
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF THE PLANNING COMMITTEE CALL-IN

held electronically
on 28 October 2011

PARTICIPATING MEMBERS

Peter Argyle
Duncan Bryden
Angela Douglas
Jaci Douglas
David Green
Kate Howie
Marcus Humphrey
Gregor Hutcheon

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

APOLOGIES:

No Apologies were received.

NO RESPONSE RECEIVED:

Dave Fallows
Katrina Farquhar
Mary McCafferty

1. Members were able to view the Call-in presentation on the CNPA website (www.cairngorms.co.uk) between 12.00 noon on Wednesday 26 October and 9.00am on 28 October 2011.

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

2. Angela Douglas declared an indirect direct interest in Planning Application No.'s 2011/0339/DET, 2011/0340/DET, 2011/0341/DET, 2011/0342/DET & 2011/0343/DET, due to her husband occasionally undertaking some land based business with Glen Prosen Estate.

3. Jaci Douglas declared a direct interest in Planning Application No. 2011/0336/DET, due to being a Director of Speysound Community Radio which was named in the application.
4. Marcus Humphrey declared a direct interest in Planning Application No. 2011/0344/DET, due to being a friend of the Applicant.

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

5. 2011/0326/DET - No Call-in
6. 2011/0327/DET - No Call-in
7. 2011/0328/PPP - No Call-in
8. 2011/0329/DET - No Call-in
9. 2011/0330/CON -No Call-in
10. 2011/0331/DET - No Call-in
11. 2011/0332/DET - No Call-in
12. 2011/0333/DET - No Call-in
13. 2011/0334/DET - No Call-in
14. 2011/0335/DET - No Call-in
15. 2011/0336/DET - No Call-in
16. 2011/0337/DET - No Call-in
17. 2011/0338/DET - No Call-in
18. 2011/0339/DET - No Call-in
19. 2011/0340/DET - No Call-in
20. 2011/0341/DET - No Call-in
21. 2011/0342/DET - No Call-in
22. 2011/0343/DET - No Call-in

23. 2011/0344/DET - Erection of Replacement Dwellinghouse
At Site to the North of Glascorrie, Cambus O'May, Ballater AB35 5SJ

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

- The development proposal involves the loss of a traditional dwelling house and its replacement with a new dwelling on a site which is remote from the original property and in a location where the development and associated works, including the proposed access, raise issues in relation to landscape impact, and the conservation and enhancement of the natural heritage of the area. The development therefore raises issues of general significance to the aims of the National Park.

24. 2011/0345/DET - No Call-in

- 25. 2011/0346/DET - No Call-in
- 26. 2011/0347/DET - No Call-in
- 27. 2011/0348/DET - No Call-in
- 28. 2011/0349/DET - No Call-in

29. 2011/0350/DET - Convert existing garage to form games room with wc; Change of use of open space at north and east to residential garden area.
At 4 Old Meall Road, High Burnside, Aviemore PH22 1UN

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

- The proposed development has links to previous applications considered by the CNPA and raises issues of landscape, natural heritage and the socio-economic development of Aviemore. The proposal is therefore considered to raise issues of general significance to the aims of the National Park.

- 30. 2011/0351/LBC - No Call-in
- 31. 2011/0352/DET - No Call-in

COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE

32. The Members wished to make comments to the Local Authorities on the following Planning Application No's:

33. 2011/0326/DET - Formation of side extension to house
At Claggersnich, Cromdale

- Having regard to Policy 24 (House Extensions and Alterations) of the CNP Local Plan, and the traditional proportions of the front elevation of the existing dwelling, it is suggested that a reduction in the scale of the proposed extension may be a more appropriate design solution.

34. 2011/0328/PPP - Proposed new house

At Land to North West of Parkhead Croft, Skye of Curr Road, Dulnain Bridge

- A track exists immediately adjacent to the north east of the proposed site. Although it is not recorded as a Right of Way, it is widely used to provide access to the wood. Having regard to the third aim of the National Park to promote understanding and enjoyment (including in the form of recreation) of the special qualities of the area by the general public, it is expected that the path would be kept free of obstruction during any construction works which may be undertaken in the vicinity and retained for access purposes thereafter.

35. 2011/0329/DET - Demolition of Existing Dwellinghouse and Garage and Erection of Replacement Dwellinghouse (Renewal of Planning Permission APP/2006/3974)

At 8 Albert Road, Ballater AB35 5QN

- Having regard to the location of the subject site within the Ballater Conservation Area, the proposed use of a granite finish on the front elevation is welcomed, as a means of assisting in conserving and enhancing the cultural heritage of the area.

