

Disclaimer

For the purposes of this presentation, some of the application plans may have been cropped to enable a clearer display of detailed areas of the proposed development.

Further information regarding planning applications, including the original plans, can be viewed at:

[Aberdeenshire Council](#)

[Angus Council](#)

[Highland Council](#)

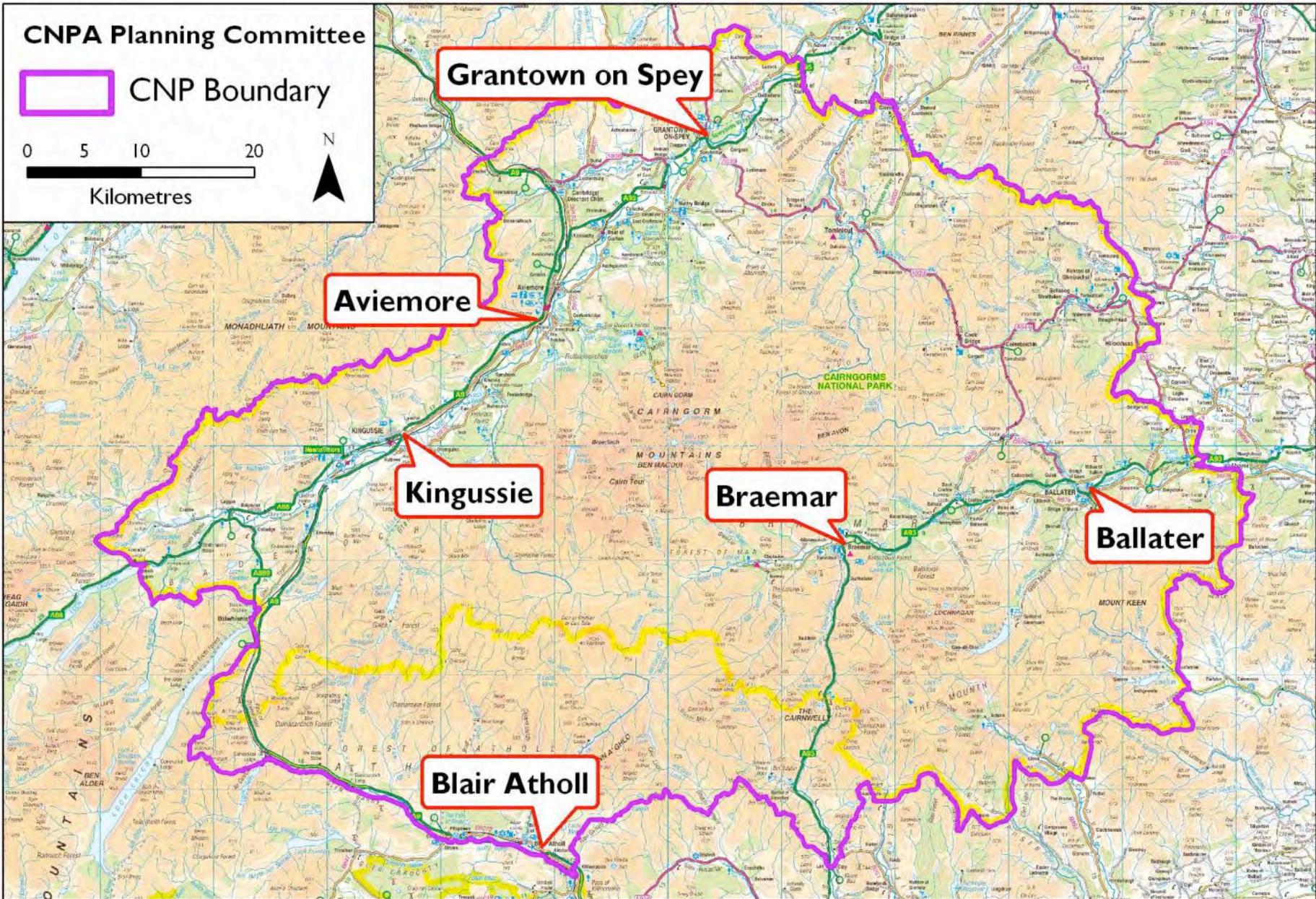
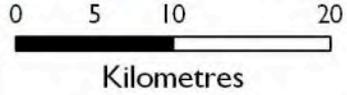
[Moray Council](#)

[Perth & Kinross Council](#)

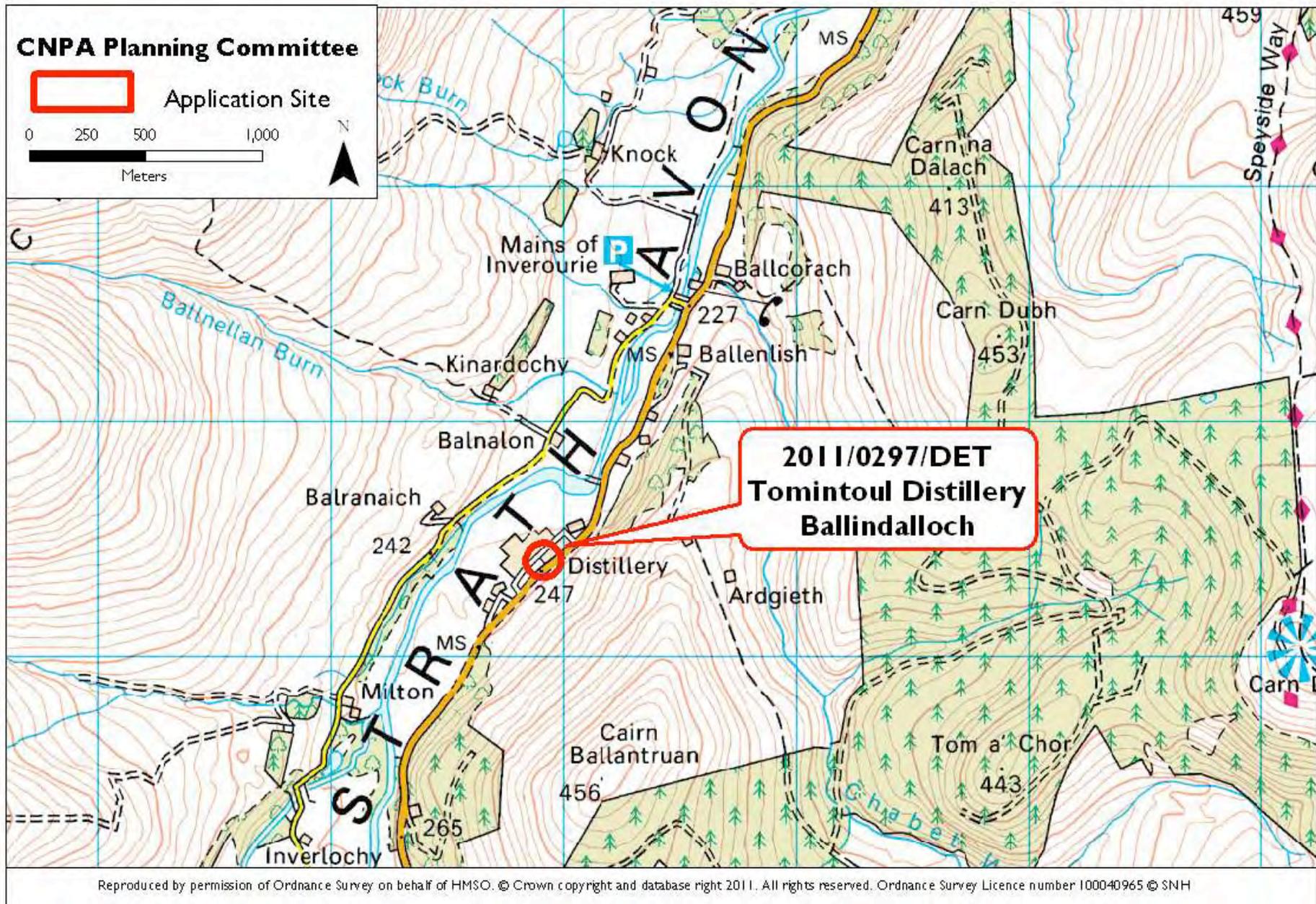
Website links in this presenter are for your convenience to provide further information. These websites are not under the control of the CNPA and we are not responsible for the contents or availability of any other websites to which we provide a link.

