

Variation to Condition 1 of consent 04/120/CP (04/00076/OUTBS)  
Applicant(s) : Tesco Stores/Santon Group



**KEY POINTS :**

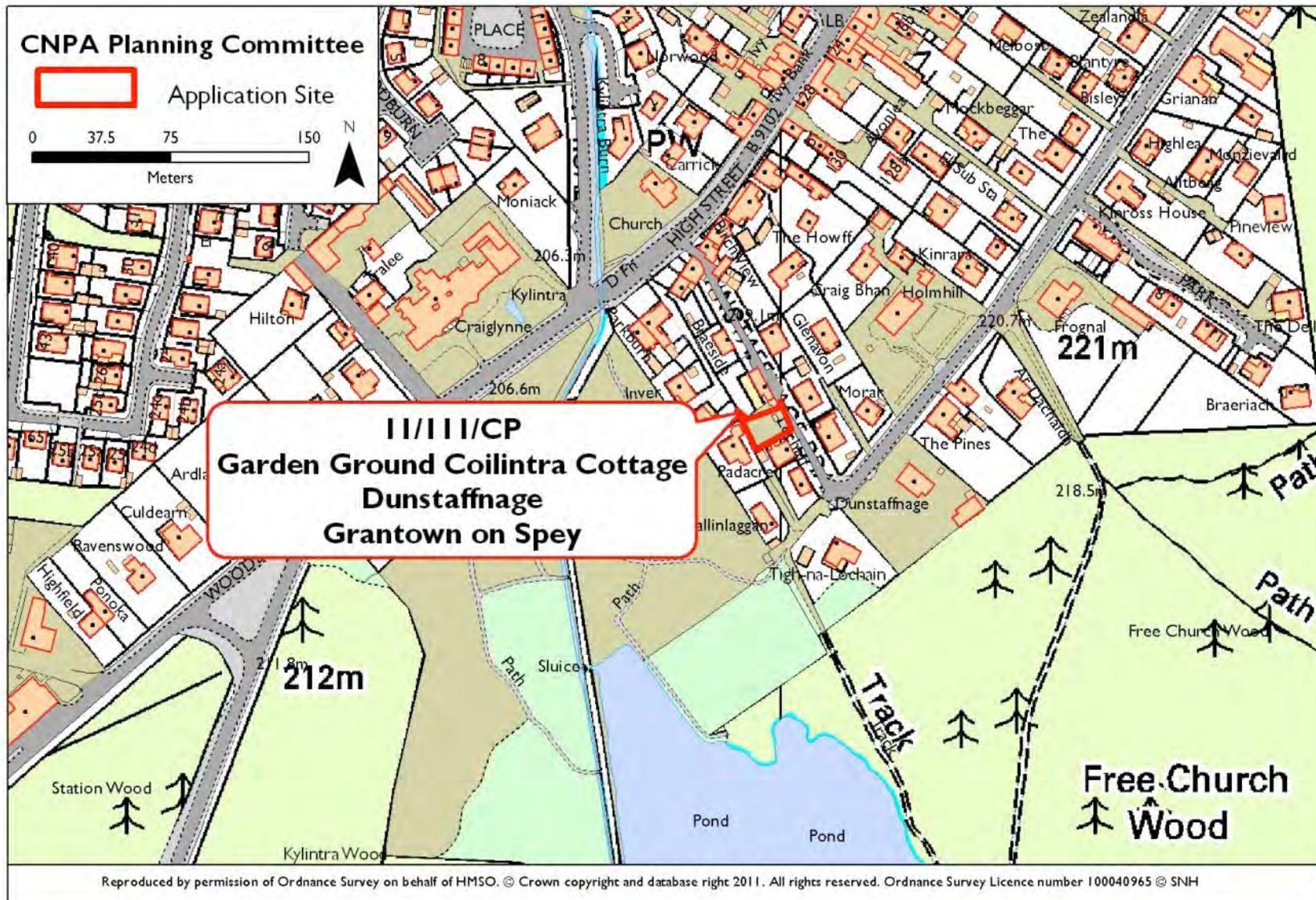
- The CNPA granted outline planning permission for an “increase in maximum gross floor area of supermarket with associated parking and ancillary building” on the subject site in Aviemore in April 2008 (CNPA ref. no. 04/120/CP refers). Condition no. 1 of the permission stipulated that “A formal planning application and detailed plans indicating all matters relating to the siting, design and external appearance of all buildings, existing and proposed site levels, means of access thereto, means of enclosure and landscaping proposals shall be submitted for the prior approval of the Planning Authority within 3 years of the date of this consent and the development must be commenced within 5 years of the date of this permission or within 2 years from the date of final approval of all the foregoing Reserved Matters”;
- The current application seeks permission for a variation of condition no. 1 of the CNPA consent, to allow an application for reserved matters to be submitted by 23 April 2014, instead of the current time restriction which would require such an application by 23 April 2011;

