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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN Call-in period: 5 August 2019 2019/0236/DET to 2019/0248/DET

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>	<b>2019/0236/DET</b>
<b>Council ref:</b>	APP/2019/1702
<b>Applicant:</b>	Invercauld Estate
<b>Development location:</b>	Site To South East Of Coilacreich Inn, Ballater, Aberdeenshire, AB35 5SR
<b>Proposal:</b>	Formation of Access Track off A93
<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>	No recent planning history
<b>Background Analysis:</b>	Other: small scale construction of hardcore track area off A93 for timber extraction; therefore the application is not considered to raise issues of significance to the National Park.

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**CNPA ref:** 2019/0237/DET  
**Council ref:** 19/03219/FUL  
**Applicant:** Ms Paula Allerdyce  
**Development location:** 31 Grampian View, Aviemore, Highland, PH22 1TF  
**Proposal:** Conversion of garage to self contained unit (ancillary to main dwelling and holiday letting)  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** No recent planning history  
**Background Analysis:** Type 2: Housing – four or less residential units within a settlement; therefore the application is not considered to raise issues of significance to the National Park.

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**CNPA ref:** 2019/0238/DET  
**Council ref:** 19/03338/FUL  
**Applicant:** Mr J Wardlow  
**Development location:** Shepherds Hill, Dell Road, Nethy Bridge, Highland  
**Proposal:** New house at land at Shepherds Hill, Nethy Bridge, PH25 3DG (Change of house type from that approved in permission 08/00139/FULBS).  
**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 house; erection of 2 houses (amended proposal), 08/00139/FULBS, Application approved by LA
- Demolish existing house; erect 2 houses, 07/00091/FULBS, Application refused by LA

**Background Analysis:** Type 2: Housing – four or less residential units within a settlement; therefore the application is not considered to raise issues of significance to the National Park.

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**CNPA ref:** 2019/0239/DET  
**Council ref:** 19/03096/FUL  
**Applicant:** Mrs Bethan Warrender  
**Development location:** Land To South West Of Schoolhouse, Duthil, Carrbridge  
**Proposal:** Erection of house  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- Alterations and conversion of former school to four holiday homes, 08/00238/FULBS, Approved by LA

**Background Analysis:** Type 2: Housing – up to two residential units outside a settlement; therefore the application is not considered to raise issues of significance to the National Park.

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**CNPA ref:** 2019/0240/DET  
**Council ref:** 19/03200/FUL  
**Applicant:** Mr R Donald  
**Development location:** Land 50M SW Of Culreach Cottage, Grantown-On-Spey  
**Proposal:** Erection of house  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** No recent planning history  
**Background Analysis:** Type 2: Housing – up to two residential units outside a settlement; therefore the application is not considered to raise issues of significance to the National Park.

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<b>CNPA ref:</b>	<b>2019/0241/LBC</b>
<b>Council ref:</b>	19/03358/LBC
<b>Applicant:</b>	Ms Sandra Hebenton
<b>Development location:</b>	Aviemore Station, Grampian Road, Aviemore, Highland
<b>Proposal:</b>	Installation of off indicator signal
<b>Application type:</b>	Listed Building Consent
<b>Call in decision:</b>	<b>NO CALL-IN</b>
<b>Call in reason:</b>	N/A
<b>Planning History:</b>	Recent planning history includes: <ul style="list-style-type: none"> <li>• Internal alterations to lever mechanisms, 19/00535/LBC, Approved by LA</li> <li>• Installation of ticket vending machine on Platform 1, 19/00372/LBC, Approved by LA</li> <li>• Installation of new signals to north of Station, 18/03976/LBC, Approved by LA</li> <li>• Install on station platform 1 a 'Ferrograph' 42in Touch Screen Totem (or Console) providing information and interactive digital content, 16/01474/LBC, Withdrawn</li> <li>• Resurfacing a section of platform 2, (which is currently red chip) with a tarmacadam surface, 15/04678/LBC, Approved by LA</li> <li>• Provision of new (additional) bin store on station platform, 14/03197/LBC, Approved by LA</li> </ul>
<b>Background Analysis:</b>	Type 2: Listed building consent applications that involve minor external or internal changes; therefore the application is not considered to raise issues of significance to the National Park.

