
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 7 December 2020 2020/0301/LBC to 2020/0315/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2020/0301/LBC
Council ref:	APP/2020/2353
Applicant:	The Victoria And Albert Halls Trust
Development location:	Albert And Victoria Halls, Station Square, Ballater, Aberdeenshire
Proposal:	Internal Alterations to Basement to form Office/Store and Accessible Toilet, Replacement Lift, Formation of Bin Storage Platform and External Store and Installation of Railings
Application type:	Listed Building Consent
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none">• APP/2020/2350, Alterations to form Bin Storage Platform and External Store and Installation of Railings, Under consideration• APP/2019/2130, Alterations to Facade of Building, Approved by LA• APP/2018/2019, Re-instatement of Original Frontage, Formation of Accessible Ramps, Formation of Toilets, Installation of Insulation and Replacement Heating, Approved by LA• APP/2018/2018, Re-instatement of Original Frontage and Formation of Accessible Ramps, Approved by LA• APP/2018/0616, Erection of UHF Aerial, Approved by LA• APP/2016/2033, Installation Of External Defibrillator, Approved by LA• APP/2016/0999, Installation of External Defibrillator, not available• APP/2015/3780, Installation of External Defibrillator, Approved by LA• Upgrading of Single Glazed Timber Windows to Double Glazed Units and APP/2013/0532, Replacement of Roof Light, Approved by LA• APP/2013/0472, Internal Alterations to Kitchen and Toilets, Replacement Windows and Rooflight and Installation of Stage Lighting, Approved by LA

- APP/2012/0074, Upgrading of Existing Windows to incorporate Double Glazing and Improvement to Roof Insulation and Draught Proofing, Approved by LA

Background Analysis:

Type 2: Listed building consent applications that involve minor external or internal changes; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2020/0302/DET

Council ref: 20/04287/FUL

Applicant: Ms Marlene Pirie

Development location: 3 Columba Terrace, Kingussie, Highland PH21 1HH

Proposal: Sub-division of property to reinstate two separate dwellings

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; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2020/0303/DET
Council ref:	APP/2020/2350
Applicant:	The Victoria And Albert Halls Trust
Development location:	Albert And Victoria Halls, Station Square, Ballater, Aberdeenshire
Proposal:	Alterations to form Bin Storage Platform and External Store and Installation of Railings
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	<p>Recent planning history includes:</p> <ul style="list-style-type: none"> • APP/2020/2353, Internal Alterations to Basement to form Office/Store and Accessible Toilet, Replacement Lift, Formation of Bin Storage Platform and External Store and Installation of Railings, Under consideration • APP/2019/2130, Alterations to Facade of Building, Approved by LA • APP/2018/2019, Re-instatement of Original Frontage, Formation of Accessible Ramps, Formation of Toilets, Installation of Insulation and Replacement Heating, Approved by LA • APP/2018/2018, Re-instatement of Original Frontage and Formation of Accessible Ramps, Approved by LA • APP/2018/0616, Erection of UHF Aerial, Approved by LA • APP/2016/2033, Installation Of External Defibrillator, Approved by LA • APP/2016/0999, Installation of External Defibrillator, not available • APP/2015/3780, Installation of External Defibrillator, Approved by LA • Upgrading of Single Glazed Timber Windows to Double Glazed Units and APP/2013/0532, Replacement of Roof Light, Approved by LA • APP/2013/0472, Internal Alterations to Kitchen and Toilets, Replacement Windows and Rooflight and Installation of Stage Lighting, Approved by LA • APP/2012/0074, Upgrading of Existing Windows to incorporate Double Glazing and Improvement to Roof Insulation and Draught Proofing, Approved by LA
Background Analysis:	Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2020/0304/DET
Council ref: 20/03708/FUL
Applicant: Mr Adrian Craigs
Development location: Carn Mhor Guest House, The Sheiling, Aviemore, Highland
Proposal: Conversion of garage annex to form guest bedroom accommodation
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent planning permission
Background Analysis: Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2020/0305/DET
Council ref: 20/04598/FUL
Applicant: Cristian Pizarro
Development location: Wolftrax, Strathmashie, Laggan, Highland
Proposal: Erection of covered shelter and decking
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- 13/03041/FUL, New reception centre to include bike hire, changing facilities, cafe and seminar space, Approved by CNPA

