
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN

Call-in period: 2 July 2018
2018/0232/DET to 2018/0238/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2018/0232/DET
Council ref:	APP/2018/1467
Applicant:	The Hon Charles A Pearson
Development location:	Land To South East Of, Skellater House, Strathdon Aberdeenshire
Proposal:	Formation of field access
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 full permission for the relocation of an existing access. located on land to the south east of Skellater House, Strathdon. It is proposed to create an access 20m to the east of the current access on the A944. The new access will create a safer access and egress from the east and west. Type other: Small scale relocation of access. Therefore, the application is not considered to be of significance to the collective aims of the National Park.

CNPA ref:	2018/0233/PPP
Council ref:	18/02776/PIP
Applicant:	Mr Hamish MacLeod
Development location:	Tigh Mhuileann, Boat Of Garten, Highland PH24 3BG
Proposal:	Demolition of house. Erection of 9 houses, composed of 4 semi-detached & 5 detached houses
Application type:	Planning Permission in Principle
Call in decision:	CALLED IN
Call in reason:	Type I Housing - The proposal could potentially have an impact on the surrounding natural heritage and is considered to be of significance to the collective aims of the National Park.
Planning History:	Recent planning history includes: <ul style="list-style-type: none">• Change of use to public sales/display area, office and parking (04/00061/FULBS) Approved by the Local Authority
Background Analysis:	Application for permission in principle for the demolition of an existing dwelling house located at Tigh Mhuileann, Boat of Garten and the erection of 9 dwellings. It is proposed the development will comprise of four semi-detached and five detached houses. Type I: Housing – five or more residential units within a settlement. Therefore, the application may have a significant impact on the collective aims of the National Park.

CNPA ref:	2018/0234/DET
Council ref:	18/00947/FLL
Applicant:	Mr Anthony Hill
Development location:	The Old Telephone Exchange, Killiecrankie, Pitlochry PH16 5LN
Proposal:	Erection of a garden building
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> • Alterations and change of use from telephone exchange to dwellinghouse (02/00108/FLL) • Change of use from agricultural land to garden ground (in retrospect) (15/01357/FLL)
Background Analysis:	Application for full permission for the siting of a BBQ hut housing a charcoal burner, of log cabin style, located in the garden area of the telephone exchange at Killiecrankie. The build style will be in keeping with the existing buildings on the plot, placed in a discreet position away from the B8079. Type 2: Householder developments – small developments that need planning permission. Therefore, the application is not considered to be of significance to the collective aims of the National Park.

CNPA ref:	2018/0235/PPP
Council ref:	18/02792/PIP
Applicant:	Silverglades LLP
Development location:	Land 30M East Of 154 Dalnabay, Dalnabay, Silverglades, Aviemore
Proposal:	Erection of house and formation of access
Application type:	Planning Permission in Principle
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none">• Change of use of land to form car park (16/00407/FUL) Application withdrawn.
Background Analysis:	Application for permission in principle for the erection of a detached dwelling house on vacant land located 30m east of 154 Dalnabay, Aviemore. There is an existing access to the site and track leading up to the proposed house plot. The track would require upgrading and works carried out to the access, such as new dropped kerbs. Type 2: Housing – four or less residential units within a settlement. Therefore, the application is not considered to be of significance to the collective aims of the National Park.

CNPA ref: 2018/0236/DET
Council ref: 18/02628/FUL
Applicant: Mr George Beer
Development location: Blairgorm Croft, Nethy Bridge, Highland PH25 3ED
Proposal: Construct car park and turning area (in retrospect)
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 is for full retrospective permission for a parking area and turning circle located at Blairgorm Croft, Nethy Bridge. The parking area is located on an elevated position and has required excavation works to obtain the flat surface for the parking area and the drive. There is no information on the ground covering at this time. Type 2: Small scale upgrading/restoration works – comprising drainage, landscaping or re-profiling of land. Therefore, the application is not considered to be of significance to the collective aims of the National Park.

CNPA ref:	2018/0237/DET
Council ref:	18/02557/FUL
Applicant:	Mr And Mrs Chris & Mignonne Molyneaux
Development location:	Strathmashie House, Strathmashie, Laggan Highland
Proposal:	Change of use of a residential outbuilding to form a micro distillery
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> • Alterations, extensions and use for music publishing business (07/00003/FULBS) • Change of use from business to residential use (15/03777/FUL)
Background Analysis:	Application for full permission for the change of use of an outbuilding from residential to a class four business use. The outbuilding measuring 104sqm is to house a micro-distillery that is to be self-contained and requires no structural alterations. A closed drains system will be installed to collect the distillery waste. The site is serviced by its own private access. Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. Therefore, the application is not considered to be of significance to the collective aims of the National Park.

CNPA ref:	2018/0238/DET
Council ref:	18/02806/FUL
Applicant:	Silverglades LLP
Development location:	184 Dalnabay, Silverglades, Aviemore Highland
Proposal:	Erection of extension on 184 and 185 Dalnabay
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> • Extensions and internal alterations to houses (12/04450/FUL) Approved by the Local Authority.
Background Analysis:	Application for full permission for extensions to 184 and 183 Dalnabay, Aviemore. The properties are single storey, semi-detached dwellings. There is a single storey extension planned to the western gable of property 184, to house a second bedroom. There is a single storey extension planned to the eastern gable of property 183, to house second and third bedrooms. The proposed style will match the existing properties. Type 2: Householder developments – small developments that need planning permission. Therefore, the application is not considered to be of significance to the collective aims of the National Park.

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