CNPA Planning Committee

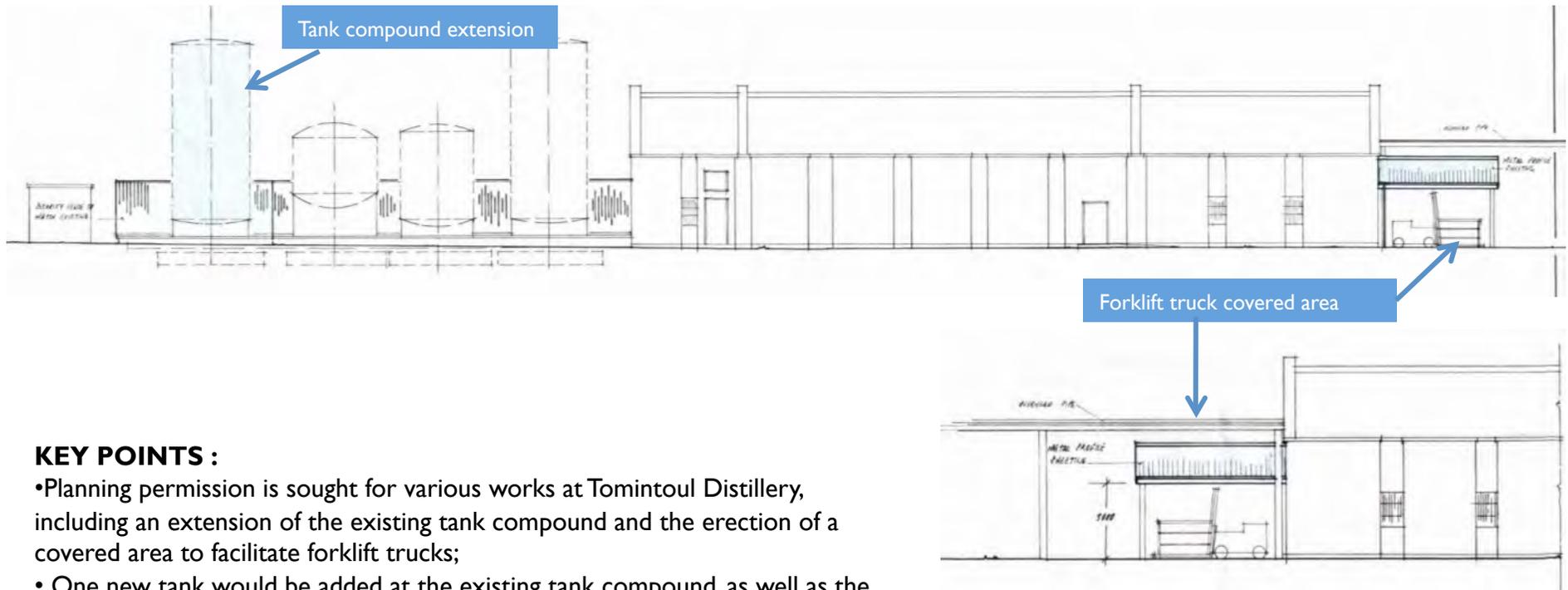
 CNP Boundary



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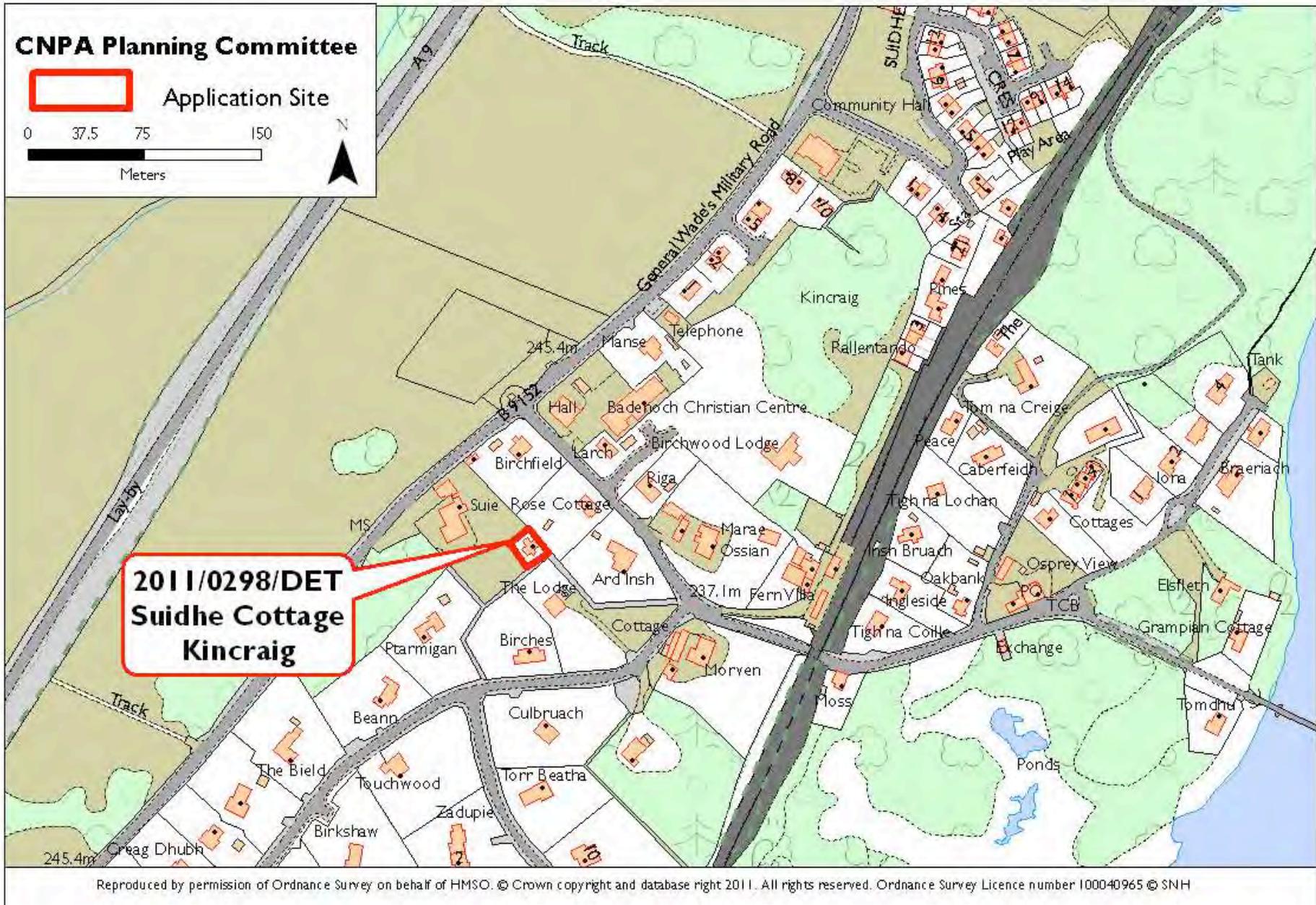
Planning Permission to extend tank compound and build covered area for forklift trucks
Applicant : Angus Dundee Distillers Plc.



KEY POINTS :

- Planning permission is sought for various works at Tomintoul Distillery, including an extension of the existing tank compound and the erection of a covered area to facilitate forklift trucks;
- One new tank would be added at the existing tank compound, as well as the provision of security fencing to match the existing fencing;
- Grey coloured metal profile sheeting would be used to create the covered forklift area;
- The proposed works are of a relatively minor nature in the context of the existing distillery building and are not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN



Planning Permission for extension to cottage (retrospective application)
Applicant : Mr. and Mrs. Welding



KEY POINTS :

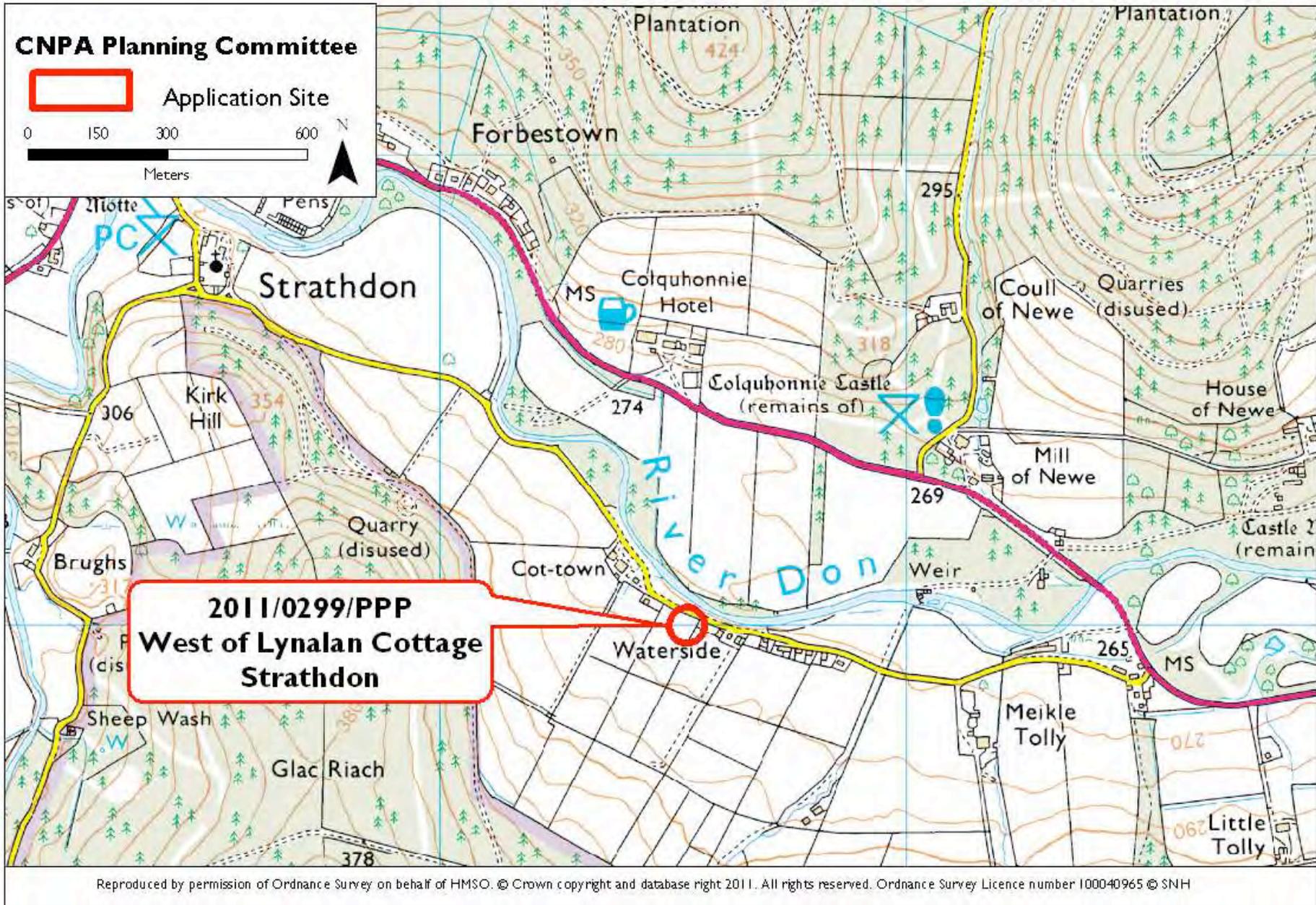
- This application is retrospective in nature;
- The development involves an extension to an existing single storey, timber clad cottage which is in the rear garden of the Suie Hotel, Kincairg;
- The extension provides a new kitchen and dining area;
- The external finishes of the extension match those of the original structure;
- The development is in a discreet position on lower lying ground at the end of the existing garden area;
- The site is within the Kincairg settlement area;
- The development is of a minor domestic scale and is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

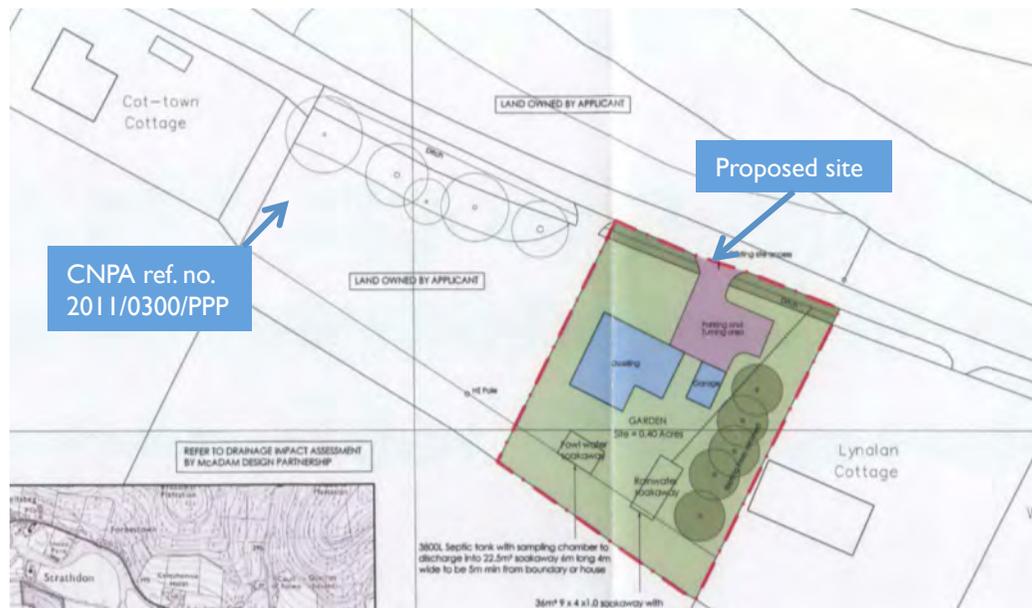
RECOMMENDED COMMENTS : The CNPA wish to express disappointment at the retrospective nature of this application.



