
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN

Call-in period: 30 May 2016
2016/0150/PPP to 2016/0173/LAW

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

PLANNING APPLICATION CALL-IN DECISIONS

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| CNPA ref: | 2016/0150/PPP |
| Council ref: | 16/00821/IPL |
| Applicant: | Mr Stuart Richardson |
| Development location: | Land 20 Metres South East Of The Craggan Bridge Of Tilt |
| Proposal: | Erection of 2no. dwellinghouses |
| Application type: | Planning Permission in Principle |
| Call in decision: | NO CALL-IN |
| Call in reason: | N/A |
| Planning History: | There is no recent planning history. |
| Background Analysis: | Planning permission in principle is sought for the erection of two dwellinghouses within an existing residential plot. Type 2: Housing – four or less residential units within a settlement. Not considered to raise issues of significance to the collective aims of the National Park. |

CNPA ref: 2016/0151/DET
Council ref: 16/01351/S75D
Applicant: Mrs Olga V Dean-Hart
Development location: Drumillie Lodge, Drumullie, Boat Of Garten Highland
Proposal: Discharge of Section 75 Agreement (04/0096/FULBS)
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 seeks to discharge a section 75 agreement which places an occupancy restriction on the dwelling, that it may only be occupied by someone engaged or last engaged in crofting work. It further restricts disposal of the property that it may not be sold separately from the remainder of the site. Type 2: Other – Discharge of Section 75 Agreement. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0152/DET
Council ref: APP/2016/1148
Applicant: Invercauld Estate
Development location: Braemar Caravan Park, Glenshee Road, Braemar, Aberdeenshire
Proposal: Erection of 6 No. Chalets (Holiday Accommodation)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: conversion of garage into reception office, erection of garage and equipment store (APP/2004/1607). Decided by the Local Authority.
Background Analysis: Proposal is for the erection of 6 timber holiday chalets within the existing caravan park. The park currently has a capacity of 103 predominantly hard standing pitches and the proposed chalets appear to be a replacement for 6 existing premium hard standing pitches. 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.

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| CNPA ref: | 2016/0153/DET |
| Council ref: | 16/01984/FUL |
| Applicant: | Balavil Estate |
| Development location: | Balavil Mains Farmhouse, Kingussie, Highland, PH21 1LU |
| Proposal: | Conversion of redundant farm buildings to visitor facilities and commercial use, including alterations and extension of existing structures. Construction of new buildings for cafe, catering and events use, formation of vehicle parking areas. |
| Application type: | Detailed Planning Permission |
| Call in decision: | CALLED IN |
| Call in reason: | The proposed development seeks to create a new visitor attraction between Kingussie and Kincaig as well as safeguard a group of traditional listed buildings and is significant to the aims of the National Park in terms of sustainable design, cultural heritage and tourism development. |
| Planning History: | Recent planning history includes: Listed building Consent application for Conversion of redundant farm buildings to visitor facilities and commercial use, including alterations and extension of existing structures. Construction of new buildings for cafe, catering and events use, formation of vehicle parking areas (16/02004/LBC). Pending Decision. |
| Background Analysis: | Proposal seeks to convert the listed steading range and erect a number of new buildings to establish a visitor destination at Balavil Estate. This is to include a farm shop, café, event space and parking for up to 143 cars and 5 coaches. Discussions regarding aspirations for further development of the Estate have taken place between the applicant, CNPA and The Highland Council. An associated Listed Building Consent application has been called in for determination by CNPA. Type I: More than 250m ² gross floor area of employment space outside a settlement. Considered to raise issues of significance to the collective aims of the National Park. |

CNPA ref: 2016/0154/DET
Council ref: 16/00855/FLL
Applicant: Ben Alder Estates Ltd
Development location: Land 100 Metres East Of Dalnaspidal Lodge, Dalnaspidal,
Proposal: Erection of dwellinghouse and installation of ground mounted solar panels
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is no planning history on this plot, recent associated planning history includes:

- Erection of dwellinghouse (15/01647/FLL)
- Erection of two garages and kennels (14/00314/FLL). Decided by CNPA

Demolition of existing cottage and erection of 3 dwellinghouses (13/00131/FLL) Decided by CNPA.

