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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN

Call-in period: 12 June 2017  
2017/0218/DET to 2017/0239/ADV

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

### PLANNING APPLICATION CALL-IN DECISIONS

<b>CNPA ref:</b>	2017/0218/DET
<b>Council ref:</b>	17/02521/FUL
<b>Applicant:</b>	Mr Stuart Upward
<b>Development location:</b>	Glenmore Lodge, Glenmore Lodge Road, Glenmore, Aviemore
<b>Proposal:</b>	Demolition of existing canopy and erection of entrance porch
<b>Application type:</b>	Detailed Planning Permission
<b>Call in decision:</b>	<b>NO CALL-IN</b>
<b>Call in reason:</b>	N/A
<b>Planning History:</b>	<p>Planning history is associated with wider development at Glenmore Lodge and most recently includes:</p> <ul style="list-style-type: none"><li>- Installation of extra heating &amp; LPG back up to the existing biomass (17/01266/FUL)</li><li>- Advertisement of the following types: advance signs (16/01962/ADV)</li><li>- Extension to house water treatment equipment and bike storage, and expansion of parking areas (15/03479/FUL)</li><li>- Extension of existing workshop and office (13/03796/FUL)</li><li>- East wing change of use from staff to guest accommodation (12/03506/FUL)</li><li>- Installation of a biomass heating plant cabin (12/02737/FUL)</li></ul> <p>All approved by the Local Authority.</p>
<b>Background Analysis:</b>	<p>Proposal is for the demolition of small timber clad porch and erection of a replacement glazed porch. Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. Not considered to raise issues of significance to the collective aims of the National Park.</p>

**CNPA ref:** 2017/0219/DET  
**Council ref:** 17/02469/FUL  
**Applicant:** Umena Management Ltd  
**Development location:** Claggersnich, Haughs Of Cromdale Road, Cromdale, Highland  
**Proposal:** Change of use of cottage and steading to ancillary accommodation for main house  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes: Formation of side extension to house (11/03576/FUL). Approved by the Local Authority.  
**Background Analysis:** Proposal seeks retrospective permission for change of use, allowing conversion of an existing cottage and steading associated with Claggersnich Lodge to form ancillary accommodation for travelling support staff. The cottage is to provide a games room and storage facilities and the steading to provide 7 bedrooms. Type 2: Small scale extensions, changes of use, or temporary development involving commercial, tourism, leisure and industrial uses. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2017/0220/DET  
**Council ref:** 17/02526/FUL  
**Applicant:** Mr Andrew Nias  
**Development location:** Kirkdale Cottage, 2 Church Avenue, Grantown-on-spey Highland  
**Proposal:** Extension  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes: Extension to form porch (16/00526/FUL). Approved by the Local Authority.  
**Background Analysis:** Proposal is for a small scale extension to gable elevation of existing dwellinghouse to provide additional living space. Type 2: Householder developments – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2017/0222/DET  
**Council ref:** APP/2017/1415  
**Applicant:** Aberdeenshire Council  
**Development location:** Polhollick Bridge , Bridge Of Gairn, Ballater, Aberdeenshire  
**Proposal:** Removal of south side steps to deck and application of concrete to underside of abutment to prevent future scour  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- Removal of south side steps to deck and application of concrete to underside of abutment to prevent future scour (LBC) (APP/2017/1340). Pending consideration by the Local Authority
- Repairs to bridge (APP/2016/3321). Application withdrawn

Refurbishment of bridge (APP/2009/1523). Approved by Historic Scotland  
**Background Analysis:** Proposal is for repair works to a footbridge including removal of damaged steps and reinforcement of the undercut abutment. An associated listed building consent application has been submitted and is pending consideration by the Local Authority. Type: Other. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2017/0223/DET  
**Council ref:** APP/2017/1432  
**Applicant:** Mrs J Abson  
**Development location:** 19 Salisbury Road, Ballater, Aberdeenshire, AB35 5QW  
**Proposal:** Installation of replacement windows  
**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 is for the installation of uPVC windows to replace existing timber units to upper storey of existing dwellinghouse. Type 2: Householder developments – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park