<http://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=documents&keyVal=LQQR5PIH0IF00>



Planning Permission in Principle for erection of dwelling house and garage
Applicant : Little Tolly Properties Ltd.

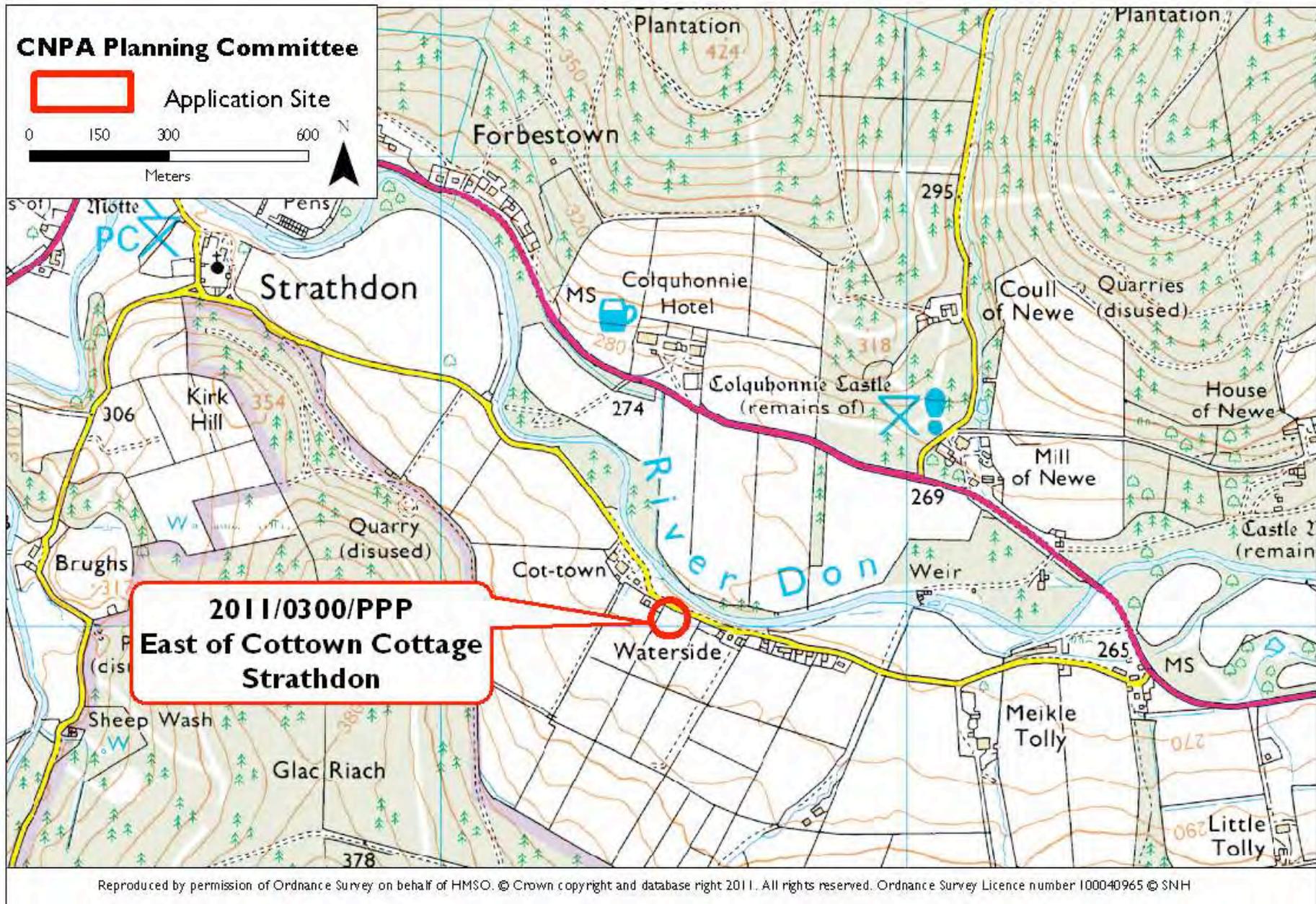


KEY POINTS :

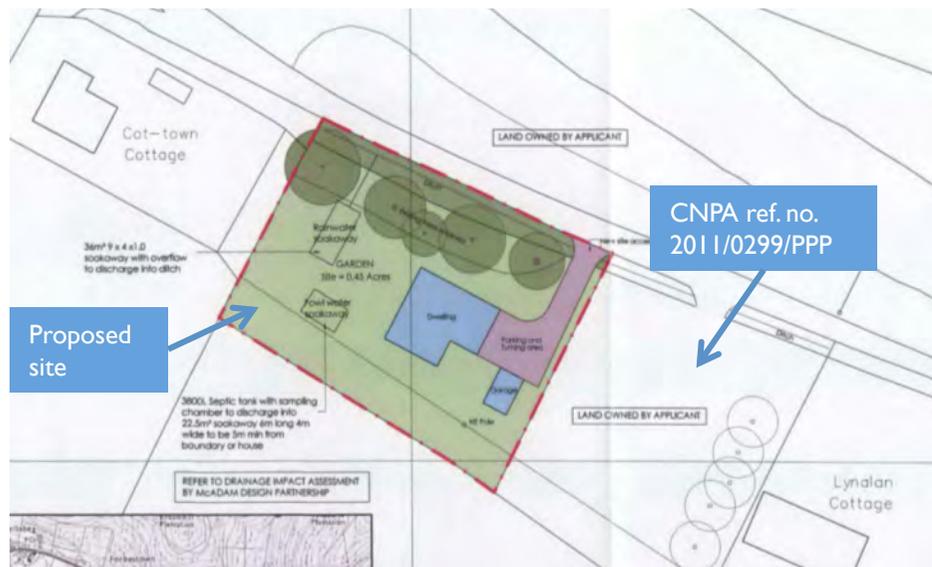
- Planning Permission in Principle is sought for the erection of a dwelling house and garage;
- The subject site is at Waterside, Strathdon, where the pattern of development is generally linear in nature;
- This proposal, together with a further application for Permission in Principle on the adjacent land to the west (CNPA ref. no. 2011/0300/PPP), is proposed on vacant land between existing residential properties;
- Having regard to the linear pattern of development in the immediate vicinity, and the 'infill' position of the proposed site between existing properties, the development may be considered to constitute housing development in a rural building group;
- The proposal is not 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/2011/2867



Planning Permission in Principle for the erection of dwelling house and garage
Applicant : Little Tolly Properties Ltd.



KEY POINTS :

- Planning permission in principle is sought for the erection of a dwelling house and garage;
- The subject site is at Waterside, Strathdon, where the pattern of development is generally linear in nature;
- This proposal, together with the previous application for Permission in Principle on the adjacent land to the east (CNPA ref. no. 2011/0299/PPP), is proposed on vacant land between existing residential properties;
- Having regard to the linear pattern of development in the immediate vicinity, and the 'infill' position of the proposed site between existing properties, the development may be considered to constitute housing development in a rural building group;
- The proposal is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

RECOMMENDED COMMENTS : In accordance with the details shown on the proposed site layout plan, it is recommended in the event of consideration being given to the granting of planning permission that the existing trees which form a prominent feature on the roadside boundary, are retained in the interests of conserving the natural heritage and landscape features of the area.

http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2011/2926



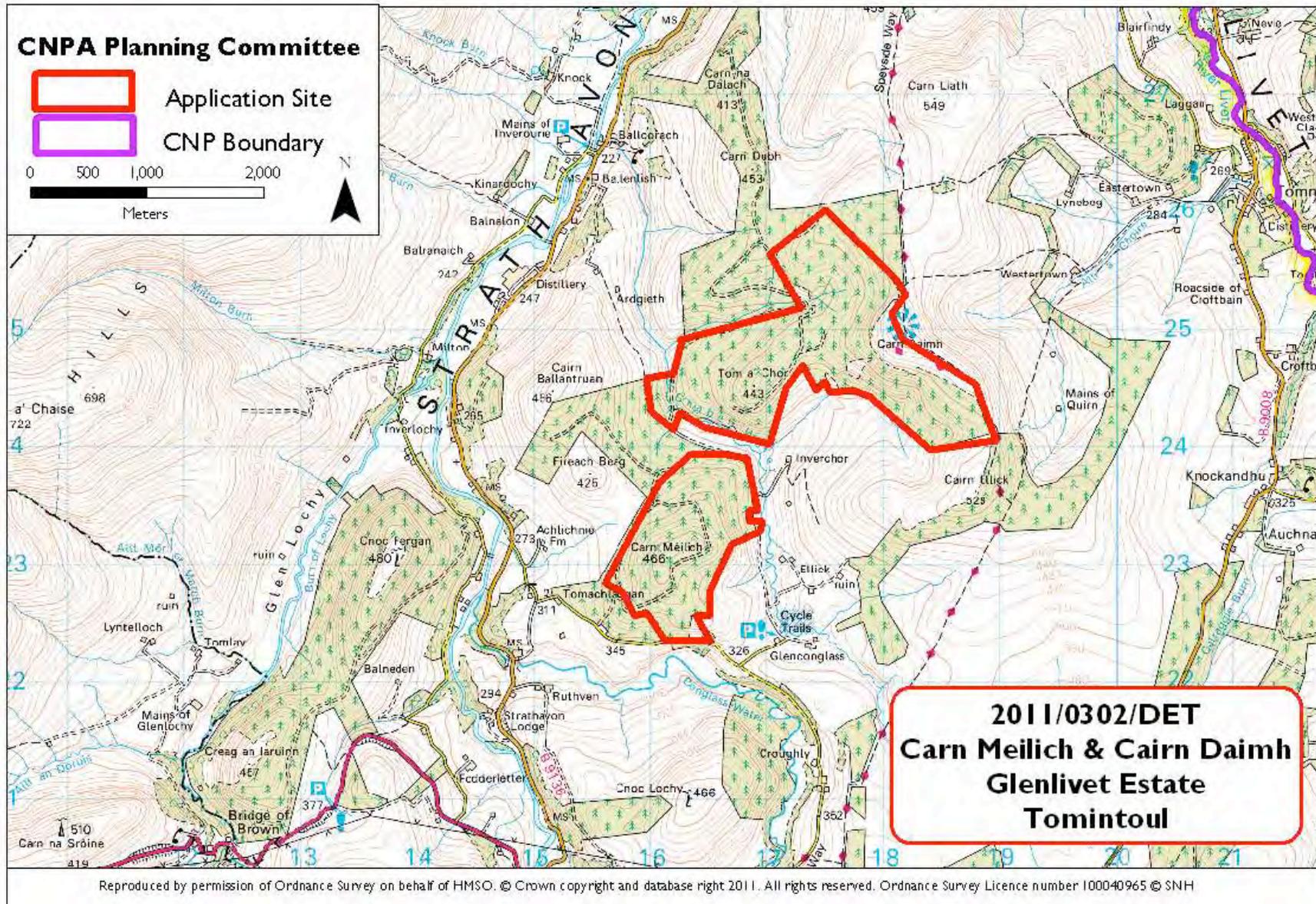
KEY POINTS :

