

Disclaimer

For the purposes of this presentation, some of the application plans may have been cropped to enable a clearer display of detailed areas of the proposed development.

Further information regarding planning applications, including the original plans, can be viewed at:

[Aberdeenshire Council](#)

[Angus Council](#)

[Highland Council](#)

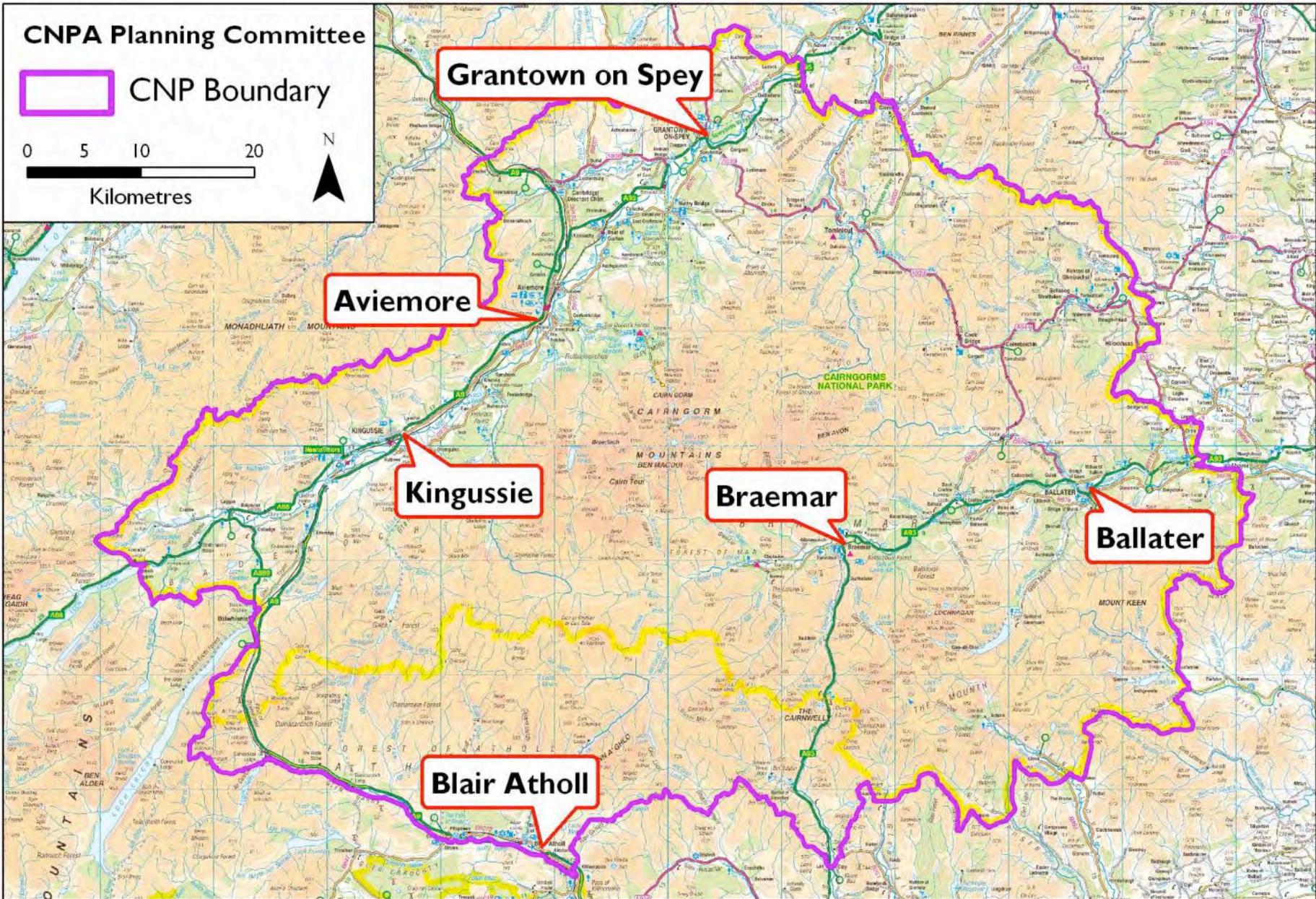
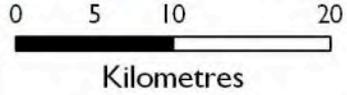
[Moray Council](#)

[Perth & Kinross Council](#)

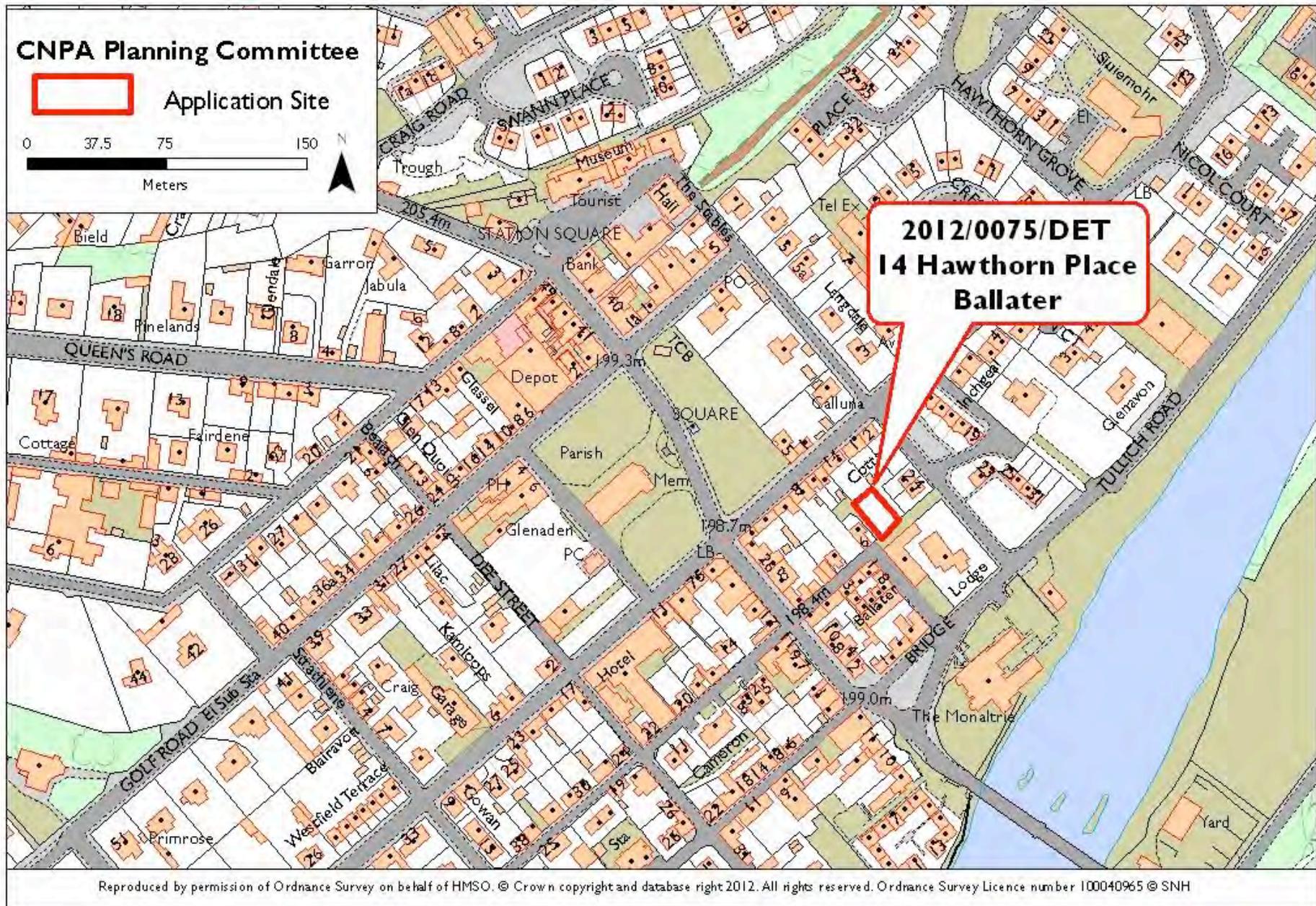
Website links in this presenter are for your convenience to provide further information. These websites are not under the control of the CNPA and we are not responsible for the contents or availability of any other websites to which we provide a link.