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**CNPA ref:** 2017/0224/DET  
**Council ref:** 17/02568/FUL  
**Applicant:** Mr Nick Fotheringham  
**Development location:** 3 Bynack Place, Nethy Bridge, Highland, PH25 3DZ  
**Proposal:** Extension and alterations  
**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 is for erection of single storey extensions to side and rear elevations of an existing dwellinghouse to provide additional living space, and for the installation of a small area of decking to rear of property. Type 2: Householder developments – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2017/0225/ADV  
**Council ref:** 17/02096/ADV  
**Applicant:** Kilted Fudge Company  
**Development location:** Unit 17-1 Spey Valley Business Park, Dalfaber Industrial Estate, Dalfaber Drive, Aviemore  
**Proposal:** Advertisement of the following types: Fascia Sign  
**Application type:** Advertisement Consent  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes: Wall mounted sign and totem sign (16/05503/ADV). Approved by the Local Authority.  
**Background Analysis:** Application is for advertisement consent for the installation of 2 fascia signs mounted above the entrance to an industrial unit. Type 2: Advertisement consent applications. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2017/0227/ADV  
**Council ref:** 17/02585/ADV  
**Applicant:** BP OIL UK  
**Development location:** Filling Station, 62 Grampian Road, Aviemore, Highland  
**Proposal:** Erection of 28 sign amendment of 17/02082/ADV  
**Application type:** Advertisement Consent  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- Erect signage (17/02082/ADV)
- Redevelopment of the whole facility with new below ground tanks, new canopy and new sales building (19/05650/FUL)

Both approved by the Local Authority.  
**Background Analysis:** Application is for advertisement consent for the installation of 28 various signs associated with the redevelopment of a filling station. Type 2: Advertisement consent applications. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2017/0228/DET  
**Council ref:** 17/00768/APP  
**Applicant:** Mr John Baker  
**Development location:** Gordon House, The Square, Tomintoul, Moray  
**Proposal:** Change of use from public house to house with B and B facility  
**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 is for a change of use to allow conversion of a public house to form a bed and breakfast. Type 2: small scale extensions, changes of use, or temporary development involving commercial, tourism, leisure and industrial uses. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2017/0229/DET  
**Council ref:** APP/2017/0895  
**Applicant:** Mr Mark Read  
**Development location:** Willowbank, Bridge Of Gairn, Ballater, Aberdeenshire  
**Proposal:** Formation of vehicular access and parking area  
**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 is for the formation of a new driveway and parking within garden grounds of an existing dwellinghouse, including extension of dropped kerb to neighbouring property. Type 2: Householder developments – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2017/0230/LBC  
**Council ref:** APP/2017/1452  
**Applicant:** Mr T Rodger  
**Development location:** Old Schoolhouse, Forbestown, Strathdon, Aberdeenshire  
**Proposal:** Installation of replacement windows  
**Application type:** Listed Building Consent  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:  
- Installation of replacement windows (APP/2017/0936). Application withdrawn.  
Replacement windows (APP/2004/1795). Approved by the Local Authority.  
**Background Analysis:** Proposal is for listed building consent for the installation of 5 replacement timber window units. Type 2: Listed building consent applications that involve minor external or internal changes. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2017/0232/DET  
**Council ref:** 17/02359/FUL  
**Applicant:** Philip Cowap  
**Development location:** Muckrach Country House Hotel, Dulnain Bridge, Highland, PH26 3LY  
**Proposal:** Erection of storage building  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- Installation of 2 free-standing entrance signs (15/00155/ADV)
- Alter and extend existing gateposts and erect single storey extension to rear of property (14/02153/FUL)
- Demolition of existing single storey extension & escape stairs and erection of 2 storey extension between existing building to west (14/00483/FUL)

All approved by the Local Authority.

