
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN

Call-in period: 8 July 2019
2019/0205/DET to 2019/0209/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2019/0205/DET
Council ref:	APP/2019/1492
Applicant:	Mr Calum Innes
Development location:	Land To East Of Downies Cottage, Braemar, Aberdeenshire, AB35 5XX
Proposal:	Erection of Dwellinghouse, Log Store/Kennel and Summerhouse Including Installation of External Stairs to Hayloft and Change of Use of Land to Domestic Garden Ground (Re-Siting of Dwellinghouse Approved under APP/2011/3857)
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">• Extension to Existing Vehicular Access Track to Serve Tomintoul Croft and Braeview Cottage and Formation of Temporary Haul Route, APP/0210/2370, Decided, Approved by LA• Variation of Condition 5 (Water Supply) of Planning Permission Reference APP/2006/1124, APP/2010/2810, Decided, Approved by LA• Erection of Dwellinghouse and Conversion of Derelict Cottage to form Ancillary Accommodation, APP/2011/0033, Decided, External Grant• Re-positioning of New Dwellinghouse and Alterations to External Finishes, APP/2011/3857, Decided, External Grant• Erection of Combined Foot/Cycle Bridge Crossing (Twin Tower Cable Stay Structure) with Associated Access Steps and Ramps, Elevated Walkway, Compensatory Flood Storage and Maintenance Access (To Comply with Condition 40, Parts (a) and (c) of Planning Permission in Principle Ref KM/APP/2006/4973, App/2011/3837, Decided, Approved by LA• Restoration of Former Croft House with Ancillary Storage, APP/2019/0931, Decided, External Grant

- Erection of Dwellinghouse, Log Store/Kennel and Summerhouse including Installation of External Stairs to Hayloft, APP/2019/0935, Decided, Withdrawn
- Installation of External Stairs to Hayloft, APP/2019/1490, Awaiting Decision

**Background
Analysis:**

Type 2: Housing – up to two residential units outside a settlement, the proposal is therefore not considered to raise issue of significance to the collective aims of the National Park.

CNPA ref:	2019/0206/LBC
Council ref:	APP/2019/1490
Applicant:	Mr Calum Innes
Development location:	Downies Cottage, Braemar, Aberdeenshire, AB35 5XX
Proposal:	Installation of External Stairs to Hayloft
Application type:	Listed Building Consent
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"> • Extension to Existing Vehicular Access Track to Serve Tomintoul Croft and Braeview Cottage and Formation of Temporary Haul Route, APP/0210/2370, Decided, Approved by LA • Variation of Condition 5 (Water Supply) of Planning Permission Reference APP/2006/1124, APP/2010/2810, Decided, Approved by LA • Erection of Dwellinghouse and Conversion of Derelict Cottage to form Ancillary Accommodation, APP/2011/0033, Decided, External Grant • Re-positioning of New Dwellinghouse and Alterations to External Finishes, APP/2011/3857, Decided, External Grant • Erection of Combined Foot/Cycle Bridge Crossing (Twin Tower Cable Stay Structure) with Associated Access Steps and Ramps, Elevated Walkway, Compensatory Flood Storage and Maintenance Access (To Comply with Condition 40, Parts (a) and (c) of Planning Permission in Principle Ref KM/APP/2006/4973, App/2011/3837, Decided, Approved by LA • Restoration of Former Croft House with Ancillary Storage, APP/2019/0931, Decided, External Grant • Erection of Dwellinghouse, Log Store/Kennel and Summerhouse including Installation of External Stairs to Hayloft, APP/2019/0935, Decided, Withdrawn • Erection of Dwellinghouse, Log Store/Kennel and Summerhouse Including Installation of External Stairs to Hayloft and Change of Use of Land to Domestic Garden Ground (Re-Siting of Dwellinghouse Approved under APP/2011/3857), APP/20191492, Awaiting Decision
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.

CNPA ref: 2019/0207/DET
Council ref: APP/2019/1530
Applicant: Mr David Jarvis
Development location: 22 Golf Road, Ballater, Aberdeenshire, AB35 5RE
Proposal: Installation of Replacement Door
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: 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.

CNPA ref:	2019/0209/DET
Council ref:	19/02681/FUL
Applicant:	Speymalt Whisky Distributors Ltd
Development location:	Land 350M SE Of Lower Gaich, Dulnain Bridge
Proposal:	Erection of a distillery, visitor centre, warehouse, car parking, road junction and associated infrastructure and landscaping
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	Major application for new Distillery, which raises issues of significance to the collective aims of the National Park.
Planning History:	Recent planning history includes; <ul style="list-style-type: none"> • Erection of distillery with ancillary plant, external process tanks, warehousing, hardstanding, SUDS pond, visitor centre, conference facility, offices, bottling site, visitor accommodation, visitor and retail centre, centre of innovation, roads and all necessary and infrastructure, 18/0259999/SCRE, Awaiting Decision • Erection of a phased development including distillery with all associated and necessary infrastructure, Visitor and retail facilities, staff and limited visitor accommodation, the development will also require information of a new access of the A95, improvement of existing access, roads and car parking, 18/03491/PAN, Case Closed by LA • Erection of distillery with ancillary plant, external process tank, warehousing, hardstanding, suds pond, visitor centre, conference facilities, offices, bottling site, roads and all necessary and associated infrastructure, 18/04847/SCOP, Decided, Scoping Application Decision Issued by LA
Background Analysis:	Type I Major application, which could have a potential impact upon important natural and cultural heritage interests and/or sites of particular landscape sensitivities, therefore considered to raise issue 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