• The application is essentially seeking an extension of the time period referred to in condition no. 1 of CNPA ref. no. 04/120/CP. As the determining authority for the original planning application, the current proposal is considered to be of linked significance and is most appropriately dealt with by the CNPA.

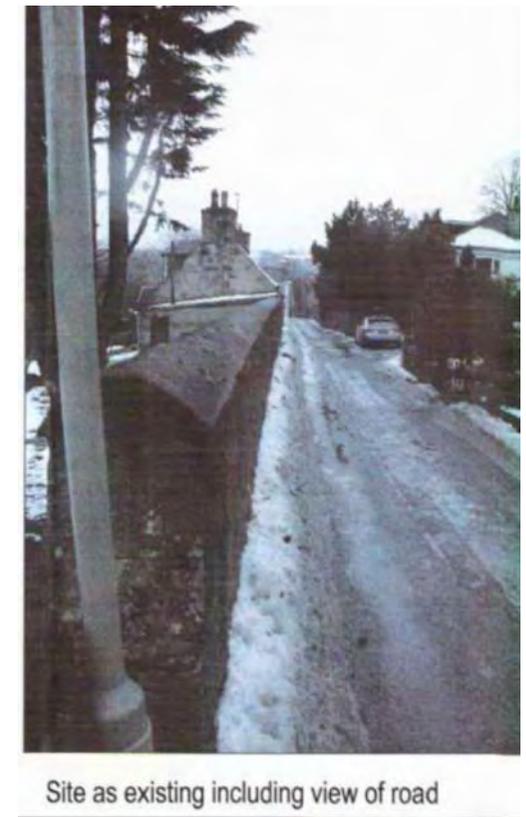
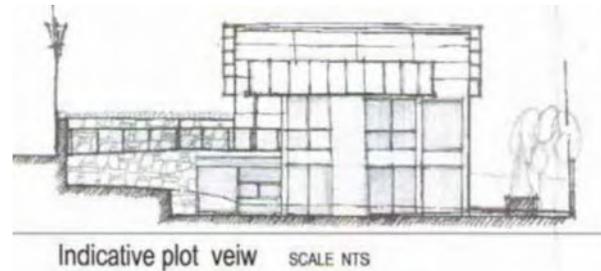
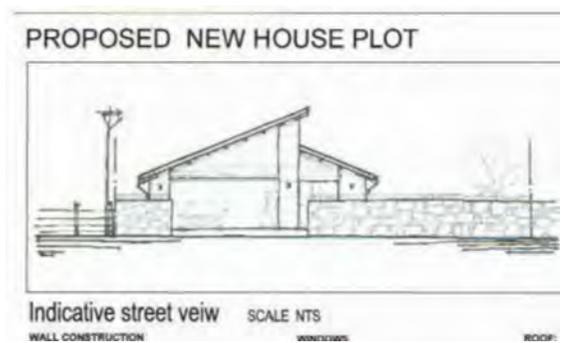
**RECOMMENDATION : CALL IN**

**CALL IN REASON :** The proposed development is of linked significance to a planning application which was previously determined by the CNPA, as it seeks to vary the time limits stipulated in the original consent. The proposal is considered to raise issues of significance to the aims of the National Park, particularly in terms of the social and economic development of the area.

