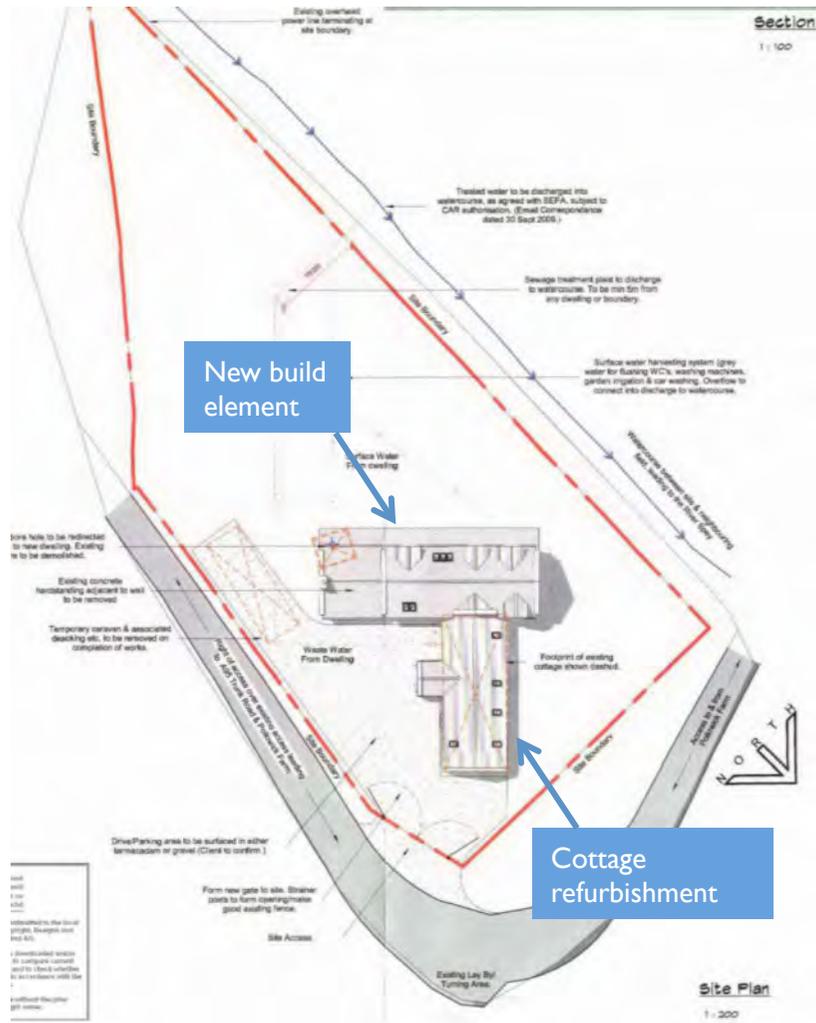


**Full Planning Permission**  
**Demolition of Derelict Cottage and Erection of House**  
**(Amended Proposal 09/039/FULBS; 09/054/CP)**  
**Applicant(s): Mr Shaun Nicholls**





