



North elevation



North and part West elevation

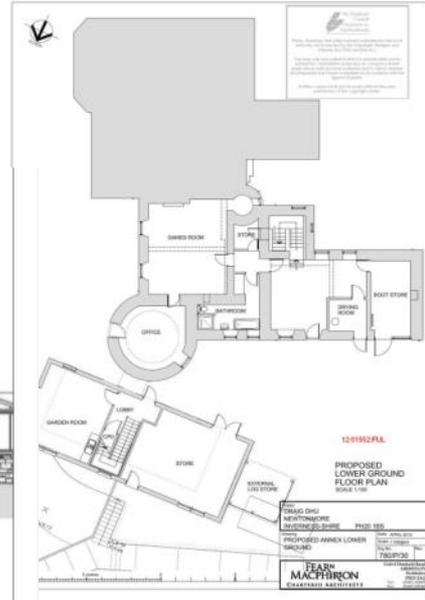
PERIOD AND TYPE CONSTRAINTS
 This may only be applied where it is considered essential for conservation purposes. In certain cases, developments have been completed in accordance with the planning policy.
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NEW FLAT ROOF WITH SLATE VALLEY IS NOT VISIBLE IN ELEVATION PREFER TO ROOF PLAN (NOTES)

Extension



PROPOSED WEST ELEVATION - ANNEX



KEY POINTS

- This planning application is for an annexe extension to a traditional listed (see 143 on this presentation for listed building consent) house at Newtonmore;
- Two storey, timber clad annexe is proposed on the site of an existing timber building with link from first floor of existing house;
- Annexe accommodation is two bedrooms on the first floor and a garden room and store on the ground floor;
- Materials include horizontal timber cladding and standing seam roof;
- While recognising listed status the proposal represents an extension to a house and is not considered to raise issues of general significance;
- However, design comments are recommended.