CNPA Planning Committee

 **CNP Boundary**

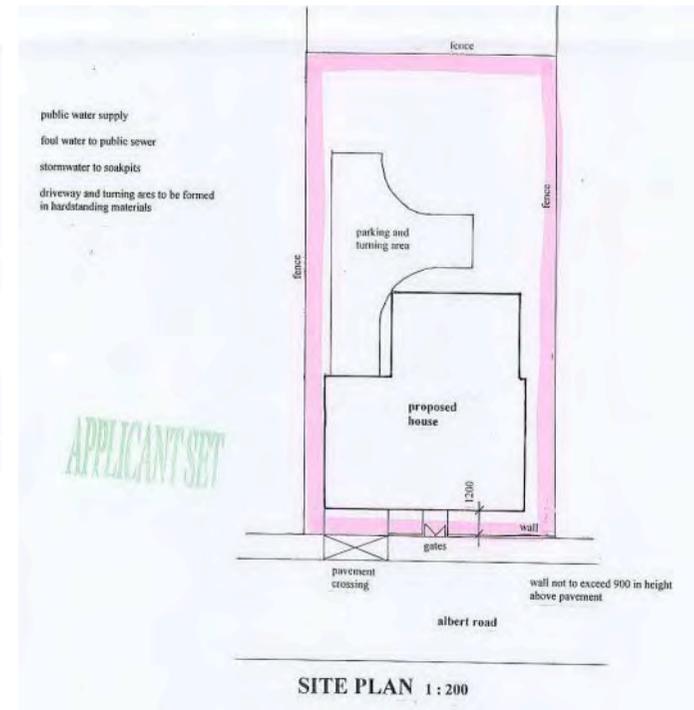


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Applicant(s) :
Proposal :

Ms. Betty Henderson
Erection of dwelling house and sub division of feu

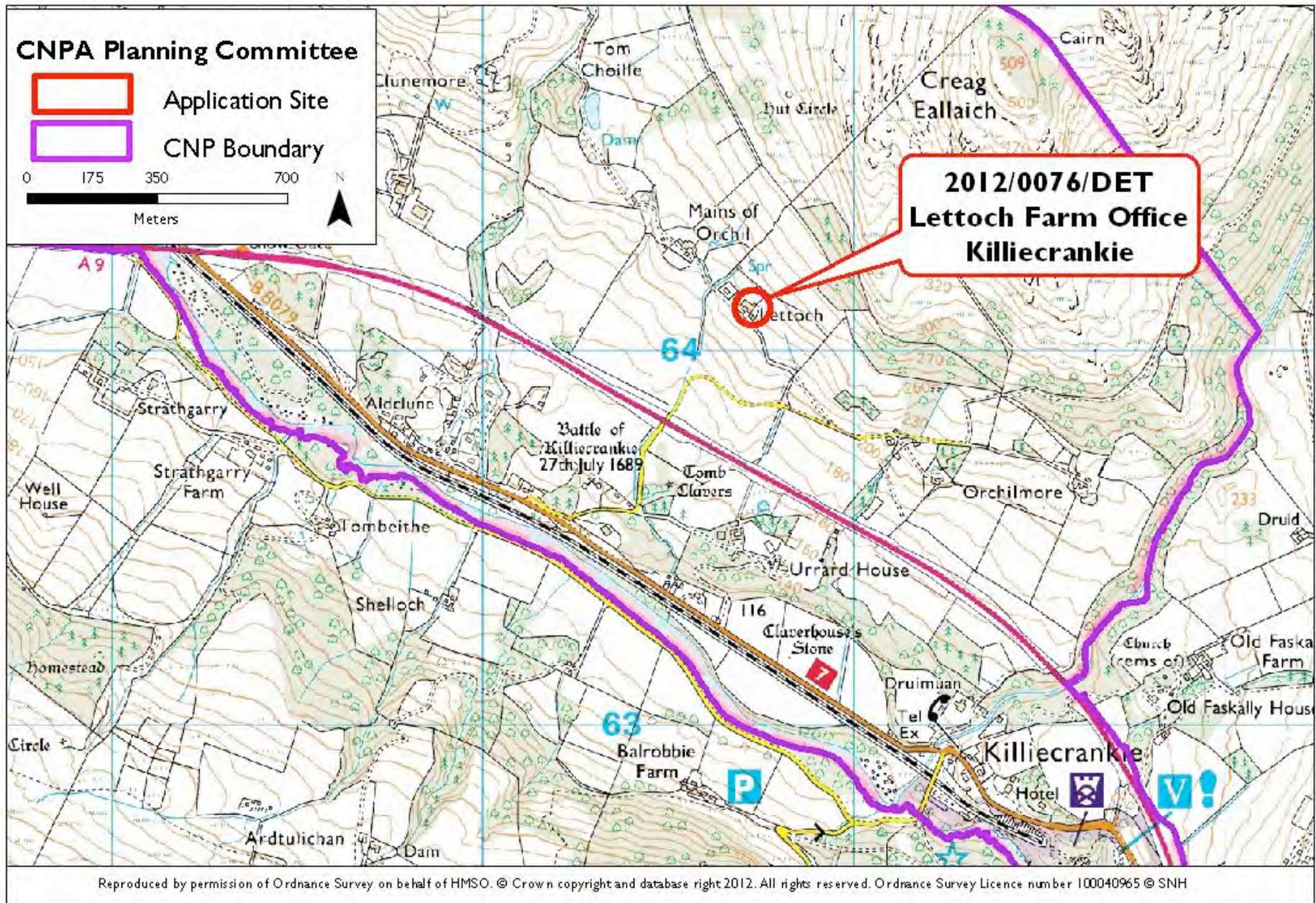


KEY POINTS :

- Planning permission is sought for the erection of a dwelling house and the subdivision of a feu at Hawthorn Place, within the settlement area of Ballater;
- The identified site area is the rear garden ground of an existing residential property. The rear garden i.e. the site, has road frontage onto the rear street, while the existing dwelling house has frontage onto Hawthorn Place. There are residential properties on each side of the proposed site;
- As an application for a single dwelling house within the settlement area, the development proposal is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

[View Planning Application](#)

