

---

# CAIRNGORMS NATIONAL PARK AUTHORITY

---

## OUTCOME OF CALL-IN Call-in period: 10 May 2021 2021/0137/DET to 2021/0156/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>2021/0137/DET</b>
<b>Council ref:</b>	21/01746/FUL
<b>Applicant:</b>	Milton Burn Developments Ltd
<b>Development location:</b>	85 Grampian Road, Aviemore, Highland, PH22 1RH
<b>Proposal:</b>	Change of use from office space to 2 bedroom flat
<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>	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.

---

<b>CNPA ref:</b>	<b>2021/0138/LBC</b>
<b>Council ref:</b>	APP/2021/0916
<b>Applicant:</b>	Mr D Knight
<b>Development location:</b>	Mill Of Newe, Strathdon, Aberdeenshire, AB36 8TG
<b>Proposal:</b>	Erection of Boundary Fence and Gates (Retrospective), Change of Use and Conversion, Alterations and Formation of External Stairs of Mill to Class 9 (Dwellinghouse)
<b>Application type:</b>	Listed Building Consent
<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>• APP/2021/0917, Erection of Boundary Fence and Gates (Retrospective), Change of Use and Conversion, Alterations and Formation of External Stairs of Mill to Class 9 (Dwellinghouse), Awaiting Decision</li><li>• APP/2020/2192, Change of Use and Conversion of Mill to Class 9 (Dwellinghouse), Withdrawn</li></ul>
<b>Background Analysis:</b>	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:** 2021/0139/DET  
**Council ref:** APP/2021/0917  
**Applicant:** Mr D Knight  
**Development location:** Former Strathdon Fish Farm, Mill Of Newe, Strathdon, Aberdeenshire  
**Proposal:** Erection of Boundary Fence and Gates (Retrospective), Change of Use and Conversion, Alterations and Formation of External Stairs of Mill to Class 9 (Dwellinghouse)

**Application type:** Detailed Planning Permission

**Call in decision:** **NO CALL-IN**

**Call in reason:** N/A

**Planning History:** Recent planning history includes:

- APP/2021/0916, Erection of Boundary Fence and Gates (Retrospective), Change of Use and Conversion, Alterations and Formation of External Stairs of Mill to Class 9 (Dwellinghouse), Awaiting Decision
- APP/2020/2192, Change of Use and Conversion of Mill to Class 9 (Dwellinghouse), Withdrawn

**Background Analysis:** Type 2: Housing – up to two residential units outside a settlement; the application is not considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2021/0140/DET  
**Council ref:** 21/01777/FUL  
**Applicant:** Adam McInnes  
**Development location:** Ellan, Station Road, Carrbridge, Highland  
**Proposal:** Erection of front porch and rear extension

**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 application is not considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2021/0141/DET  
**Council ref:** 21/01839/FUL  
**Applicant:** Peter Moore  
**Development location:** Abernethy Trust, Nethy Bridge, Highland, PH25 3ED  
**Proposal:** Change of use to site up to 7 pods, toilet block and associated infrastructure  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- 19/02285/FUL, Temporary siting of static caravan (retrospective)(renewal of 17/00569/FUL), Approved by LA
- 17/00569/FUL, To temporarily site a static caravan, to be used as staff accommodation during the construction phase of the new accommodation block. (16/01473/FUL). Caravan required for accommodation 1st June 2017 - 31st Dec 2018, Approved by LA
- 16/01473/FUL, Proposed extension to provide a further accommodation block for the outdoor centre, Approved by CNPA

**Background Analysis:** Other: Installation of 7 pods for short stay holiday lets, as part of the existing Abernethy Centre holiday accommodation and activity centre; the application is not considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2021/0142/DET  
**Council ref:** 21/01672/FUL  
**Applicant:** Mr And Mrs R And I McGrath  
**Development location:** Land 35M West Of Dallas, Kinchurdy Road, Boat Of Garten  
**Proposal:** Demolition of cottage, erection of house and garage  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- 18/01006/FUL, Demolition of existing house, erection of replacement house and formation of new site boundary, Approved by LA

**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:** 2021/0143/DET  
**Council ref:** APP/2021/0891  
**Applicant:** Dinnet And Kinord Estate  
**Development location:** Land At Clarack, Dinnet, Aboyne, Aberdeenshire  
**Proposal:** Temporary Change of Use of Farmyard to Form Car Park and Associated Toilet and Refuse Facilities  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** The application is a significant change of use to create a substantial visitor facility and relieve pressure, it is therefore considered to raise issues of significance to the collective aims of the National Park.  
**Planning History:** No recent planning history  
**Background Analysis:** Other: Application for two year permission for change of use of farmyard to a car park for visitors to the Estate, to comprise 60 bays, 2 electric charging ports, 3 motorcycle places, 15 Cycle Stands, 2 pay and display stations, a new toilet block and a bin store; the application is a significant change of use and is considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2021/0144/DET  
**Council ref:** 21/00659/FLL  
**Applicant:** Ms Debora Barbosa  
**Development location:** Land 30 Metres South Of Ar Dachaidh, Glenshee,  
**Proposal:** Erection of a dwellinghouse  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- 19/00278/FLL, Erection of a dwellinghouse and associated work, Refused by LA
- 19/02110/FLL, Erection of a dwellinghouse, Approved by LA