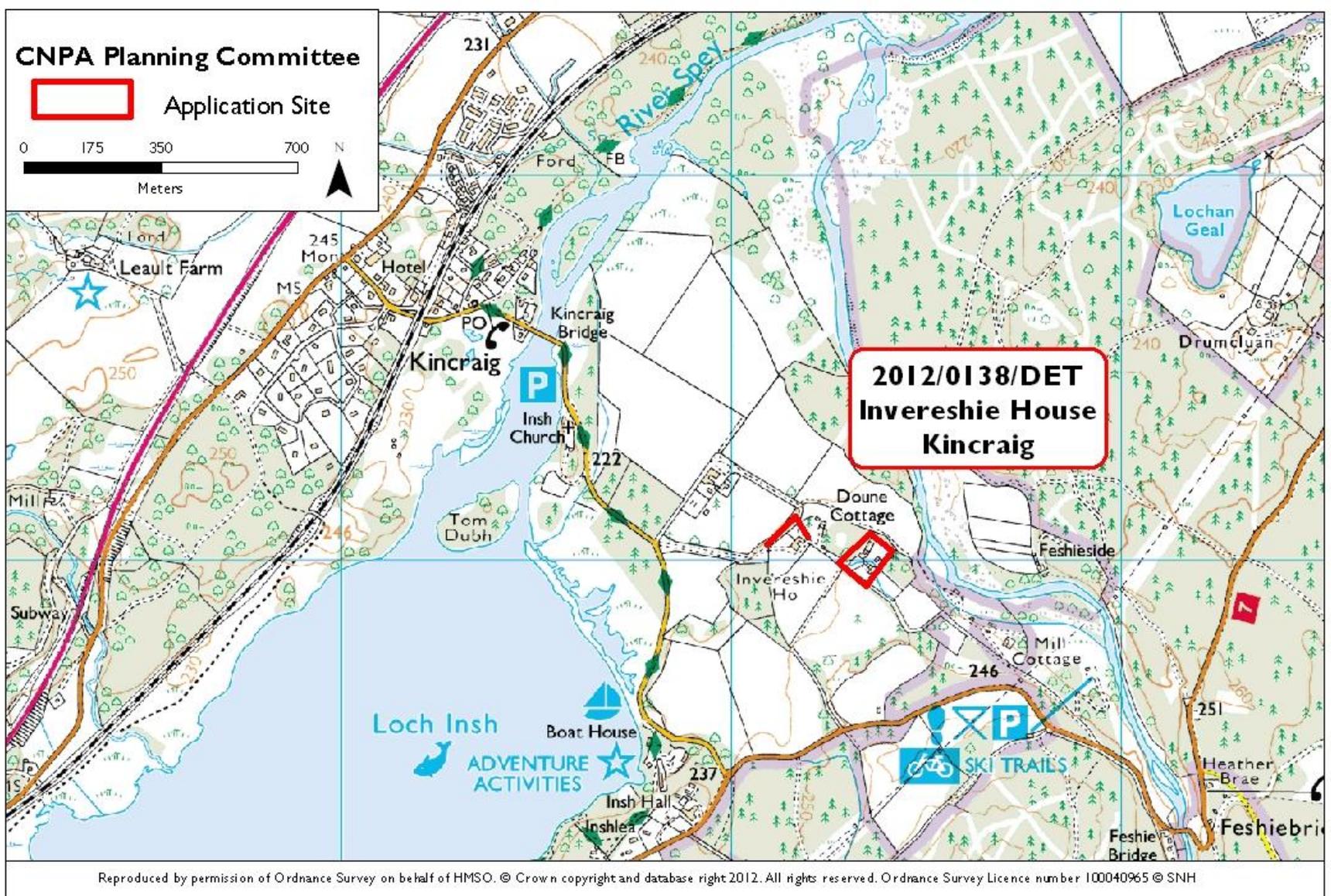
RECOMMENDATION: NO CALL-IN

COMMENTS: In design terms the CNPA generally encourages the use of timber but in this case would question whether the form and materials could reflect the existing traditional structure, echoing the listed status of the building to a greater extent. Highland Council Conservation Architect should be consulted. The CNPA would also recommend a planning condition that the extension is ancillary to and not sold separately from the main house.

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CNPA Planning Committee

 Application Site



Applicant (s): Mr and Mrs Alan and Katherine Marshall

Proposal: Replace 3 existing holiday cottages, extend Keeper's Cottage, convert kennels to holiday cottage and alter and upgrade drive