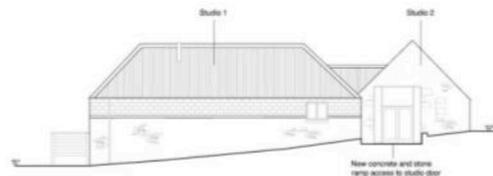
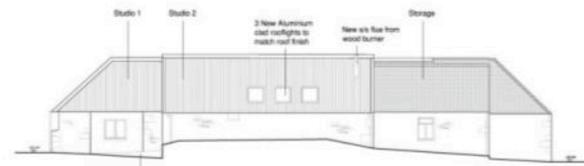


Applicant(s) :

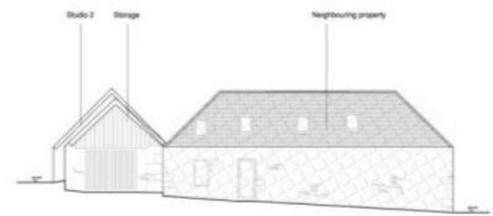
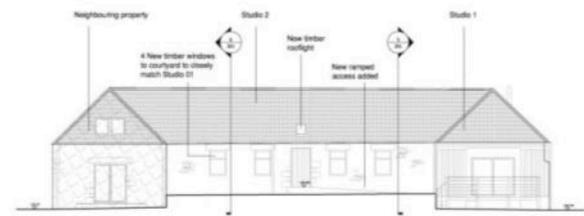
Lettoch Associates Ltd.

Proposal :

Alterations and change of use of farm buildings into studio / office



Proposed elevations

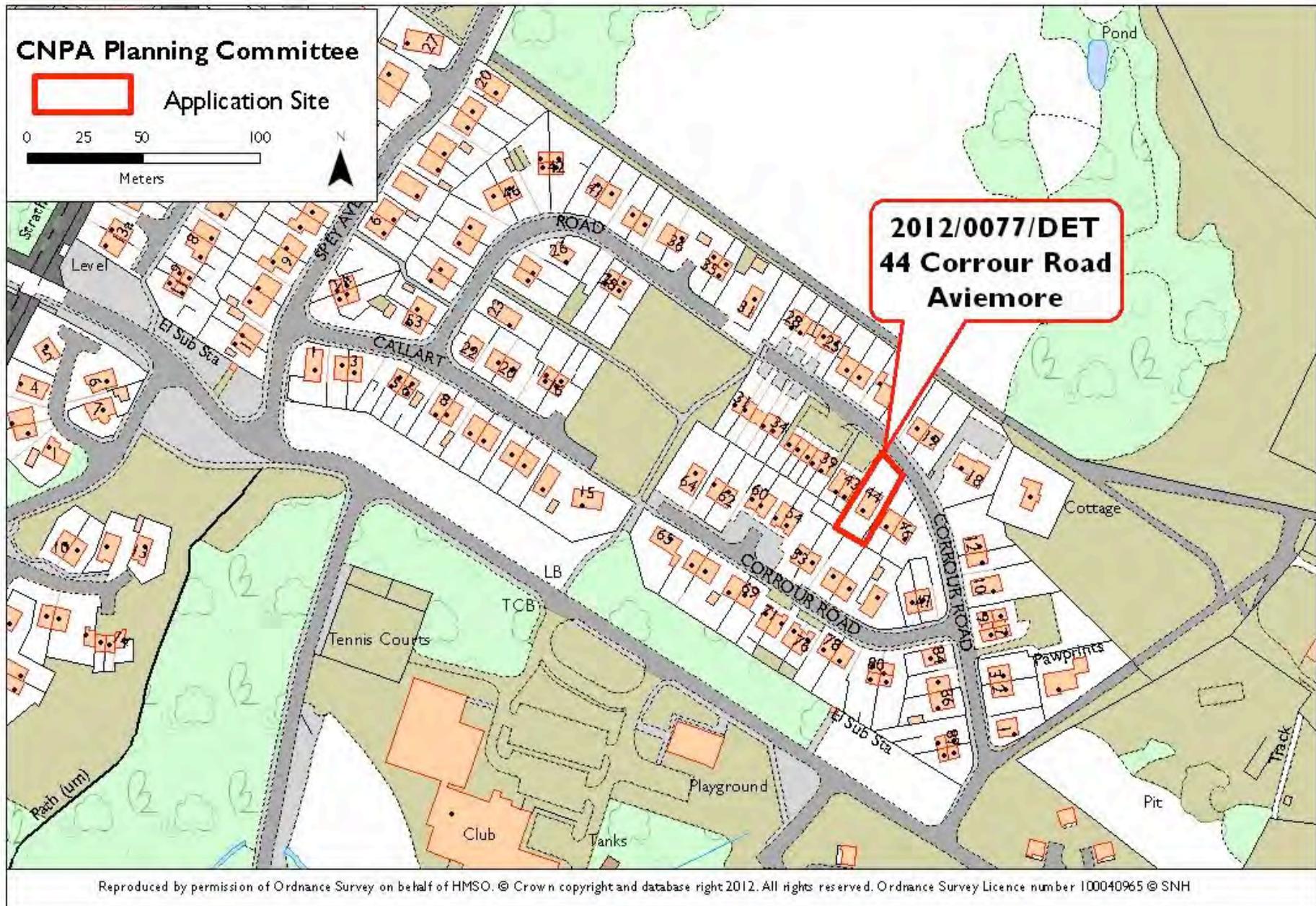


KEY POINTS :

- Planning permission is sought for alterations and a change of use of farm buildings into a studio / office. The development is at Lettoch Farm near Killiecrankie;
- The farm building (steading) is part of a u shaped courtyard arrangement. Supporting information indicates that one part of the steading has been in use by the applicants as a “home office” since 2004 in conjunction with the operation of their business;
- The proposed development would involve a formal change of use of the structure into two studios;
- While the details suggest that the studios would be used in relation to the operation of the applicants business (and would involve running courses and using the space for various group activities), reference is also made to the possibility of one of the studios being used as self catering holiday let, with the property only being let out when it is not used for business purposes;
- The proposed works to the exterior of the building generally respect the original character of the building and its proposed uses are not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

[View Planning Application](#)



Applicant(s) :

Mr. Graeme Gilfillan

Proposal :

Alterations and extensions and raising of existing roof level to first floor level, new dormer windows. Creation of self contained living accommodation.



KEY POINTS :

- Planning permission is sought for alterations and extensions and raising of the existing roof level to first floor level, and new dormer windows, in order to create self contained living accommodation at a detached dwelling house;
- The existing dwelling is a single storey detached property, within a residential setting on Corrou Road in Aviemore. There are a variety of house types in the vicinity, including single storey and two storey;
- The enlarged 'left wing' of the property is proposed to accommodate a self contained one bedroom unit, with a separate entrance in the front elevation. The unit is described on the floor plans as a 'granny flat';
- The proposed development is of a domestic nature within an established residential area and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

RECOMMENDED COMMENTS : In the event of consideration being given to the granting of planning permission, it is recommended that appropriate conditions are attached to ensure that the 'granny flat' remains ancillary to the main dwelling house.

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KEY POINTS :

- Planning permission is sought for the construction of a timber ramp for disabled use at a residential property at Dellmhor in Inverdrue;
- No further details, such as elevation drawings, have been available to view on Highland Council's website at the time of preparing this presentation. Nonetheless, the proposal is considered to be of a minor nature and would not raise issues of significance to the aims of the National Park.