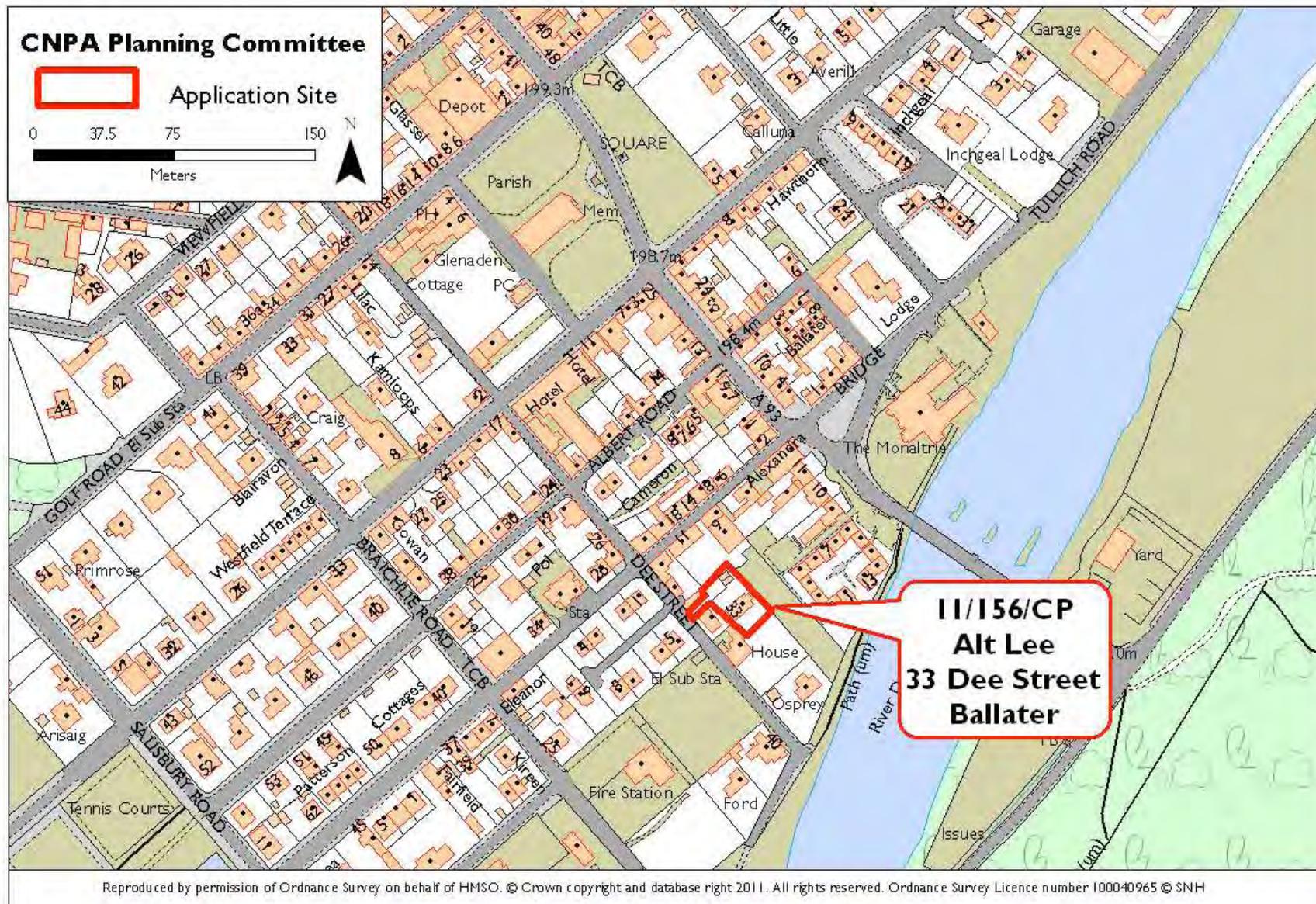
**KEY POINTS :**

- This application has been submitted to ‘replace’ a previous application on the site (CNPA ref. no. 09/054/CP) which was recently withdrawn. The previous application on the site involved the development of a new dwelling and would have potentially resulted in the loss of the existing derelict traditional cottage on the site;
- The current proposal involves retaining and refurbishing the single storey cottage, in addition to constructing a new one and three quarter storey element, in order to create an overall ‘new’ dwelling house;
- The CNPA has been involved in development proposals on the site, having called in the previous application and also having engaged in discussions in relation to the current proposal.

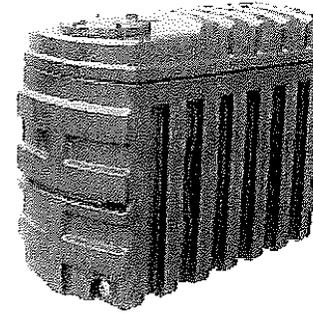
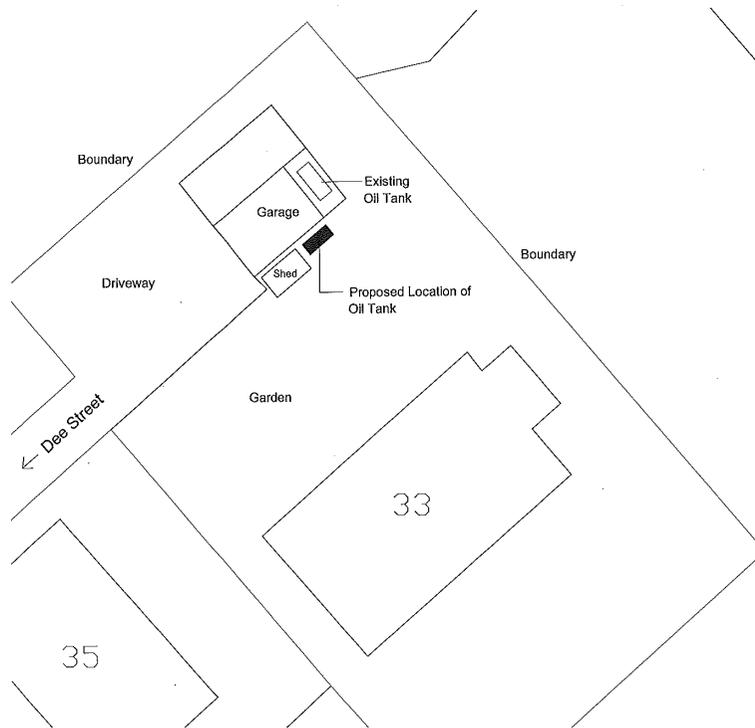
**RECOMMENDATION : CALL IN**

The proposed development involves the refurbishment of an existing derelict cottage and a new build element. The access to the proposed site also forms part of the Speyside Way. The proposal is of significance to the aims of the National Park in the context of cultural heritage of the area, recreational access and enjoyment of the area, and social and economic development.

<http://wam.highland.gov.uk/wam/caseFile.do;jsessionid=0112178055FAC76CEDBE32E169920F08?category=application&caseNo=11%2F01681%2FFUL>