<http://wam.highland.gov.uk/wam/caseFile.do?category=application&caseNo=11/01166/FUL>



Erection of house  
 Applicant(s) : Mr & Mrs Girvan

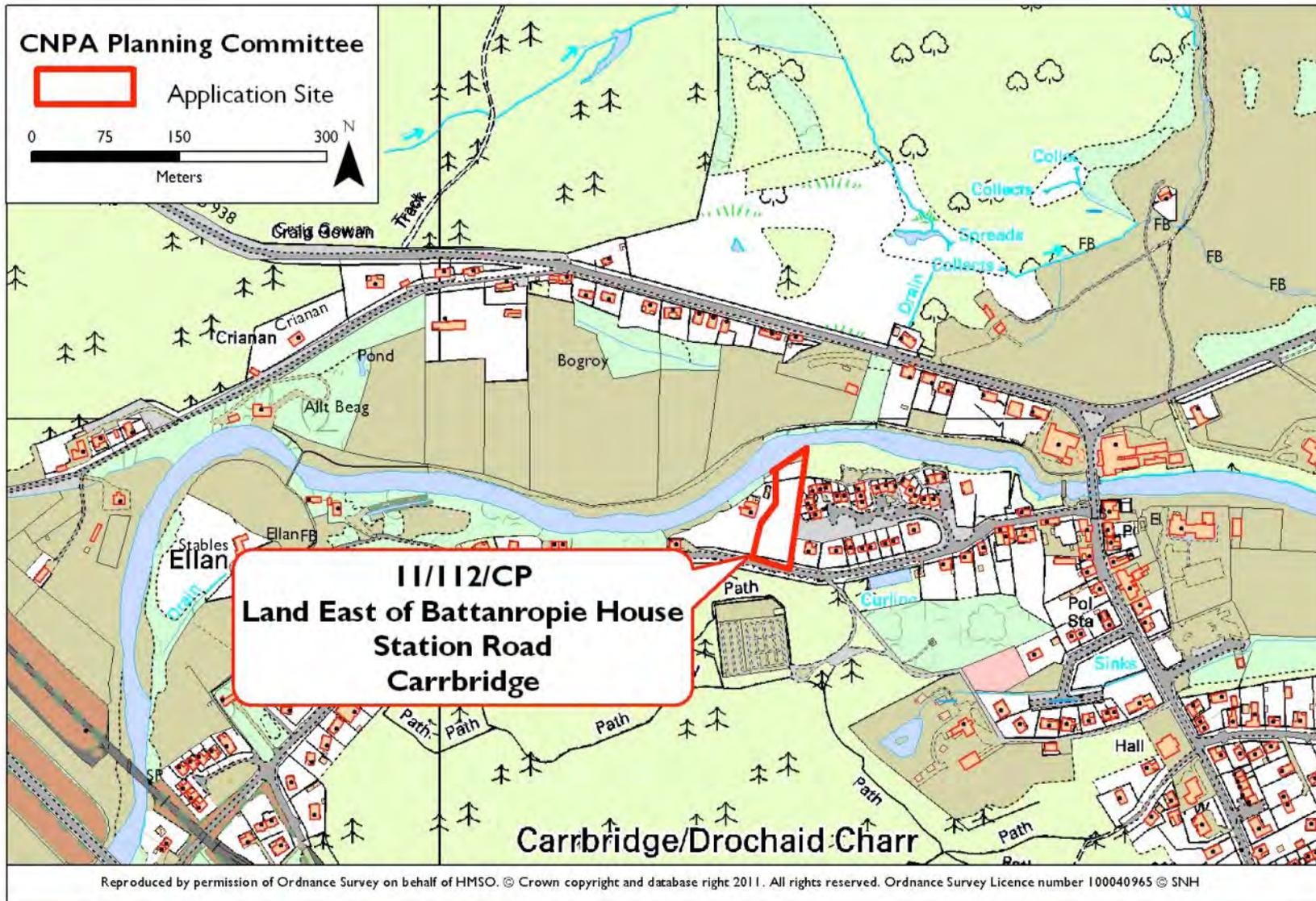


### KEY POINTS :

- The subject site is within the settlement area of Granttown on Spey, as identified in the CNP Local Plan (2010);
- The site is part of the garden ground of Collintra Cottage. The land is screened from the public road by an existing stone wall along the frontage;
- The land falls towards the rear of the site;
- Planning permission in principle is being sought in this current application. House type drawings which have been submitted are indicative only;
- The proposal for a single dwelling house is in an infill position between existing dwellings and within the Granttown on Spey settlement area. It is not considered to raise issues of significance to the aims of the National Park.

