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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN (25<sup>th</sup> February 2013)

Call-in period : 15 February 2013 – 22 February 2013

0051 to 0061

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

### PLANNING APPLICATION CALL-IN DECISIONS

**CNPA ref :** 2013/0051/ADV  
**Council ref :** M/APP/2013/0354  
**Applicant :** Braemar Community Council On Behalf Of Braemar Community Ltd  
**Development location :** Car Park, Braemar Castle, Braemar, AB35 5XR  
**Proposal :** Erection of Signboard  
**Application type :** Advertisement Consent  
**Call in decision** **NO CALL-IN**  
**Call in reason :** N/A  
**Non call in comments :** The Cairngorms National Park Authority suggest that the sign supports and frame be constructed in sustainable materials (timber) in line with Local Plan sustainability and design guidance.

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**CNPA ref :** 2013/0052/DET  
**Council ref :** M/APP/2013/0281  
**Applicant :** Mr And Mrs Nelson  
**Development location :** Site Adjacent to Greystones, Abergeldie Road, Ballater AB35 5RR  
**Proposal :** Erection of Dwellinghouse including Sub Division of Feu  
**Application type :** Detailed Planning Application  
**Call in decision** **NO CALL-IN**  
**Call in reason :** N/A  
**Non call in comments :** The Cairngorms National Park Authority previously expressed concern regarding the potential impact of the originally proposed house on this site in relation to the character and appearance of the Conservation Area; the overall size, scale, design and the loss of a significant number of substantial trees on the site. These concerns remain with the current submission. It is recommended that in the event of the application being supported careful consideration be given

to ensuring minimal disturbance to trees and vegetation on site and that replacement planting is of a high quality , designed to maximise biodiversity opportunities in line with Local Plan policies and guidance. Given the sensitivities of the site, and location within a Conservation Area, particular care is required to ensure the design, and scale of any new house here fully complements the character of the area as required by Local Plan policies

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**CNPA ref :** 2013/0053/DET  
**Council ref :** I3/00252/FUL  
**Applicant :** SSE Telecom  
**Development location :** SSE Cuaich, SE Of Cuaich Farm, Dalwhinnie,  
**Proposal :** SSE Cuaich  
SE Of Cuaich Farm  
Dalwhinnie  
**Application type :** Detailed Planning Permission  
**Call in decision** **NO CALL-IN**  
**Call in reason :** N/A  
**Non call in comments :** N/A

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**CNPA ref :** 2013/0054/DET  
**Council ref :** M/APP/2013/0372  
**Applicant :** Colin Bruce  
**Development location :** Braemar Mountain Sports, Invercauld Road, Braemar, AB35 5YP  
**Proposal :** Extension to Store Room and Part Demolition and Alterations to Existing Staff Accommodation  
**Application type :** Detailed Planning Permission  
**Call in decision** **NO CALL-IN**  
**Call in reason :** N/A  
**Non call in comments :** The Cairngorms National Park Authority (CNPA) welcomes the use of sustainable finishes on the store room extension. The CNPA also recommends that the partial demolition of a building within a Conservation Area be justified, and that proposals for the reinstatement of the site of the partial demolition are agreed with the Planning Authority.

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**CNPA ref :** 2013/0055/DET  
**Council ref :** M/APP/2013/0239  
**Applicant :** Mr P Randall  
**Development location :** Ordie Croft House, Ordie, Aboyne AB34 5LS  
**Proposal :** Erection of Outbuildings, Fencing and Siting of Container (Retrospective)  
**Application type :** Detailed Planning Permission  
**Call in decision** **NO CALL-IN**  
**Call in reason :** N/A  
**Non call in comments :** The Cairngorms National Park Authority recommend that, in the event of the application being supported, consideration be given to the boundary treatment at this rural roadside site with a view to softening the visual impact of the fencing in the interests of conserving and enhancing the landscape in accordance with Local Plan policy 6 :Landscape and Policy 16 : Design Standards for New Development.