**Full Planning Permission  
Installation of Oil Tank  
Applicant(s): Mrs Pauline Brough**



**ES1225**

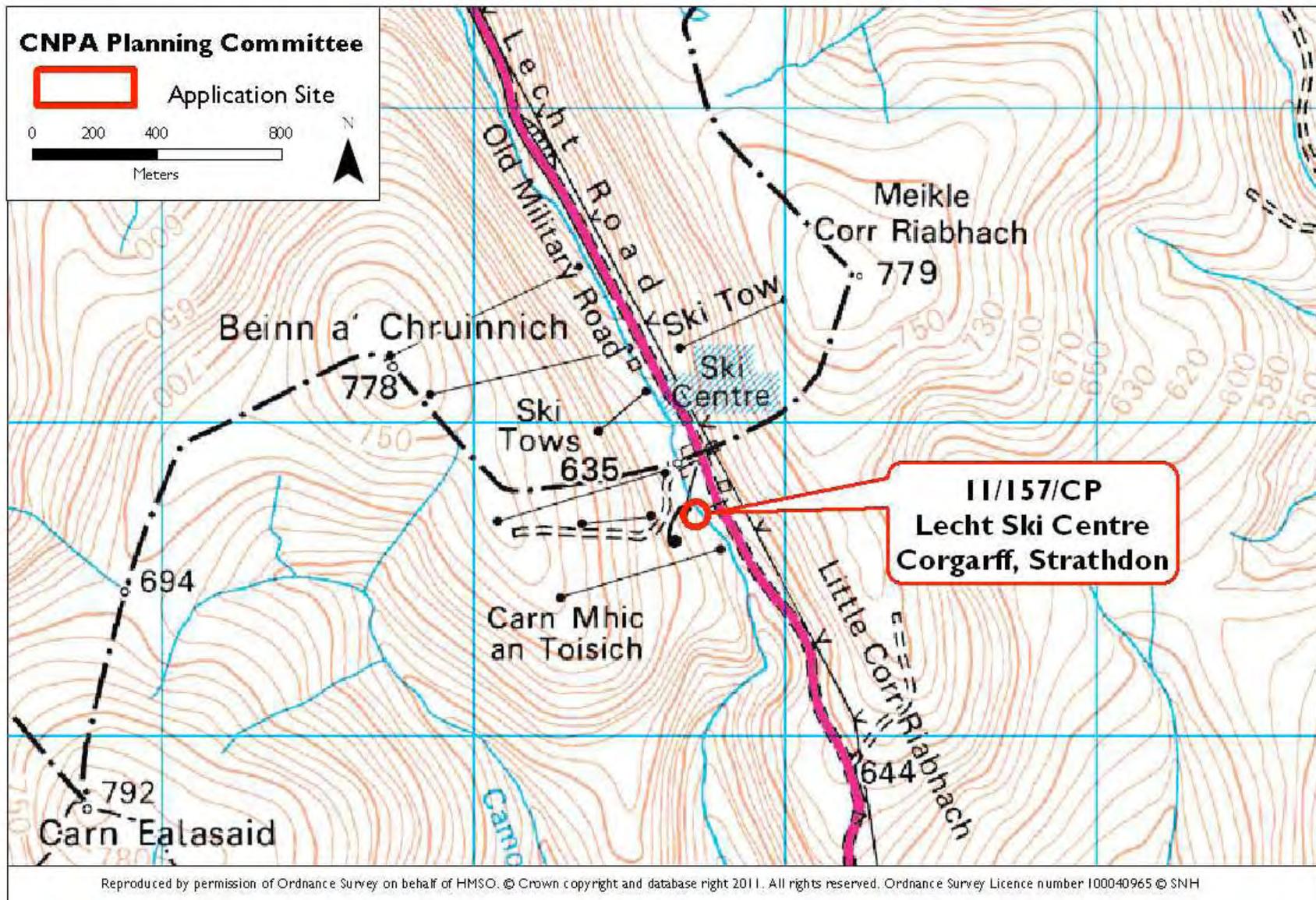
Capacity Ltr/Gal	1225/270
Length (mm)	2000
Width (mm)	900
Height (mm)	1495
OFCERT No.	0642040233
Colour(s)	Green
Outlet Size	1"

**KEY POINTS :**

- The subject site is within the Ballater Conservation Area;
- Planning permission is sought for the installation of an oil tank;
- The oil tank would be positioned in the garden of the residential property, adjacent to an existing domestic garage;
- The new tank would replace an existing tank;
- The proposal is minor in scale and does not raise issues of significance in relation to the aims of the National Park.

**RECOMMENDATION : NO CALL IN**

[http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref\\_no=APP/2011/1560#casefiles](http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2011/1560#casefiles)



## Full Planning Permission

Erection of 1 No. Nordtank 150kW 32.5m (Hub) Height Wind Turbine;