**Background Analysis:** Type 2: Housing – up to two residential units outside a settlement; the application is not considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2021/0145/DET  
**Council ref:** 21/01617/FUL  
**Applicant:** Mr Russell Jones  
**Development location:** 47 Croila Road, Kingussie, Highland, PH21 1PB  
**Proposal:** Erection of self contained extension (carers accommodation) (amended proposal 21/00648/FUL)  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- 21/00648/FUL, Erection of self-contained residential unit, Withdrawn

**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:** 2021/0146/LBC  
**Council ref:** APP/2021/0962  
**Applicant:** The National Trust For Scotland  
**Development location:** Victoria Bridge (White Bridge), Mar Lodge Estate, Braemar, Aberdeenshire  
**Proposal:** Bridge Refurbishment  
**Application type:** Listed Building Consent  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** No recent planning history  
**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.

---

<b>CNPA ref:</b>	<b>2021/0147/DET</b>
<b>Council ref:</b>	APP/2021/0977
<b>Applicant:</b>	Grampian Housing Association
<b>Development location:</b>	Former Ballater School, Abergeldie Road, Ballater, Aberdeenshire
<b>Proposal:</b>	Installation of Snowboards on Roof
<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>	<p>Recent planning history includes:</p> <ul style="list-style-type: none"> <li>• APP/2021/0975, Installation of Snowboards on Roof, Awaiting decision</li> <li>• APP/2020/1667, Repair and Removal to Walls, Chimney Stacks, Pavilion Facade and Slates, Approved by CNPA</li> <li>• APP/2020/1666, Repair and Removal to Walls, Chimney Stacks, Pavilion Facade and Slates, Approved by CNPA</li> <li>• APP/2017/1891 – Demolition of ancillary buildings, conversion of school to 10 dwellinghouses, reinstatement of schoolhouses to form 2 dwellinghouses, erection of 7 dwellinghouses and 8 flats (affordable houses), formation of access and alterations to boundary walls, Allowed on Appeal</li> <li>• APP/2017/1892 - APP/2017/1891 – Demolition of ancillary buildings, conversion of school to 10 dwellinghouses, reinstatement of schoolhouses to form 2 dwellinghouses, erection of 7 dwellinghouses and 8 flats (affordable houses), formation of access and alterations to boundary walls, Allowed on Appeal</li> <li>• APP/2018/3126 - conversion of school to 10 dwellinghouses, reinstatement of schoolhouses to form 2 dwellinghouses, erection of 7 dwellinghouses and 8 flats (affordable houses), formation of access and alterations to boundary walls, Approved by CNPA</li> <li>• APP/2018/3127 - conversion of school to 10 dwellinghouses, reinstatement of schoolhouses to form 2 dwellinghouses, erection of 7 dwellinghouses and 8 flats (affordable houses), formation of access and alterations to boundary walls, Approved by CNPA</li> </ul>
<b>Background Analysis:</b>	Other: Installation of snow boards on the roof of the former Ballater School, currently not in use but with permission for conversion to residential; the application is not considered to raise issues of significance to the collective aims of the National Park.

---

<b>CNPA ref:</b>	<b>2021/0148/LBC</b>
<b>Council ref:</b>	APP/2021/0975
<b>Applicant:</b>	Grampian Housing Association
<b>Development location:</b>	Former Ballater School, Abergeldie Road, Ballater, Aberdeenshire
<b>Proposal:</b>	Installation of Snowboards on Roof
<b>Application type:</b>	Listed Building Consent
<b>Call in decision:</b>	<b>NO CALL-IN</b>
<b>Call in reason:</b>	N/A
<b>Planning History:</b>	<p>Recent planning history includes:</p> <ul style="list-style-type: none"> <li>• APP/2021/0977, Installation of Snowboards on Roof, Awaiting decision</li> <li>• APP/2020/1667, Repair and Removal to Walls, Chimney Stacks, Pavilion Facade and Slates, Approved by CNPA</li> <li>• APP/2020/1666, Repair and Removal to Walls, Chimney Stacks, Pavilion Facade and Slates, Approved by CNPA</li> <li>• APP/2017/1891 – Demolition of ancillary buildings, conversion of school to 10 dwellinghouses, reinstatement of schoolhouses to form 2 dwellinghouses, erection of 7 dwellinghouses and 8 flats (affordable houses), formation of access and alterations to boundary walls, Allowed on Appeal</li> <li>• APP/2017/1892 - APP/2017/1891 – Demolition of ancillary buildings, conversion of school to 10 dwellinghouses, reinstatement of schoolhouses to form 2 dwellinghouses, erection of 7 dwellinghouses and 8 flats (affordable houses), formation of access and alterations to boundary walls, Allowed on Appeal</li> <li>• APP/2018/3126 - conversion of school to 10 dwellinghouses, reinstatement of schoolhouses to form 2 dwellinghouses, erection of 7 dwellinghouses and 8 flats (affordable houses), formation of access and alterations to boundary walls, Approved by CNPA</li> <li>• APP/2018/3127 - conversion of school to 10 dwellinghouses, reinstatement of schoolhouses to form 2 dwellinghouses, erection of 7 dwellinghouses and 8 flats (affordable houses), formation of access and alterations to boundary walls, Approved by CNPA</li> </ul>
<b>Background Analysis:</b>	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:** 2021/0149/ADV  
**Council ref:** 21/01923/ADV  
**Applicant:** Scotia (Highland) Ltd  
**Development location:** Land 180M SE Of Hillview, Kincaig  
**Proposal:** Installation of signs and 2 flag poles  
**Application type:** Advertisement Consent  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- 20/01563/FUL, Phase 1 - 40 unit housing development, Approved by CNPA

