
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN

Call-in period: 23 October 2017
2017/0386/ADV to 2017/0400/NOT

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2017/0386/ADV
Council ref:	17/04719/ADV
Applicant:	SC Aviemore Limited
Development location:	Land 45M North Of Papa Rock, Grampian Road, Aviemore
Proposal:	Totem sign
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">Advertisement of the following types: Hoarding (17/03187/ADV) Approved by Local Authority. <p>On wider site consent granted for retail units originally “Tesco” superstore approved by CNPA (ref 2011/0177/DET), more recently application approved by Local Authority for formation of 3no. retail units, incorporating mezzanine floorspace, and associated infrastructure including servicing and parking (Amendment to 2011/0177/DET) (ref 16/02336/FUL.) Also Erection of a building containing three units for class 1, 2 and 3 use of use as a hot food takeaway (maximum of two units for class 3/hot food takeaway use) with associated adjusted car parking arrangements and ancillary works (17/00659/FUL) - approved by Local Authority.</p>
Background Analysis:	<p>Application for 6.5 metre high aluminium and timber totem style advertisement, advertising Aviemore Retail Park. Located at entrance to approved retail development, beside roundabout on Grampian Road.</p> <p>Type 2 – Advertisement consent applications. Proposal is not considered to raise issues of significance to the collective aims of the National Park.</p>

CNPA ref:	2017/0387/DET
Council ref:	17/04724/FUL
Applicant:	Mr Iain Menzies
Development location:	Land 210M SW Of Kennapol Workshop, Rothiemurchus, Aviemore
Proposal:	Proposed upgrades to SEPA water monitoring assets
Application type:	Detailed Planning Permission
Call in decision:	<p>NO CALL-IN. The application site is located within a number of environmental designations. Although the proposals are for a small development, it is not clear from the supporting information available online, how much permanent or temporary disturbance to habitats on site there will be, nor how it would be minimised or mitigated. We recommend that the Planning Authority consults the CNPA heritage team for site specific advice. We note the applicant has referred to the Highland Wide Local Development Plan rather than the Cairngorms National Park Local Development Plan that applies with the National Park.</p>
Call in reason:	N/A
Planning History:	There is no recent planning history.
Background Analysis:	<p>Proposal involves upgrading of SEPA water monitoring station to enable the Agency to meet its water framework functions. This will include site clearance of trees and excavation for new gauging station position, excavation/installation of new well and intake pipes feeding from centre of river bed; installation of new gauging station and stanchion on north bank, new toe protection and coir matting to southern bank, new precast concrete stairs, and new sloped gauge board alongside stairs; and installation of erosion protection to toe of undermined concrete retaining wall. Existing infrastructure will be removed. Separate consent from SNH will be required as works within River Spey SAC/SSSI. Type 2 – small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. Proposal is not considered to raise issues of significance to the collective aims of the National Park. Given the environmental designations in this area it is recommended that the Planning Authority consult the CNPA heritage team for site specific advice.</p>

CNPA ref: 2017/0389/DET
Council ref: APP/2017/2591
Applicant: Mr And Mrs R E O'Shea And P F O'Shea
Development location: Oaklands Cottage, 30 Braemar Road, Ballater, Aberdeenshire
Proposal: Erection of polytunnel (renewal of permission APP/2012/3263)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Renewal of temporary permission for polytunnel (APP/2007/3704) Approved by Local Authority.