Keapers Cottage extension



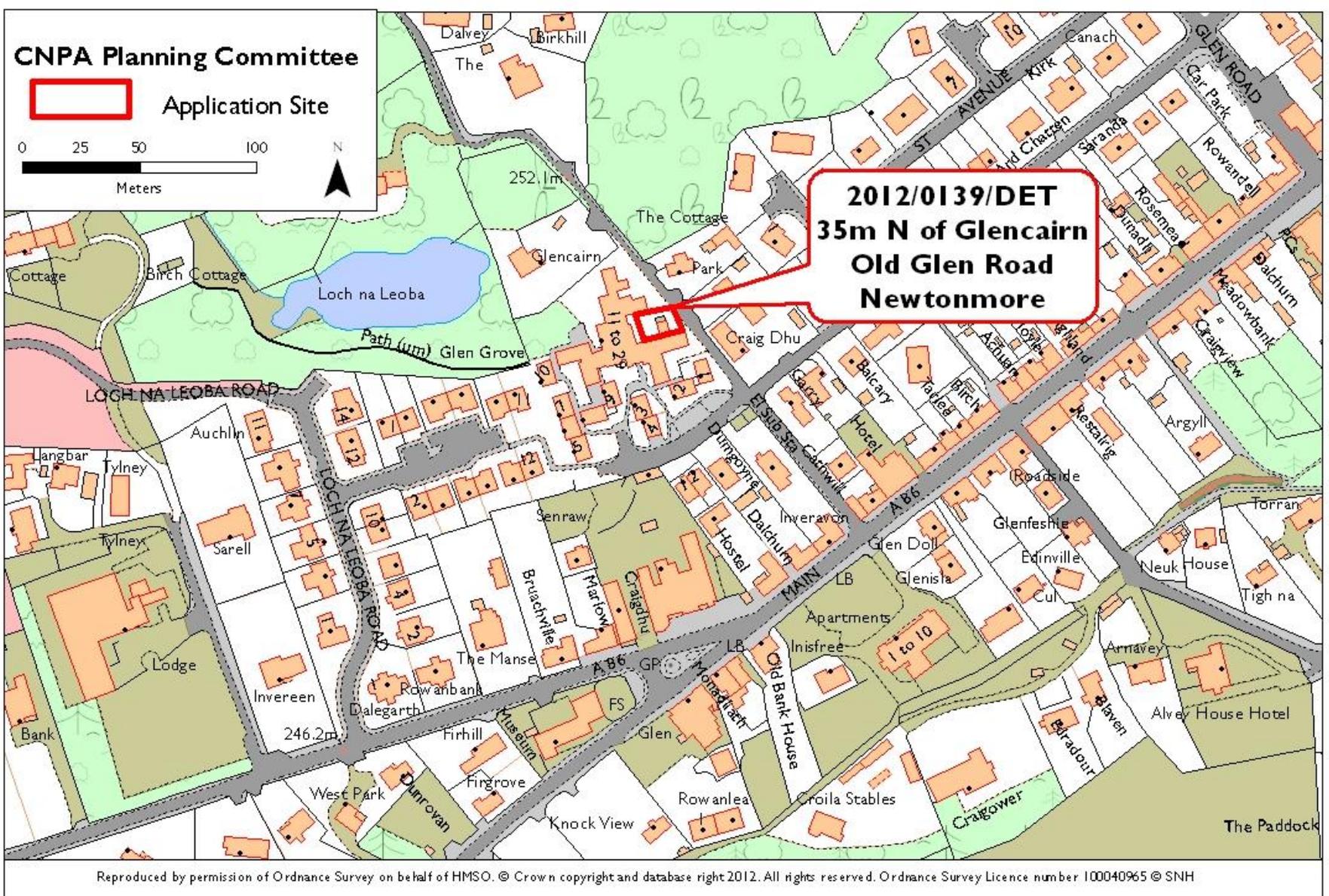
New holiday cottage

KEY POINTS

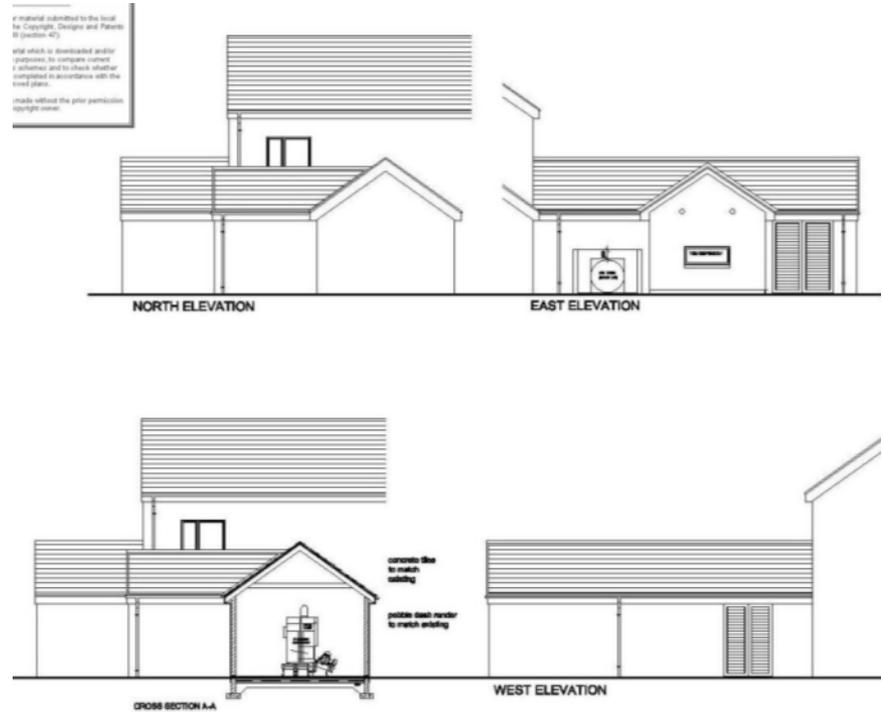
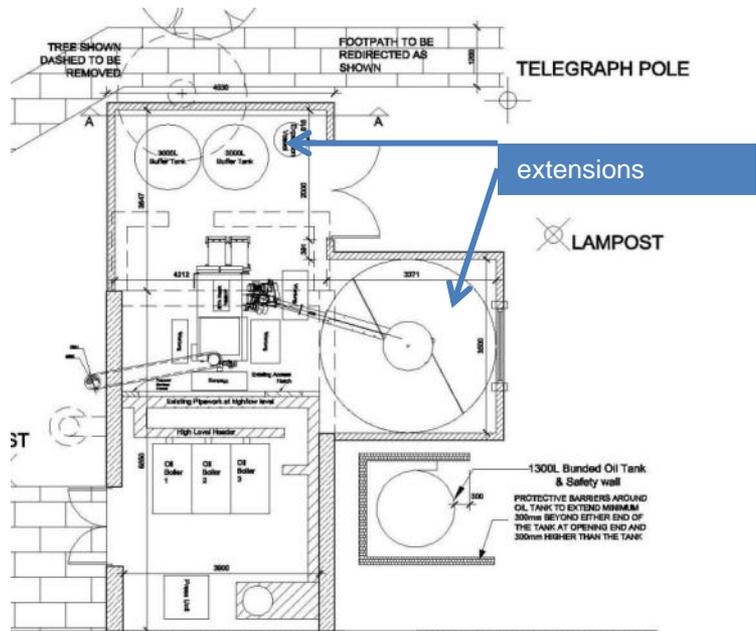
- Proposal seeks planning permission for replacement of 3 holiday cottages, extension of Keepers Cottage and conversion of kennels to holiday cottage (see 144 on this presentation for listed building consent);
- CNPA granted permission (07/316/CP) for demolition of existing chalets and erection of 6 holiday cottages;
- Proposal also involves upgraded/extended track for Invereshie House;
- Proposal raises a range of issues with regard to cultural heritage, provision of holiday accommodation and the overall economic development of the site;
- Proposal also has linked significance and is in effect a change to an application which the CNPA originally approved.