- Advertisement consent is sought for the display of an ‘advance sign’ advertising Abernethy Golf Club.’
- The details on the application form indicate that the sign would measure 120cm x 80cm, with information including details of the distance to the turn to the golf club, as well as 4 icons showing golf, food, drink and wi fi availability;
- The proposed sign would be positioned approximately 50 metres before the golf club junction;
- Advertising consent is sought for a period of 5 years;
- The sign is proposed to be mounted on ‘either metal or wooden posts’;
- The proposal is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

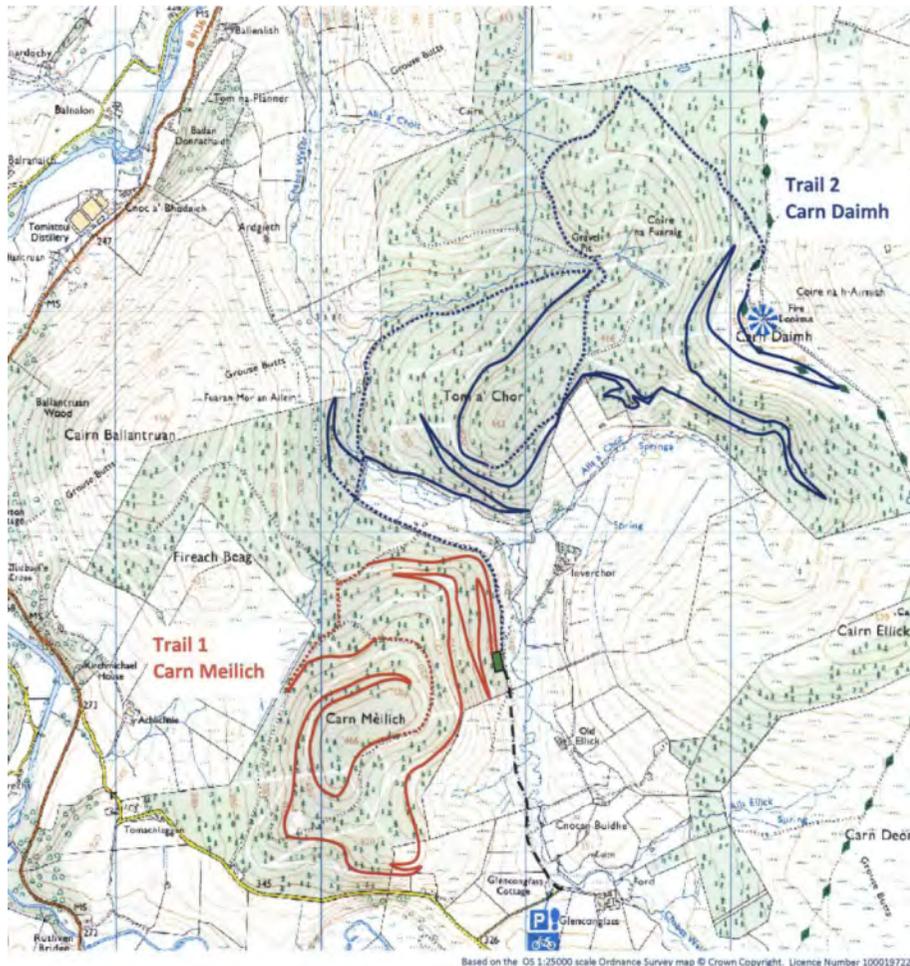
RECOMMENDED COMMENTS : Having regard to the open nature of the location in which the sign is proposed and in the interests of ensuring that it would assimilate into its setting, it is suggested that the proposed sign and supporting posts could be constructed in timber and utilise a more muted colour scheme.

<http://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=documents&keyVal=LR5U2KIH7R000>



Planning Permission to develop a mountain bike centre including creating a new car park, installing a wooden building to provide toilets, information and café facilities within commercial forest plantation

Applicant : The Crown Estate



- Vehicle access
- Hub - car park, cafe, info point and toilets
- Mountain bike trail - to be constructed
- Existing forest road

Proposed trail map



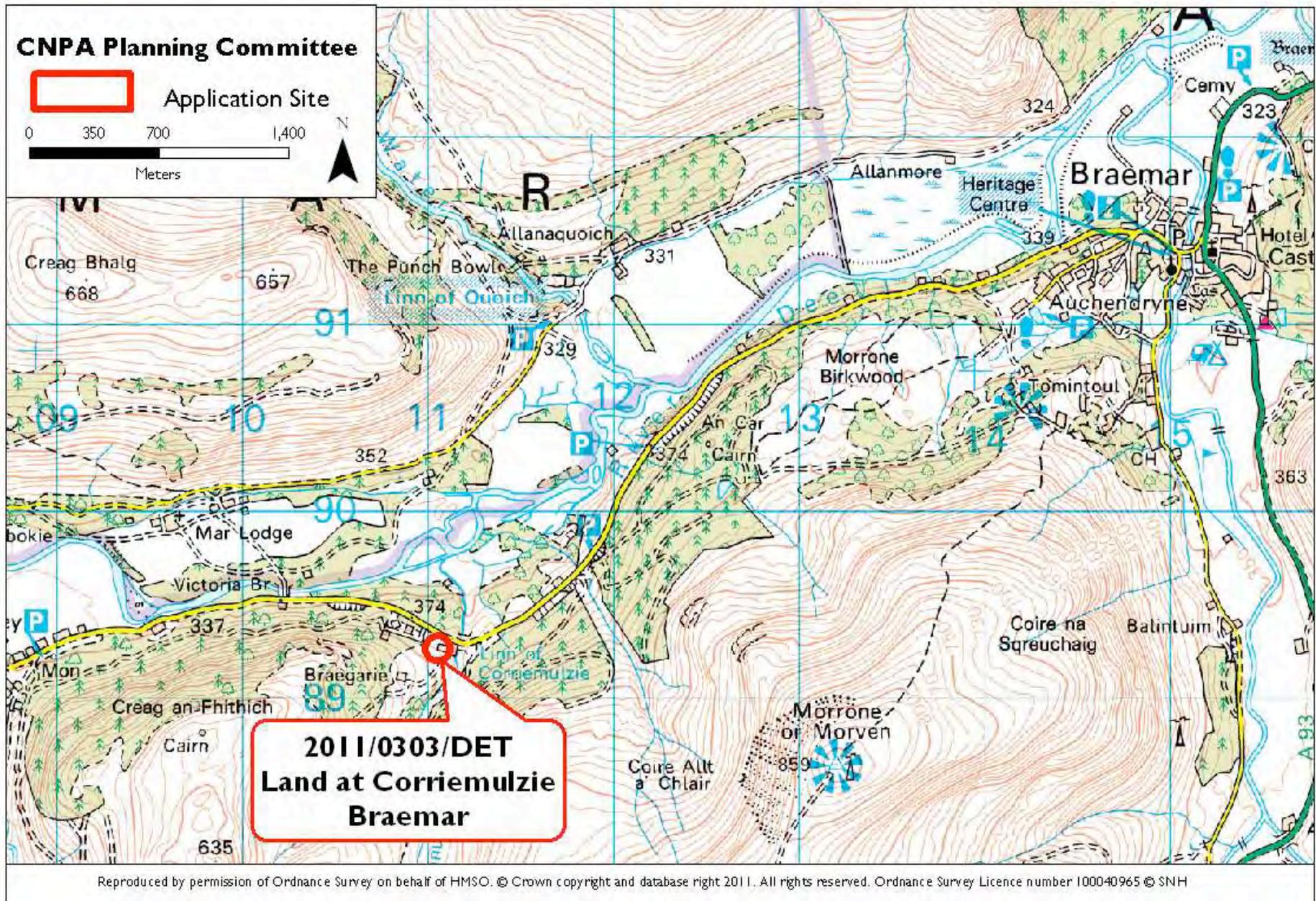
KEY POINTS :

- Planning permission is sought for the development of a mountain bike centre on land at Carn Meilich and Cairn Daimh on Glenlivet Estate;
- The proposal includes the construction of mountain bike trails and the development of a hub building at which toilets, information and café facilities would be provided;
- A previous planning application seeking permission for the hub building alone was previously ‘called in’ by the CNPA (ref. no. 10/401/CP refers) but was withdrawn in March 2011;
- Consistent with the CNPA view on the previous application, the proposal is considered to raise issues of significance to the aims of the National Park.

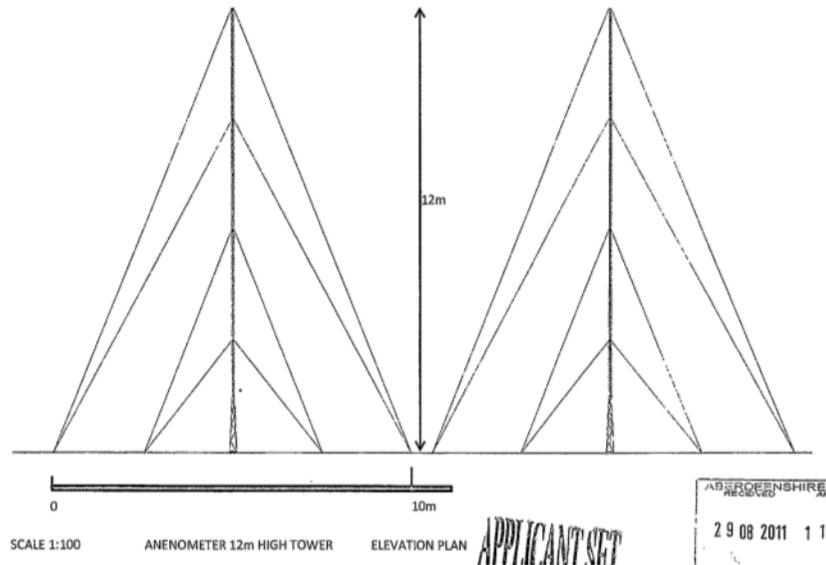
RECOMMENDATION : CALL IN

CALL IN REASON : The proposal is for a mountain bike centre and mountain bike trails. The proposal raises a range of issues with regard to natural heritage, promoting the understanding and enjoyment of the area in the form of recreation and issues in relation to promoting the economic and social development of the area. Consequently, the proposal raises issues of general significance for the collective aims of the National Park.

