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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN Call-in period: 8 August 2016 2016/0281/DET to 2016/0286/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>2016/0281/DET</b>
<b>Council ref:</b>	APP/2016/2183
<b>Applicant:</b>	Balmoral Estate
<b>Development location:</b>	Gate Lodge, Balmoral, Ballater Aberdeenshire
<b>Proposal:</b>	Demolition of Ticket Office and Partial Change of Use of Class 9 (Dwellinghouse) to Class 1 (Shop) Gift Shop and Ticket Office and Formation of Access
<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 no recent planning history.
<b>Background Analysis:</b>	Proposal is for the removal of a contemporary ticket office building, and, for a change of use and minor alterations to the first floor of the gate lodge dwellinghouse. Change of use is to allow the ground floor of the dwellinghouse to function as a replacement ticket office and gift shop. Alterations include: extending existing window to form new door opening, formation of additional doorway, removal of 2 internal walls and erection of 2 internal timber frame walls. An associated listed building consent application has also been submitted. Type 2: small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2016/0282/LBC  
**Council ref:** APP/2016/2182  
**Applicant:** Balmoral Estate  
**Development location:** Gate Lodge, Balmoral, Ballater Aberdeenshire  
**Proposal:** Demolition of Ticket Office, Alterations to Existing Window to Form Door, Formation of Door and Internal Alterations  
**Application type:** Listed Building Consent  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** There is no recent planning history.  
**Background Analysis:** Proposal is a listed building consent application for minor internal and external alterations to the Category B listed Gate Lodge dwelling house. Alterations include: extending existing window to form new door opening, formation of additional doorway, removal of 2 internal walls and erection of 2 internal timber frame walls. Proposal also includes removal of a ticket office building which is a recent addition and is not listed. Type 2: Listed building consent applications that involve minor external or internal changes. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2016/0283/DET  
**Council ref:** APP/2016/2184  
**Applicant:** Balmoral Estate  
**Development location:** Auchallater Bothy, Braemar, Aberdeenshire AB35 5XS  
**Proposal:** Alterations and Extension to Dwellinghouse  
**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:** Proposal is for an extension to and internal re-modelling of existing dwellinghouse to provide increased living space. 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:** 2016/0284/NST  
**Council ref:** 16/03333/OHL  
**Applicant:** Trish Morris  
**Development location:** Land 45M NE Of Kestrel, Garlyne, Nethy Bridge  
**Proposal:** Installation of 11,000 Volt Overhead Line  
**Application type:** Statutory Notification - overhead lines  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- Erection of house and detached garage (13/02926/PIP) – Approved by the Local Authority
- Proposed new service bay to existing track (16/01991/FUL) – pending consideration

  
**Background Analysis:** Application is a notification under Section 37 of the Electricity Act 1989 (as amended), for installation of a short section of overhead power line. Type: Other – statutory notifications.

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**CNPA ref:** 2016/0285/LBC  
**Council ref:** APP/2016/1666  
**Applicant:** Dinnet And Kinord Estate  
**Development location:** East Lodge, Dinnet House, Dinnet Aboyne  
**Proposal:** Installation of Replacement Windows  
**Application type:** Listed Building Consent  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- Change of use from Class 9 (Dwellinghouse) to Class 4 (Business) Estate Office and refurbishment of existing windows without compliance with condition 1 of APP/2015/1334 (APP/2016/1663)
- Change of use from Class 9 (Dwellinghouse) to Class 4 (Business) Estate Office and refurbishment of existing windows (APP/2015/1334)
- Refurbishment of existing windows and internal alterations (APP/2015/1332)

All approved by the Local Authority

**Background Analysis:** Application is for listed building consent for the replacement of existing sash and case windows with new timber sash and case windows. Type 2: Listed building consent applications that involve minor external or internal changes. Not considered to raise issues of significance to the collective aims of the National Park.

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<b>CNPA ref:</b>	<b>2016/0286/DET</b>
<b>Council ref:</b>	16/03307/FUL
<b>Applicant:</b>	Kilted Fudge Company
<b>Development location:</b>	16-18 Dalfaber Industrial Estate, Dalfaber Drive, Aviemore Highland
<b>Proposal:</b>	Proposed linking of 2 no units and provision of class 3 facility within class 4 unit
<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>- Proposed provision of Class 3 café facility within Class 4 unit (16/02283/FUL) – Pending Consideration</li> <li>- Construction of entrance canopy (16/00826/FUL) – Approved by the Local Authority</li> <li>- Erection of 12 industrial units (Class 4); re-development of warehouse to 4 offices (Class 4) and 3 units (Class 4) (14/01177/FUL, 2014/0107/DET) – Approved by CNPA</li> <li>- Use of land for sitting of mobile office unit (06/00065/FULBS), renewed in 2008 (08/00114/FULBS) – Both approved by the Local Authority</li> <li>- Erection of industrial unit (08/00003/FULBS) – Approved by the Local Authority</li> </ul>
<b>Background Analysis:</b>	Proposal seeks permission to convert two adjacent industrial units currently under construction to form one single unit. Type 2, small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. 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)