Background Analysis: Previous consents have been approved for the erection of dwellinghouses on plots adjacent to application site. This proposal seeks to erect a single dwelling house to include a small domestic scale solar array. Type 2: Housing – less than two residential units outside a settlement. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0155/DET
Council ref: 16/01232/FUL
Applicant: The Co Op Group
Development location: 1 Granish Way, Aviemore, Highland, PH22 1UQ
Proposal: Proposed new walk in chiller to rear yard of convenience store
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Advertisement of the following types: 2 internal illuminated fascia signs (14/04350/ADV)
- Display of two fascia signs (retrospective) (12/01238/ADV)

Both decided by the Local Authority.

Background Analysis: Proposal is for the installation of a new external chiller unit within a fenced service yard to rear of Co-op building as a replacement for two existing chest freezers. 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: 2016/0156/LBC
Council ref: 16/01988/LBC
Applicant: Abellio Scotrail
Development location: Carrbridge Railway Station, Station Road, Carrbridge, Highland
Proposal: Installation of CCTV cameras
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Existing station to be repainted in colours to comply with Transport Scotland Scotrail identify guidelines (13/02201/LBC). Decided by the Local Authority.
Background Analysis: Carrbridge railway station is a category B listed building and the proposal seeks listed building consent for the installation of two eaves-mounted CCTV cameras. Type 2: Listed building consent applications that involve minor external or internal changes. Not considered to raise issue of significance to the collective aims of the National Park.

CNPA ref: 2016/0157/LBC
Council ref: 16/02003/LBC
Applicant: Abellio Scotrail
Development location: The Old Station, Station Road, Newtonmore, Highland
Proposal: Installation of new CCTV cameras
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Erection of timber picket fence with intermediate stone pillars (01/00002/FULBS). Decided by the Local Authority.
Background Analysis: Newtonmore railway station is a category B listed building and the proposal seeks listed building consent for the installation of a single pole-mounted CCTV camera. Type 2: Listed building consent applications that involve minor external or internal changes. Not considered to raise issue of significance to the collective aims of the National Park.

CNPA ref: 2016/0158/DET
Council ref: 16/02130/FUL
Applicant: Mr Iain Cornfoot
Development location: Land 175M SE Of Heatherbank, Rothiemurchus, Aviemore
Proposal: Erection of 6 dwellings, upgrade current access point and a new access track formed; private drainage (shared treatment plant and soakaway)
Application type: Detailed Planning Permission
Call in decision: **CALLED IN**
Call in reason: The proposed development is for six residential units outside a settlement and would create a new group of properties in a woodland and on an area of ancient woodland. The proposal raises issues of significance to the aims of the National Park in terms of housing, sustainable design, natural heritage, and landscape.
Planning History: Recent planning history includes: Erection of 6 houses including infrastructure and access roads (14/03300/FUL). Withdrawn.
Background Analysis: Proposal is for the erection of 6 dwellinghouses with associated access, drainage and landscaping at the former Inverdrue Sawmill site. Type 1: Housing – five or more residential units within a settlement. Considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0159/DET
Council ref: 16/02151/FUL
Applicant: Telefonica UK
Development location: Land 570M SE Of Carrbridge Golf Club, Inverness Road, Carrbridge
Proposal: Erection of mast and ground based equipment
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 erection of a telecoms mast with associated infrastructure and base unit as part of improvements to mobile network and 4G coverage. Type 2: Telecommunications masts inside settlements. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0160/DET
Council ref: 16/02195/FUL
Applicant: AW Laing Ltd
Development location: 110 High Street, Grantown-on-spey, Highland, PH26 3EL
Proposal: Change of use from office to dwelling house
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 seeks change of use consent to convert an existing office within a largely residential section of the high street to a two bedroom dwelling house. 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: 2016/0161/DET
Council ref: 16/01880/FUL
Applicant: Mr Roy Tylden Wright Abel
Development location: Uvie Farm Round House, Uvie, A86t Laggan Road - Balgowan West Access Newtonmore
Proposal: To install a 5kw photovoltaic array on the ground in front of the bunkhouse
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Erection of agricultural store and polytunnel (11/00746/AGR). Decided by the Local Authority
- Erection of dwelling and garage/office/ancillary accommodation (Approval of reserved matters) (03/00400/REMBS). Decided by CNPA

Erection of dwelling (outline) (01/00238/OUTBS). Decided by the Local Authority.