36. 2011/0330/CON -Demolition of Existing Dwellinghouse and Garage and Erection of Replacement Dwellinghouse (Renewal of Planning Permission APP/2006/3974)

At 8 Albert Road, Ballater AB35 5QN

- Having regard to the location of the subject site within the Ballater Conservation Area, the proposed use of a granite finish on the front elevation is welcomed, as a means of assisting in conserving and enhancing the cultural heritage of the area.

37. 2011/0331/DET - Alter and extend house

At 22B Main Street, Tomintoul, Ballindalloch AB37 9EX

- It is recommended that regard should be had to Policy 24 (House extensions and alterations) of the CNP Local Plan in determining this application and in particular consideration should be given to impact of the proposed extension on the front elevation of the dwelling, in the context of the limited front garden area available and the potential impact of the development on the overall streetscape. An extension of the nature proposed may be more appropriately sited to the rear of the property.

38. 2011/0336/DET - Proposed alterations and change of use from vehicle repair workshop/showroom to builders merchant warehouse and sales area; resiting of community radio mobile office units

At Grants Garage, Dalfaber Industrial Estate, Dalfaber Drive, Aviemore PH22 1ST

- The southern and western site boundaries currently benefit from extensive landscaping, and this landscaping feature is considered important in softening the impact of industrial structures in the landscape. It is recommended in the event of the granting of planning permission that provision is made to protect and retain existing vegetation on the southern and western site boundaries.

39. 2011/0338/DET - Alterations to Northern Wing to Form Ancillary Accommodation

At North Wing, Lary Steading, Glen Gairn, Ballater AB35 5XB

- There are two Rights of Way (GK10 and GK11) located at the end of the public road, adjacent to the proposed site. Having regard to the third aim of the National Park to promote understanding and enjoyment (including in the form of recreation) of the special qualities of the area by the general public, it is expected that the Rights of Way are kept free of obstruction during any construction works which may be undertaken in the vicinity.

40. 2011/0339/DET - Alterations to Existing Building to form Apprentice Keepers Cottage and Erection of Kennels.Stores & Associated Access and Drainage
At Land West of Runtaleave, Glen Prosen

- In the interests of maintaining a record of the cultural heritage of the area it is recommended that a photographic record of the existing building is required prior to refurbishment works being undertaken.

41. 2011/0340/DET - Demolition of Existing Outbuilding and Erection of New Estate Workers/Guest Accommodation
At Land 40m East of Head Keeper's Cottage, Glen Prosen

- It is recommended in the event of consideration being given to the granting of planning permission, that appropriate conditions / other appropriate mechanisms are used to ensure that the new accommodation is retained for the stated purposes of use by estates worker's or for the accommodation of Estate guests. It is also recommended that a photographic record be compiled prior to any demolition works occurring.

42. 2011/0343/DET - Demolition of Existing Accommodation, Erection of Replacement Keepers Dwellinghouse, Kennels and Associated Access and Drainage
At Land 80m South West of Head Keeper's Cottage, Glen Prosen

- In the interests of maintaining a record of the cultural heritage of the area, a photographic record should be required prior to any demolition works occurring.

43. 2011/0345/DET - Proposed new ancillary garden chalet
At Keepers Cottage, Dalnavert, Feshiebridge, Kingussie PH21 INQ

- It is recommended in the interests of conserving the visual amenity of the area and avoiding the appearance of overdevelopment in this rural location, that consideration should be given to locating the proposed ancillary accommodation chalet in a more discreet position within the site, for example in the rear garden area. In addition, as the proposal is for ancillary accommodation, it is recommended in the event of the granting of planning permission that conditions are attached to ensure that it remains as ancillary and is not disposed of separately from the main dwelling house.

44. 2011/0351/LBC - Erection of masonry screen wall below existing worm tubs and installation of air handling equipment

At Dalwhinnie Distillery, Dalwhinnie PH19 IAA

- In the event of granting Listed Building Consent, it is recommended in the interests of conserving and enhancing the cultural heritage of the area, and in the interests of visually complementing the existing structures, that the proposed masonry wall is white washed to match the existing buildings.

45. 2011/0352/DET - Erection of masonry screen wall below existing worm tubs and installation of air handling equipment

At Dalwhinnie Distillery, Dalwhinnie PH19 IAA

- In the event of granting planning permission, it is recommended in the interests of conserving and enhancing the cultural heritage of the area, and in the interests of ensuring that the development visually complements the existing structures, that the proposed masonry wall is white washed to match the existing buildings.

46. The planning officers noted these comments and were delegated with the responsibility of whether or not to submit the comments to the Local Authorities.