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<b>CNPA ref:</b>	<b>2019/0242/LBC</b>
<b>Council ref:</b>	APP/2019/1801
<b>Applicant:</b>	C/o Clare Bruce
<b>Development location:</b>	Tower Of Ess, B976 Craigendinnie House To Dalwhing, Glen Tanar, Aboyne
<b>Proposal:</b>	Installation of Air Source Heat Pump
<b>Application type:</b>	Listed Building Consent
<b>Call in decision:</b>	<b>NO CALL-IN</b>
<b>Call in reason:</b>	N/A
<b>Planning History:</b>	Recent planning history includes: <ul style="list-style-type: none"> <li>• Installation of Air Source Heat Pump APP/2019/1800, Awaiting decision</li> <li>• Replacement of Existing Window Frames, APP/2019/1301, Awaiting decision</li> <li>• Installation of 7.2kW Electric Vehicle Charging Point, APP/2019/0778, Approved by LA</li> <li>• Installation of 7.2kW Electric Vehicle Charging Point and Replacement of Internal Timber Stairs and Partitions, APP/2019/0766, Approved by LA</li> <li>• Alterations to Dwellinghouse, APP/2017/3219, Approved by LA</li> <li>• Alterations to Dwellinghouse, APP/2017/3218, Approved by LA</li> </ul>
<b>Background Analysis:</b>	Type 2: Listed building consent applications that involve minor external or internal changes; therefore the application is not considered to raise issues of significance to the National Park.

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**CNPA ref:** 2019/0243/DET  
**Council ref:** 19/03335/FUL  
**Applicant:** Mr Nick Erickson  
**Development location:** Land 60M West Of Broomhill Cottage, Dulnain Bridge  
**Proposal:** Erection of house - self catering accommodation  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** No recent planning history  
**Background Analysis:** Type 2: Housing – up to two residential units outside a settlement; therefore the application is not considered to raise issues of significance to the National Park.

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**CNPA ref:** 2019/0244/DET  
**Council ref:** 19/02954/FUL  
**Applicant:** Mr Neil Martin  
**Development location:** Homefield, Heathfield Road, Grantown-on-spey, Highland  
**Proposal:** Change of use of outbuilding to holiday let  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** No recent planning history  
**Background Analysis:** Type 2: Housing – four or less residential units within a settlement; therefore the application is not considered to raise issues of significance to the National Park.

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<b>CNPA ref:</b>	<b>2019/0245/DET</b>
<b>Council ref:</b>	19/02994/FUL
<b>Applicant:</b>	Mr David Greer
<b>Development location:</b>	Land To South West Of Tigh Mhuileann, Boat Of Garten
<b>Proposal:</b>	Erection of three houses (Phase 3)
<b>Application type:</b>	Detailed Planning Permission
<b>Call in decision:</b>	<b>CALLED IN</b>
<b>Call in reason:</b>	Application forms part of a development of twelve houses outside a settlement, therefore the application is considered to raise issues of significance to the National Park.
<b>Planning History:</b>	Recent planning history includes: <ul style="list-style-type: none"> <li>• Demolition of house, erection of 12 houses, formation of access track and path, 19/02729/FUL, Called in by CNPA</li> <li>• Demolition of house. Erection of 9 houses, composed of 4No. semi-detached &amp; 5No. detached houses, 18/02776/PIP, Called in by CNPA – Withdrawn.</li> </ul>
<b>Background Analysis:</b>	Type I: Housing - three or more residential units outside a settlement, additionally this site is phase three of a larger housing site; therefore the application is considered to raise issues of significance to the National Park.