Background Analysis: Retention of polytunnel (APP/2007/3704) Approved by Local Authority. Application to retain small polytunnel within rear garden of detached house in settlement within Conservation Area. Type 2 Householder developments - small developments that need planning permission. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0390/DET
Council ref: APP/2017/2573
Applicant: Mrs Euphemia And Carol Seymour
Development location: Roadside Cottage, Corgarff, Strathdon, Aberdeenshire
Proposal: Erection of garden room (log cabin) and change of use (retrospective) of agricultural land to domestic garden ground
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: Application for retrospective consent to change use of agricultural land to domestic on opposite side of public road from Roadside Cottage, Corgarff, and to erect a wooden pitched roof garden room in the form of a small log cabin. (Application forms state land has been used for garden ground for many years) Proposal is akin to Type 2 Householder developments - small developments that need planning permission. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0391/DET
Council ref:	17/04780/FUL
Applicant:	Bespoke Highland Homes Ltd
Development location:	Land 60M NE Of Mains Of Curr Cottage, Dulnain Bridge
Proposal:	Demolition of timber structure and erection of house and garage, formation of access, installation of septic tank and soakaway
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history in the area includes: <ul style="list-style-type: none"> • Demolition of cottage and shed; erection of two houses approved in principle by CNPA (2014/0190/PPP). • Conversion of disused steading to create three dwelling units, installation of septic tank 17/03955/FUL –pending decision by Local Authority.
Background Analysis:	Demolition of existing cottage and erect replacement dwelling house and detached double garage (revised application 16/05222/FUL) 17/01162/FUL approved by Local Authority. Application for new 1 ½ storey house on site of existing timber building adjacent to existing steading at Mains of Curr. Planning consent was granted previously for principle of new development here by CNPA as part of an application for two new houses. An application is currently pending for conversion of adjacent steading to housing. Type 2 Housing – up to two residential units outside a settlement. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0392/DET
Council ref:	17/01586/APP
Applicant:	Mrs Jennifer Fifield
Development location:	76 Main Street, Tomintoul, Moray, AB37 9HA
Proposal:	Renew planning consent ref 14/01965/APP (original consent 06/02297/FUL) to erect a dwellinghouse to the rear of
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"> • Outline application to build a one and a half storey house (05/02584/OUT) • Erection dwellinghouse (06/02297/FUL) • Extend planning consent 06/02297/FUL for a further 3 years for the erection of house (11/01474/APP) • Extend planning consent 11/01474/APP (original consent 06/02297/FUL) to erect a dwellinghouse (14/01965/APP)
Background Analysis:	<p>All approved by the Local Authority.</p> <p>Application to renew consent for 1 ½ storey house on backland site within settlement. Type 2 Housing – four or less residential units within a settlement. Proposal is not considered to raise issues of significance to the collective aims of the National Park.</p>

CNPA ref: 2017/0393/DET
Council ref: 17/00830/FULL
Applicant: The Reverend Colonel Nicholas Mercer
Development location: Glen Doll Farm, Glen Clova, Angus, DD8 4RD
Proposal: Retrospective application for the erection of a farm storage building
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Conversion of steading to form a dwellinghouse (re-application) (08/00358/FUL) Approved subject to conditions.

Renewal of planning permission 08/00358/FUL for conversion of steading to form a dwellinghouse. (13/00072/FULL) Approved subject to conditions.
Background Analysis: Retrospective application for erection of pitched roof slate and timber farm building on site of fire damaged building. Type – Other – replacement agricultural building adjacent to existing complex of buildings in the countryside. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0394/DET
Council ref: APP/2017/2473
Applicant: Mr And Mrs J Cowie
Development location: Monaltire Cottage, Monaltrie Avenue, Ballater, Aberdeenshire
Proposal: Erection of dwellinghouse (change of house type, amendment to previously approved APP/2015/2052)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Erection of a dwellinghouse (APP/2011/0540) planning in principle refused by Local Authority.