Grid Ref. N57.11.928 S003.14.860

Applicant(s): Lecht Ski Company Ltd



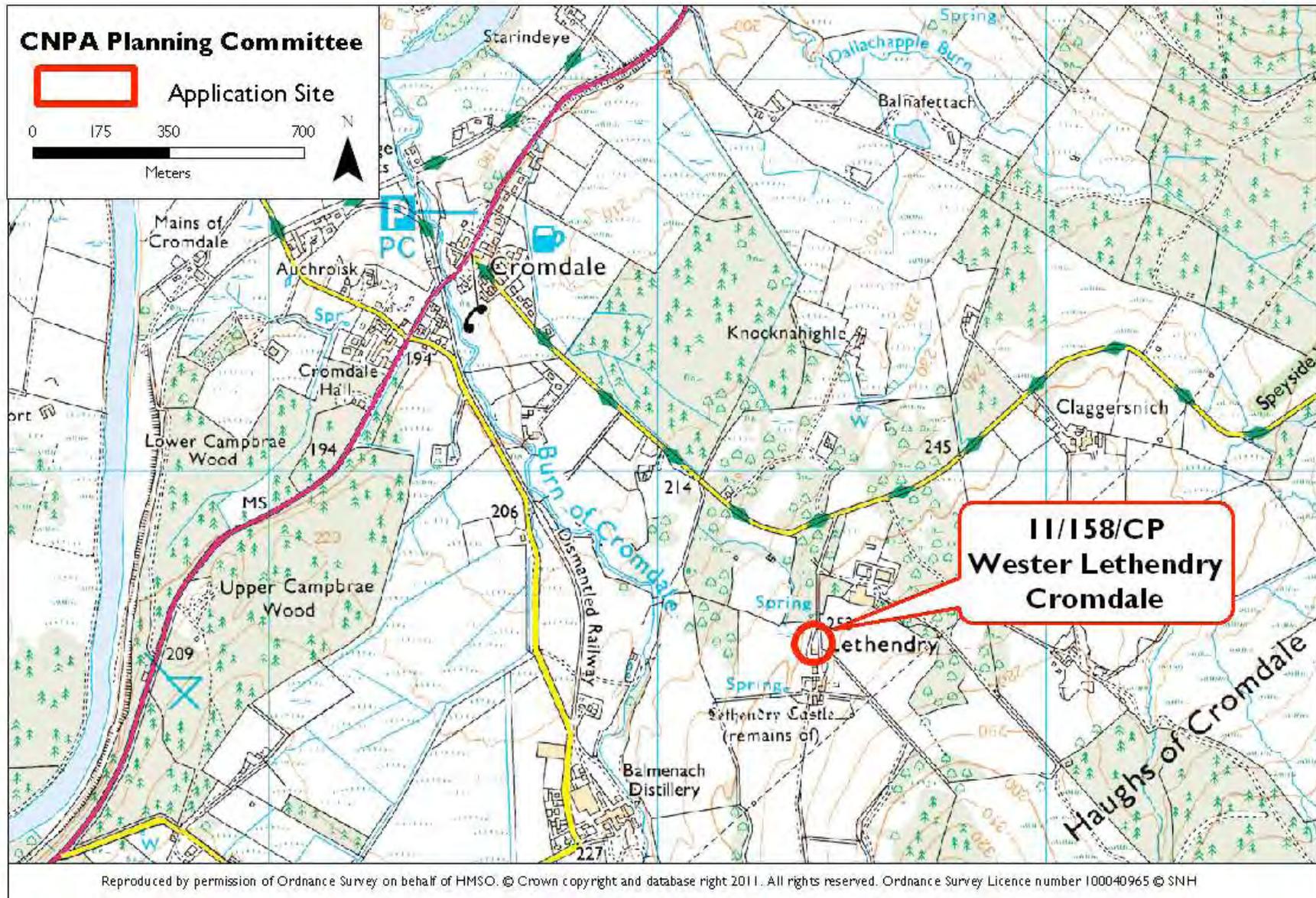
### KEY POINTS :

- Planning permission is sought for the erection of a 32.5 metre high, 150kw wind turbine;
- The application is on the same site was a previously proposed wind turbine (CNPA ref. no. 10/322/CP refers) which was recently withdrawn;
- The proposed site is readily visible from the nearby public road and is in close proximity to existing ski infrastructure at the Lecht ski centre.

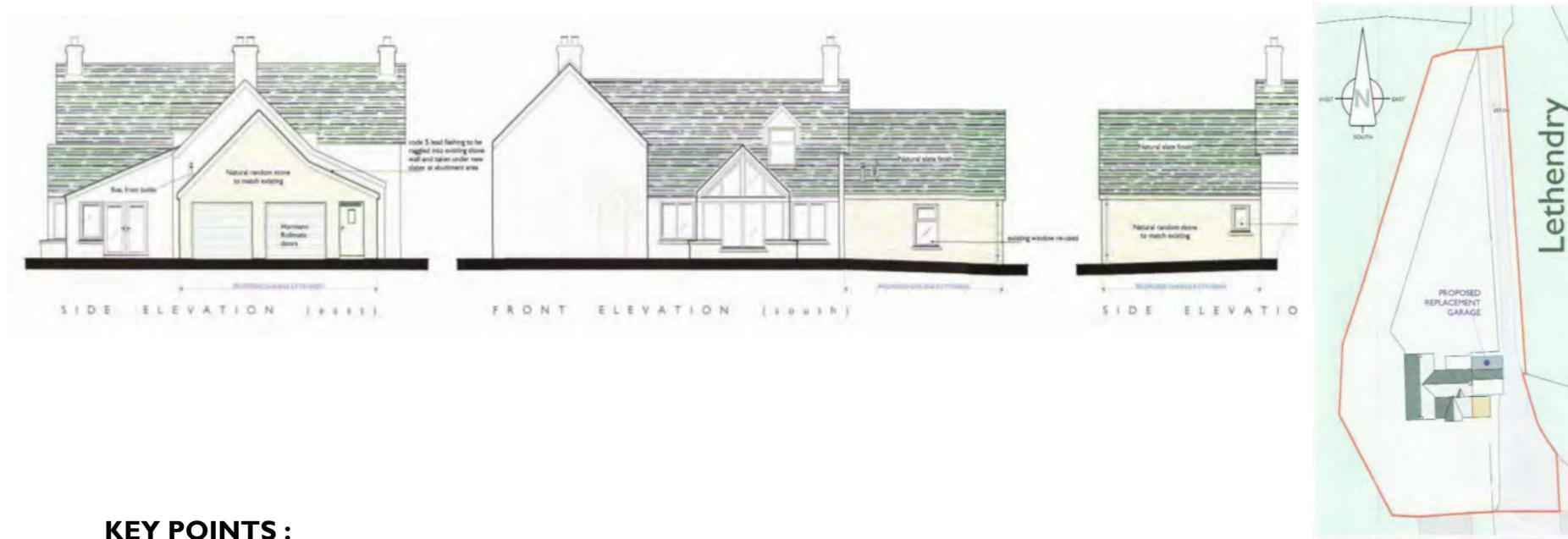
### RECOMMENDATION : CALL IN

The proposal is for a wind turbine at the Lecht Ski Centre and raises a range of issues with regard to landscape, sustainable use of the areas resources, promoting the understanding and enjoyment of the area and issues with regard to the economic development of the existing business at the Lecht. Consequently, the proposal raises issues of general significance with regard to the collective aims of the National Park.

