
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 21 August 2017 2017/0301/PPP to 2017/0310/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2017/0301/PPP
Council ref:	17/01327/IPL
Applicant:	Yorsipp Ltd
Development location:	Spittal Of Glenshee Hotel, Spittal Of Glenshee, Glenshee, Perth and Kinross
Proposal:	Erection of reception/restaurant/bar building and 18 holiday accommodation units and formation of car parking, landscaping and associated works (in principle)
Application type:	Planning Permission in Principle
Call in decision:	CALLED IN
Call in reason:	The proposal is considered to raise issues of significance to the collective aims of the National Park in respect of the provision of tourism accommodation and facilities close to the A93 scenic route outside a settlement; social and economic well-being; and landscape impacts in relation to conserving and enhancing the landscape.
Planning History:	Recent planning history includes: <ul style="list-style-type: none">• Alter and extend hotel and erect heritage/exhibition centre (93/00335/FUL) Approved by Local Authority.
Background Analysis:	Proposal for planning in principle to clear existing derelict buildings at Spittal of Glenshee and erect new “hub” building housing reception/restaurant and bar with 18 holiday units together with car parking etc. Site is located beside the A93 scenic route, the river and within an area of medium probability flooding. Type I Other. The proposal is considered to raise issues of significance to the collective aims of the National Park in respect of the provision of tourism accommodation and facilities close to the A93 scenic route outside a settlement; social and economic well-being; and landscape impacts in relation to conserving and enhancing the landscape.

CNPA ref:	2017/0305/DET
Council ref:	17/03451/FUL
Applicant:	Davall Developments Ltd
Development location:	Land 200M West Of, Boat Of Garten Football Field, Craigie Avenue, Boat Of Garten
Proposal:	Retrospective application for the altered design of the district heating system
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> • Erection of 73 houses; formation of 6 house plots; provision of primary school site; associated amenity ground, roads and footways. (08/00188/FUL) Refused by CNPA. • Erection of 30 houses, 2 house plots, associated roads and footways. (13/01267/FUL) Approved by CNPA. • Formation of biomass boiler housing. (16/00141/FUL) Approved by CNPA.
Background Analysis:	This application seeks to change the design of a recently approved biomass boiler housing unit from pitched roof building to a container unit contained within timber screen fencing. The changes were not considered to be “non-material” hence a planning application was required. Type 2 Biomass Plants that are attached to existing uses. The changed design is not considered to raise issues of significance to the collective aims of the National Park

CNPA ref: 2017/0306/DET
Council ref: 17/03641/FUL
Applicant: Mr And Mrs T Jackson
Development location: 24 Dalfaber Park, Aviemore, Highland, PH22 1QF
Proposal: Extension to dwelling
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Erection of two houses (99/00041/FULBS)
- Erection of two dwellings (03/00392/FULBS)
- Erection of extensions to dwelling (14/01376/FUL)

All Approved by the Local Authority.
Background Analysis: Application for rear conservatory extension on detached house within settlement. Type 2 Householder Developments – small developments that need planning permission. The proposals are not considered to raise issues of significance to the collective aims of the National Park

CNPA ref:	2017/0307/DET
Council ref:	17/01643/FUL
Applicant:	Mrs Naeela Shahzad
Development location:	The Spar Shop, 168 Grampian Road, Aviemore, Highland
Proposal:	Conversion of rear store to be used as a kitchen and takeaway (indian/kebab/tandoori food) servery added, addition of new wooden storage shed to rear of property
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> • Removal of back store & re-erection of extension to rear (09/00271/FULBS) • Expansion and improvements to shop and installation of stairwell to rear of building (11/01093/FUL) Both approved by Local Authority
Background Analysis:	Proposal to convert rear store area of existing retail premises to kitchen and takeaway with associated storage shed and filtration system. Site located within settlement. Type 2 -small scale extensions and changes of use to commercial premises. The proposals are not considered to raise issues of significance to the collective aims of the National Park

CNPA ref: 2017/0308/DET
Council ref: 17/03670/FUL
Applicant: Mrs C Aberdein And Mr R Aberdein
Development location: Residential Accommodation, The Lodge Hotel, Fort William Road, Newtonmore
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 in areas includes:

- Erection of 3 new houses and formation of new access (new access to serve two of the new houses, third house to use existing access) (15/04391/FUL) Approved by Local Authority.

Background Analysis: Proposal to erect a new house on part of the site of a former Hotel. Type 2 Four or less residential units within a settlement. The proposals are not considered to raise issues of significance to the collective aims of the National Park

CNPA ref: 2017/0309/DET
Council ref: APP/2017/2107
Applicant: Mr And Mrs Dougald Middleton
Development location: Ashvale, 3 Queens Road, Ballater, Aberdeenshire
Proposal: Alterations and extension to dwellinghouse, enlargement of existing dormer window and installation of replacement windows
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Erection of boundary wall and gate and formation of access (APP/2004/3176)
- Alterations and extension to dwellinghouse and installation of flue (APP/2013/1936)

Both approved by the Local Authority.

Background Analysis: Proposal to alter and extend an existing house within a settlement including replacements windows, removal of chimney, enlarging existing rear dormer and new utility room extension. Type 2 Householder Developments – small developments that need planning permission. The proposals are not considered to raise issues of significance to the collective aims of the National Park

CNPA ref:	2017/0310/DET
Council ref:	17/03734/FUL
Applicant:	Mr Brian Ledbetter
Development location:	Lower Tullochgrue, Upper Tullochgrue Road, Rothiemurchus, Aviemore
Proposal:	Extension of house and replacement of outbuilding
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 to alter and extend an existing house in the countryside including replacing an existing outbuilding – proposals of contemporary design. Type 2 Householder Developments – small developments that need planning permission. The proposals are not considered to raise issues 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