RECOMMENDATION: CALL-IN: The proposal raises a range of issues with regard to cultural heritage, the promotion of holiday accommodation and the economic and social development of the area. The proposal also has linked significance with application 07/316/CP which the CNPA previously called-in and determined.

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Applicant (s): Hanover Housing Per Highland Wood Energy
 Proposal: Extension to existing plant room and installation of biomass heating plant



KEY POINTS

- Proposal is for extended boiler room for wood fuel to serve Hanover housing site at Newtonmore
- This is an improvement to an existing heating facility that is not considered to raise issues of general significance.

RECOMMENDATION: NO CALL-IN

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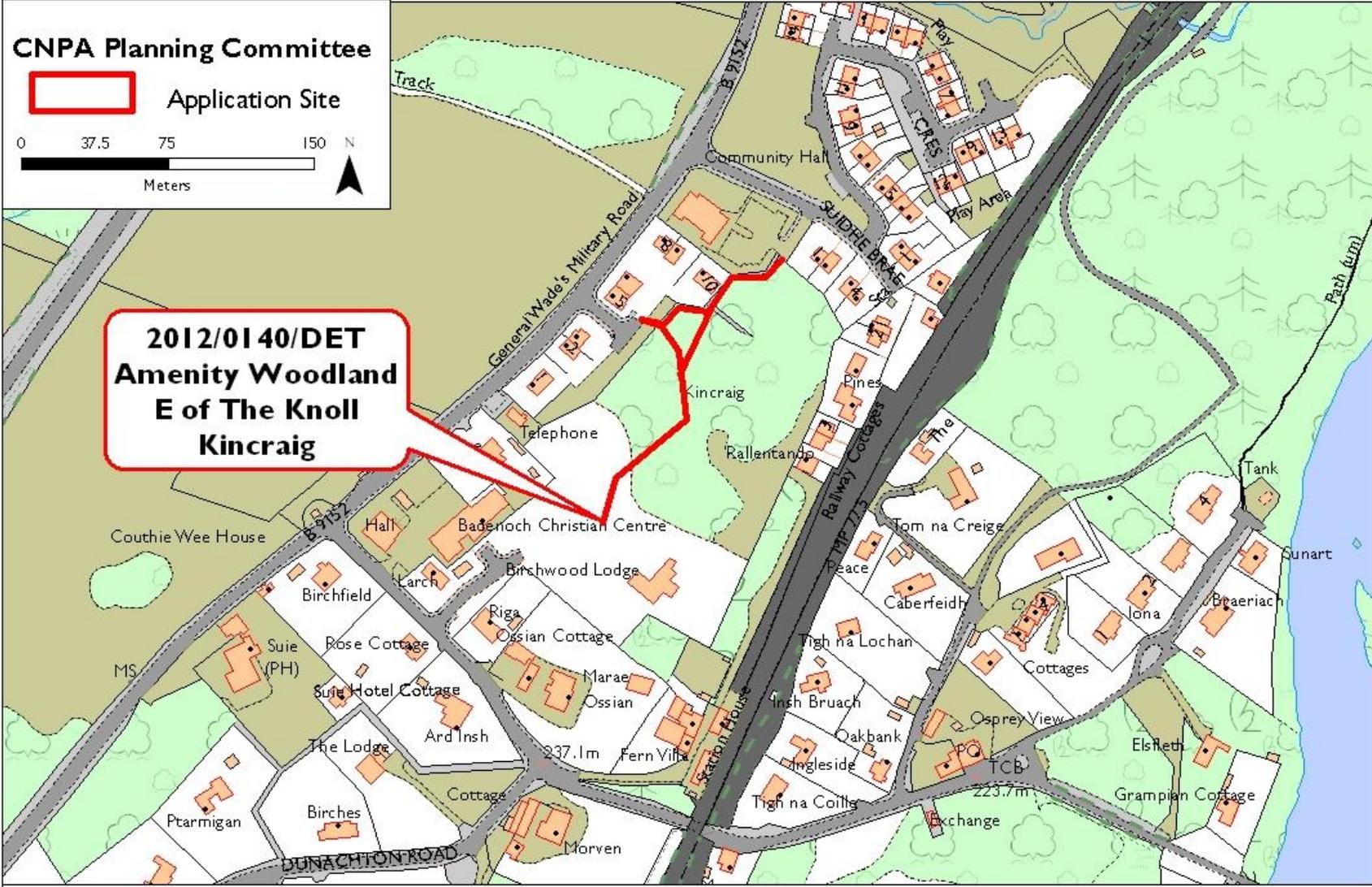
CNPA Planning Committee