### RECOMMENDATION : NO CALL IN

<http://wam.highland.gov.uk/wam/caseFile.do?category=application&caseNo=11/01180/PIP>



Erection of house and garage  
 Applicant(s) : Dr K Adamson



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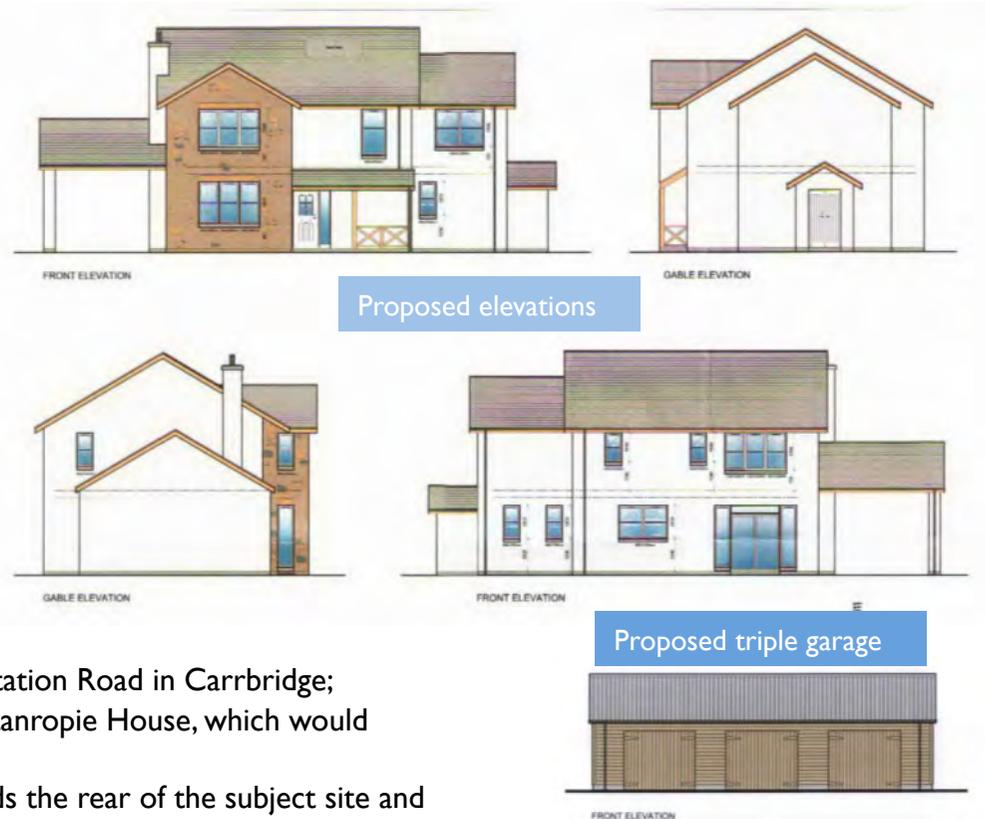
Proposed New House in Grounds of  
Battanropie House. Station Road.



Proposed site



Entrance to Battanropie House, with proposed site to left



### KEY POINTS :

- Battanropie House is set in extensive garden grounds on Station Road in Carrbridge;
- The proposed site would be positioned to the west of Battanropie House, which would continue to have a large garden area;
- The two storey dwelling is proposed to be set back towards the rear of the subject site and approached by a long drive . The timber clad triple garage is proposed to be positioned to parallel to the western boundary of the site, in the front garden area;
- The subject site is within the Carrbridge settlement boundary, as identified in the CNP Local Plan (2010);
- As an application for a single dwelling house within extensive garden ground in an established residential area, the proposal is not considered to raise issues of significance to the aims of the National Park.

### RECOMMENDATION : NO CALL IN

**RECOMMENDED COMMENTS :** Having regard to the first aim of the National Park, which includes conserving and enhancing the natural heritage of the area, it is recommended in the event of consideration being given to the granting of planning permission that the site layout is designed to ensure that the maximum amount of trees are retained on the site, in order to maintain the woodland setting.