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**CNPA ref :** 2013/0056/DET  
**Council ref :** I3/00258/FUL  
**Applicant :** Mr Max Fraser Brown  
**Development location :** An Leanag, Station Road, Newtonmore, PH20 1AR  
**Proposal :** Re-location of existing drive access (retrospective) and erection of poly tunnel  
**Application type :** Detailed Planning Permission  
**Call in decision** **NO CALL-IN**  
**Call in reason :** N/A  
**Non call in comments :** N/A

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**CNPA ref :** 2013/0057/DET  
**Council ref :** 13/00519/FUL  
**Applicant :** Carr Bridge Ahead Ltd  
**Development location :** Land 40M N Of Carrbridge Football Pitch, Carrbridge  
**Proposal :** Erection of a timber storage shed on land currently used as a bike jump park. Shed unlikely to exceed 10sqm.  
**Application type :** Detailed Planning Permission  
**Call in decision** **NO CALL-IN**  
**Call in reason :** N/A  
**Non call in comments :** The Cairngorms National Park Authority would highlight that the site lies on land designated to be protected from development. There does not appear to be any details of the proposed shed, and it is assumed that the shed is required in association with recreational purposes here. In any event full consideration will require to be given to the relationship of the proposal to the Local Plan designation and policies.

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**CNPA ref :** 2013/0058/MSC  
**Council ref :** 13/00520/MSC  
**Applicant :** Davall Developments Ltd  
**Development location :** Land To North And East And West Of Dunbarry Terrace And Kerrow Drive, Kingussie  
**Proposal :** Matters specified in Conditions 1, 2, 5, 10, 11, 16, 18, 27 & 29 of Permission In Principle 09/048/CP relating to submission of revised Master Plan, supporting information and details of formation of Construction Haul Road to A86 Trunk Road, Phase 1 Housing layout for 37 Serviced Private Plots and 18 Affordable Dwellings, Trunk Road access, site roads, drainage, landscaping and waste management; and Variation of Condition 4 to permit access from Dunbarry Terrace/Road and Kerrow Drive network  
**Application type :** Matters Specified in Conditions  
**Call in decision** **CALLED IN**  
**Call in reason :** The development raises issues of landscape, environmental, access, social and economic significance in relation to the submission of master plan and this overall housing development. It is also of linked significance to the application for planning in principle which was determined by the Cairngorms National Park Authority seeking consent for matters specified in the conditions of that consent, and also to vary the terms of the consent granted. It is therefore considered to be of significance to the collective aims of the National Park.  
**Non call in comments :** N/A

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**CNPA ref :** 2013/0059/DET  
**Council ref :** I3/00625/FUL  
**Applicant :** Mr & Mrs M Collee  
**Development location :** Land 75M South Of Lynchurn Farmhouse, Boat Of Garten  
**Proposal :** Demolish existing agricultural buildings and erect house  
**Application type :** Detailed Planning Permission  
**Call in decision** **NO CALL-IN**  
**Call in reason :** N/A  
**Non call in comments :** The Cairngorms National Park Authority recommend that further consideration be given to the scale, design and proportions of the proposed house and its visual relationship with the existing grouping in order to ensure compliance with Local Plan policies and guidance (Policies 6 –Landscape and 16- Design Standards for New Development). The CNPA would also highlight the need for the principle of the development to comply with Local Plan policy 22 for Development Outside Settlements in terms of brownfield sites.

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**CNPA ref :** 2013/0060/DET  
**Council ref :** I3/00680/FUL  
**Applicant :** Geoff Freedman Rural Bridges  
**Development location :** Alt Na Criche Bridge  
Land Between Railway And River Spey, Kinrara Estate And South Of Aviemore Treatment Works, Aviemore  
**Proposal :** Construction of new foot and horse bridge on the Speyside Way Extension  
**Application type :** Detailed Planning Permission  
**Call in decision** **NO CALL-IN**  
**Call in reason :** N/A  
**Non call in comments :** As with the previous application here, the Cairngorms National Park (CNPA) note that the proposed bridge work would be undertaken by the Cairngorms Outdoor Access Trust (COAT) on behalf of the CNPA. The CNPA support the development of a new bridge at this location as both a stand-alone project and also as part of the overall Speyside Way Extension project, and consider that the development will be of assistance in enhancing access opportunities in the area

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**CNPA ref :** 2013/0061/DET  
**Council ref :** I3/00131/FLL  
**Applicant :** Ben Alder Estate Ltd  
**Development location :** Dalnaspidal Lodge, Dalnaspidal, Pitlochry, PH18 5UJ  
**Proposal :** Demolition of existing cottage and erection of 3 dwellinghouses  
**Application type :** Detailed Planning Permission  
**Call in decision** **CALLED IN**  
**Call in reason :** The proposed development raises issues of social, landscape and economic significance in relation to creating a new grouping of three units close to the A9 and within an area covered by environmental designations. It is therefore considered to raise issues of significance to the collective aims of the National Park  
**Non call in comments :** N/A

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