<http://public.moray.gov.uk/eplanning/applicationDetails.do?activeTab=documents&keyVal=LQUQ10BG02M00>



Planning Permission for the erection of a 12m temporary mast to monitor wind data
 Applicant : Mr. M. M. Nicholson and Trustees of Marr Estate

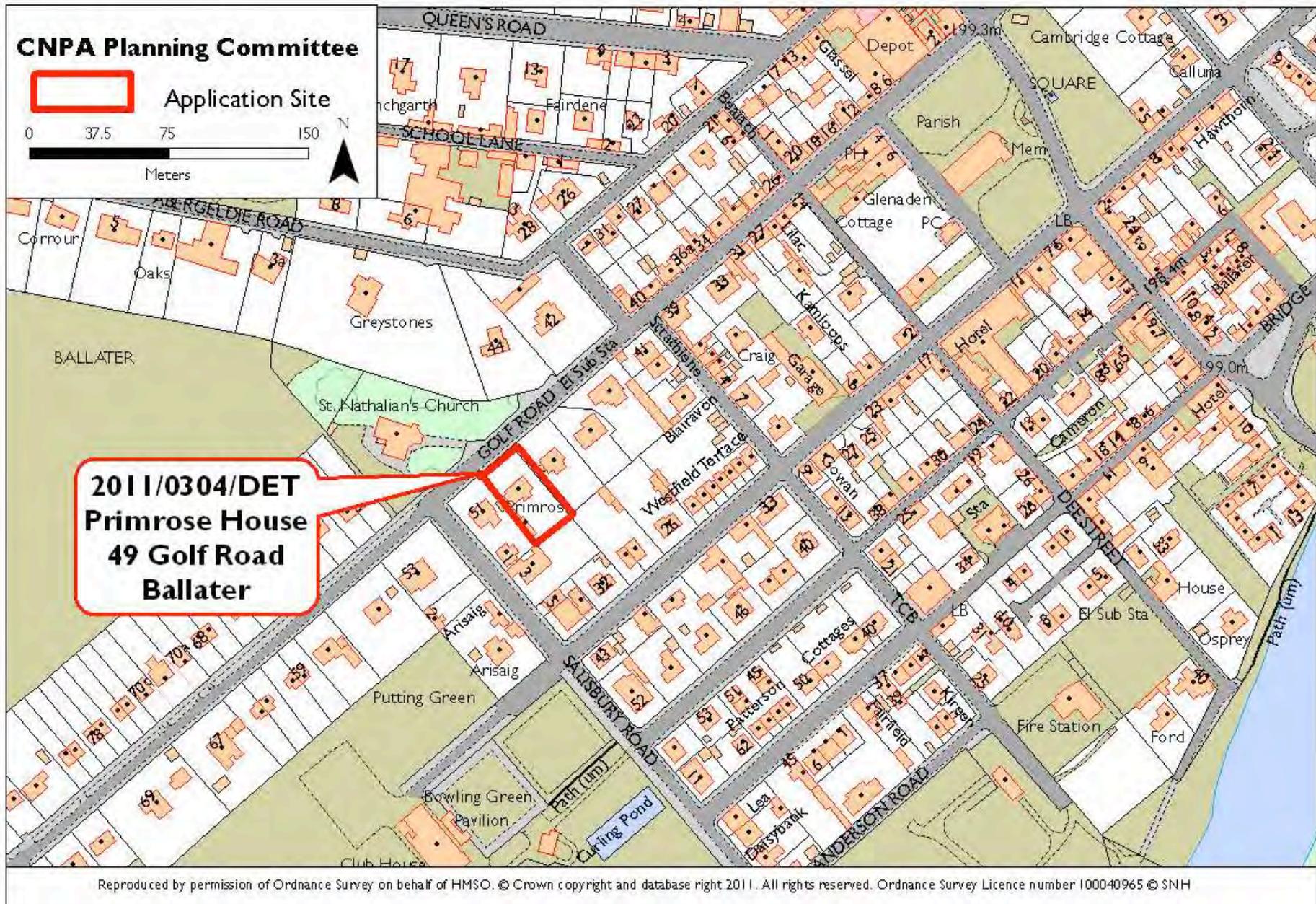


KEY POINTS :

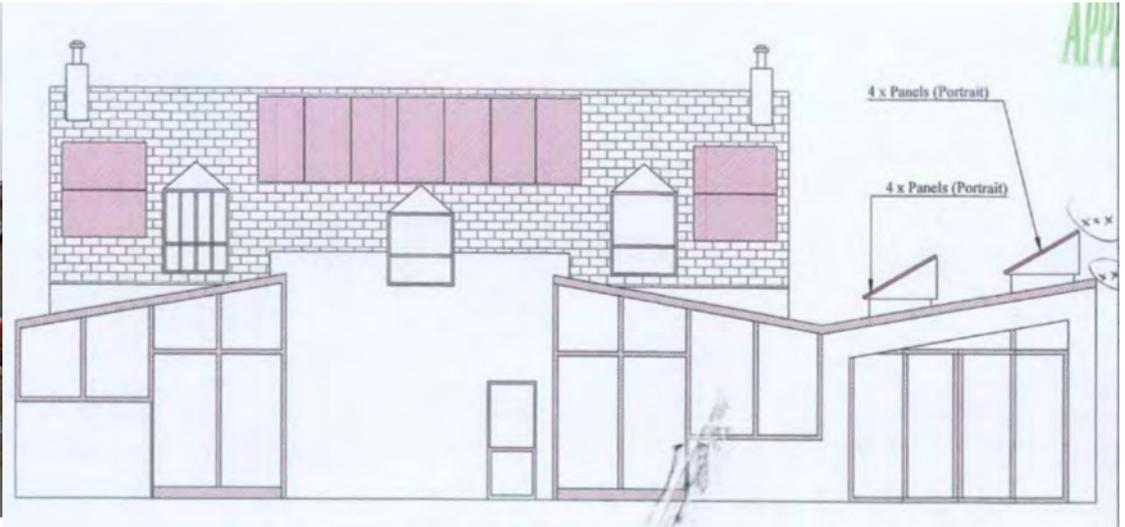
- Planning permission is sought for the erection of a 12 metre high temporary mast in order to monitor wind data;
- Permission is sought for a period of 12 months;
- Following the withdrawal of a previous application for a single wind turbine at another location on Marr Estate (CNPA ref. no. I I /078/ CP refers) CNPA officials undertook discussions with the agent regarding potential alternative locations. The current application was submitted following those discussions;
- The proposed development is located within the Deeside and Lochnagar National Scenic Area;
- The wind measuring mast is a temporary structure., of relatively limited height and would only be in place for a period of 12 months. The proposed location, in the vicinity of a group of existing buildings, is not considered to give rise to any significant visual impact. Having regard to all of those factors, the proposal is not 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/2011/2961#casefiles



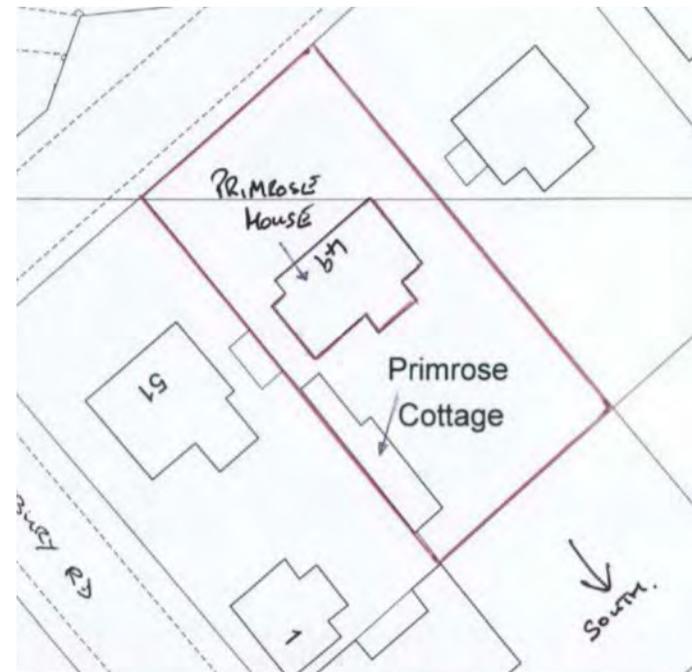
Planning Permission for the installation of solar (PV) panels
 Applicant : Mr Hugh Fleming Gibson



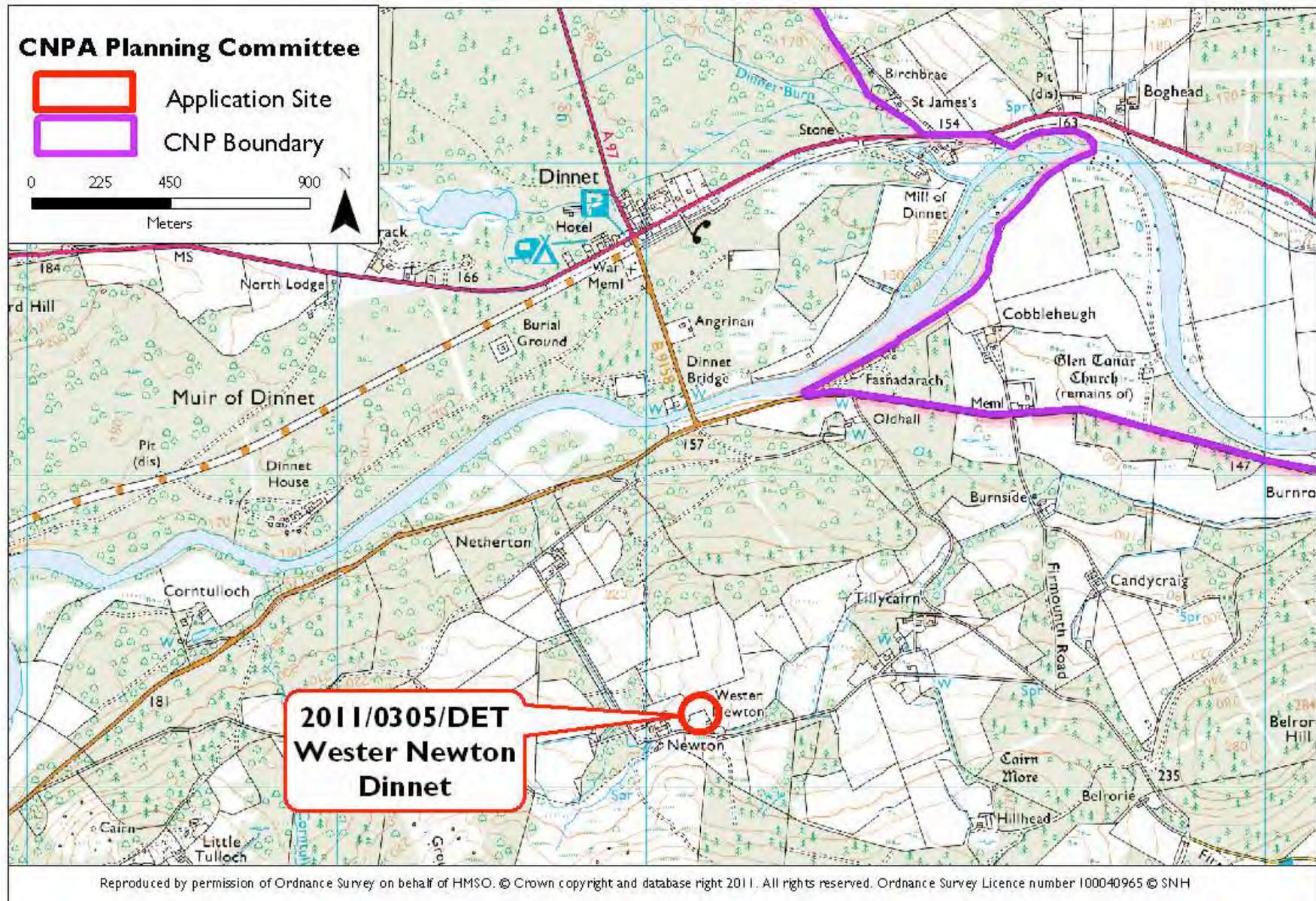
KEY POINTS :