<http://wam.highland.gov.uk/wam/caseFile.do?category=application&caseNo=11/01162/FUL>





**KEY POINTS :**

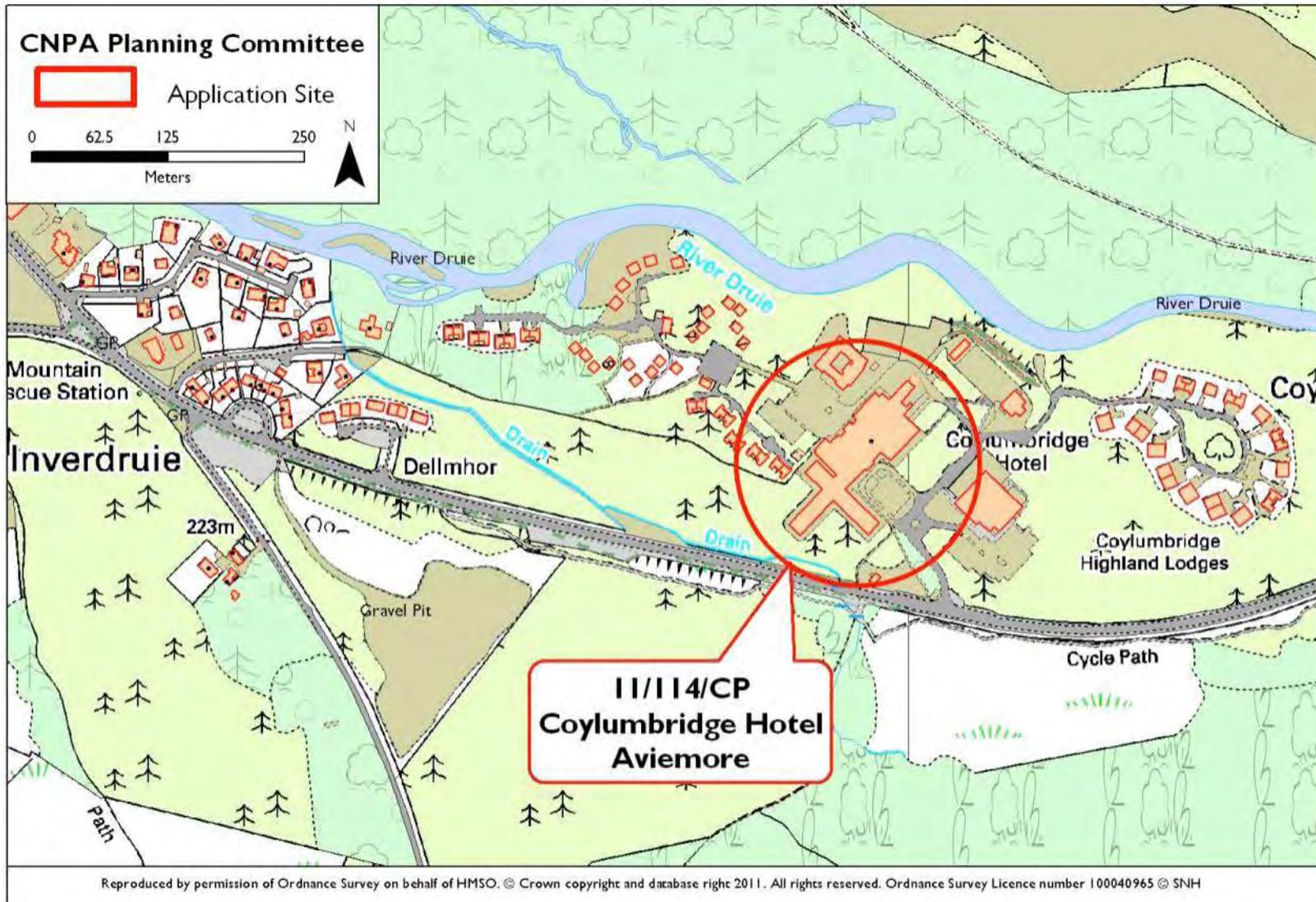
- The proposed site is garden ground of an existing residential property known as Ardavon, on Causer Road in Nethy Bridge;
- The subject site is within the settlement area of Nethy Bridge, as identified in the CNP Local Plan (2010). The majority of the site is on ‘white land’ while a small area towards the rear of the site is on land identified as ‘Env’ i.e. part of a network of open spaces which contribute to the setting of the village;
- The site area falls from the front towards the rear of the site, towards the River Nethy;
- There are several mature trees located on the subject site, which contribute to the wooded setting;
- The proposed two storey dwelling would have a combination of external finishes, including natural stone, timber cladding and wet dash render, with a natural slate roof;
- The proposal for a single dwelling house within the settlement area is not considered to raise issues of significance to the aims of the National Park.

