
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 9 January 2023 2022/0440/DET to 2023/0009/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref: 2022/0440/DET
Council ref: 22/05764/FUL
Applicant: Mrs E Barron
Development location: 14 Ionad Macaonghais, Aviemore, Highland, PH22 ITG
Proposal: Use of property as short term let
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2022/0441/DET
Council ref: 22/05772/FUL
Applicant: Mr and Mrs Steve and Jane Gibbons
Development location: 48 Callart Road, Aviemore, Highland, PH22 ISR
Proposal: Use of property as short term let
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2022/0442/PPP
Council ref: 22/05497/PIP
Applicant: The Sweeney Group
Development location: Dunroamin Guest House, Craig Na Gower Avenue, Aviemore, PH22 1RW
Proposal: Change of use from guest house to form 11 serviced apartments
Application type: Planning Permission in Principle
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2022/0443/DET
Council ref: 22/02077/FLL
Applicant: Callater Lodge LLP
Development location: The Bothy, Access Road to Glenshee Ski School and Hotel off the A93, Spittal of Glenshee, Glenshee
Proposal: Erection of dwellinghouse
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: Type 2: Housing – four or less residential units within a settlement; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2022/0444/HAE
Council ref: 22/02008/FLL
Applicant: Mrs Susan White
Development location: Bank Of Scotland House, Blair Atholl, Pitlochry, PH18 5SP
Proposal: Alterations to dwellinghouse
Application type: Householder Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: Type 2: Householder developments – small developments that need planning permission; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2023/0001/DET
Council ref: 22/04858/FUL
Applicant: Mrs Susan Beattie
Development location: Bynack, Kinchurdy Road, Boat of Garten, Highland
Proposal: Use of property as short term let
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2023/0002/DET
Council ref: 22/05032/FUL
Applicant: Mrs Diana Batty
Development location: Oak Cottage, 3 Braeriach Road, Kincaig, Kingussie
Proposal: Use of property as short term let and house
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2023/0003/LBC
Council ref: APP/2022/2647
Applicant: Ms Dasha Makina
Development location: Rowan Antiques, 5 - 7 Victoria Road, Ballater, Aberdeenshire
Proposal: Alterations and extension and change of use of shop (class 1) to cafe (class 3) and alterations to existing flat
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: Type 2: Listed building consent applications that involve minor external or internal changes; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2023/0004/DET
Council ref: 22/05826/FUL
Applicant: MacDonald Resorts Ltd
Development location: Site Of Dry Ski Slope, Grampian Road, Aviemore, Highland
Proposal: Change of use of land for siting of 27 lodges, access road, landscaping
Application type: Detailed Planning Permission
Call in decision: **CALLED IN**
Call in reason: The application is for a change of use of land to accommodate a significant development of visitor accommodation with 27 lodges, therefore is considered to raise issues of significance to the collective aims of the National Park.
Background Analysis: Other: Change of use of land and a significant development of visitor accommodation with 27 lodges in Aviemore within the MacDonald Aviemore Resort; the application is considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2023/0005/DET
Council ref: APP/2022/2622
Applicant: Mr and Mrs Sarah and Stefano D'Anna
Development location: Land Adjacent to Lily Bank, Linn O'dee Road, Braemar, AB35 5WT
Proposal: Erection of dwellinghouse (change of house type to planning permission reference APP/2014/0097)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: Type 2: Housing – four or less residential units within a settlement; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2023/0006/DET
Council ref: APP/2022/2681
Applicant: Mr Ernie Smith
Development location: Ardmohr, Glenshee Road, Braemar, Ballater
Proposal: Erection of dwellinghouse and installation of Air Source Heat Pump
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: Type 2: Housing – four or less residential units within a settlement; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2023/0007/DET
Council ref: 22/05824/FUL
Applicant: Upland Developments Ltd
Development location: Land 80M SW Of Mountain Cafe, 111 Grampian Road, Aviemore
Proposal: Erection of 22 self-catering apartments, shops, hotel and underground parking
Application type: Detailed Planning Permission
Call in decision: **CALLED IN**
Call in reason: This is a Type 1 application comprising a mixed used development of 22 self-catering flats, 6 commercial units and a hotel; the application is therefore considered to raise issues of significance to the collective aims of the National Park.
Background Analysis: Type 1: Housing - five or more residential units within a settlement, comprising a mixed used development of 22 self-catering flats, 6 commercial units, a hotel and underground parking in a prime location at the centre of Aviemore; the application is therefore considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2023/0008/HAE
Council ref: APP/2022/2656
Applicant: Mr Ryan Cromar
Development location: Roslin Lodge, 15 School Lane, Ballater, Aberdeenshire
Proposal: Alterations and extension to dwellinghouse
Application type: Householder Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: Type 2: Householder developments – small developments that need planning permission; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2023/0009/DET
Council ref: APP/2022/2646
Applicant: Ms Dasha Mukhina
Development location: Rowan Antiques, 5 - 7 Victoria Road, Ballater Aberdeenshire
Proposal: Alterations and extension and change of use of shop (class 1) to cafe (class 3) and alterations to existing flat
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses; the application is 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://cairnngorms.co.uk/uploads/documents/Park%20Authority/Planning/advice/notes/20140609_PAN_applying_for_planning_permission.pdf