[http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref\\_no=APP/2011/1573#casefiles](http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2011/1573#casefiles)



**Full Planning Permission  
Garage Extension  
Applicant(s): Mr & Mrs George And Doreen McConachie**

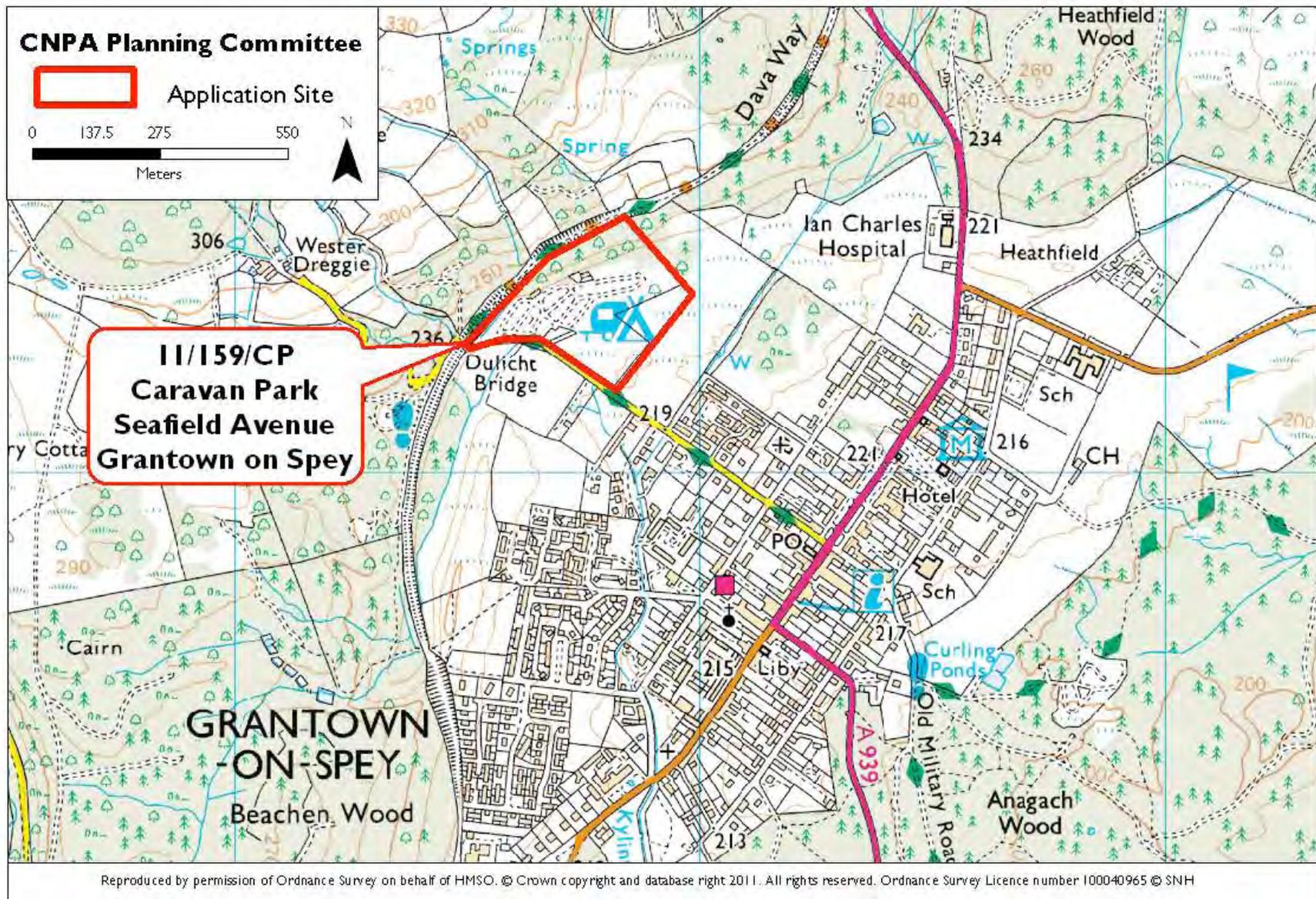


**KEY POINTS :**

- Planning permission is sought for a double garage extension to an existing dwelling house;
- Natural random stone is proposed on the external walls, to match the existing dwelling house, with natural slate on the roof;
- Double, automatic roller doors are proposed on the gable elevation;
- The existing residential property is set back a significant distance from the public road and is accessed by a private track;
- The proposed development is of a relatively minor domestic nature and 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;jsessionid=2E9AF277BA9217B64214655E6C1B28F0?category=application&caseNo=11%2F01738%2FFUL>



Certificate of Lawfulness  
Caravan Park  
Applicant(s): Granttown-on-Spey Caravan Park

