
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN

Call-in period: 29 May 2017
2017/0203/DET to 2017/0207/ADV

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2017/0203/DET
Council ref:	17/02270/S42
Applicant:	Ms Sian Bain
Development location:	Crubenbeg Farm Steading, Crubenbeg, Newtonmore, Highland
Proposal:	Application under Section 42 to modify condition 1 (occupancy restriction) granted under permission 15/01931/S42. Original planning consent granted 1989 - BS/89/2. We wish to revert from 15/01931/S42 (property must be used for owners or managers accommodation) to the original planning consent (1989 - BS/89/2) that the property is for the purposes of holiday letting accommodation
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">- To undertake development without complying with condition 1 previously imposed for permission BS/89/2 (15/01931/S42)- Erection of dwelling (03/00003/FULBS)- Alterations and extensions to steading for form seven self-catering units and communal facilities (BS/89/2)
Background Analysis:	All approved by the Local Authority. Planning permission was previously granted for the conversion of a steading to form 7 holiday let units. A further permission was granted in 2003 for the erection of a dwellinghouse which was subject to a managerial occupancy restriction associated with operation of the converted steading. This restriction was subsequently amended (15/01395/S42) to allow use of the house as holiday accommodation, and a further permission granted (15/01931/S42) to allow use of one of the converted holiday lets as residential – this was also subject to a similar managerial occupancy restriction. The current application is to remove the most recent occupancy restriction to allow use to revert back to holiday accommodation. Type: Other. Not considered to raise issues of

significance to the collective aims of the National Park.

CNPA ref:	2017/0204/DET
Council ref:	17/02268/S42
Applicant:	Ms Sian Bain
Development location:	Fernlea, Newtonmore, Highland, PH20 1BE
Proposal:	Application under Section 42 to modify condition 2 (occupancy restriction) granted under permission 15/1395/S42. Original planning consent granted 2003 - 03/00003/FULBS. We wish to revert from 15/1395/S42 (property must be used for holiday letting purposes) to the original planning consent (2003 - 03/00003/FULBS) that the property must be occupied by the owner or manager of the adjacent holiday cottages
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 dwelling (03/00003/FULBS)- Alterations and extension to house (11/01825/FUL)- Application under Section 42 to remove condition 2 (occupancy restriction) of planning permission 03/00003/FULBS (15/01395/S42)
Background Analysis:	All approved by the Local Authority. When full planning permission was granted for the erection of this house it was subject to a managerial occupancy restriction associated with the conversion of a steading to holiday accommodation. A further permission was then granted removing this restriction to allow use of the dwelling as holiday accommodation – this use was now subject to another occupancy restriction preventing use as a principal private residence. The current application seeks to remove the most recent occupancy restriction (holiday accommodation) to allow the building to revert back to use as a private residence. Type: Other. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0205/DET
Council ref: 17/02409/FUL
Applicant: Mr Simon Conroy
Development location: 5 Ben Alder Road, Dalwhinnie, Highland, PH19 1AD
Proposal: Erection of porch extension to house (retrospective)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Erection of garage and installation of air source heat pump (14/04347/FUL). Approved by the Local Authority.
Background Analysis: Application seeks permission for a small-scale porch to rear of dwellinghouse. 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: 2017/0206/DET
Council ref: 17/02282/FUL
Applicant: Mr David Fotheringham
Development location: Coul Farm Steading, Laggan
Proposal: Part change of use to bedsit, installation of septic tank
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 change of use to allow partial conversion of steading building to provide 4 bedsits for use by the estate. 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:	2017/0207/ADV
Council ref:	17/02445/ADV
Applicant:	Aldi Stores Ltd
Development location:	Unit 3, Retail Development, Grampian Road, Aviemore
Proposal:	Advertisement of the following types: fascia sign, box sign
Application type:	Advertisement Consent
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history at this location is associated with the following applications: <ul style="list-style-type: none"> - Erection of Class I retail store with associated parking, servicing and landscaping (11/02017/FUL, 2011/0177/DET). Approved by CNPA - Application for planning permission under Section 42 to vary condition 22 of permission 2011/0177/DET to allow subdivision of the unit (16/00695/S42, 2016/0062/DET). Approved by CNPA. <p>Formation of 3no. retail unit, incorporating mezzanine floor space and associated infrastructure including servicing and parking (amendment to 2011/0177/DET) (16/02336/FUL) . Approved by the Local Authority</p>
Background Analysis:	Application is for advertisement consent for the installation of mixed external illuminated and non-illuminated supermarket signage. Type 2: Advertisement consent applications. 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