**RECOMMENDATION : NO CALL IN**

**RECOMMENDED COMMENTS :** Having regard to the first aim of the National Park, which includes conserving and enhancing the natural heritage of the area, it is recommended in the event of consideration being given to the granting of planning permission that the site layout is designed to ensure that the maximum amount of trees are retained on the site, in order to maintain the woodland setting. It is also recommended that development should not encroach onto land identified as open space in the CNP Local Plan (2010).

<http://wam.highland.gov.uk/wam/caseFile.do?category=application&caseNo=11/01160/FUL>





Remove the existing restaurant conservatory, reinstate new windows/doors within existing opening, re-clad the exterior face and install 2no new windows on end elevation.

Applicant(s) : Hilton Worldwide

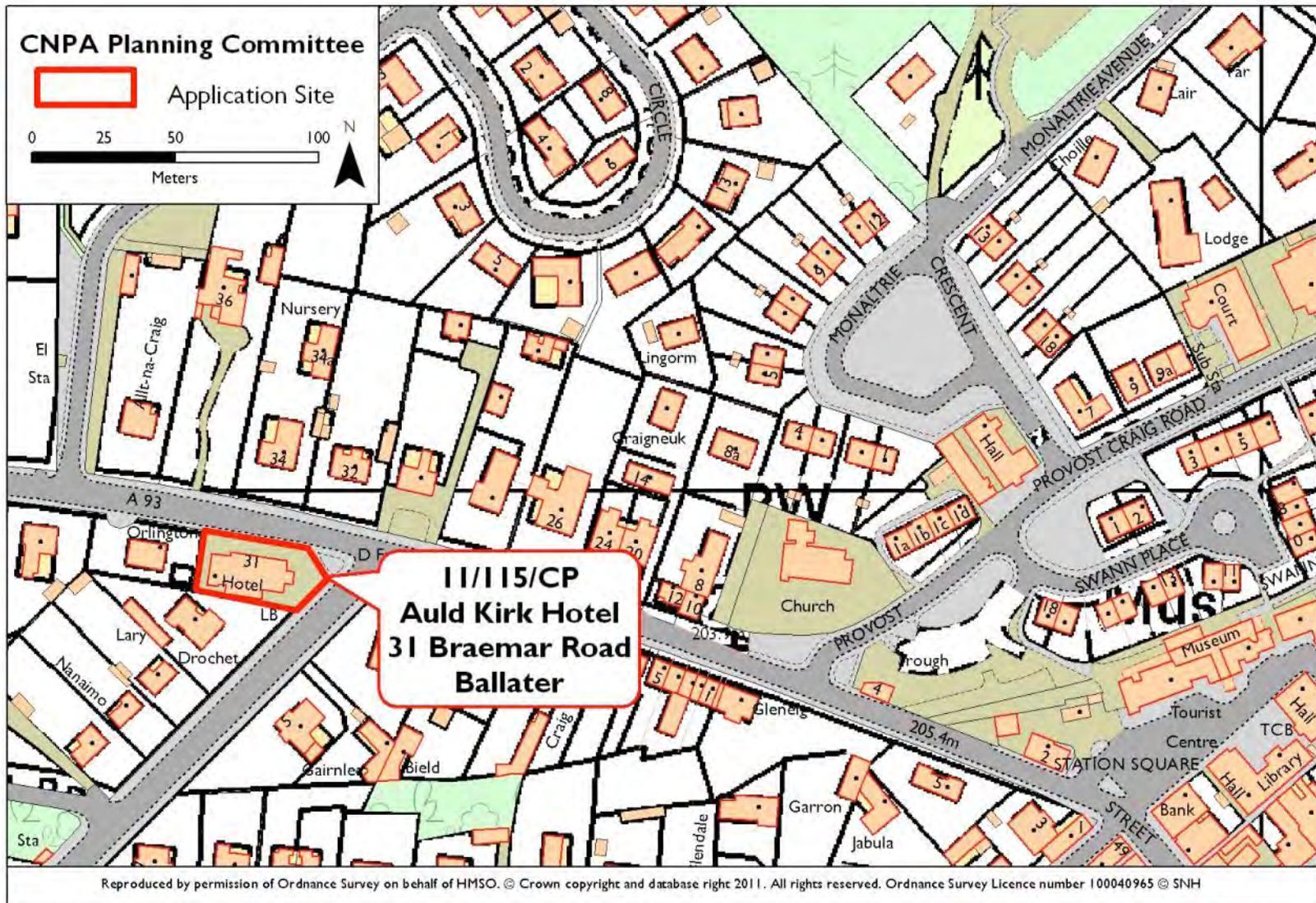