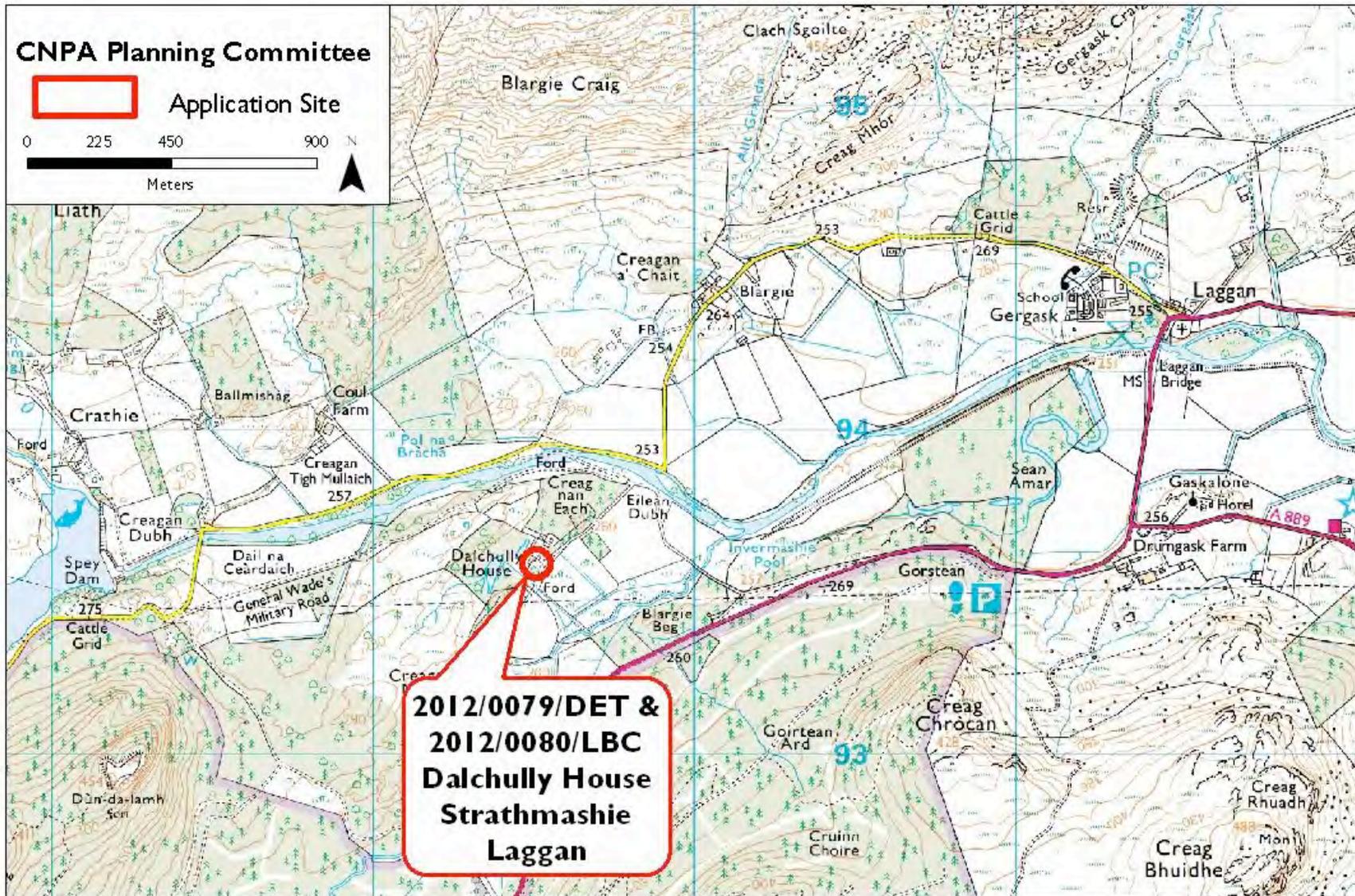
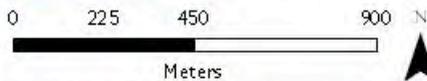
RECOMMENDATION : NO CALL IN

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CNPA Planning Committee



Application Site



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Applicant(s) :

Mr. Roy Bagnall

Proposal :

Demolition of existing 60's extensions and erection of new two storey extension to rear of building (amended design) – planning permission (2012/0079/DET) and Listed Building Consent (2012/0080/LBC)



KEY POINTS :

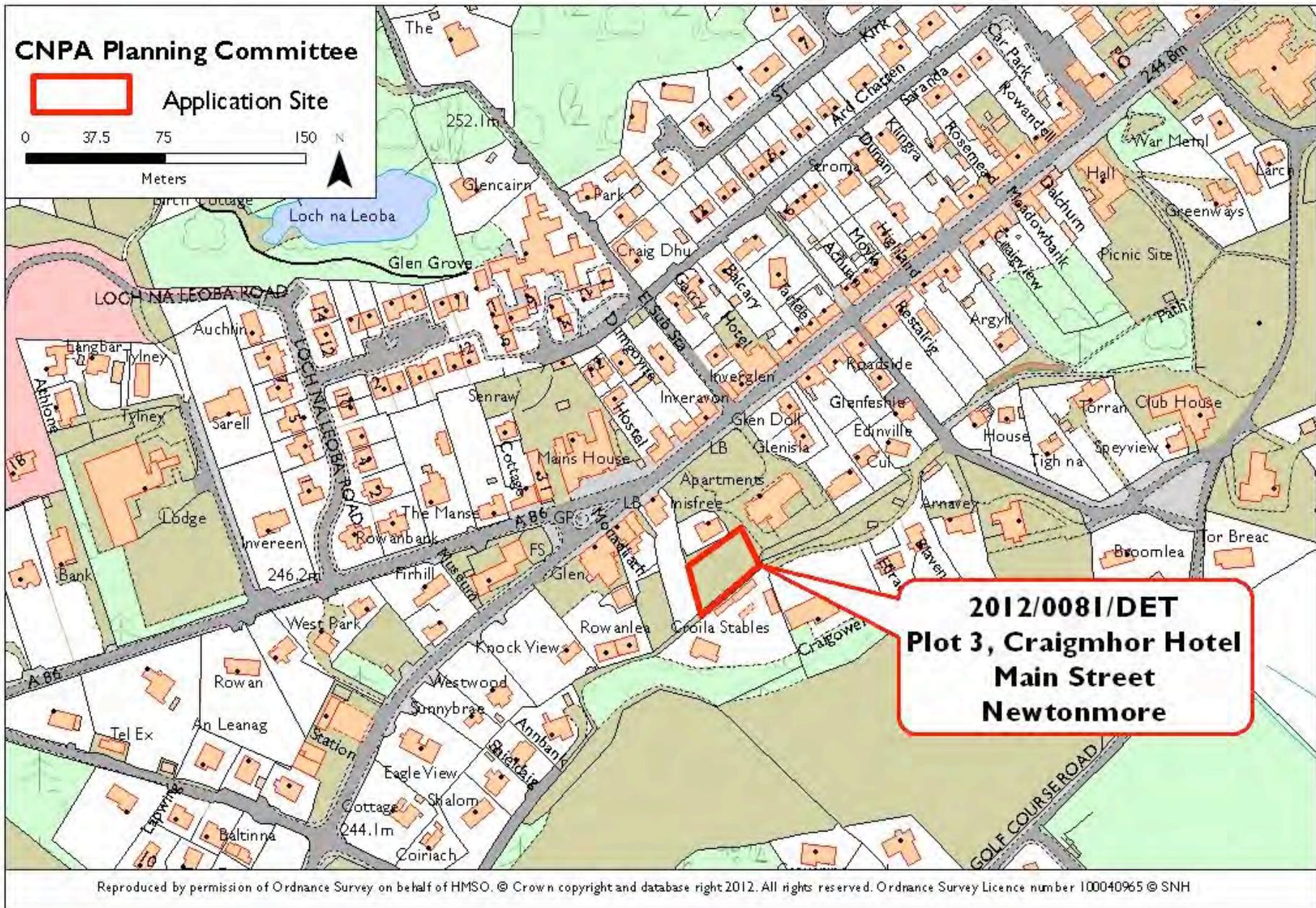
- Planning permission (2012/0079/DET) and Listed Building Consent (2012/0080/LBC) is sought for the demolition of existing 1960's extensions at Dalchully and the erection of a new two storey extension to the rear of the building. Dalchully is a Category C(s) listed building;
- The proposal is described as an amended design. Planning permission and Listed Building Consent was previously sought in 2010. The applications were refused by Highland Council for two reasons – failing to respect the character and appearance of the Listed Building by reason of its size and masking of the original rear elevation of the listed building, and also due to the proposed removal of chimneys which were considered to form an important element in defining the character of the Listed Building. The decision was also appealed and dismissed;
- The CNPA did not call in the previous applications but made comments suggesting that the advice of Highland Council's Conservation Architect was sought in order to ensure that the proposed alterations are as sympathetic as possible to the character of the original building;
- Consistent with the CNPA decision on the previous applications, the current proposal is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION :

NO CALL IN (2012/0079/DET and 2012/0080/LBC)

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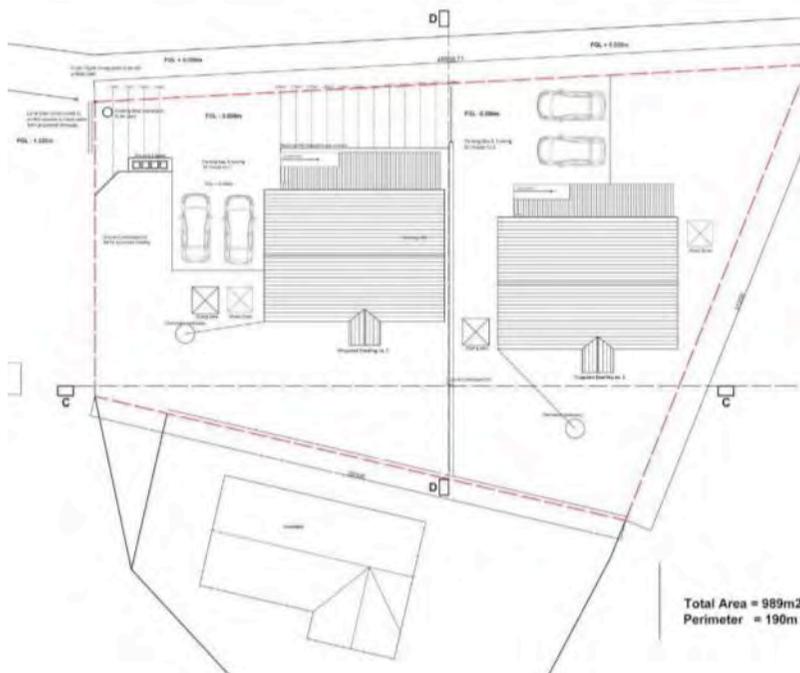


Applicant(s) :

Mr. George Orr

Proposal :

Erection of two houses (revised proposal, ref 10/4126/FUL)



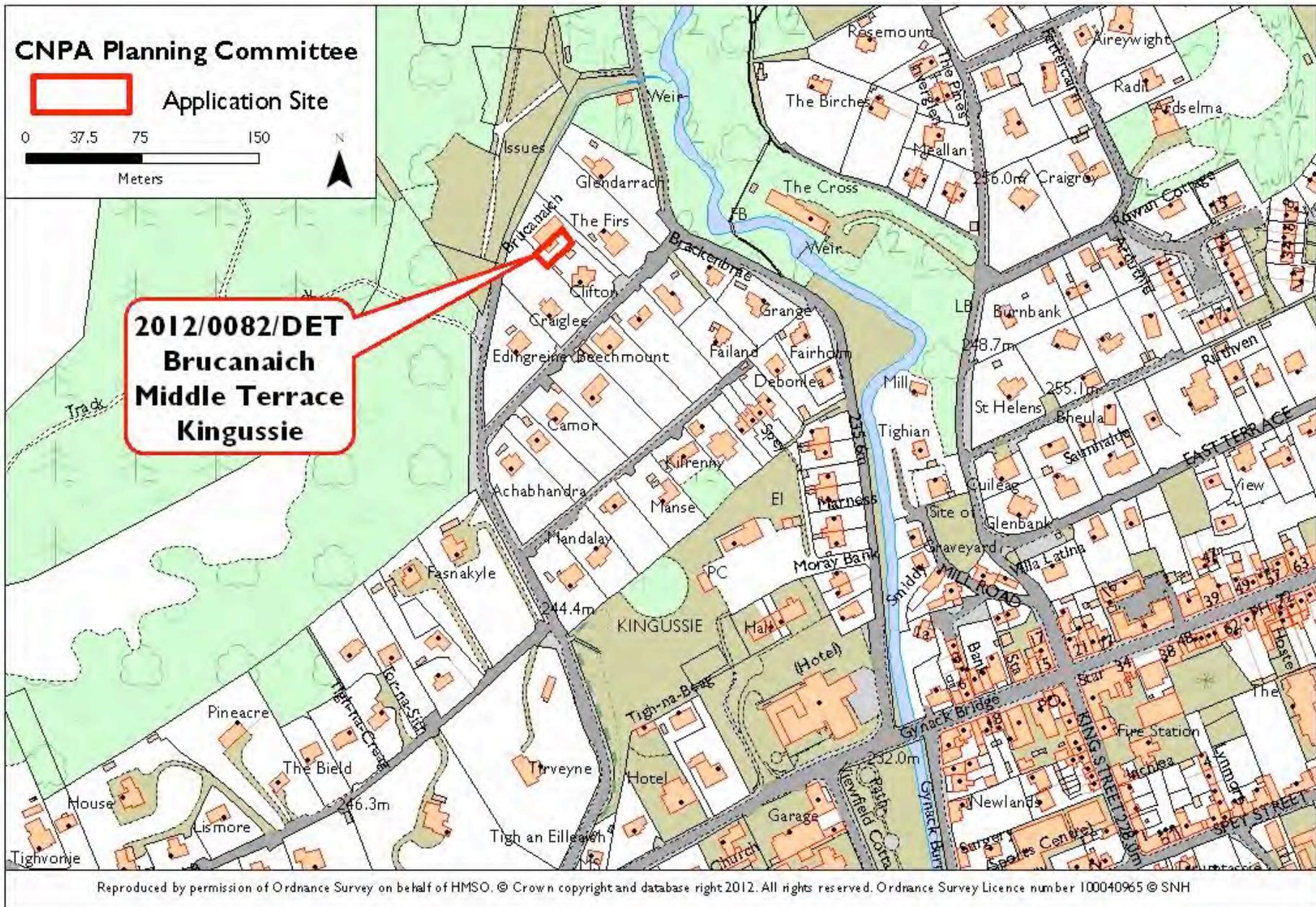
KEY POINTS :