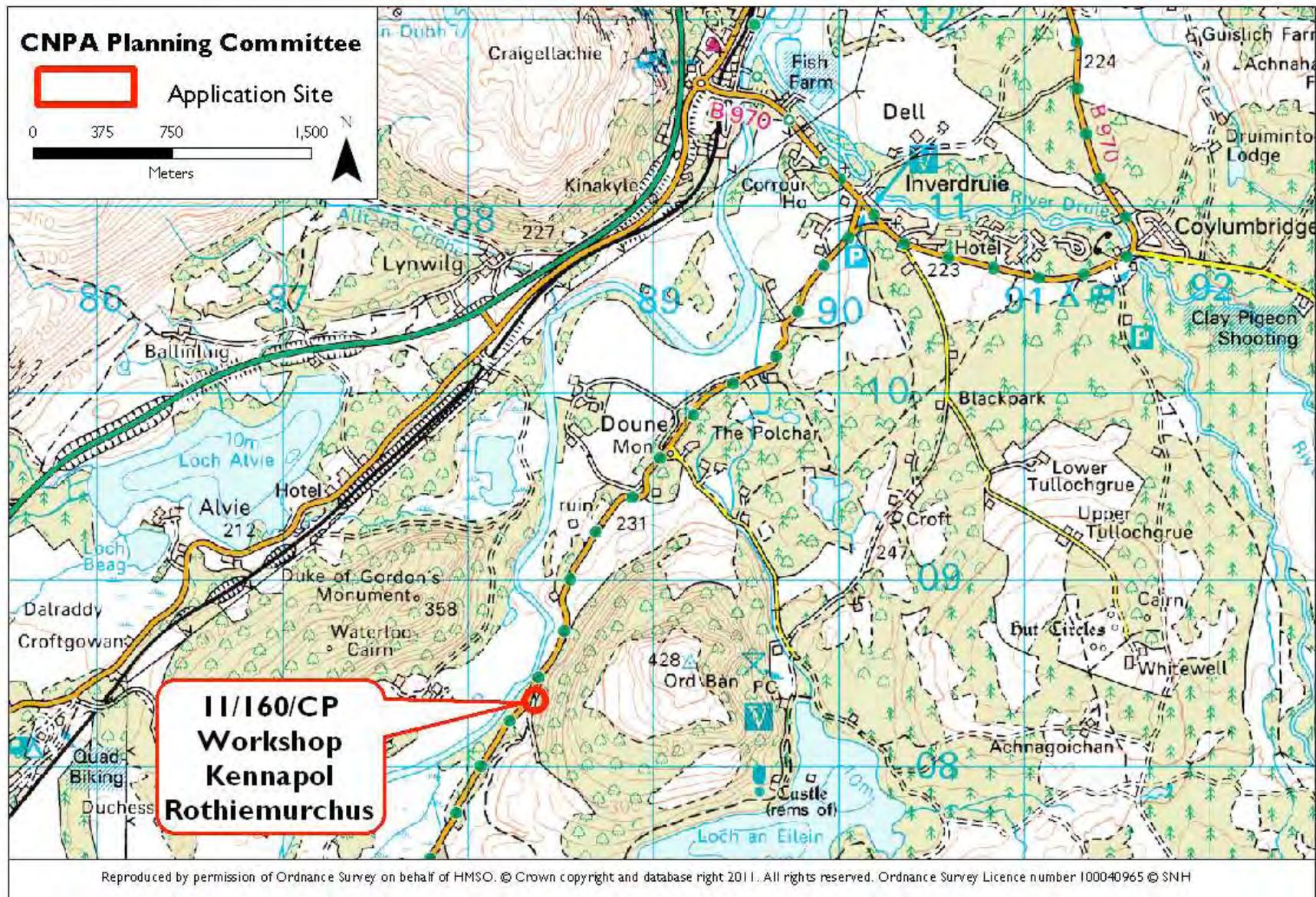


**KEY POINTS :**

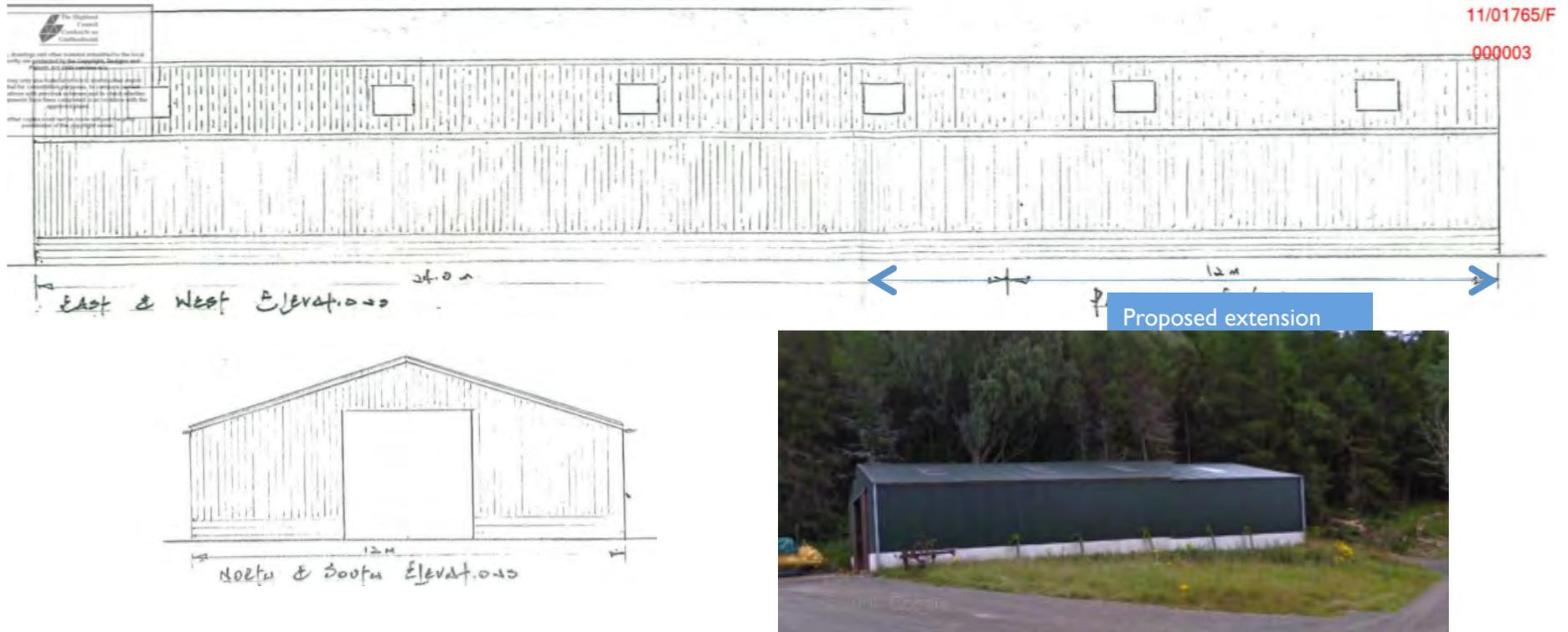
- A certificate of lawfulness is being sought for the use of the land as a caravan park;
- Various written information has been submitted with the application regarding the history of the use of the land and the applicant’s involvement in the operation of the Grantown on Spey Caravan Park;
- The identified site boundaries includes elevated land, close to the former railway line, on which the CNPA refused planning permission under CNPA ref. no. 06/232/CP for the erection of 10 chalets and associated ground and access works;
- The CNPA has no statutory call in powers on applications seeking a Certificate of Lawfulness.

**RECOMMENDATION : NO STATUTORY CALL IN POWERS**

<http://wam.highland.gov.uk/wam/caseFile.do?category=application&caseNo=1101764CLE>



Full Planning Permission  
 Extension to Workshop / Store  
 Applicant(s): Marcus MacBean

