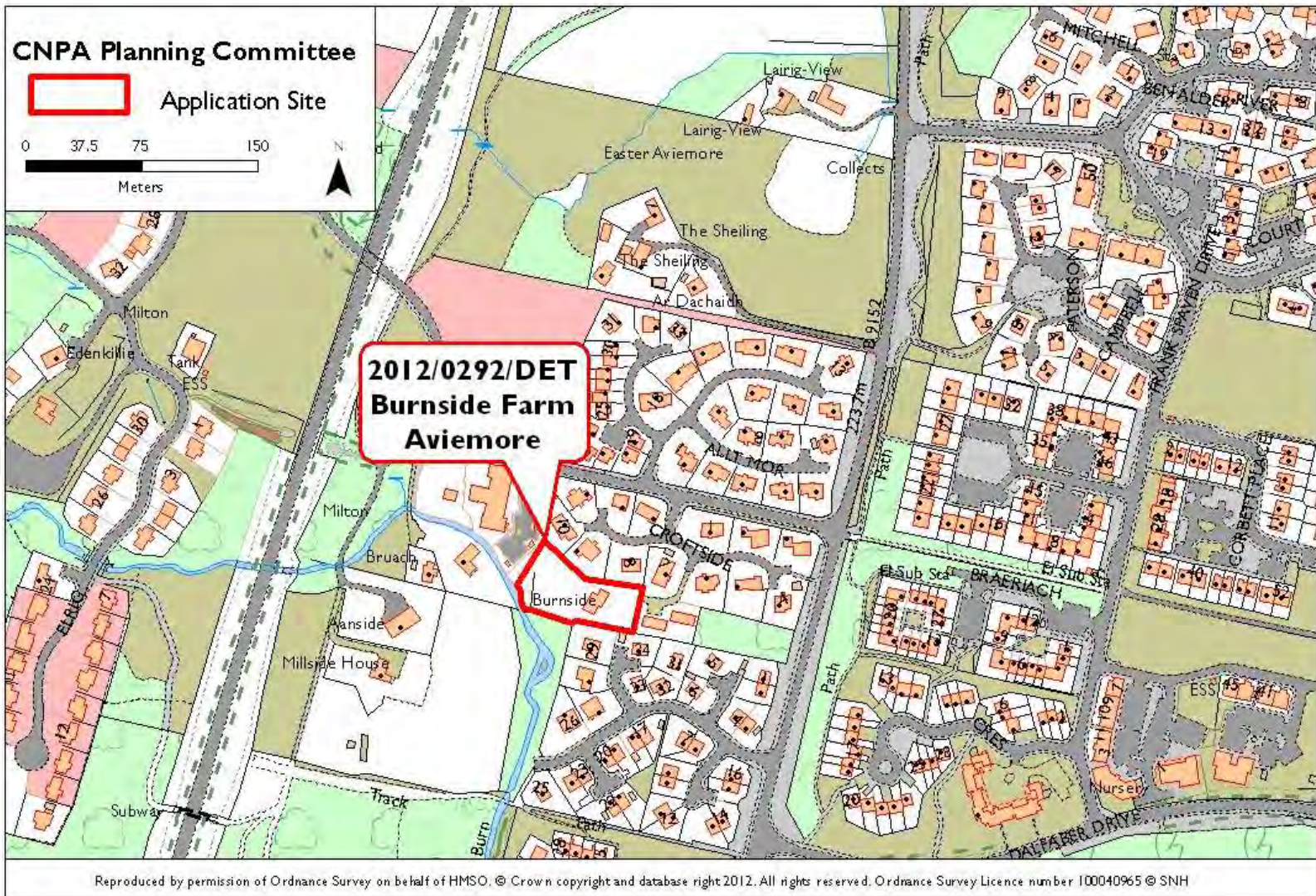
KEY POINTS

- Full planning permission is sought to erect a new house in the countryside on the site of an existing steading building. A structural survey is provided to demonstrate that the steading is not capable of rehabilitation for direct conversion. The proposed house is one and half storey design finished with slate roof, render and wood walls and wooden windows.
- Sections have been submitted to show how the house will sit on this sloping site together with details of replacement and existing planting. A bat survey has also been submitted – this information is welcomed.
- Servicing will be via extended access track, connection to public water supply and foul and surface water disposed of within the site.
- The proposal is a new house but replicating the footprint and general style of existing steading, beside an existing rural grouping. As such it does not raise any issues of significance for the collective aims of the Park.