- Planning permission is sought for the erection of two houses on land that was originally part of the former Craighor Hotel in Newtonmore;
- The application is described as a revised proposal – a previous application for two dwellings on the site in 2010 was refused by Highland Council as it was considered to constitute over development, have the potential to adversely impact on the amenity of neighbouring properties and affect the setting of the adjacent Listed Building (the former Craighor Hotel);
- The previous proposal sought permission for one and three quarter storey dwellings. The current proposal is for one and a half storey structures;
- As a proposal for two dwellings within the settlement area of Newtonmore, and consistent with the CNPA’s previous consideration of the proposal, the application is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

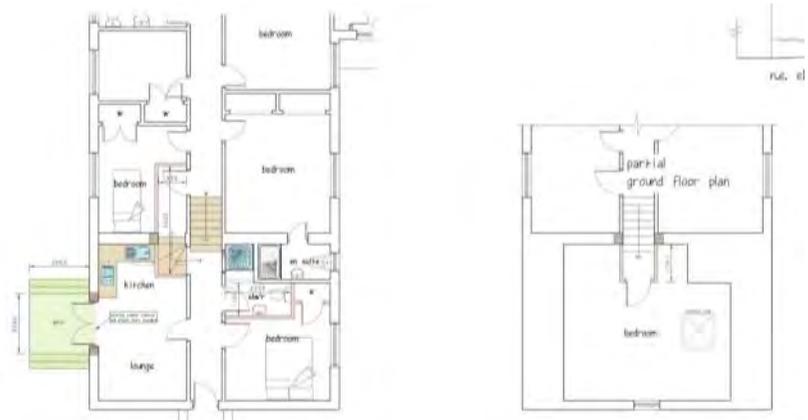
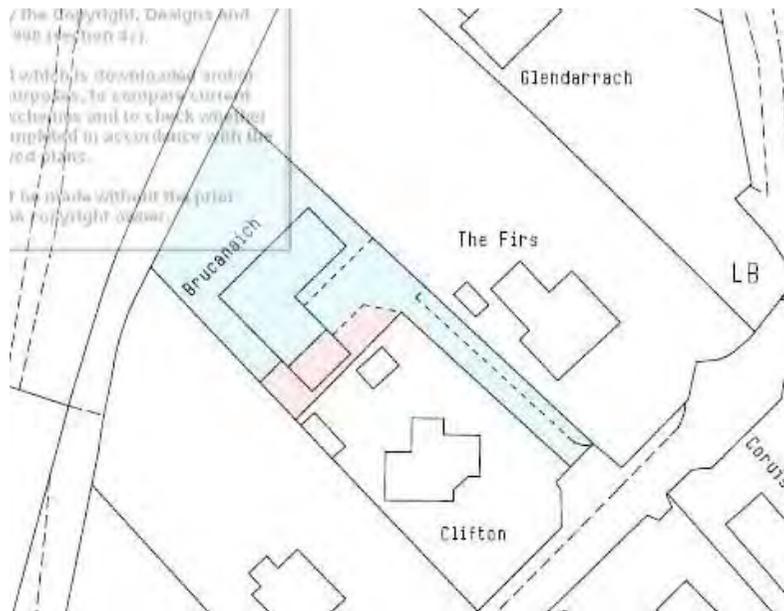
RECOMMENDED COMMENTS : The path to the rear of the proposed site is a core path plan (UBS7) and is a popular walking route for residents of the area. In the event of consideration being given to the granting of planning permission care should be taken to ensure that the path remains unobstructed at all times. There is also a long standing issue of access through the former hotel grounds to this core path and the CNPA wish to encourage the retention of this access.

[View Planning Application](#)



Applicant(s) :
Proposal :

Mr. and Mrs. R Salazar
Sub division of existing house to provide self contained unit for short term letting.



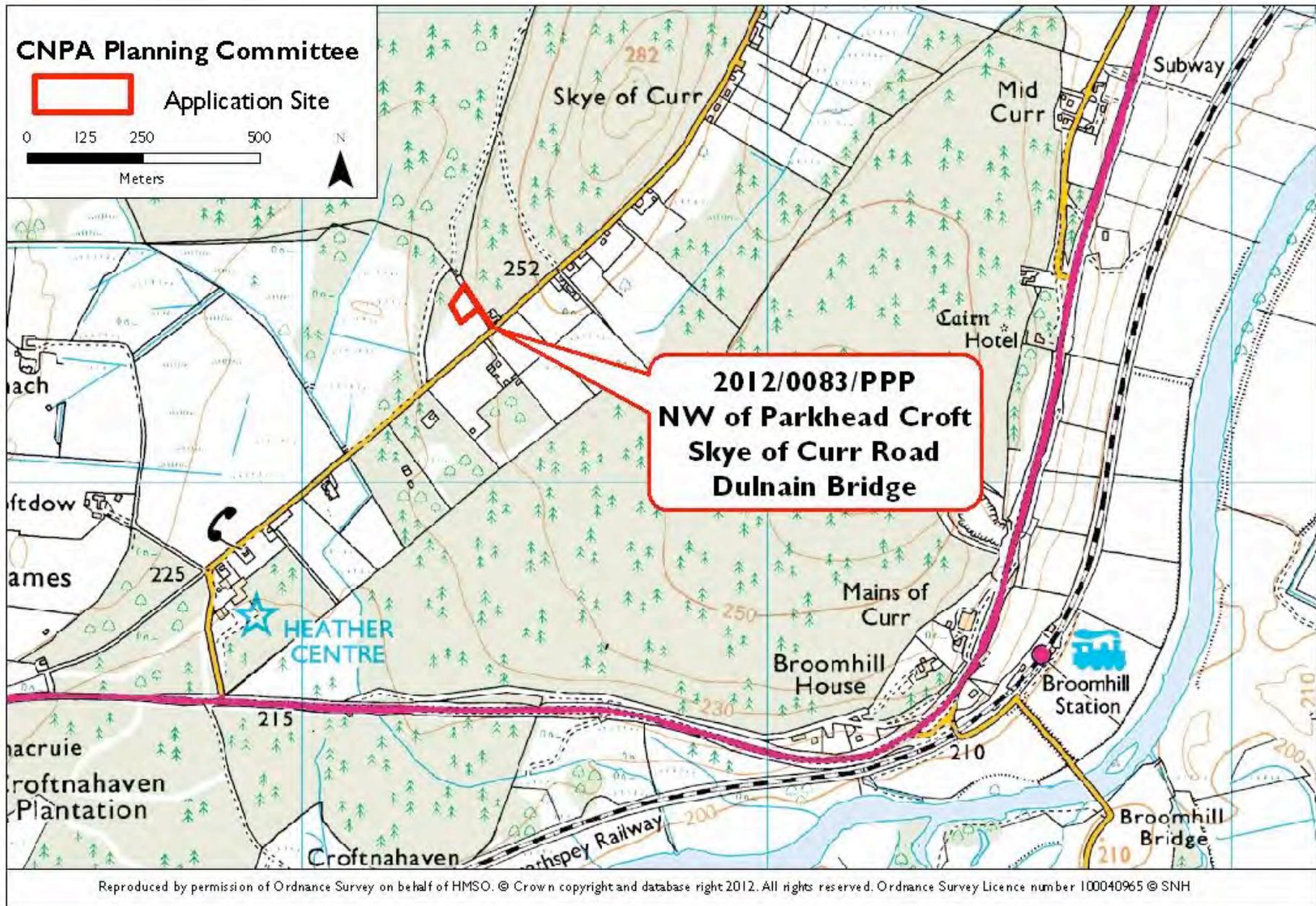
KEY POINTS :

