
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 29 February 2016 2016/0054/DET to 2016/0061/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2016/0054/DET
Council ref:	16/00424/FUL
Applicant:	Mr Lindsay Wallace
Development location:	Steading To West Of The Old Manse, Duthil, Junction Carrbridge
Proposal:	Erection of two houses
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Planning history for this location includes consent for the demolition of the steading and erection of 4 houses (06/00342/FULBS, 06/508/CP) and subsequent application under Section 42 (2013/0379/DET) to extend consent by a further 3 years. Both decisions were made by CNPA. Pre-application advice has been given by the Local Authority which concluded the proposal generally accords with LDP principles and policies and further advised that an application should include an appropriate supporting statement.
Background Analysis:	The principle for new housing on this site has been established through prior consent and this proposal is for the erection of 2 larger family villas in lieu of the existing consent for 4 smaller houses. Type 2 – Housing, up to two residential units outside a settlement. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0055/DET
Council ref: 16/00596/FUL
Applicant: Mr Peter Charlton
Development location: Nethy House, Nethy Bridge, Highland PH25 3EB
Proposal: Alterations, extensions, including cafe/restaurant conversion and formation of additional car parking.
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: This proposal is for alterations and extensions to Nethy House Bunkhouse. Internal alterations include: formation of seven en-suite double rooms, creation of a four bed owners' annexe, and general alterations to internal service and amenity provision. Further proposals include erection of timber decking area to rear, and formation of timber vestibules and dormer windows. Type 2 - Small scale extensions, changes of 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: 2016/0056/DET
Council ref: 16/00613/FUL
Applicant: BT Openreach
Development location: Land 20M NW Of 1 Croftside, Croftside, Aviemore
Proposal: Installation of 1 no. DSLAM cabinet measuring 1300 x 450mm x 800mm
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 on behalf of Openreach for the installation of a DSLAM cabinet, forming part of the wider Next Generation Access programme for Superfast Broadband. Type 2 – Telecommunications / broadband cabinets. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0057/DET
Council ref: 16/00717/FUL
Applicant: Mr Ian Malcom
Development location: Gruinard, Dalfaber Road, Aviemore Highland
Proposal: Rear extension, loft conversion and internal alterations.
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Planning history for this location includes: Erection of Garage (99/00210/FULBS) and Erection of wooden garage (99/00146/ERCBS) both decided by the Local Authority.
Background Analysis: Proposal is for extension and alterations to existing dwelling house. 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: 2016/0058/DET
Council ref: 16/00741/FUL
Applicant: Mr David Cameron
Development location: Papa Rock, 111 Grampian Road, Aviemore Highland
Proposal: Replacement of existing frontage
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: A building standards warrant was granted by the Local Authority (now expired) for the formation of an additional fire exit.
Background Analysis: Proposal is for the removal of existing glazed restaurant frontage and replacement with smaller-scale glazed screen and signage. Type 2 – Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses.

CNPA ref: 2016/0059/DET
Council ref: APP/2016/0323
Applicant: Mr John Torrance
Development location: Gordons Tearoom, Mar Road, Braemar Aberdeenshire
Proposal: Installation of Replacement Windows and Rooflights
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 replacement of four traditional sash and case windows with timber mock sash and case style windows, and the replacement of five skylight windows with windows of similar timber construction. 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: 2016/0060/DET
Council ref: 16/00780/FUL
Applicant: Mr Andrew Norval
Development location: Land 150M NW Of , Beachan Court, Grantown On Spey
Proposal: Creation of residential plot layout (43 units), Roads, Drainage and Strategic Landscaping
Application type: Detailed Planning Permission
Call in decision: **CALLED IN**
Call in reason: The proposal seeks to develop 43 housing units and associated infrastructure within an area of land designated for housing in the Cairngorms National Park Local Development Plan. As such this proposal is considered to raise issues of significance to the collective aims of the National Park in relation to: sustainable and economic development in terms of housing provision; and, natural and cultural heritage in terms of landscape and environmental impacts.
Planning History: Recent planning history for this location includes a proposal for the creation of 43 houses and flat plots (indicative house types only), roads and strategic landscaping which was called-in by CNPA and subsequently withdrawn due to a lack of sufficient information to support a major application. A Proposal of Application Notice has been submitted for housing development on a larger area of land here including this current application site, with pre

application consultation with the community undertaken. The CNPA fed into this pre application process through the Highland Council's major application service. Submission was also made to the Highland Council for a screening opinion for Roads, services and strategic landscaping for a mixed residential development of no more than 60 dwellings on the wider site (14/03851/SCRE).

Background Analysis: This application is part of a wider site designated for housing in the Local Development Plan and seeks consent for plot layout, strategic landscaping and road layout. Type 1 Application – housing of five or more residential units within a settlement.

CNPA ref: 2016/0061/DET

Council ref: 16/00826/FUL

Applicant: Ironhorse Developments Limited

Development location: 16-18 Dalfaber Industrial Estate, Dalfaber Drive, Aviemore Highland

Proposal: Proposed linking of 2no. industrial units including internal alterations, adding an internal mezzanine, and construction of entrance canopy.

Application type: Detailed Planning Permission

Call in decision: **NO CALL-IN**

Call in reason: N/A

Planning History: Recent planning history at this location includes: Local Authority Decisions - Use of land for siting of mobile office (06/00065/FULBS) with a further renewal of this consent (08/00114/FULBS); erection of industrial unit (08/00003/FULBS). CNPA approved decision - Erection of 12 industrial units (class 4) and redevelopment of warehouse to 4 offices and 3 units (14/01177/FUL).

Background Analysis: Proposal is for internal alterations to existing industrial units to from one singular unit, with the further addition of an internal mezzanine and entrance canopy. Type 2 – small scale extensions, change of use or temporary developments involving commercial, tourism, leisure or industrial uses. 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://cairnngorms.co.uk/uploads/documents/Park%20Authority/Planning/advice/notes/20140609_PAN_applying_for_planning_permission.pdf