Demolition of existing dwellinghouse and erection of replacement dwellinghouse (APP/2015/2052) Approved by the Local Authority.
Background Analysis: Application for revised design for a previously approved house type within settlement on site of previous cottage. Key changes relate to orientation on site and changes to finishes/design. Type 2 Housing – four or less residential units within a settlement. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0395/DET
Council ref:	APP/2017/2364
Applicant:	Mr Glenn Perkins
Development location:	Castleton Guest House, 3-4 Castleton Terrace, Braemar, Aberdeenshire
Proposal:	Alterations and extension to outbuilding to form dwellinghouse and erection of dwellinghouse (for use as short-term holiday lets)
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 guest house to form 2 dwellinghouses (for use as short-term holiday lets) (APP/2016/2070) Approved by Local Authority.
Background Analysis:	Application to convert and extend existing bothy to residential accommodation and erection of new small timber and sheeting pitched roof holiday “pod” within curtilage. Site located within settlement. Type 2 Housing – four or less residential units within a settlement and small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial development. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0396/ADV
Council ref:	17/04830/ADV
Applicant:	COSTA Coffee
Development location:	Land 80M West Of Aviemore News, Grampian Road, Aviemore
Proposal:	Fascia sign, projecting sign and window sign bonded to glazing internally and externally
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"> • Erection of a building containing three units for class 1, 2 and 3 use of use as a hot food takeaway (maximum of two units for class 3/hot food takeaway use) with associated adjusted car parking arrangements and ancillary works (17/00659/FUL) Approved by Local Authority. • Advertisement of the following types: Fascia sign, box sign (17/02445/ADV) Approved by Local Authority. • Advertisement of the following types: Fascia sign (17/04408/ADV) Pending consideration.
Background Analysis:	<p>Alterations to shopfront (17/04409/FUL) Pending consideration.</p> <p>Application for signage at approved development adjacent to Winking Owl Aviemore beside approved retail development. Type 2 – Advertisement consent applications. Proposal is not considered to raise issues of significance to the collective aims of the National Park.</p>

CNPA ref: 2017/0397/DET
Council ref: APP/2017/2532
Applicant: Best Of Highland Game Limited
Development location: Morven Cottage And Corndavon Cottage, Glen Cairn, Ballater, Aberdeenshire
Proposal: Erection of 2 self-catering units without compliance with condition 2 of planning reference APP/2009/3284
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 form a single dwelling (APP/2017/2502) Pending consideration by Local Authority.
- APP/2009/3284- Erection of 2 Self Catering Units at Gairnshiel Lodge Glen Gairn – approved by CNPA.

Background Analysis: Application seeks consent for non-compliance with condition 2 of the original planning permission which required that the units be occupied for holiday purposes only, and remained in the ownership of Gairnshiel Lodge. This request is in order that the property manager of Glenshiel Lodge can occupy the property. Type 2 Housing – up to two residential units outside a settlement. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2017/0398/DET
Council ref: 17/04863/FUL
Applicant: Mrs L Ross
Development location: Ell-mar, Station Road, Carrbridge, Highland
Proposal: Formation of side extension and internal alterations - amended design (planning ref 17/03990/FUL)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- Erection of extension to house (17/03990/FUL) Application withdrawn.

Background Analysis: Application for pitched roof extension to side of detached house within settlement. Type 2 Householder developments - small developments that need planning permission. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0399/DET
Council ref:	I7/04887/FUL
Applicant:	Mr Chris Burden
Development location:	Croft Hill, Insh, Kingussie, Highland
Proposal:	Erection of 2 extensions
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:	Application for two pitched roof extensions to side and rear of detached house within settlement. Type 2 Householder developments - small developments that need planning permission. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2017/0400/NOT
Council ref:	17/04872/PNO
Applicant:	Telefonica UK Limited
Development location:	Telecom Mast Site At Black Wood, Kinloch Laggan
Proposal:	Prior notification for electronic communication code operators
Application type:	Agricultural and Forestry Notification
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"> • Installation of additional equipment within existing cabin (07/00120/TELBS) Approved by Local Authority. • Installation of standby generator with associated fuel storage (16/02463/TEL) Case closed. <p>Installation of 600m dish, 4m support pole and ancillary development (17/04677/PNO) Application withdrawn.</p>
Background Analysis:	<p>Proposal for prior notification of telecommunications works involving siting a new transmission dish on a 4 metre high support pole to allow the main telecommunications site here better connectivity with the wider network and so improve 3G and 4 G network. Site located in middle of woods to west of Strathmashie. Type 2 Telecommunications masts inside settlements and telecommunications/broadband cabinets are not usually called in. Although out with a settlement this proposal relates to existing infrastructure and is of relatively small scale. Proposal is not considered to raise issues of significance to the collective aims of the National Park.</p>

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