- Planning permission is sought for the sub division of a property known as Brucanach on Middle Terrace in Kingussie, to provide a self contained unit for short term letting;
- The application form indicates that the self contained unit would remain within the applicants ownership;
- The self contained unit would accommodate two bedrooms and kitchen and living space;
- External alterations to the existing dwelling are limited and primarily involve introducing patio doors in place of an existing window. All other changes would be internal;
- The proposal is of a domestic scale and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

RECOMMENDED COMMENTS : In the event of consideration being given to the granting of planning permission it is recommended that conditions are included to ensure that the self contained units remains ancillary to the main dwelling house and is not disposed of separately.

[View Planning Application](#)

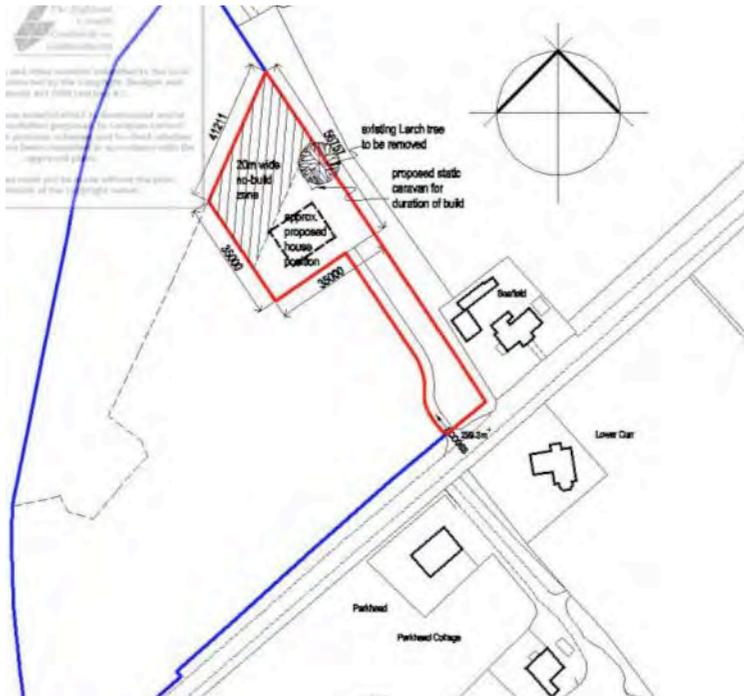


Applicant(s) :

Mr. D. Duncan

Proposal :

Erection of new croft house and siting of temporary caravan for duration of house build



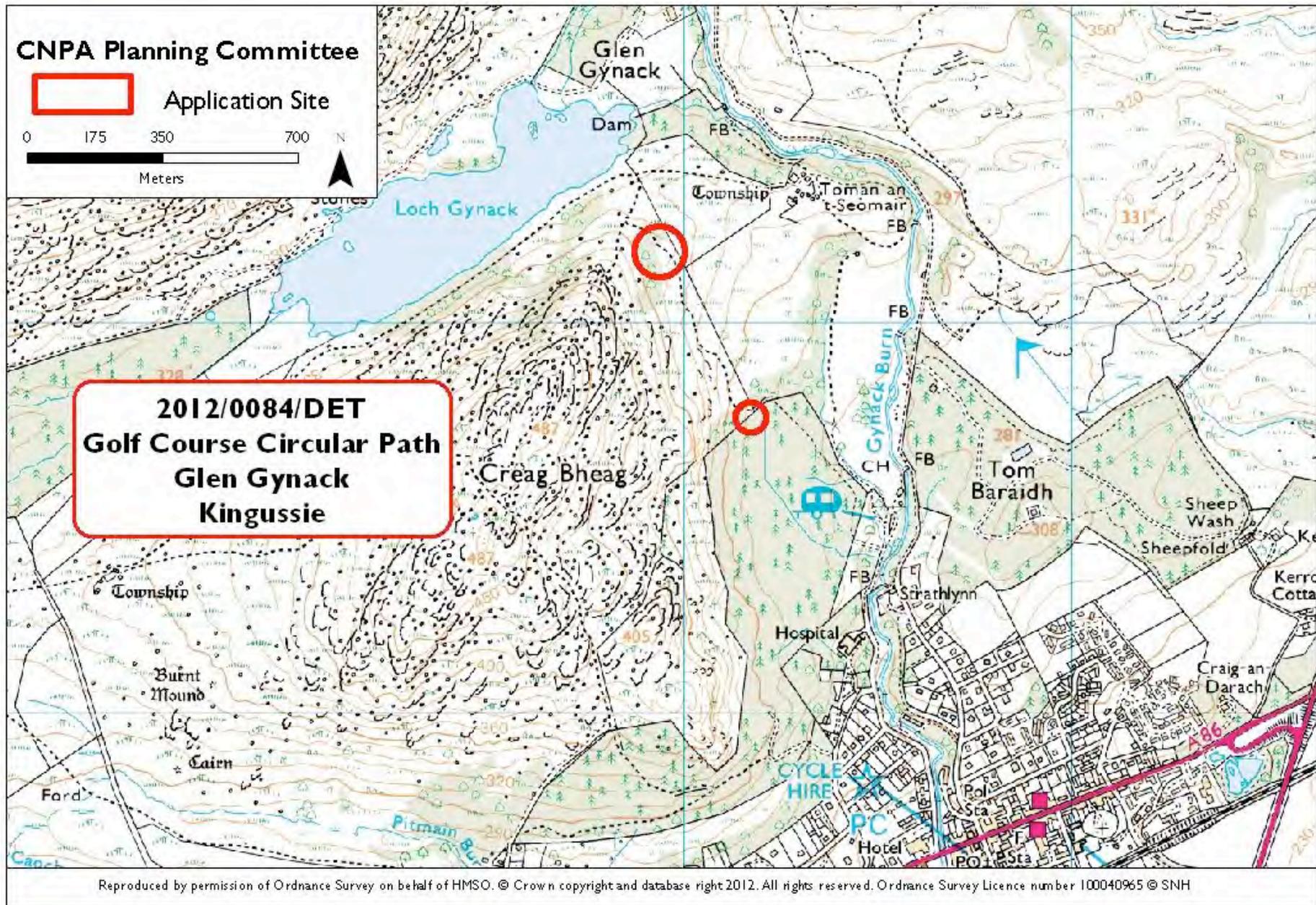
KEY POINTS :

- Planning permission in principle is sought in this application for the erection of a new crofthouse on land at Parkhead Croft, in Skye of Curr. The application description also refers to the siting of a temporary caravan for the duration of the house build;
- Planning permission in principle was previously sought in 2011 by the landowner for the erection of a dwelling house, on land closer to the road frontage of the field. The application was not called in by the CNPA as the proposal for a single house within the vicinity of existing properties was not considered to raise issues of significance to the aims of the National Park. The application was refused by Highland Council ;
- The land is part of a registered croft. The current application specifically states that the proposed new dwelling would be a crofthouse;
- The proposed site is part of a larger field of grazing ground and is located on the edge of a wooded area;
- Consistent with the CNPA's consideration of the proposal on this land in 2011, the current application for a single dwelling house (as a croft house on croft land) is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

RECOMMENDED COMMENTS : 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.