Background Analysis: Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2020/0306/DET
Council ref: APP/2020/2398
Applicant: Mr Richard Frimston
Development location: Dunrhoda Cottage, Abergeldie Road, Ballater, Aberdeenshire
Proposal: Erection of Greenhouse
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- APP/2019/2239, Alterations to Dwellinghouse, Approved by LA

Background Analysis: Type 2: Householder developments – small developments that need planning permission; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2020/0307/LBC
Council ref: APP/2020/2395
Applicant: Glenbuchat Estate Ltd
Development location: Beggs House, Badenyon, Glenbuchat, Strathdon
Proposal: Removal of Existing Slate Roof and Replacement with Temporary Felt Roof
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent planning history
Background Analysis: Type 2: Listed building consent applications that involve minor external or internal changes; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2020/0308/DET
Council ref: 20/04503/FUL
Applicant: Mr M Pratt
Development location: Land 50M NE Of Edoras, Balnacruie, Boat Of Garten
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; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2020/0309/DET
Council ref: 20/04411/FUL
Applicant: Helen Gillies
Development location: 1 Osprey Drive, Boat Of Garten, PH24 3AY
Proposal: Erection of 6ft high fence (retrospective)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- 13/01267/FUL, Erection of 30 houses, 2 house plots, associated roads & footways, Approved by CNPA

Background Analysis: Type 2: Householder developments – small developments that need planning permission; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2020/0310/DET
Council ref: 20/04693/FUL
Applicant: D And A Lawson
Development location: Craighdu, 23 Callart Road, Aviemore, Highland
Proposal: Alterations, extension and erection of replacement garage
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: Householder developments – small developments that need planning permission; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2020/0311/DET
Council ref: 20/01614/APP
Applicant: Bike Glenlivet Ltd
Development location: Bike Glenlivet, Glenlivet Bike Trails, Tomintoul, Ballindalloch
Proposal: Create 3 new short mountain bike trails adjacent at
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning permission includes:

- 17/01636/APP, Create 2 new short mountain bike trails and erect a wooden gazebo for shelter at, Approved by LA
- 14/01228/APP, Create 75m of mountain bike trail, Approved by CNPA
- 13/00480/APP, Development of mountain bike hub consisting of building for provision of cafe public toilets information facilities and associated car parking at, Approved by CNPA

Background Analysis: Type 2: Other – the formation of three new bike trails at the existing Glenlivet Mountain Bike Trail Centre; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2020/0312/DET
Council ref: 20/04650/FUL
Applicant: Gavin And Alison Scott
Development location: Land North Of, Lettoch Farmhouse, Nethy Bridge PH25 3DY
Proposal: Demolition of steading, 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; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2020/0313/DET
Council ref: 20/04286/FUL
Applicant: Walter Micklethwaite
Development location: Inshriach House, Aviemore, Highland PH22 1QP
Proposal: Erection of log cabin
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- 16/01760/FUL, Change of use of land for siting 3 x mobile holiday lettings units inc 3 x composting toilets. Erection of bothy for holiday lettings inc compost toilet and solar pv. Change of use of hen house to distillery, shop and bar. Demolition of garage and erection of distillery building. Alteration, extension and change of use of steading to residential use. Erection of container shelter. Approved by CNPA

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

CNPA ref: 2020/0314/DET
Council ref: 20/04360/FUL
Applicant: Katya And Chris Helik
Development location: Kinmundy, Grampian Road, Aviemore, Highland
Proposal: Demolition of garage and replacement with double garage with granny flat
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- 18/03996/PIP, Erection of house, Refused by LA

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

CNPA ref: 2020/0315/DET
Council ref: 20/04665/FUL
Applicant: Doug Fleming
Development location: Lower Dell Nursery Site, Dell Road, Nethy Bridge, Highland
Proposal: Erection of building for woodchip biomass district heating facility
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- 09/00018/OUTBS, Erection of 8 houses and formation of access road (outline), Refused by CNPA

Background Analysis: Other: Erection of a single story woodchip biomass district heating facility within a settlement, to initially service six dwellings, with additional properties in phase 2; the application is therefore not considered to raise issues 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