
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 28 September 2015 2015/0309/PPP to 2015/0317/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref: 2015/0309/PPP
Council ref: 15/03349/PIP
Applicant: Dunachtan Estate
Development location: Land 30M Sw Of Suie Hotel, B9152 Wildlife Park Access Road - The Brae Junction, Kincaig Highland
Proposal: Proposed erection of one dwelling on a wooded site with shared access
Application type: Planning Permission in Principle
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Approved by Local Authority Erection of house (12/02000/PIP)
Background Analysis: Previous consent for house site here – single house within settlement does not raise issues of significance to National Park. Type 2 – up to four houses within settlement.

CNPA ref: 2015/0310/NOT
Council ref: 15/03393/PNO
Applicant: Mr Neil Smith
Development location: The Meadows, Culreach, Grantown-on-Spey Highland
Proposal: Prior Notification for Farm related building works
Application type: Agricultural and Forestry Notification
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Older planning application approved by Local Authority for extension of time limits on consents BS/93/396 (outline) and BS/94/81 [Reserved Matters] (00/00149/FULBS)
Background Analysis: Agricultural notification for new agricultural building within woodland area to north of existing house. Does not raise issues of significance to National Park.

CNPA ref: 2015/0312/DET
Council ref: M/APP/2015/2922
Applicant: Mr And Mrs Struan And Susan Donald
Development location: The Bield, 27A Braemar Road, Ballater 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: Approved by Local Authority Extension to Dwelling house (APP/2005/1127)
Background Analysis: Large extension to house within settlement Type 2 – Householder Development— does not raise issues of significance to collective aims of National Park.

CNPA ref: 2015/0313/DET
Council ref: 15/03526/FUL
Applicant: Hilton Coylumbridge Hotel
Development location: Coylumbridge Hotel, B970 Inverdrue - Cairngorm Road Junction, Coylumbridge Aviemore
Proposal: Proposed installation of biomass boilers within existing plant room and external pellet silo
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Numerous applications for developments in and around hotel complex approved by Local Authority
Background Analysis: Alterations to existing boiler complex to provide for biomass feed. Type 2 – biomass plants attached to existing uses

CNPA ref: 2015/0314/DET
Council ref: 15/03529/FUL
Applicant: Mr Alan Tough
Development location: 18 Lodge Lane, High Burnside, Aviemore Highland
Proposal: Removal of Juliette balcony - replace with balcony and handrail
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent history
Background Analysis: Minor domestic alterations. Type 2 – householder development, small developments that need planning permission

CNPA ref: 2015/0315/DET
Council ref: 15/01649/APP
Applicant: Mr Barry Peyling
Development location: Site Adjacent To Craigmyle, U129h B9008 Near Bridge Of Conglass Via Milton And The Mill House To Auchriachan, Tomintoul Moray
Proposal: Proposed dwellinghouse double garage and temporary caravan
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Erection of one house at Milton approved by Local Authority – planning in principle. (12/01690/PPP)
Background Analysis: Application for detailed permission for new house on previously approved site in countryside adjacent to existing housing. Type 2 – housing, up to two residential units outside settlement

CNPA ref:	2015/0316/DET
Council ref:	15/03582/FUL
Applicant:	Davall Developments Ltd
Development location:	Land To North And East And West Of Dunbarry Terrace And, Kerrow Drive, Kingussie Highland
Proposal:	Amended route of temporary haul road and siting of contractors compound for the servicing and construction of Phase I Housing Development of 37 plots and 18 affordable dwellings granted under Permission Ref 2013/0190/MSC
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	The proposed development is directly related to an application previously determined by the Cairngorm National Park Authority. It raises issues in relation to landscape impact, visual impact within a principle transport corridor, relates to a development with a high level of public interest and is considered to be of significance to the collective aims of the National Park.
Planning History:	Planning in principle granted by CNPA for Master plan for phased development of 300 houses; economic development uses; community uses including all infrastructure, landscaping etc.
	Application refused by CNPA and granted on appeal for Matters specified in Conditions 1, 2, 5, 10, 11, 16, 18, 27 & 29 of Permission In Principle 09/048/CP relating to submission of revised Master Plan, supporting information and details of formation of Construction Haul Road to A86 Trunk Road, Phase I Housing layout for 37 Serviced Private Plots and 18 Affordable Dwellings, Trunk Road access, site roads, drainage, landscaping and waste management; and Variation of Condition 4 to permit access from Dunbarry Terrace/Road and Kerrow Drive network. (2013/0290/MSC)
Background Analysis:	Application seeks to revise route of previously approved haul road leading from trunk road up to development site. Access to site crucial aspect of original application. This application is directly related to previous applications determined by CNPA (Type I) and raises issues of significance in terms of accessing a key development site and any impacts on landscape, visual impact in principal transport corridors and raising significant issues locally with a high level of public interest.

CNPA ref:	2015/0317/DET
Council ref:	15/03583/S42
Applicant:	Davall Developments Ltd
Development location:	Land To North And East And West Of Dunbarry Terrace And, Kerrow Drive, Kingussie Highland
Proposal:	Application under Section 42 for variation or non-compliance with conditions 4 (Haul Road), 7 (Landscaping) and 8 (Re-seeding of Plots) for Phase I Housing Development of 37 serviced plots and 18 affordable dwellings granted under Planning Permission Ref 2013/0190/MSC
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	The proposed development is directly related to an application previously determined by the Cairngorms National Park Authority. It raises issues in relation to landscape impact, visual impact within a principle transport corridor, relates to a development with a high level of public interest and is considered to be of significance to the collective aims of the National Park.
Planning History:	Planning in principle granted by CNPA for Master plan for phased development of 300 houses; economic development uses; community uses including all infrastructure, landscaping etc.
	Application refused by CNPA and granted on appeal for Matters specified in Conditions 1, 2, 5, 10, 11, 16, 18, 27 & 29 of Permission In Principle 09/048/CP relating to submission of revised Master Plan, supporting information and details of formation of Construction Haul Road to A86 Trunk Road, Phase I Housing layout for 37 Serviced Private Plots and 18 Affordable Dwellings, Trunk Road access, site roads, drainage, landscaping and waste management; and Variation of Condition 4 to permit access from Dunbarry Terrace/Road and Kerrow Drive network. (2013/0290/MSC)
Background Analysis:	Application seeks to revise the terms of previous application for large housing development within Kingussie considered by CNPA and which raised significant issues locally with landscape setting being a key planning consideration. This application is directly related to previous applications determined by CNPA (Type 1) and raises issues of significance in terms of impacts on landscape, visual impact in principal transport corridors and raising significant issues locally with a high level of public interest.

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