Application Site

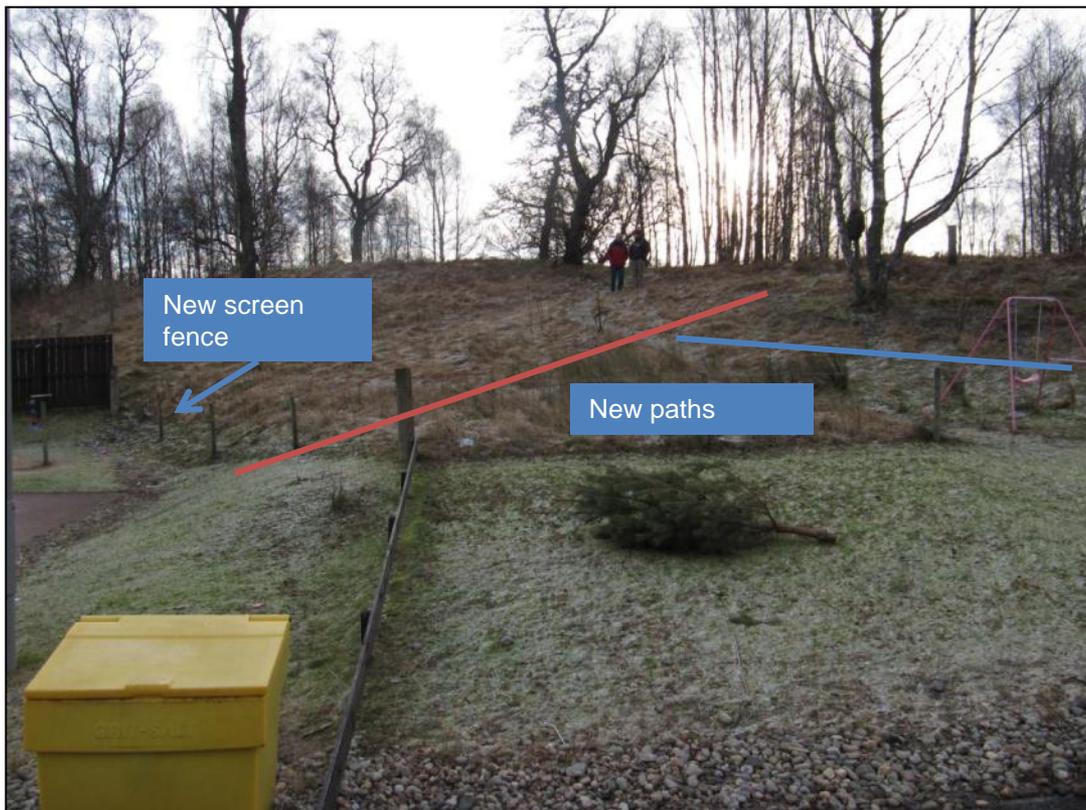


**2012/0140/DET
Amenity Woodland
E of The Knoll
Kinncraig**



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Applicant (s): Cairngorms Outdoor Access Trust
Proposal: Create 90 m long link path and erect section of screen fence



KEY POINTS

- Proposal is for a 90 metre section of path linking the Brae housing development with village shop and post office;
- The proposals maintain core path LBS128;
- A spur path is also proposed linking to houses fronting onto the main road;
- Small sections of screen fencing are also proposed;
- The proposal involves a small section of path within the village which is not considered to raise issues of general significance.