**Background Analysis:** Proposal is for the erection of a storage shed associated with existing hotel operations. Type 2: Small scale extensions, changes of use, or temporary development involving commercial, tourism, leisure and industrial uses. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2017/0233/ADV  
**Council ref:** APP/2017/1206  
**Applicant:** Ballater Hostel  
**Development location:** Habitat@ballater, Bridge Square, Ballater, Aberdeenshire  
**Proposal:** Installation of illuminated projected sign  
**Application type:** Advertisement Consent  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- Erection of hanging sign (APP/2010/3062)
- Erection of gates to parking area (APP/2010/3350)

Both approved by the Local Authority

**Background Analysis:** Application is for advertisement consent for the installation of a small scale wooden sign, mounted to the gable elevation of a commercial property and illuminated by a small spotlight. Type 2: advertisement consent applications. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2017/0234/DET  
**Council ref:** APP/2017/0504  
**Applicant:** Mr Steven Gardiner  
**Development location:** Gairncliffe, Bridge Of Gairn, Ballater, Aberdeenshire  
**Proposal:** Alterations and extension to dwellinghouse including change of use of land from agricultural 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:** Proposal is for a change of use of agricultural land to domestic garden ground associated with an existing dwellinghouse. Proposed alterations to the dwellinghouse include the erection of a small scale single storey extension to the gable elevation, and formation of dormer window to the rear elevation. Type 2: Householder developments – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2017/0235/DET  
**Council ref:** APP/2017/1287  
**Applicant:** The Moors Partnership  
**Development location:** Land To The West Of Invercauld House, Braemar  
**Proposal:** Erection of hay/log store (retrospective)  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history at this location includes: Erection of hay/log store (Prior Notification) (APP/2017/0925). Application returned.  
**Background Analysis:** Proposal seeks permission for erection of an agricultural storage building. A prior notification was previously submitted for and subsequently withdrawn after works were commenced before a decision had been granted. Current application is in response to a request by the Local Authority for a retrospective planning application. Type: Other. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2017/0236/DET  
**Council ref:** APP/2017/1203  
**Applicant:** Mrs Rebecca Kimber-Danger  
**Development location:** Lochnalair, Crathie, Ballater, Aberdeenshire  
**Proposal:** Alterations and extension to dwellinghouse  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** This is no recent planning history  
**Background Analysis:** Proposal is for alterations to existing dwellinghouse including the demolition of a masonry extension and erection of replacement timber framed extension, and installation of replacement doors and windows. Type 2: Householder developments – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2017/0237/DET  
**Council ref:** APP/2017/1460  
**Applicant:** Cairngorms National Park Authority  
**Development location:** Deeside Way, Bridge Of Dee To Braemar  
**Proposal:** Creation of new link path/cycle route  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** The proposed development will contribute to the provision of key tourism and leisure infrastructure within the Deeside area of the National Park and raises issues of significance to the aims of the National Park.  
**Planning History:** There is no recent planning history  
**Background Analysis:** Proposal is for construction of a new section of path to form a 2.2km extension to the Deeside Way near to the settlement of Braemar. Type: Other. Considered to raise issues of significance to the collective aims of the National Park

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**CNPA ref:** 2017/0238/DET  
**Council ref:** APP/2017/1327  
**Applicant:** Mr Andrew Langton  
**Development location:** Torbeg, Glen Gairn, Ballater, Aberdeenshire  
**Proposal:** Erection of dwellinghouse and garage (change of house type) (amendment to previously approved APP/2016/0601)  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- Demolition of existing steading, erection of dwellinghouse and detached garage, and change of use of land to domestic garden ground (APP/2016/0601)
- Erection of 6 wooden pods and shower block including change of use of land to form campsite (APP/2016/1676)

Both approved by the Local Author  
**Background Analysis:** Planning permission has previously been granted for a dwellinghouse and garage at this location and the current proposal is for a revised design and layout. Type 2: Housing – up to two residential units outside a settlement. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2017/0239/ADV  
**Council ref:** APP/2017/1472  
**Applicant:** Cranberry Co  
**Development location:** The Clachan, 5 Bridge Square, Ballater, Aberdeenshire  
**Proposal:** Installation of illuminated sign  
**Application type:** Advertisement Consent  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- Installation of 2 wood burning stoves with external flues, rebuild store room including installation of 3 roof lights and replacement roof light and installation of oil tank with timber screening (APP/2017/0196/)
- Demolition of store room (retrospective)(APP/2017/0197)

Both approved by the Local Authority

**Background Analysis:** Proposal is for the installation of a wall mounted, illuminated sign to side elevation of a commercial property. Type 2: Advertisement consent applications. Not considered to raise issues of significance to the collective aims of the National Park.

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## **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](http://cairngorms.co.uk/uploads/documents/Park%20Authority/Planning/advice_notes/20140609_PAN_applying_for_planning_permission.pdf)