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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN Call-in period: 8 April 2019 2019/0100/DET to 2019/0108/DET

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

### PLANNING APPLICATION CALL-IN DECISIONS

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| <b>CNPA ref:</b>             | 2019/0100/DET                                                                                                                                                                                      |
| <b>Council ref:</b>          | 19/01126/FUL                                                                                                                                                                                       |
| <b>Applicant:</b>            | Mr Allan Robertson                                                                                                                                                                                 |
| <b>Development location:</b> | Loch Garten Osprey Centre, Nethy Bridge, Highland, PH25 3HA                                                                                                                                        |
| <b>Proposal:</b>             | Alterations to car park to provide 30No. additional bays; refurbishment of Osprey centre building                                                                                                  |
| <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: Extension to existing carpark and refurbishment involving tourism use. The proposal is therefore not considered to raise issue of significance to the collective aims of the National Park. |

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| <b>CNPA ref:</b>             | <b>2019/0101/DET</b>                                                                                                                                                                                                                                                                                                                 |
| <b>Council ref:</b>          | 19/01329/FUL                                                                                                                                                                                                                                                                                                                         |
| <b>Applicant:</b>            | Mr Alistair Campbell                                                                                                                                                                                                                                                                                                                 |
| <b>Development location:</b> | Insh House, Insh, Kingussie, Highland                                                                                                                                                                                                                                                                                                |
| <b>Proposal:</b>             | Erection of greenhouse                                                                                                                                                                                                                                                                                                               |
| <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>• External and internal alterations including reconstruction of conservatory and building a garden wall, 12/02041/LBC, Application Permitted by LA</li><li>• Change of use from Guest House to dwelling, 12/02040/FUL, Application Permitted by LA</li></ul> |
| <b>Background Analysis:</b>  | Type 2: Householder developments – small developments that need planning permission. The proposal is therefore not considered to raise issue of significance to the collective aims of the National Park.                                                                                                                            |

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| <b>CNPA ref:</b>             | <b>2019/0102/DET</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Council ref:</b>          | APP/2019/0676                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Applicant:</b>            | Mr Glenn Perkins                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Development location:</b> | Castleton Guest House, 3-4 Castleton Terrace, Braemar, Aberdeenshire                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Proposal:</b>             | Erection of Dwellinghouse (For Use as Short-Term Holiday Lets) and Erection of Boundary Fence and Gate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <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>• Alterations and Extension to Outbuilding to Form Dwellinghouse and Erection of Dwellinghouse (For Use as Short-Term Holiday Lets), APP/2018/1048, Refused by LA</li> <li>• Conversion and extension of existing outbuilding and erection of pod to form holiday let accommodation, APP/2017/2920, not available</li> <li>• Alterations and Extension to Outbuilding to Form Dwellinghouse and Erection of Dwellinghouse (For Use as Short-Term Holiday Lets), APP/2017/2364, Refused by LA</li> <li>• Alterations and Extension to Guest House to Form 2 Dwellinghouses (For Use as Short-Term Holiday Lets), APP/2016/2070, Approved by LA</li> </ul> |
| <b>Background Analysis:</b>  | Type 2: Housing – four or less residential units within a settlement. The proposal is therefore not considered to raise issue of significance to the collective aims of the National Park.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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**CNPA ref:** 2019/0103/DET  
**Council ref:** APP/2019/0727  
**Applicant:** Miss Eileen Mutch  
**Development location:** R L Stevenson Cottage, 3 Glenshee Road, Braemar, Aberdeenshire  
**Proposal:** Alterations and Extension to Dwellinghouse and Installation of Replacement Windows and Doors  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- Alterations and Extension to Dwellinghouse and Installation of Replacement Windows and Doors and Internal Alterations, APP/2019/0734, Pending consideration

**Background Analysis:** Type 2: Householder developments – small developments that need planning permission. The proposal is therefore not considered to raise issue of significance to the collective aims of the National Park.

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**CNPA ref:** 2019/0104/LBC  
**Council ref:** APP/2019/0734  
**Applicant:** Miss Eileen Mutch  
**Development location:** R L Stevenson Cottage, 3 Glenshee Road, Braemar, Aberdeenshire  
**Proposal:** Alterations and Extension to Dwellinghouse and Installation of Replacement Windows and Doors and Internal Alterations  
**Application type:** Listed Building Consent  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- Alterations and Extension to Dwellinghouse and Installation of Replacement Windows and Doors and Internal Alterations, APP/2019/0727, Pending consideration

**Background Analysis:** Type 2: Listed building consent applications that involve minor external or internal changes. The proposal is therefore not considered to raise issue of significance to the collective aims of the National Park.

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**CNPA ref:** 2019/0105/DET  
**Council ref:** APP/2019/0752  
**Applicant:** Mr Nigel Thorn  
**Development location:** Drylea, Tullich Road, Ballater, Aberdeenshire  
**Proposal:** Alterations and Extension to Dwellinghouse including Formation of Balcony  
**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 proposal is therefore not considered to raise issue of significance to the collective aims of the National Park.

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**CNPA ref:** 2019/0106/DET  
**Council ref:** 19/01454/FUL  
**Applicant:** Mr Thomas Macdonell  
**Development location:** Land 7300M SE Of Glenfeshie Lodge, Kingussie  
**Proposal:** Restoration, widening and realignment of track  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** Construction of a track in a remote area considered to be of significance to the collective aims of the National Park.  
**Planning History:** No recent planning history  
**Background Analysis:** Type 1: Private ways, which require Environmental Impact Assessments (EIA) and those which could have a potential impact upon important natural and cultural heritage interests and/or sites of particular landscape sensitivities. The proposal is therefore considered to raise issue of significance to the collective aims of the National Park.

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**CNPA ref:** 2019/0107/DET  
**Council ref:** 19/01462/FUL  
**Applicant:** Mr Gordon Whyte  
**Development location:** Ivydene, 1 South Street, Grantown-on-spey, Highland  
**Proposal:** Windows replacement  
**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 proposal is therefore not considered to raise issue of significance to the collective aims of the National Park.

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**CNPA ref:** 2019/0108/DET  
**Council ref:** 19/01373/FUL  
**Applicant:** Mrs Sheila Evans  
**Development location:** Lauchmhor, Dell Road, Nethy Bridge, Highland  
**Proposal:** Subdivision of 1 house into 2 houses  
**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 proposal is therefore not considered to raise issue 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%20notes/20140609%20PAN%20applying%20for%20planning%20permission.pdf)