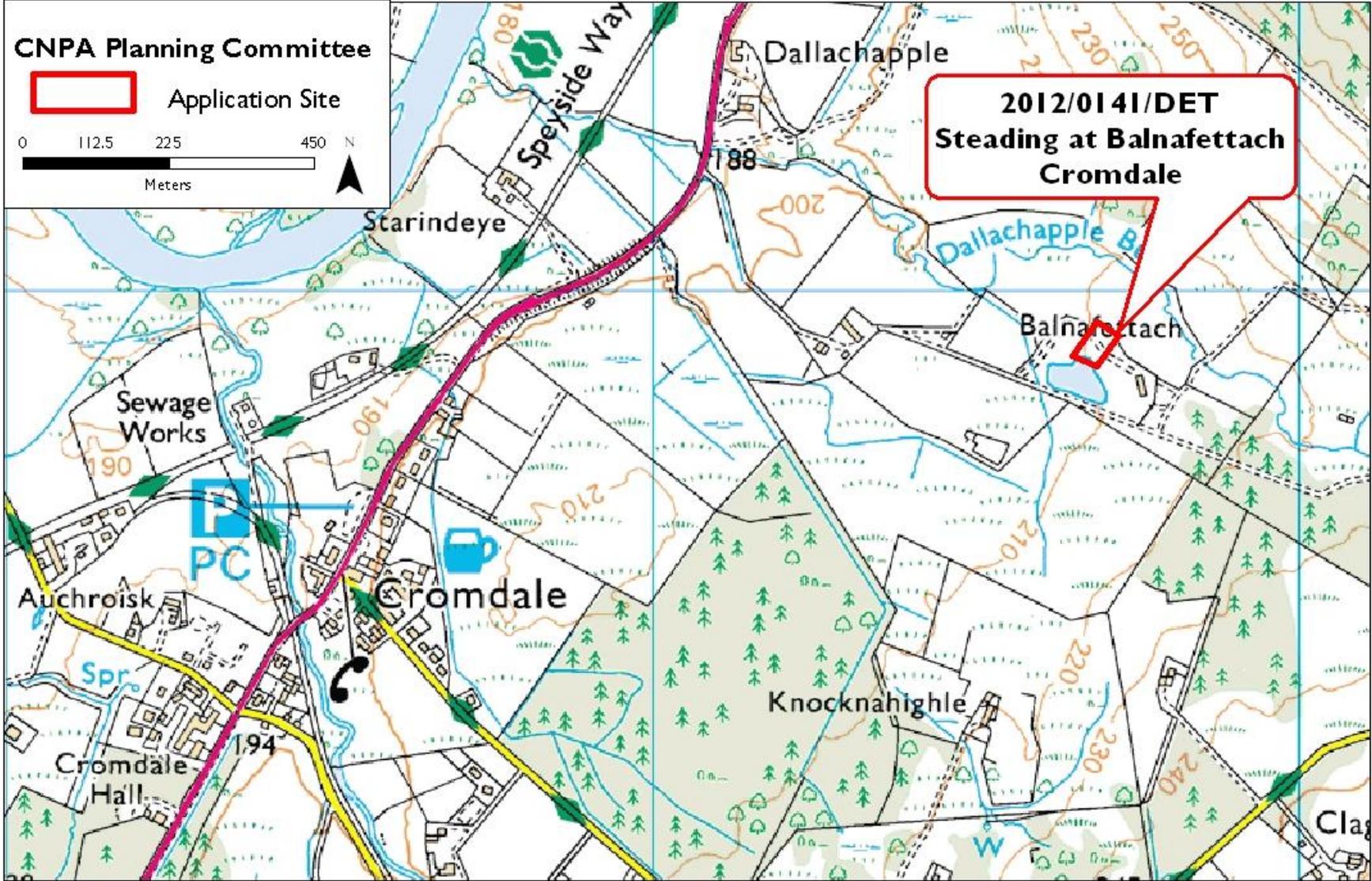
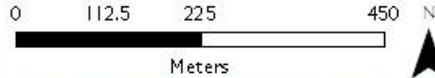
RECOMMENDATION: NO CALL-IN