Background Analysis: Proposal is for the installation of domestic scale photovoltaic array, Type 2: Other, small scale solar installations. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0162/DET
Council ref: 16/02182/FUL
Applicant: Mr Nick Morgan
Development location: Land 30M North West Of Lynchurn Farmhouse, Boat Of Garten
Proposal: Erection of house
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Erection of house (13/00889/PIP). Decided by the Local Authority.
Background Analysis: Principle for development has already been established with previous planning permission in principle consent. Proposal seeks full planning permission for similar. 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: 2016/0163/NST
Council ref: 16/02207/OHL
Applicant: Trish Morris
Development location: Land 370M Sw Of, Balnascriten, Achlean Road, Feshie Bridge
Proposal: 11,000 Volt overhead line to New House Bulroy, Glenfeshie, Kingussie
Application type: Statutory Notification - overhead lines
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning permission includes: Erection of croft house (12/04485/FUL). Decided by the Local Authority.
Background Analysis: Proposal is a statutory notification on behalf of Scottish Hydro Electric Power Distribution under the Electricity Act (1989) and the Electricity (applications for consent) Regulations 1990 for the installation of an overhead power line as required to serve the property referenced in planning application 12/04485/FUL. Type 2: Other – Statutory notifications.

CNPA ref: 2016/0164/DET
Council ref: 16/02236/FUL
Applicant: Mr Robbie Bellshaw
Development location: Grounds Of Hanover Housing, The Glebe, Kingussie
Proposal: Installation of a flue and support mast for the biomass facility at Glebe Court
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Installation of biomass boiler/fuel store contained in timber cabin and 3500 litre bunded oil storage tank (12/00002/FUL). Decided by the Local Authority.
Background Analysis: Proposal seeks fresh permission for the installation of a flue associated with the existing biomass facility as technical details have required it to be redesigned. Type 2: Other – Small scale variations that need planning permission, Not considered to raise issue of significance to the collective aims of the National Park.

CNPA ref: 2016/0165/DET
Council ref: 16/02238/FUL
Applicant: Mr Robbie Bellshaw
Development location: Plant Room At Glen Grove, Old Glen Road, Newtonmore, Highland
Proposal: Modifications to the biomass facility, including flue and support mast, fill pipes and fuel level window (amended proposal ref: 12/1534/FUL)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Extension to existing plant room and installation of new biomass heating plant (12/01534/FUL). Decided by the Local Authority.
Background Analysis: Proposal seeks permission for modifications to existing consent as technical details have required elements to be redesigned. Type 2: Other – Small scale variations that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0166/DET
Council ref: 16/02242/FUL
Applicant: Mr R And D Frazer
Development location: Restalrig, Main Street, Newtonmore, Highland
Proposal: Change of use of old Co-op from commercial to become residential to form 2 self contained units
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Planning history includes:

- Display of illuminated signs (09/00019/ADVBS)
- Display of illuminated advertisements (02/00037/DVBS)
- Erection of rear extension (99/00094/FULBS)

All decided by the Local Authority
Background Analysis: Proposal is for change of use consent to convert disused former co-op premises to create 1 no. one bedroom residential unit and 1 no. two bedroom residential unit. Type 2: Housing – four or less residential units within a settlement. Not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0167/DET
Council ref: APP/2016/1197
Applicant: Mrs Alison Morrison
Development location: Mar Cottage, 17 Chapel Brae, Braemar, Aberdeenshire
Proposal: Installation of replacement windows and re-slate roof
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Sub-division of feu and erection of boundary fence (APP/2012/1904). Decided by the Local Authority.
Background Analysis: Proposal is to replace existing sash and case windows with timber sash and cash look-a-like units and to re-slate roof to match neighbouring buildings. 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: 2016/0168/DET
Council ref: 16/0227/FUL
Applicant: Mr And Mrs P Frost
Development location: New House, 27 Woodburn Drive, Grantown-on-spey, Highland
Proposal: Erection of extension
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 a small-scale extension to SW gable 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.

