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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN

Call-in period: 8 March 2016  
2016/0062/DET to 2016/0066/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>	2016/0062/DET
<b>Council ref:</b>	16/00695/S42
<b>Applicant:</b>	Mr Bryan Wilson
<b>Development location:</b>	Land Adjacent To The Winking Owl, Grampian Road, Aviemore Highland
<b>Proposal:</b>	Application for planning permission under Section 42 to vary condition 22 of permission 2011/0177/DET to allow subdivision of the unit, allow a minimum of 60% trading floor area to be exclusively for the sale of convenience goods and allow up to 40% of the trading floor to include a range of comparison goods with no single comparison good occupying more than 40% of that area.
<b>Application type:</b>	Detailed Planning Permission
<b>Call in decision:</b>	<b>CALLED IN</b>
<b>Call in reason:</b>	This Section 42 application represents a significant diversion from the granted permission and is considered to raise issues of significance to the collective aims of the National Park, in relation to: sustainable and economic development in terms of retail development.
<b>Planning History:</b>	<ul style="list-style-type: none"><li>• Erection of Class I retail store with associated parking, servicing and landscaping (2011/0177/DET) – Approved by CNPA</li><li>• Building standards warrant for demolition of existing buildings /structures on site (14/02464/DEMND) – Approved by the Local Authority</li><li>• Building standards warrant for Erection of Supermarket – STAGE I substructure, floor slab, superstructure, underground drainage and external works – withdrawn</li></ul>
<b>Background Analysis:</b>	Full planning permission was granted by CNPA for Erection of Class I retail store with associated parking, servicing and landscaping (2011/0177/DET). This was to be operated as a single unit supermarket. A planning condition (Condition 22) was attached to this permission which prohibited the subdivision of the unit to form separate retail stores, and

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restricted the allocation of floorspace given to convenience and comparison goods. Subsequently, an approved building standards warrant for works was withdrawn and the development site has since been sold. This section 42 application seeks to vary condition 22, allowing the current developers to subdivide the unit into three separate retail stores, and further to allow for a variation to the allocation of total floorspace given to convenience and comparison goods.

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**CNPA ref:** 2016/0063/DET  
**Council ref:** 16/00828/FUL  
**Applicant:** Mr And Mrs J Walsh  
**Development location:** Tigh-na-druim, Carr Road, Carrbridge Highland  
**Proposal:** Demolish existing rear extension. Alter and extend existing house and erect new detached garage  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** A building standards warrant (08/00020/EXTBS) exists for an extension to house.  
**Background Analysis:** Proposal is to demolish an existing rear extension and to erect a new rear extension and detached garage. 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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<b>CNPA ref:</b>	<b>2016/0064/DET</b>
<b>Council ref:</b>	16/00700/FUL
<b>Applicant:</b>	Ms Heather Rae
<b>Development location:</b>	Ballinluig, Tomintoul Road, Grantown-on-Spey Highland
<b>Proposal:</b>	Proposed alterations and extensions to the existing farm house
<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>	<ul style="list-style-type: none"> <li>• Prior notification for Fodder storage shed – Local Authority Decision</li> <li>• Extraction of rock (08/00281/FULBS) – Withdrawn after call in by CNPA</li> <li>• Erection of hay shed (11/03806/AGR) – Local Authority Decision</li> <li>• Demolition of existing monopitch roof extension, pitched roof extension &amp; porch and erection of new extensions &amp; internal alterations (12/04056/FUL) Local Authority Decision</li> <li>• Prior notification for erection of hay and lambing shed – Local Authority Decision</li> </ul>
<b>Background Analysis:</b>	Full planning permission previously granted for alterations and extensions (12/04056/FUL) however this permission has lapsed. Proposal is for demolition of existing rear extension and porch and alterations and extension to existing farmhouse. 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:** 2016/0065/DET  
**Council ref:** APP/2016/0574  
**Applicant:** Mr And Mrs R And L Taylor  
**Development location:** Glassel Cottage, 9 Viewfield Road, Ballater Aberdeenshire  
**Proposal:** Installation of Replacement Windows and Door  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:**

- Extension to dwellinghouse (APP/2004/1866)
- Alterations and extension to dwellinghouse to provide 2 no. additional bedrooms and shower room on first floor (BW/2011/2987).
- Variation of condition 2 (timber boarding) of planning permission APP/2004/1866.

  
**Background Analysis:** Proposal is for replacement of dwellinghouse windows with hardwood sash and case windows at front, UPVC windows to the side and rear and replacement door to the rear. 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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<b>CNPA ref:</b>	<b>2016/0066/DET</b>
<b>Council ref:</b>	16/00168/APP
<b>Applicant:</b>	The Crown Estate
<b>Development location:</b>	Glenlivet Distillery, Glenlivet, Ballindalloch Moray
<b>Proposal:</b>	Construction of Whindust path to provide visitor access from Glenlivet Distillery to Blairfindy Castle
<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>	There is an extensive planning history associated with the expansion and continued development of the Glenlivet Distillery. Most recently this has included: 2014/0232/DET New processing building (including additional distillery facilities) replacement bio plant alterations to evaporator and associated plant and landscaping. Approved by CNPA
<b>Background Analysis:</b>	Tomintoul and Glenlivet Landscape Partnership are seeking permission for a number of funded projects which aim to enhance and promote the local area. This proposal seeks to create a public access footpath, approx. 600m in length between Glenlivet distillery and Castle of Blairfindy, and a small area of associated parking. Type 2 – Other. 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)**