### KEY POINTS :

- The existing conservatory is located towards the rear of the hotel building. Permission is sought in this application for the removal of the conservatory; The exposed wall would then be reinstated with new windows and doors (positioned within existing openings);
- New scottish larch would be applied to the exterior wall;
- 2 new window openings are proposed in the gable end elevation of the restaurant;
- The proposed works are relatively minor in the context of the overall hotel building and are not considered to raise issues of significance to the aims of the National Park.

### RECOMMENDATION : NO CALL IN

<http://wam.highland.gov.uk/wam/caseFile.do?category=application&caseNo=11/01080/FUL>



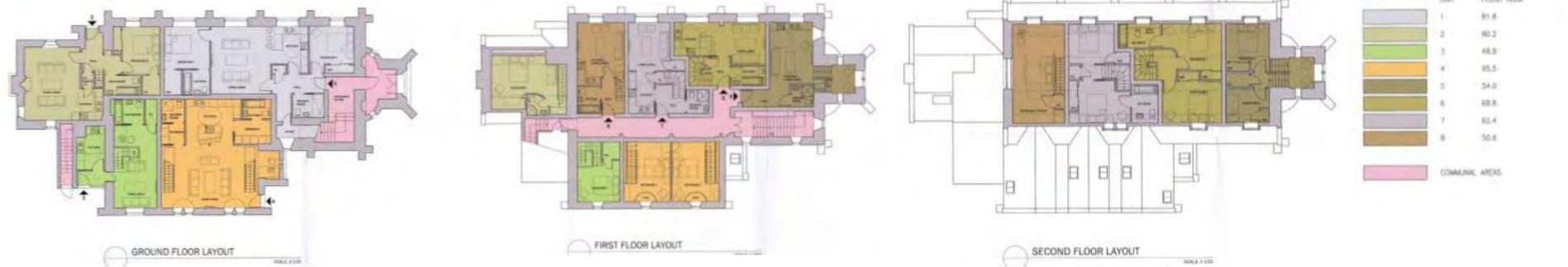
Change of Use of Hotel to form 8 no. Residential Units  
Applicant(s) : P Graydon & T Fuel