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<b>CNPA ref:</b>	<b>2019/0246/DET</b>
<b>Council ref:</b>	APP/2019/1800
<b>Applicant:</b>	C/o Claire Bruce
<b>Development location:</b>	Tower Of Ess, B976 Craigendinnie House To Dalwhing, Glen Tanar, Aboyne
<b>Proposal:</b>	Installation of Air Source Heat Pump
<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>	Recent planning history includes: <ul style="list-style-type: none"> <li>• Installation of Air Source Heat Pump APP/2019/1801, Awaiting decision</li> <li>• Replacement of Existing Window Frames, APP/2019/1301, Awaiting decision</li> <li>• Installation of 7.2kW Electric Vehicle Charging Point, APP/2019/0778, Approved by LA</li> <li>• Installation of 7.2kW Electric Vehicle Charging Point and Replacement of Internal Timber Stairs and Partitions, APP/2019/0766, Approved by LA</li> <li>• Alterations to Dwellinghouse, APP/2017/3219, Approved by LA</li> </ul>
<b>Background Analysis:</b>	Alterations to Dwellinghouse, APP/2017/3218, Approved by LA Type 2: Householder developments – small developments that need planning permission; therefore the application is not considered to raise issues of significance to the National Park.

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<b>CNPA ref:</b>	<b>2019/0247/DET</b>
<b>Council ref:</b>	19/03322/FUL
<b>Applicant:</b>	Mr Jim Cornfoot
<b>Development location:</b>	Cairngorm Mountain, Glenmore, Aviemore, Highland
<b>Proposal:</b>	Engineering works to smooth and re-grade land
<b>Application type:</b>	Detailed Planning Permission
<b>Call in decision:</b>	<b>CALLED IN</b>
<b>Call in reason:</b>	Works consist of a significant area of re-grading in a sensitive landscape area; therefore the application is considered to raise issues of significance to the National Park.
<b>Planning History:</b>	<p>Recent planning history includes:</p> <ul style="list-style-type: none"> <li>• Installation of tube slide, 19/01765/FUL, Approved by LA</li> <li>• Installation of a double unit snowfactory, 18/05078/FUL, Approved by LA</li> <li>• Renovation and erection of extension to building, 18/01692/FUL, Approved by CNPA</li> <li>• Installation of beginner and intermediate artificial ski slopes with associated services, 18/01180/FUL, Refused by CNPA</li> <li>• Siting of a Snowfactory unit, 17/04736/FUL, Approved by LA</li> <li>• Part demolition and reconfiguration of existing building to strip back to transformer enclosure area only, 17/00998/FUL, Approved by LA</li> <li>• Retrospective planning application to retain a ski area access track created during the construction of a new ski lift in 2015. access track construction was to minimise tracking over the surrounding area which in many parts has over a 1 metre depth of peat; created a safe route which guaranteed that access did not cross the high voltage SSE ring main cable; remove boulders from past embankments and the transport of materials and components, 16/02878/FUL, Approved by CNPA</li> <li>• The proposal includes improvements to the existing Cairngorm Mountain Ski Resort base buildings in the Coire Cas which will increase current leisure and sport offering, by enhancing the quality and variety of the guest experience all year round, 15/04761/SCRE, Screening Application EIA Required</li> <li>• Use of land for the siting of a portable cabin to be used as shelter during ski season, 15/04504/FUL, Approved by LA</li> <li>• Extension to West Wall Ski-Tow and new return wheel at southmost end of towline, 15/01000/FUL, Approved by LA</li> </ul>
<b>Background Analysis:</b>	Other: Significant area of regrading in a sensitive landscape area; therefore the application is considered to raise issues of significance to the National Park.

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**CNPA ref:** 2019/0248/DET  
**Council ref:** APP/2019/1739  
**Applicant:** Mr Andrew Salvesen  
**Development location:** Land To South West Of Bridgefoot, Logie Coldstone, Tarland, Aberdeenshire  
**Proposal:** Erection of Dwellinghouse  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** No recent planning history  
**Background Analysis:** Type 2: Housing – up to two residential units outside a settlement; therefore the application is not considered to raise issues of significance to 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)