- Planning permission is sought for the installation of solar panels on a residential property on Golf Road in Ballater;
- The subject site is within the Ballater Conservation Area;
- The solar panels are proposed on the rear (south facing) elevation of the dwelling;
- The proposal is of a minor domestic nature and is not 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/2011/2959#casefiles

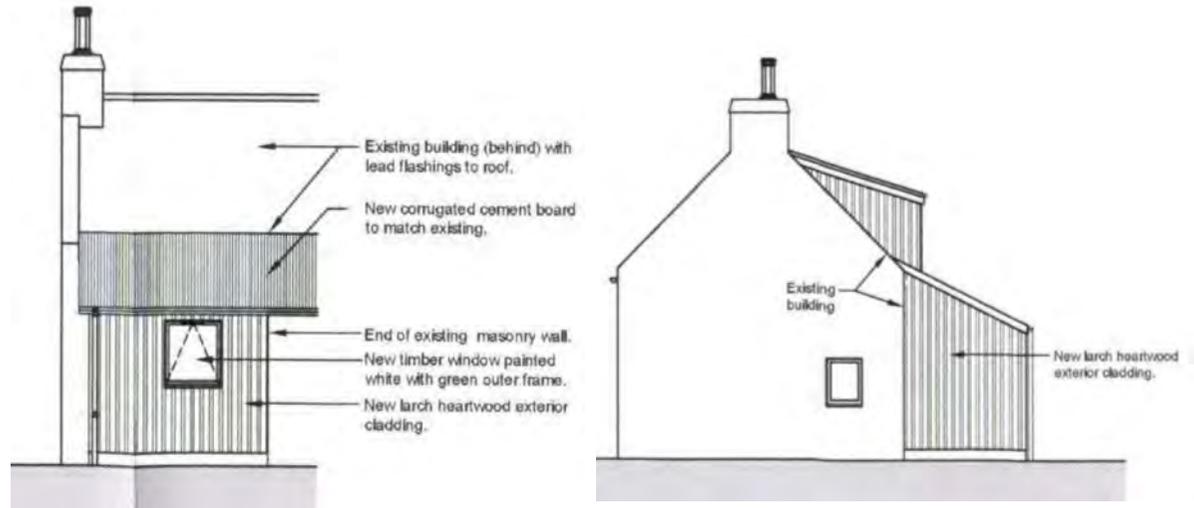


Planning Permission for alterations and extension to dwelling house and demolition of existing timber shed
Applicant : Glen Tanar Estate

Existing timber shed & metal roof to be demolished & removed from site.



EXISTING NORTH ELEVATION

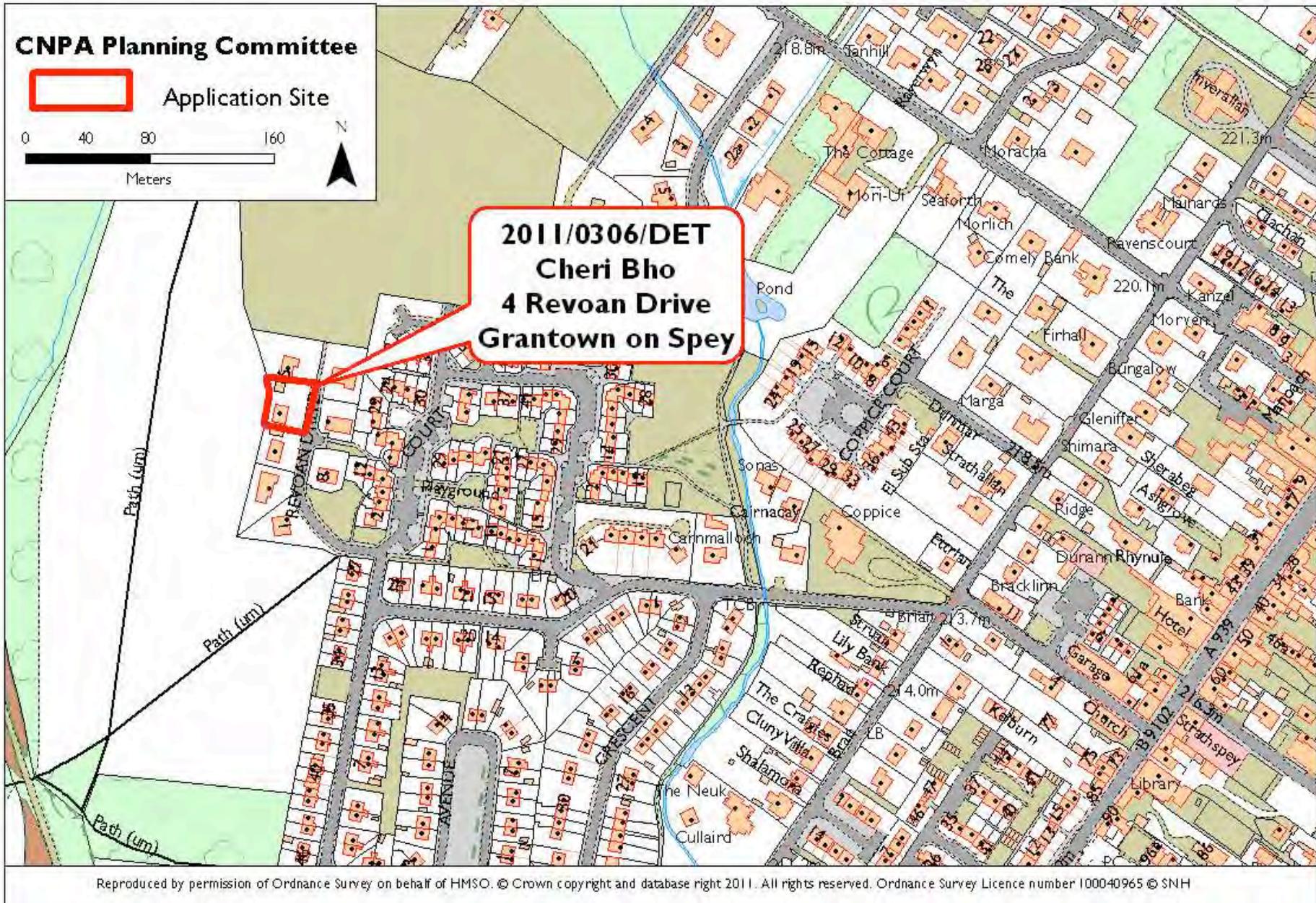


KEY POINTS :

- Planning permission is sought for alterations and an extension to a dwelling house at Wester Newton, Dinnet;
- The proposal involves the demolition of a timber clad shed which is attached to the dwelling house and is in a deteriorating condition;
- A new extension to the dwelling would be built in place of the shed and would be finished externally with larch cladding;
- The extension would accommodate a new shower room;
- Various works would also be undertaken internally to create a revised accommodation floor plan;
- The proposed works are of a minor domestic nature and are not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

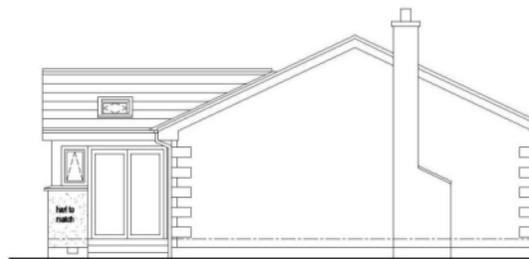
http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2011/2992#casefiles



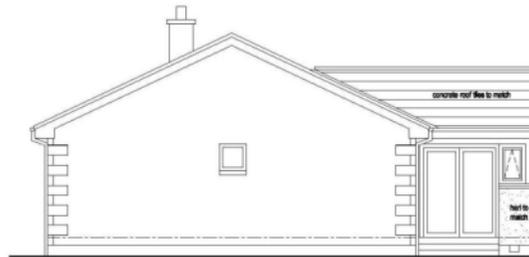
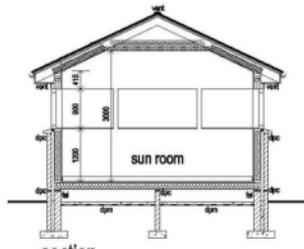
Planning Permission to alter and extend existing house
Applicant : Mrs. L. Beveridge



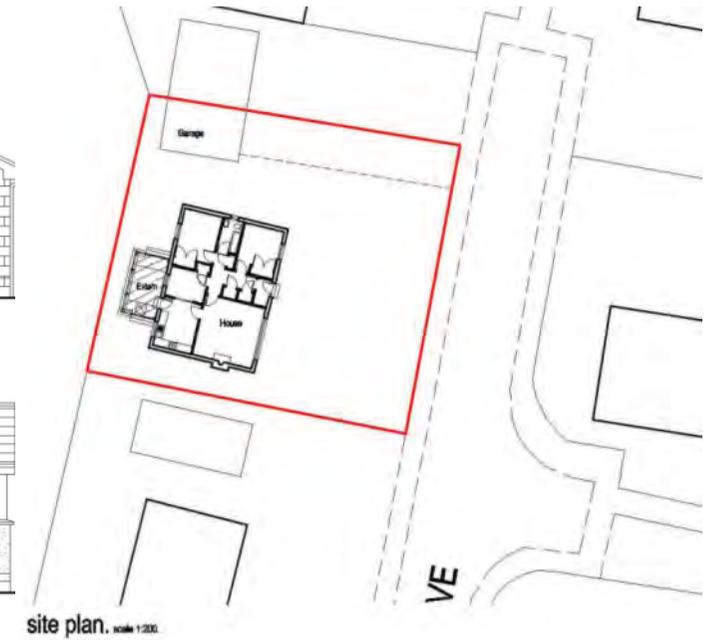
rear elevation.



side elevation.



side elevation.