Proposed elevations



### Proposed 8 unit floor plan



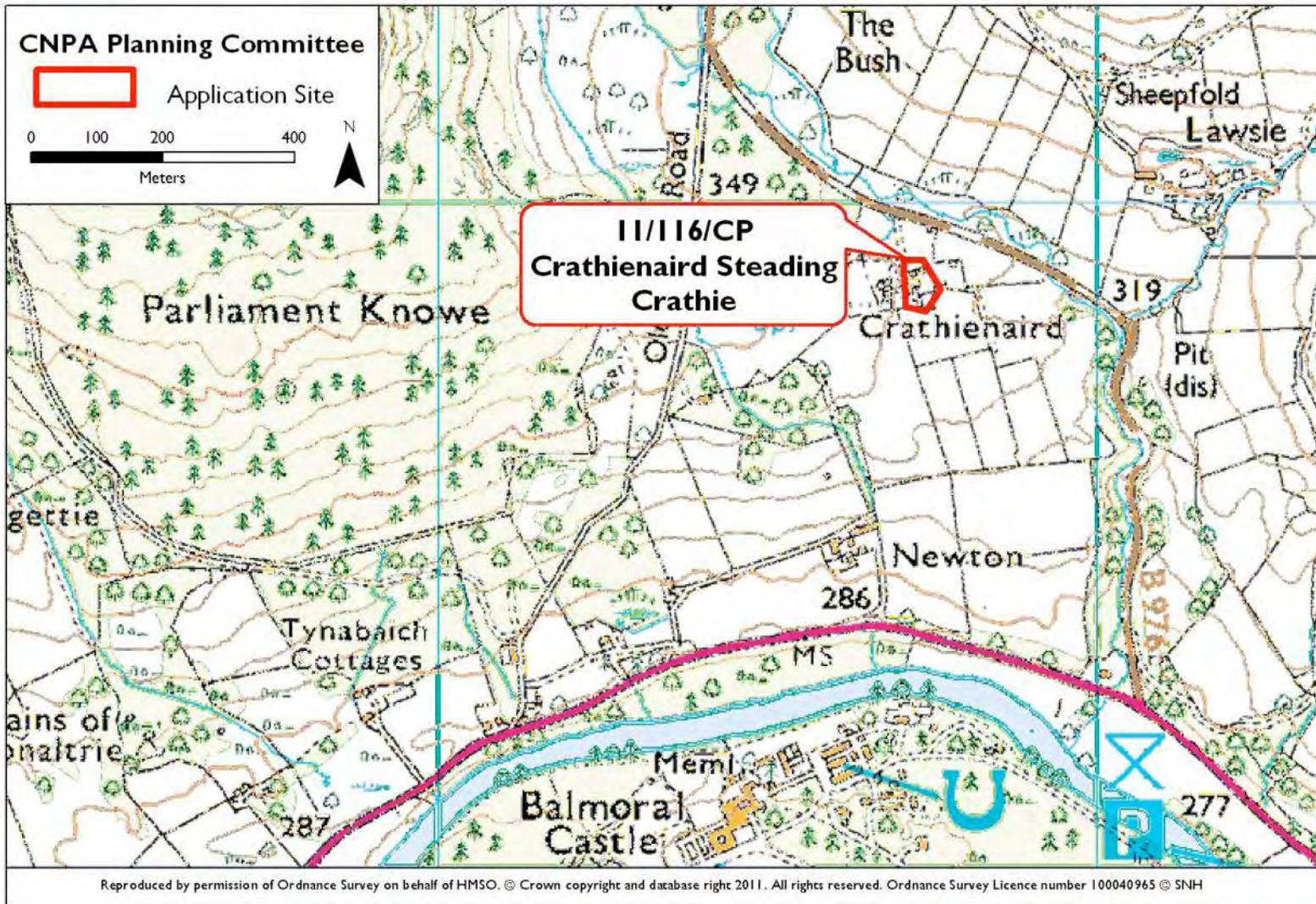
#### KEY POINTS :

- The Auld Kirk currently operates as a hotel and restaurant;. The structure is within the Ballater Conservation area and is a Category C(s) Listed Building;
- Planning permission is sought in this current application for a change of use to form 8 no. residential units;
- The proposed residential units are various floor sizes, ranging from 48.9 sq.m. to 95.5 sq.m. , and are predominantly two bedroom units;
- External works include the creation of additional entrance doors and also a number of additional conservation style velux windows;
- Internal alterations to the building are identified, included the development of a number of internal staircases, internal subdivision etc..;
- The proposal for a change of use of a hotel / restaurant premises to residential units, in a settlement which has an otherwise existing supply of such facilities is not considered to raise issues of significance to the aims of the National Park.

#### RECOMMENDATION : NO CALL IN

**RECOMMENDED COMMENTS :** Having regard to the fourth aim of the Cairngorms National Park to “promote sustainable economic and social development of the area’s communities,” it is recommended that the potential loss of the hotel and restaurant facility be thoroughly assessed in the context of CNP Local Plan Policy 25 – Business Development (part D – loss of business) and Policy 33 – Tourism Development. In the event of consideration being given to the granting of planning permission, it is also recommended that affordable housing should be secured in accordance with Policy 19 of the CNP Local Plan and the draft Supplementary Planning Guidance on Developer Contributions.

[http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref\\_no=APP/2011/1112](http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2011/1112)



Alterations and Installation of Rooflights and Installation of Flue  
Applicant(s) : Mr & Mrs Palmer



Proposed elevations showing additional velux windows and flue

**KEY POINTS :**

- This application is on the same site as CNPA ref. no. 11/109/CP (proposed conversion of both);
- The proposal relates to the existing steading which has been converted some time ago to residential accommodation;
- Planning permission is sought for alterations and installation of rooflights and flue;
- Various internal alterations are also shown on the plans, resulting in the changes to room usage and floor plan layout;
- The proposed works are of a domestic nature and are considered to raise issues of significance to the aims of the National Park.

**RECOMMENDATION : NO CALL IN**

[http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref\\_no=APP/2011/1129](http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2011/1129)