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CNPA Planning Committee



Application Site

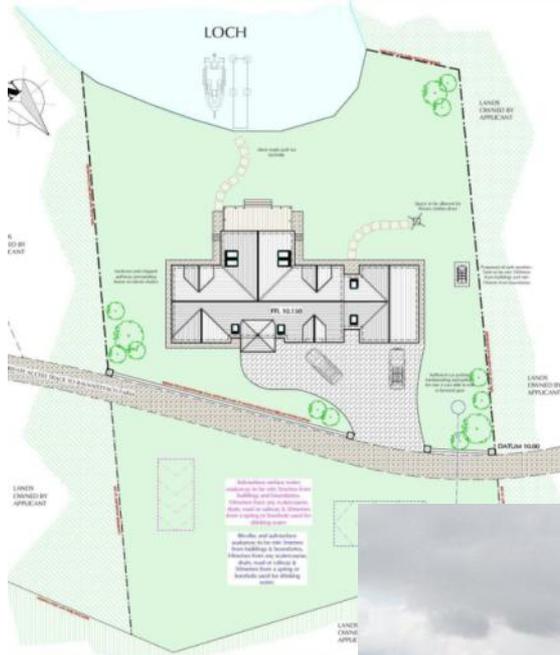


**2012/0141/DET
Steading at Balnafettach
Cromdale**

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Applicant (s): Mr Bill Cassells

Proposal: Application for new house on previously approved site



KEY POINTS

- This proposal is for a four bedroom house at Balnafettach, Cromdale;
- The site has had permission for a new house in 2001 and that permission was activated by a start of works in 2006;
- Because the old permission has been activated the principle of a house has been established at the site;
- Materials for this revised design include natural stone, render and timber walls with a slate roof;
- Given that a detailed permission for a house at the site is in place the proposal is not considered to raise issues of general significance.

RECOMMENDATION: NO CALL-IN

COMMENTS: The overall form and detailing of the proposal should be carefully considered in terms of Policy 16 Design Standards for Development of the CNP Local Plan and also the CNP Sustainable Design Guide.

