
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF THE PLANNING COMMITTEE CALL-IN

held electronically
on 30 March 2012

PARTICIPATING MEMBERS

Peter Argyle
Duncan Bryden
Angela Douglas
Jaci Douglas
Katrina Farquhar
Marcus Humphrey
Gregor Hutcheon

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

APOLOGIES:

Kate Howie
Ian Mackintosh

Mary McCafferty
Martin Price

NO RESPONSE RECEIVED:

Dave Fallows
David Green

1. The CNPA has taken a decision to trail the use of electronic systems to carry out its Call-in meetings.
2. Members were able to view the Call-in presentation on the CNPA website (www.cairngorms.co.uk) between 12.00 noon on 28 March and 9.00am on 30 March 2012.
3. Apologies were received from the above Members.

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

4. Peter Argyle declared a direct interest in Planning Application No. 2012/0086/DET, due to being an Aberdeenshire Councillor.

5. Gregor Hutcheon declared a direct interest in Planning Application No. 2012/0084/DET, due to being a Director of COAT.
6. Willie McKenna declared a direct interest in Planning Application No. 2012/0094/MSC. No reason was specified.
7. Marcus Humphrey declared a direct interest in Planning Application No. 2012/0086/DET, due to being an Aberdeenshire Councillor.

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

8. 2012/0075/DET - No Call-in
9. 2012/0076/DET - No Call-in
10. 2012/0077/DET - No Call-in
11. 2012/0078/DET - No Call-in
12. 2012/0079/DET - No Call-in
13. 2012/0080/LBC - No Call-in
14. 2012/0081/DET - No Call-in
15. 2012/0082/DET - No Call-in
16. 2012/0083/PPP - No Call-in
17. 2012/0084/DET - No Call-in

18. 2012/0085/DET - Upgrading of argocat track
At Land 450M SW of Drumochter Radio Station, Dalwhinnie

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

- 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.

19. 2012/0086/DET - Change of Use of Agricultural Land to Burial Ground (Extension to Existing Burial Ground) and Formation of New Access
At Land to East of Tullich Churchyard, A93 Castlehill, Tullich to B972, Tullich, Ballater

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

- The proposal is for a large extension at Tullich burial ground and on land adjacent to a culturally important site at the remains of Tullich church and its Symbol Stone and Church Slabs. The proposal raises a number of issues with regard to natural and cultural heritage as well as issues relating to the development of such facilities for the community. Consequently, the proposal raises issues of general significance to the collective aims of the Cairngorms National Park.

20. 2012/0087/DET - No Call-in

21. 2012/0088/DET - No Call-in

22. 2012/0089/DET - No Call-in

23. 2012/0090/DET - No Call-in

24. 2012/0091/ADV - No Call-in

25. 2012/0092/DET - No Call-in

26. 2012/0093/DET - No Call-in

27. 2012/0094/MSC - No Call-in

28. 2012/0095/PPP - No Call-in

COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE

29. The planning officers noted Members' comments and were delegated with the responsibility of whether or not to submit the comments to the Local Authorities. The following comments were passed on to the Local Authorities.

30. 2012/0077/DET - Alterations and extensions and raising of existing roof level to first floor level, new dormer windows. Creation of self contained living accomodation

At 44 Corrou Road, Aviemore PH22 ISS

- 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

31. 2012/0081/PPP - Erection of two houses (revised proposal ref: 10/4136/FUL)
At Plot 3 Craighor Hotel, Main Street, Newtonmore

- 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.

32. 2012/0082/DET - Sub division of existing house to provide self contained unit for short term letting
At Brucaich, Middle Terrace, Kingussie PH21 1EY

- 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.

33. 2012/0083/DET - Erection of new croft house and siting of temporary caravan for duration of house build
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.

CNPA Planning Committee members also request that in the event of granting planning permission that adequate stipulations be included in order to ensure the removal of the proposed caravan at the end of the build period.

34. 2012/0084/DET - Construction of a 60m and 20m boardwalk and repairs to path
At Kingussie Golf Course Circular Path, Glen Gynack, Kingussie

- 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.

Members of the CNPA Planning Committee also wished to highlight the existence of the CNP's Supplementary Planning Guidance on Natural Heritage in the assessment of the proposal. The proposal should adequately take account of advice on minimising the effects of the storage of materials and should include measures to minimise ground disturbance.

35. 2012/0089/DET - Use of land for temporary siting of 10 storage containers, 2 sheds and a portacabin for three years and erection of screen fencing (retrospective application)
At Dalfaber Country Club, Dalfaber Drive, Aviemore PH22 1ST

- The CNPA are disappointed at the retrospective nature of the development. It is also suggested in the event of consideration being given to the granting of planning permission that the time period is strictly limited to three years and that measures are put in place to secure the restoration of the area at the end of that period.

36. 2012/0090/DET - Erection of timber bothy
At Greystone, Acres Road, Kingussie PH21 1LA

- It is recommended in the event of the granting of planning permission that conditions are attached to ensure that the bothy remains ancillary to the main dwelling house and is not disposed of separately.

37. 2012/0091/ADV - Advertisement of the following types : Display of advertisement
At Kila, 79 Grampian Road, Aviemore PH22 1RH

- Having regard to the prominent position of the proposed advertising, within the core area of Aviemore and in a location which has significant usage by the general public for amenity and transport purposes, it is suggested that the advertising signage may detract from the amenity of the area. It is also noted that it does not appear to be associated with any enterprise in the immediate vicinity and such random proliferation of signage in the area would be inappropriate.

38. 2012/0093/DET - Change of use of steading to house
At Steading 50M NE of Rowanlea, Faebuie, Cromdale

- The design of the proposed steading conversion would result in the loss of the traditional appearance and the original character of the existing steading and the introduction of excessively domesticated design features. In determining the planning application, regard should be had to the requirements of the CNP Local Plan and Policy 27 in particular on the 'Conversion and Reuse of Existing Traditional and Vernacular Buildings' and the associated Supplementary Planning Guidance on 'Guidance and Reuse of Existing Traditional and Vernacular Buildings.'

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