RECOMMENDATION : NO CALL IN

RECOMMENDED COMMENTS: Should the proposal be acceptable strenuous efforts should be made to ensure that existing materials are re-used and recycled wherever possible in line with the CNP Sustainable Design Guide.

[View Planning Application](#)



Applicant(s) :
Proposal :

Mr Cameron Munro per Ecos Design, 4 West Heather Road Inverness
Demolition of garage and erection of indoor swimming pool extension and balcony

Existing elevation



Proposed Elevations



KEY POINTS

- Full planning permission is sought to erect a two storey extension to the side of an existing detached house to provide an indoor swimming pool and balcony.
- The site is located within Aviemore in an existing residential area .
- This extension will replace an existing small single storey garage and the proposal is contemporary, two storey one with balcony feature to front (south)
- Proposed finishes are a mixture of textured render, galvanised steel and timber.
- A new surface water soakaway is proposed in the rear (north) garden area which will also deal with pool backwash- this is a matter normally regulated by SEPA and/or Scottish Water.
- Trees along the eastern boundary are to be removed
- This proposal is of a minor domestic nature and is not considered to raise issues of significance to the collective aims of the National Park

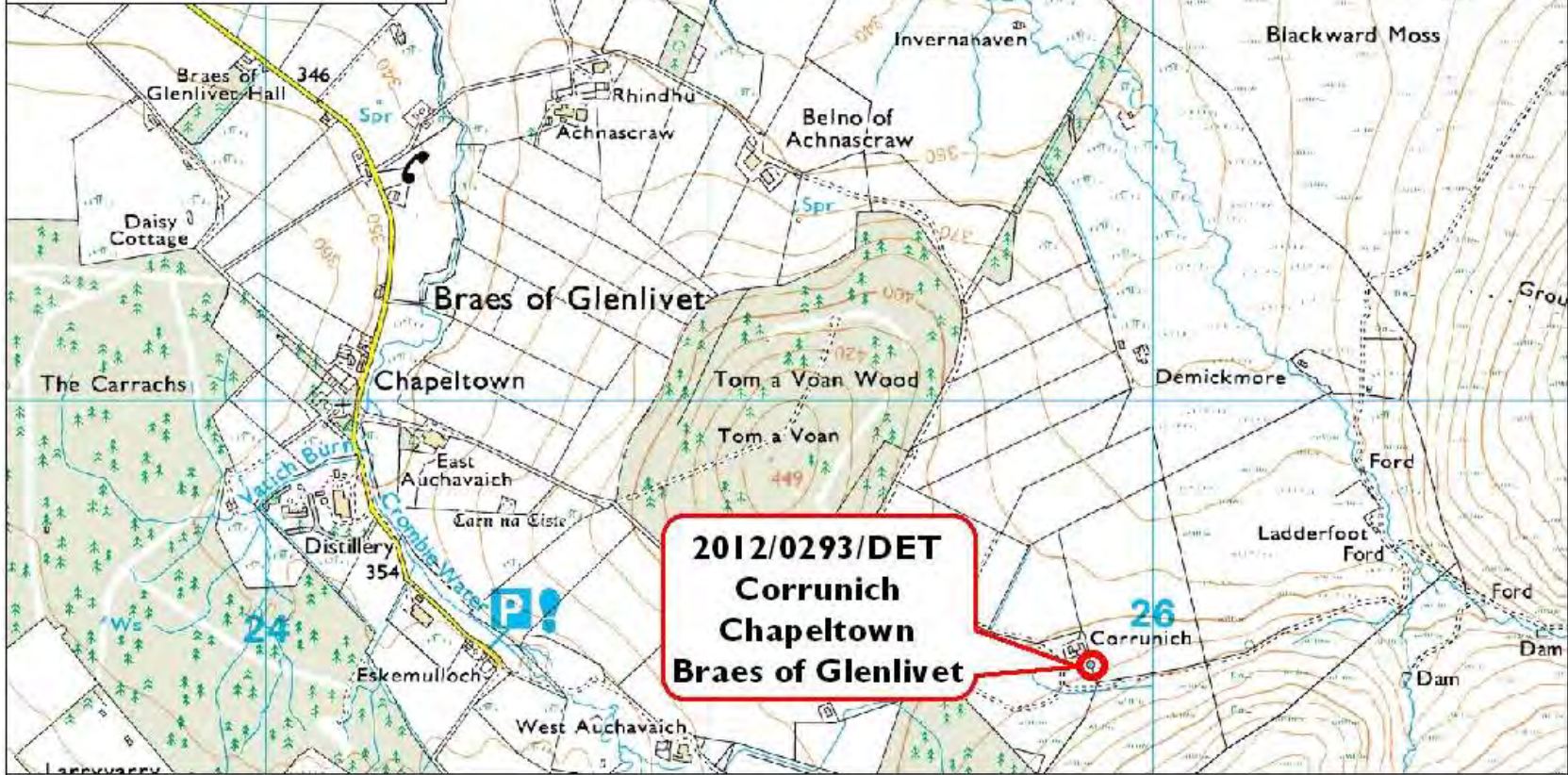
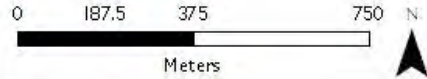
RECOMMENDATION : NO CALL IN