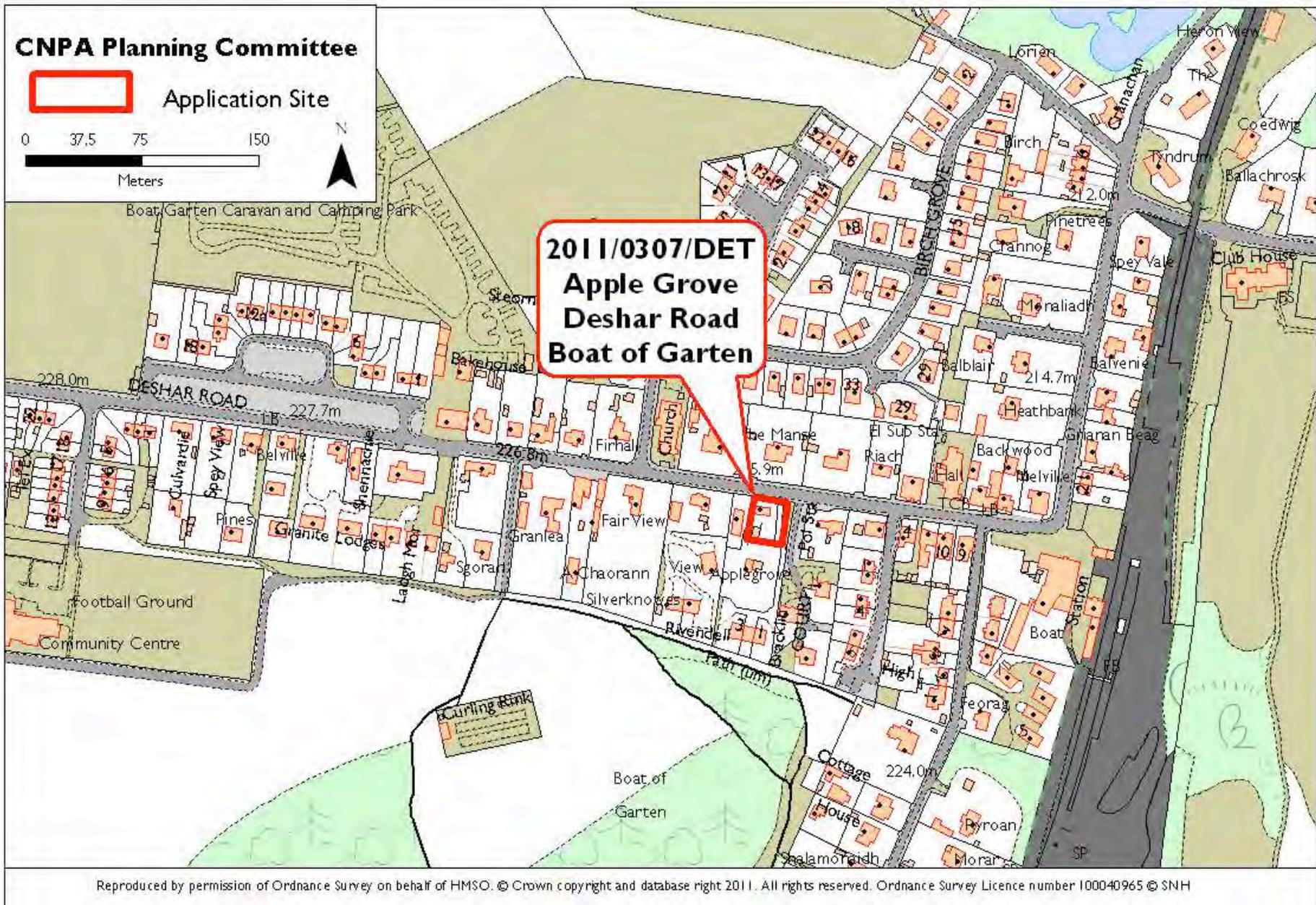
KEY POINTS :

- A sun room extension is proposed to the rear of the existing dwelling house;
- The proposed finishes would match the existing dwelling house;
- The development is of a minor domestic nature and is not considered to raise issues of significance to the aims of the National Park.

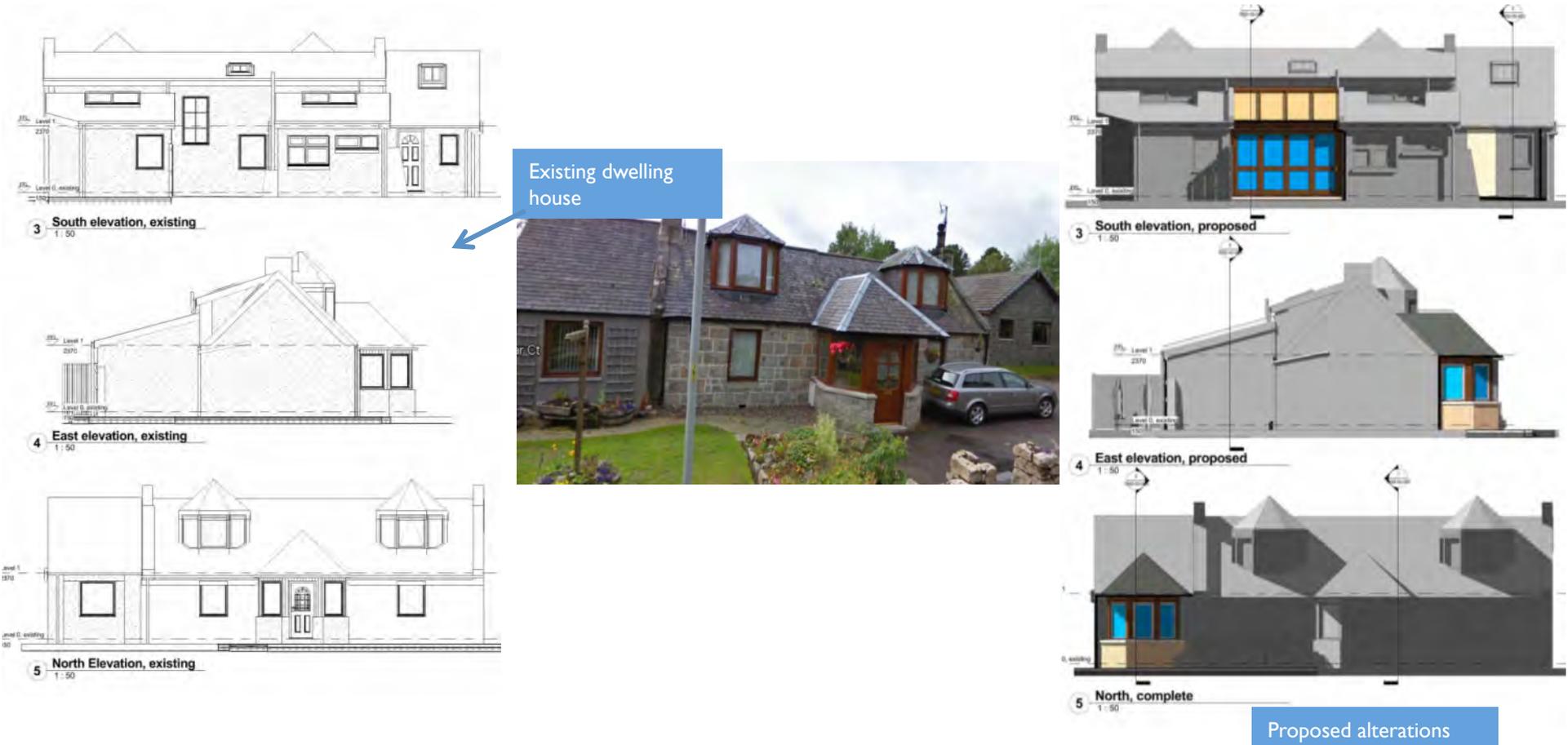
RECOMMENDATION : NO CALL IN



<http://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=documents&keyVal=LRI3KQIH7R000>



Planning Permission for alterations and extension to house
 Applicant : Mrs. Fiona Young

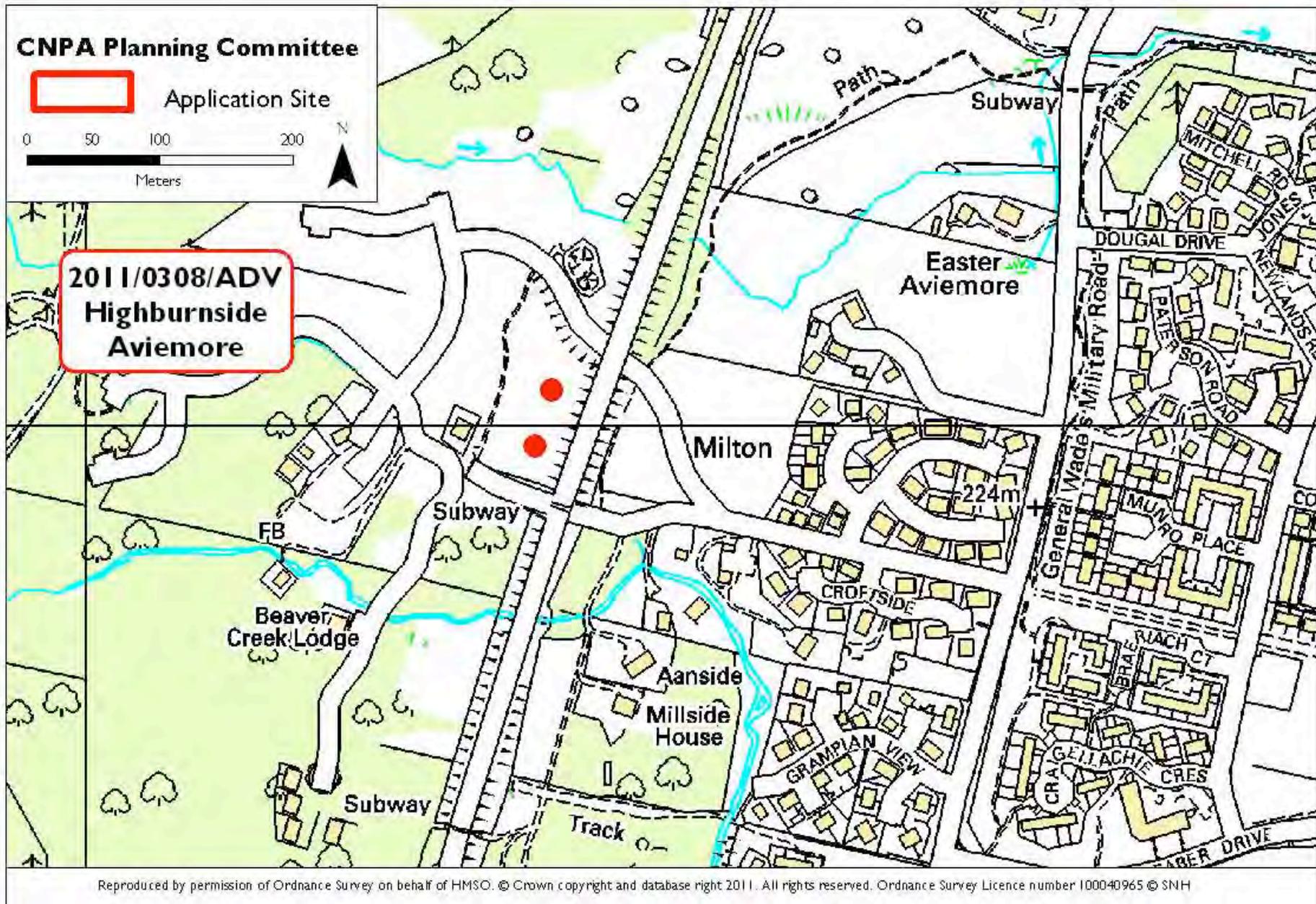


KEY POINTS :