**Background Analysis:** Type 2: Advertisement consent applications; the application is not considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2021/0150/DET  
**Council ref:** 21/01880/FUL  
**Applicant:** R Drummond  
**Development location:** Boat Of Garten Hotel, Deshar Road, Boat Of Garten, Highland  
**Proposal:** Alterations, replacement of 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:

- 20/04935/FUL, Formation of enlarged parking area (Melville House) and formation of beer garden, Under Consideration
- 14/04636/FUL, Erection of single storey Health & Beauty Spa facility ancillary to Hotel, Refused by LA

**Background Analysis:** Other: small scale alterations to a hotel that requires planning permission; the application is not considered to raise issues of significance to the collective aims of the National Park.

---

<b>CNPA ref:</b>	<b>2021/0151/DET</b>
<b>Council ref:</b>	APP/2021/0972
<b>Applicant:</b>	Mr Martin And Jenny Evans
<b>Development location:</b>	Land To West Of Lynam, Strathdon, Aberdeenshire, AB36 8XA
<b>Proposal:</b>	Erection of Dwellinghouse Including 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>	Recent planning history includes: <ul style="list-style-type: none"> <li>• APP/2016/2666, Erection of Dwelling (for Tourist Accommodation) and Formation of Access, Approved by LA</li> <li>• APP/2011/2867, Erection of Dwellinghouse and Garage, Approved by LA</li> <li>• APP/2019/1669, Renewal of Planning Permission Reference APP/2016/2558 for Erection of Dwellinghouse including Change of Use of Land from Agricultural to Domestic Garden Ground and Formation of Access, Approved by LA</li> <li>• APP/2016/2558, Erection of Dwellinghouse including Change of Use of Land from Agricultural to Domestic Garden Ground and Formation of Access, Approved by LA</li> <li>• APP/2011/2926, Erection of Dwellinghouse and Garage, Approved by LA</li> </ul>
<b>Background Analysis:</b>	Type 2: Housing –up to two residential units outside a settlement; the application is not considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2021/0153/DET  
**Council ref:** APP/2021/0965  
**Applicant:** Mr Iain Henderson  
**Development location:** 1 Balnault Cottages, Crathie, Ballater, Aberdeenshire  
**Proposal:** Alterations and Extension to Dwellinghouse  
**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 application is not considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2021/0154/DET  
**Council ref:** 21/01625/FUL  
**Applicant:** Mr F H G Laing  
**Development location:** Land West Of Little Truim, Grantown-On-Spey  
**Proposal:** Erection of ground mounted PV Solar Array  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- 18/04100/FUL, Erection of a dwellinghouse, drainage infrastructure, installation of services and alterations to existing access, Approved by LA

**Background Analysis:** Other: Installation of a ground mounted solar array covering 100 sq. metres; the application is not considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2021/0155/DET  
**Council ref:** 21/00720/FLL  
**Applicant:** Mr And Ms Sally And Dave Judd And McKenzie  
**Development location:** Old Schoolhouse, Blair Atholl, Perth And Kinross, PH18 5SP  
**Proposal:** Erection of garden building  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** No recent planning permission  
**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:** 2021/0156/DET  
**Council ref:** 21/01715/FUL  
**Applicant:** Colin Lannen  
**Development location:** Dow Store And The Osprey Cafe, Deshar Road, Boat Of Garten  
**Proposal:** Installation of an Air Source Heat Pump (retrospective)  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- 18/01973/PIP, Demolition of existing shop and cafe and erection of 6 no new housing units and associated car parking and cycle storage, Approved by CNPA

**Background Analysis:** Other: Retrospective permission for air source heat pump attached to commercial building; 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://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)**