RECOMMENDED COMMENTS: It is recommended that replacement planting be undertaken elsewhere on the site in the interests of promoting biodiversity.

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CNPA Planning Committee

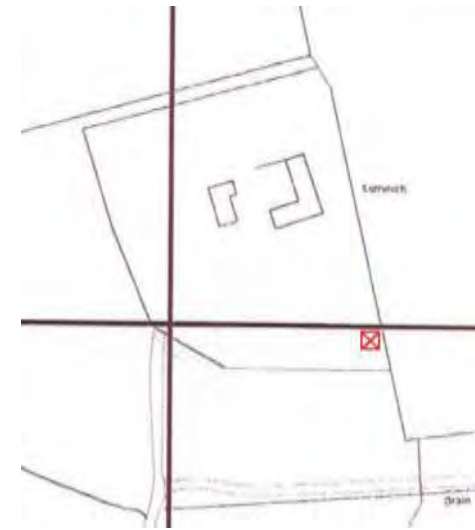
 Application Site



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Applicant(s) : Ms Ghillie Basan per Greenfish Energy, Kingfisher House Auld Mart Business Park Milnathort

Proposal : Erection of 1 wind turbine (rotor diameter 7.54)



General view of area

KEY POINTS

- This application seeks full planning permission to erect a wind turbine of total height to tip of blade 19 metre (Height to hub 15 metre and rotor diameter of 7.54 metres).

The site is located at Chapeltown of Glenlivet and is located close to some access routes to the Ladder Hills on the opposite side of the glen from the College of Scaln which holds historic significance .

A previous application by the same applicant was called in earlier this year but was withdrawn as the agent had applied for the wrong site. (CNPA Reference 2012/0211).

This current application now lies on land within the applicant's own curtilage and as before raises issues with regard to landscape, cultural heritage and issues relating to promoting the sustainable use of the area's natural resources.

RECOMMENDATION : CALL IN

REASON FOR CALL IN : The proposal raises a number of issues with regard to natural heritage and landscape in particular , as well as issues with regard to promoting the sustainable use of resources. Consequently, the proposal raises issues of general significance for the collective aims of the Cairngorms National Park.

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