[View Planning Application](#)



Applicant(s) :
Proposal :

Mr. Murray Swapp, on behalf of COAT
Construction of a 60m and 20m boardwalk and repairs to path



Proposed 60m boardwalk section replacing old railway sleepers.



Proposed 20m section of boardwalk to rock climbing crags across wet hollow.



Illustrative photograph



Illustrative photograph

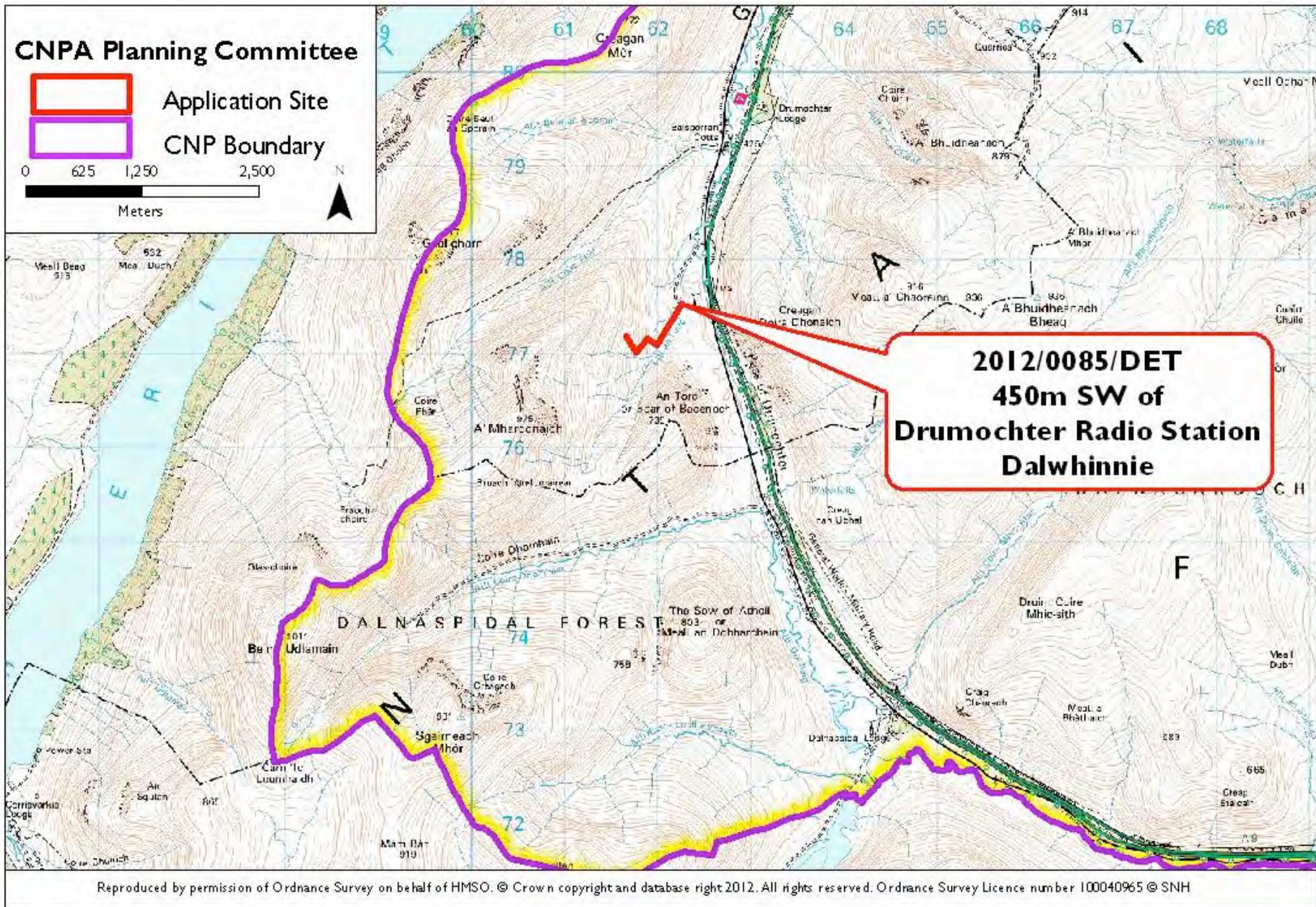
KEY POINTS :

- Planning permission is sought for various improvements works at an existing circular path at Kingussie Golf Club, with the proposed works consisting of the construction of a 60m and 20m length of boardwalk and also repairs to the existing path;
- The application has been made by COAT (Cairngorms Outdoor Access Trust);
- The 60m length of boardwalk is proposed in a densely wooded hollow, where the ground is boggy and previous efforts to improve the path in this area have been unsuccessful. The timber boardwalk was identified by COAT and the Kingussie Community Development Company as the most appropriate construction technique in this location;
- The 20m section of boardwalk is proposed on a short spur off the main path which provides access to rock climbing crags;
- The boardwalk would be constructed of larch;
- The proposal is for relatively minor improvements works on an existing path network and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

RECOMMENDED COMMENTS : The work is proposed on a core path (LBS75) and the CNPA Access Officers have expressed support for the proposed works to improve access in this location.

[View Planning Application](#)



Applicant(s) :
Proposal :

Mr.A Finlayson
Upgrading of argocat track



KEY POINTS :

- Planning permission is sought for the upgrading of an argocat track on land to the south west of Drumochter Radio Station, to the south of Dalwhinnie;
- Details on the application form note that the existing track has become unusable due to erosion and in its current condition presents health and safety issues;. The argocat track has been in use for agricultural purposes, as well as for the extraction of deer and occasionally for the transportation of grouse shooting clients;
- The applicant has engaged in pre application discussions with Highland Council and Scottish Natural Heritage;
- The application details suggest that some work has already been undertaken to upgrade the track as the applicant was “advised due to the unusable state of the argo track and the obvious health and safety implications that the unusable parts of the track could be upgraded” whilst planning permission was sought;
- The development is within an area which is designated for a variety of natural heritage interests – Drumochter Hills Special Area of Conservation, Special Protection Area and Site of Special Scientific Interest;
- The details submitted in support of this application are extremely limited and primarily consist of a location plan and application form.

RECOMMENDATION : CALL IN

The development is for the upgrading of a track in an exposed upland countryside area, which has a number of environmental designations (Drumochter Hills SAC, SPA and SSSI) and the details submitted in support of the proposal are limited. The development raises issues in relation to natural heritage and landscape impact and is of general significance to the aims of the National Park.

[View Planning Application](#)