- Various alterations and extensions are proposed at an existing one and a half storey dwelling house in Boat of Garten;
- A number of extensions and alterations have been undertaken in the past at the property;
- The current proposal involves the addition of a bay window in the front elevation and the 'infilling' of an area between two extensions at the rear of the property to create a conservatory;
- Internal alterations are also proposed to create a re-arranged en suite shower room floor plan;
- The proposed works are of a minor domestic nature 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/applicationDetails.do?activeTab=documents&keyVal=LRIK9UIH7R000>



Advertisement consent for display of advertisements (2 signboards)
 Applicant : Tulloch Homes



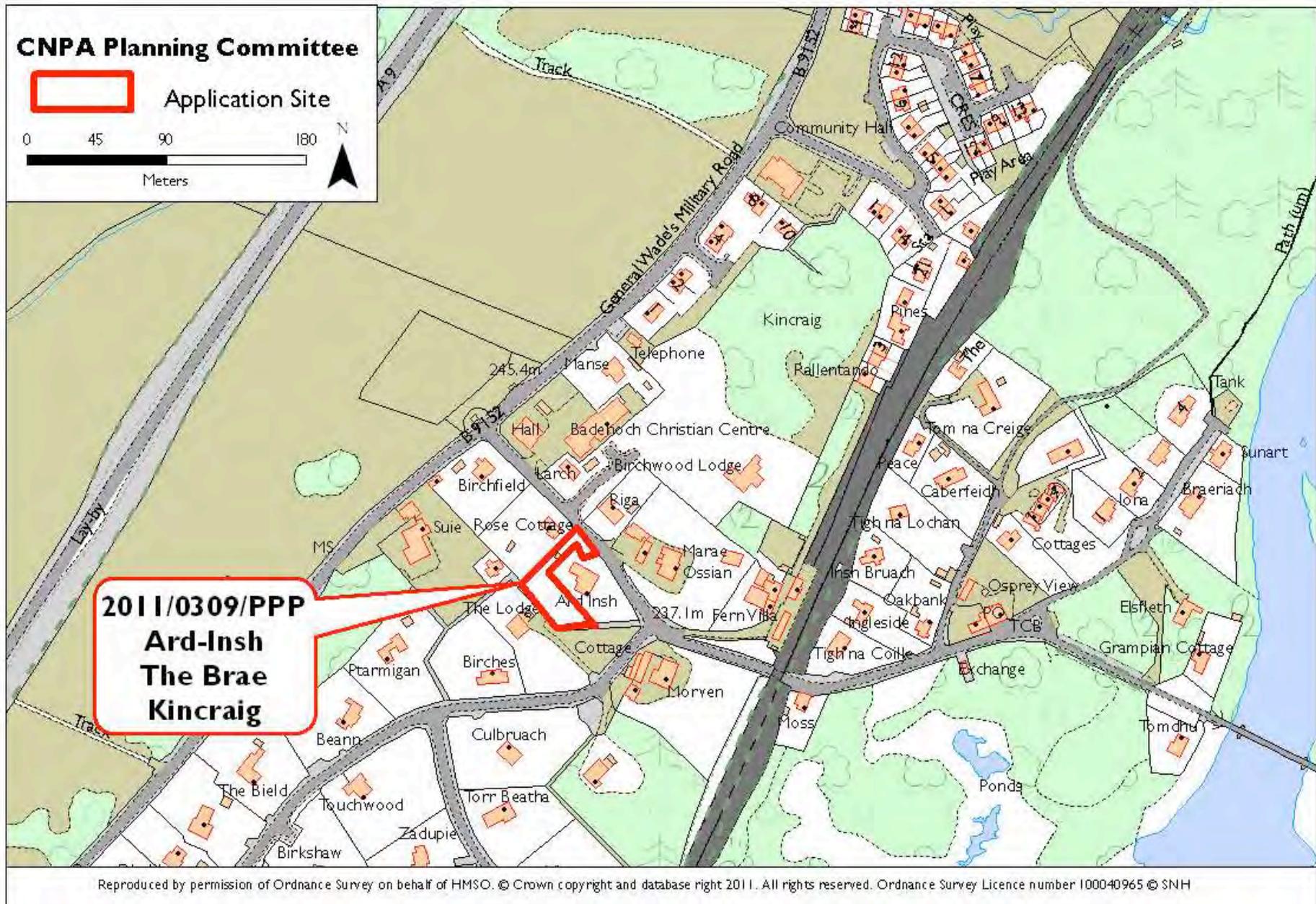
KEY POINTS :

- Advertisement consent is sought for two advertising signboards on land adjacent to the A9 trunk road, advertising the Highburnside housing development;
- Temporary advertising consent was originally granted by the CNPA in November 2008, for a period of 12 months. However, the signage has remained in a place since that time and the current application is therefore retrospective in nature. This matter was drawn to the attention of the applicants by CNPA and Highland Council planning officials and the current application has been submitted in response;
- Having regard to the linked significance of the signage to a development which is on-going at the site, and where the CNPA were the determining authority for the most recent of the applications for the development, as well as for the previous application for advertising consent for the signage, the current advertising proposal is considered to be of significance to the aims of the National Park.

RECOMMENDATION : CALL IN

RECOMMENDED CALL IN REASON : The advertising signs are in a prominent position adjacent to the A9, which is the principle carriageway through the western side of the National Park. The advertising signage, by reason of its location and size is of general significance to the aims of the National Park and in particular raises issues in relation to the conservation and enhancement of the natural heritage of the area and the promotion of the enjoyment of the special qualities of the area by the general public.

<http://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=documents&keyVal=LRKNM2IH7R000>



Planning Permission in Principle for the erection of a house and garage in garden ground
Applicant : Mr. Andrew Brien



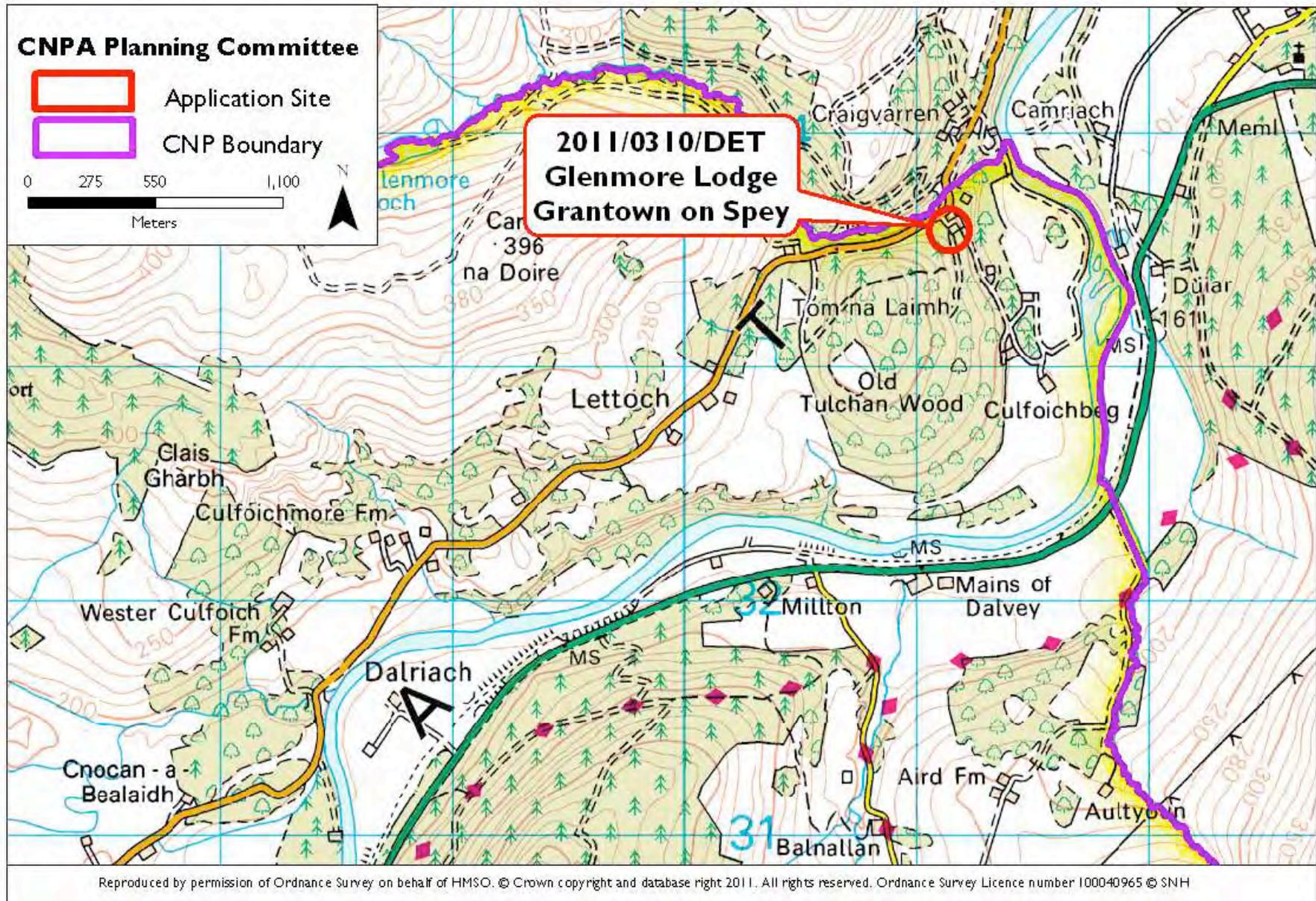
KEY POINTS :

- Planning Permission in Principle is sought for a dwelling house on garden ground to the rear of an existing property in Kincaig;
- Although an application for Permission in Principle sketch drawings of a one and three quarter storey house type have also been included in the application documentation;
- Shared access is proposed to be taken from the existing access serving the existing dwelling on the site;
- The proposed site is within the settlement area of Kincaig and on 'white land' . Although the proposed development may present localised issues such as access provision and the potential impact of the development on the residential amenity of the area, the proposal for a single house within a settlement is not considered to raise issues of significance to the aims of the National Park.

RECOMMENDATION : NO CALL IN

RECOMMENDED COMMENTS : In the event of consideration being given to the granting of permission in principle, conditions should be imposed to regulate the scale and design of the dwelling house in order to ensure that it is appropriate to the confined nature of the site and does not adversely impact on the residential amenity of existing properties in the vicinity.

<http://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=documents&keyVal=LRRYN6IH0IF00>



Planning permission to increase window sizes, two new roof lights, new doorway in sitting room and extension to form garage
Applicant : Miss Rachael Walker



KEY POINTS :

- Glenmore Lodge is a large detached dwelling house in Advie, located close to the northern boundary of the National Park;
- Planning permission is sought for various alteration works, including increasing window sizes, installing two new roof lights and developing an extension to form a garage;
- The proposed works are of a minor domestic nature 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/applicationDetails.do?activeTab=documents&keyVal=LRG9JFIH7R000>