CNPA Planning Committee



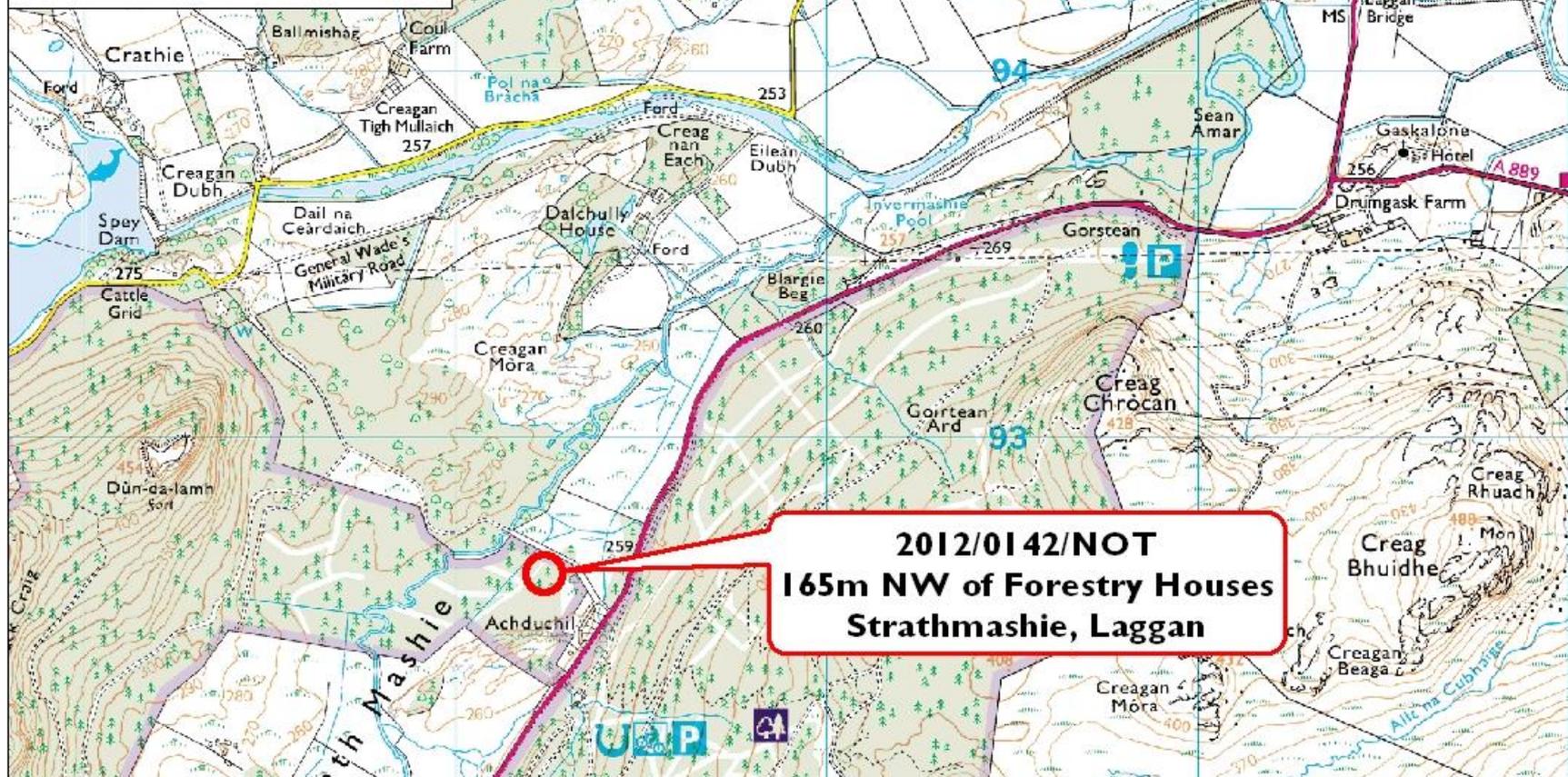
Application Site

0 225 450 900



Meters

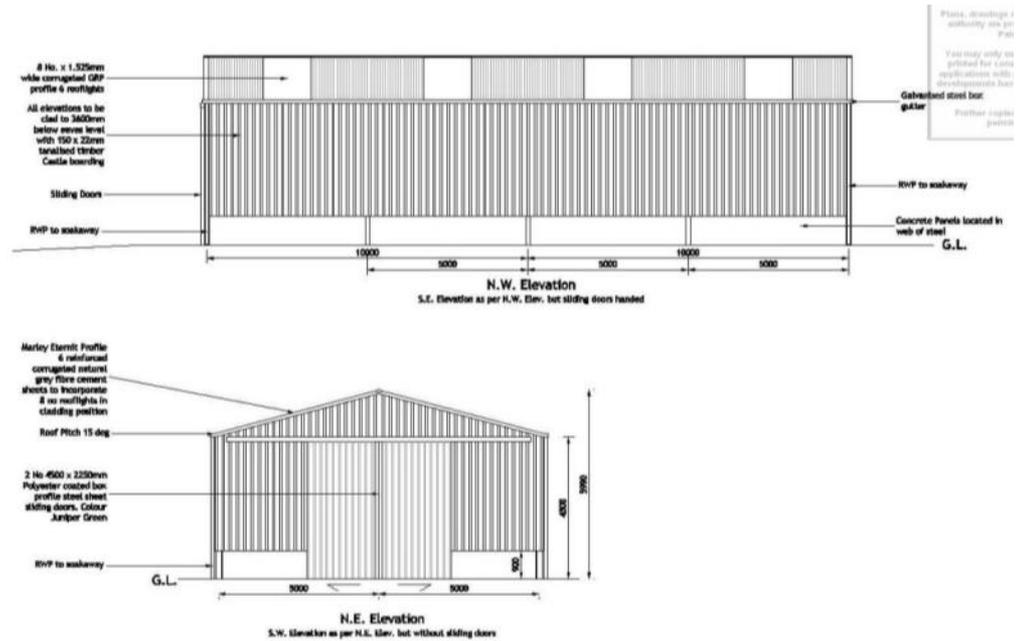
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Applicant (s): Laggan Forest Trust

Proposal: Prior notification of forestry related building



KEY POINTS

- Application is a forestry notification;
- Building is for processing woodchip for local market around Laggan;
- Building located in a woodland clearing;
- Finishes include vertical timber cladding for walls and corrugated sheeting for roof with roof lights;
- CNPA has no statutory call-in powers for such applications.

RECOMMENDATION: NO STATUTORY CALL-IN POWERS

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