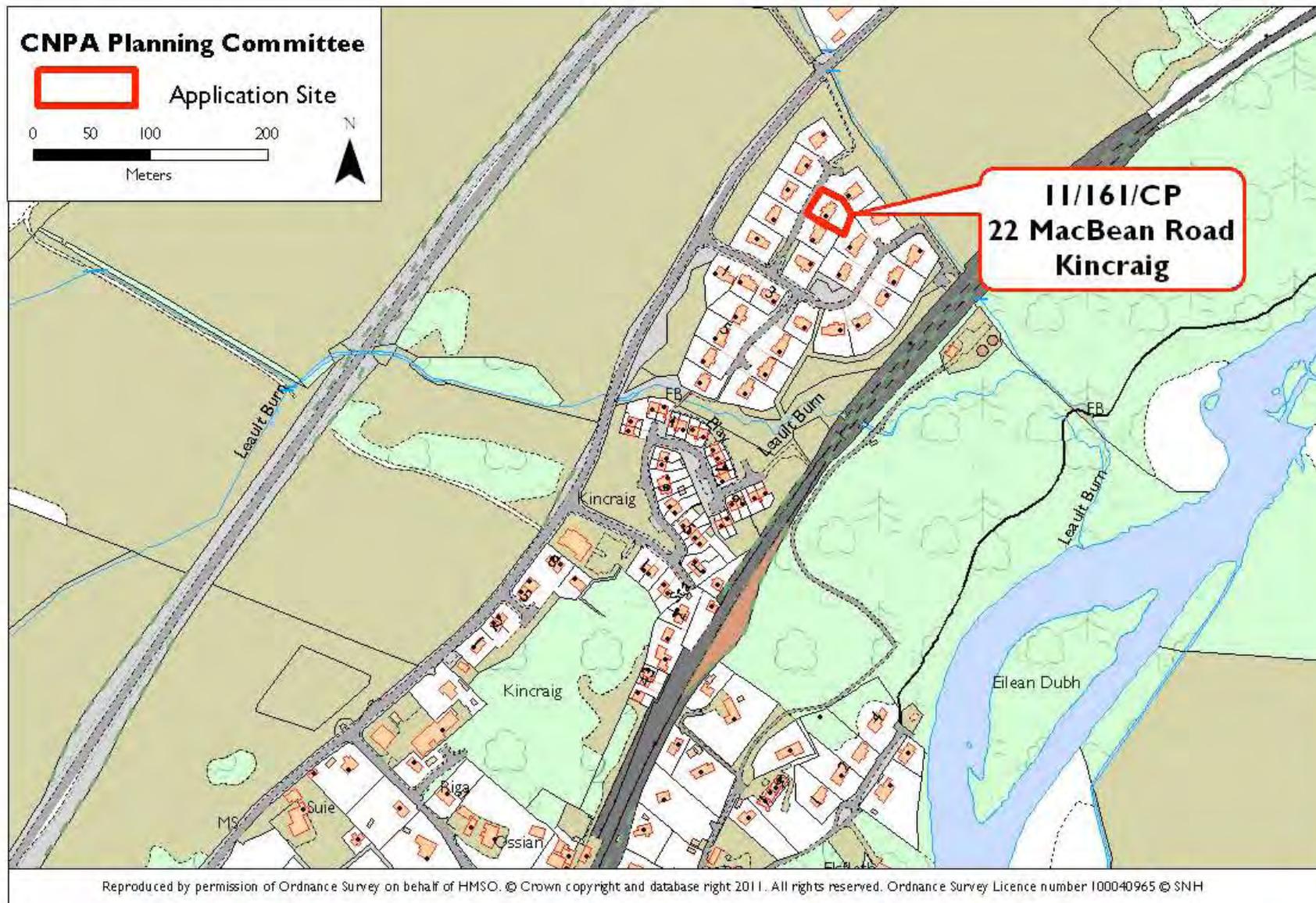


**KEY POINTS :**

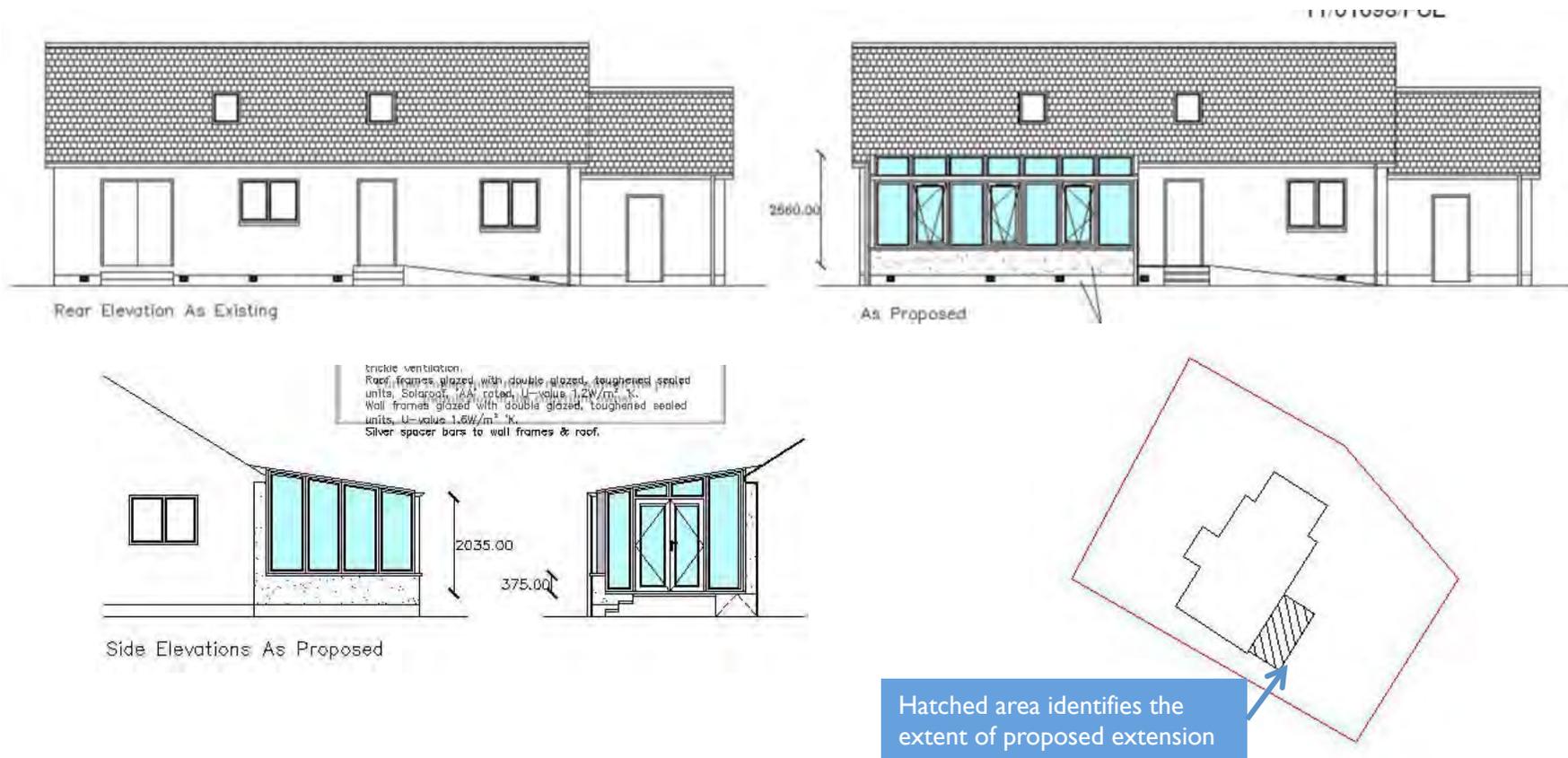
- Planning permission is sought for the erection of an extension to an existing workshop. The extension would serve as a workshop and store;
- Finishes are proposed to match the existing structure;
- The existing structure was proposed as an agricultural storage shed in 2007 and was the subject of an agricultural notification in 2007;
- The proposed extension to the building 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/>



Full Planning Permission  
Erection of a Conservatory  
Applicant(s): Mr & Mrs Duckworth



### KEY POINTS :

- Planning permission is sought for the erection of a conservatory to the rear of an existing single storey dwelling house, within a residential development in Kincaig;
- The conservatory is proposed to the rear of the dwelling house;
- The conservatory would have a monopitch roof, a low basecourse and predominant uPVC finish;
- The proposal is minor and domestic in scale and 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%2F01698%2FFUL>