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| CNPA ref: | 2016/0169/ADV |
| Council ref: | APP/2016/1423 |
| Applicant: | Food Programme Delivery Orchid Group |
| Development location: | The Co-operative, 4 Golf Road, Ballater Aberdeenshire |
| Proposal: | Installation of 3no. illuminated signs and 2 no. non-illuminated signs |
| Application type: | Advertisement Consent |
| Call in decision: | NO CALL-IN |
| Call in reason: | N/A |
| Planning History: | <p>Recent planning history includes:</p> <ul style="list-style-type: none"> - Alterations and conversion of bus depot to class I (shops) (APP/2013/1312). Decided by CNPA - Erection of Signage (APP/2013/3222). Decided by CNPA - Erection of Signage (App/2014/4090). Decided by Local Authority - Erection of 200kv electrical sub-station (APP/2014/1602) Decided by the Local Authority - Erection of signage (APP/2015/0909). Decided by the Local Authority <p>Installation of bus shelter (retrospective) (APP/2015/1039). Decided by the Local Authority</p> |
| Background Analysis: | Proposal is for the installation of replacement signage to reflect rebranding. Type 2: Advertisement consent applications. Not considered to raise issues of significance to the collective aims of the National Park. |

CNPA ref: 2016/0170/DET
Council ref: 16/02181/FUL
Applicant: John Robertson
Development location: The Dell Shinty Pitch, Ruthven Road, Kingussie, Highland
Proposal: Erection of two permanent portacabins/team rooms and a 100 seater grandstand
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Convert a temporary structure to a permanent structure (13/03882/FUL)
- Siting of portacabin, installation of decking and septic tank and soakaway (amended proposal) (11/01521/FUL)
- Siting of portacabin an installation of septic tank and soakaway (11/00407/FUL)
- Improvement of the access to the Dell at the entrance to the Dell at Ruthven Road (10/03707/FUL)

All decided by the Local Authority
Background Analysis: Proposal is for the erection of a 100 seater grandstand with associated decking on the East side of the shinty pitch and the erection of a permanent team room on the West and East sides of the pitch. 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.

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| CNPA ref: | 2016/0171/DET |
| Council ref: | 16/02283/FUL |
| Applicant: | Speyside Business Centre |
| Development location: | 16-18 Dalfaber Industrial Estate, Dalfaber Drive, Aviemore, Highland |
| Proposal: | Proposed provision of class 3 cafe facility within class 4 and class 1 retail unit |
| Application type: | Detailed Planning Permission |
| Call in decision: | NO CALL-IN |
| Call in reason: | N/A |
| Planning History: | <p>Recent planning history includes:</p> <ul style="list-style-type: none"> - Construction of entrance canopy (16/00826/FUL) Decided by the Local Authority - Erection of 12 industrial units (class 4); re-development of warehouse to 4 offices (class 4) and 3 units (class 4) (14/02288/FUL). Decided by CNPA - Use of land for siting of mobile office unit (renewal of consent) (08/00114/FULBS). Decided by the Local Authority. - Erection of industrial unit (08/00003/FULBS). Decided by the Local Authority. <p>Use of land for siting of mobile office unit (06/00065/FULBS). Decided by the Local Authority.</p> |
| Background Analysis: | <p>Proposal is for the creation of a café within the mezzanine space and small area of ground floor retail of existing units, to include minor internal and external alterations. 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.</p> |

CNPA ref: 2016/0172/DET
Council ref: APP//2016/1452
Applicant: Ann Chinner And Ann Chant
Development location: Brackenburn, 1 Knocks Cottages, B976 U9m At Knock To Strathgirnock Farm Birkhall
Proposal: Alterations and extension to dwellinghouse
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes: Alterations and extension to dwellinghouse (APP/2016/0083). Decided by the Local Authority.
Background Analysis: Proposal is a revised application for alterations and extension to existing dwellinghouse. Previous application was refused due to lack of a bat survey. 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: 2016/0173/LAW
Council ref: 16/01749/CLP
Applicant: Mr Scott Muir & Ms Laura Lawrance
Development location: 30 Seafield Place, Aviemore, Highland PH22 1RZ
Proposal: Proposed rear extension of existing dwellinghouse
Application type: Certificate of Lawfulness
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: There is no recent planning history.
Background Analysis: Proposed rear extension is considered to be within permitted development guidelines and applicants are seeking a Certificate of Lawfulness as confirmation. Type 2: Other – householder developments that do not need planning permission. Not considered to raise issue 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