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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN Call-in period: 10 August 2020 2020/0176/DET to 2020/0184/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>	2020/0176/DET
<b>Council ref:</b>	20/02688/FUL
<b>Applicant:</b>	Angus And Sophie Tulloch
<b>Development location:</b>	Little Milton, Kingussie, PH21 1NS
<b>Proposal:</b>	Erection of extension to house
<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: Householder developments – small developments that need planning permission; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

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<b>CNPA ref:</b>	<b>2020/0177/DET</b>
<b>Council ref:</b>	20/02554/FUL
<b>Applicant:</b>	Mr Stephen Plowman
<b>Development location:</b>	Highland Wildlife Park, Kincaig, Highland, PH21 1NL
<b>Proposal:</b>	Construction of enclosures, siting of storage container, erection of fencing
<b>Application type:</b>	Detailed Planning Permission
<b>Call in decision:</b>	<b>CALLED IN</b>
<b>Call in reason:</b>	Application is for development of a new animal enclosure for breeding of a species of conservation significance, located at an important tourist attraction within the National Park and is therefore considered to raise issues of significance to the collective aims of the National Park.
<b>Planning History:</b>	Recent planning history includes: <ul style="list-style-type: none"><li>• 16/04258/FUL, Construction of road and carpark, Approved by LA</li><li>• 14/02893/FUL, Installation of pedestrian access through the Park's Reserve using a mixture of hard cored path &amp; raised timber walkway, terminating in a viewing platform, Approved by LA</li><li>• 14/02780/FUL, Extend kitchen building, Approved by LA</li></ul>
<b>Background Analysis:</b>	Other: development of a new animal enclosure for breeding of a species of conservation significance, located at an important tourist attraction within the National Park; the application is therefore considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2020/0178/DET  
**Council ref:** 20/02733/FUL  
**Applicant:** Balavil Estate Limited  
**Development location:** Lynovoan, Lynchat, Kingussie, Highland  
**Proposal:** Formation of access, drainage works  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- 20/00834/MSC, Erection of farm buildings, associated works and formation of access, under consideration by CNPA
- 18/04217/PIP, Relocation of Balavil Home Farm (due to the dualling of the A9) & construction of new farm buildings, farmyard, associated utilities/ drainage, landscape & access road to new farm, Approved by CNPA

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

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**CNPA ref:** 2020/0179/PPP  
**Council ref:** 20/02723/PIP  
**Applicant:** Mr Donald Black  
**Development location:** Land 80M West Of Ellanyorn Croft, Nethy Bridge  
**Proposal:** Demolition of ruin and erection of house and garage  
**Application type:** Planning Permission in Principle  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** No recent planning history  
**Background Analysis:** Type 2: Housing – up to two residential units outside a settlement; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2020/0180/DET  
**Council ref:** 20/02544/FUL  
**Applicant:** Mr Iain Gammill  
**Development location:** 21 Cairngorm Avenue, Aviemore, Highland, PH22 1RY  
**Proposal:** 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 therefore not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2020/0181/DET  
**Council ref:** 20/02754/FUL  
**Applicant:** Miss Carole Butler  
**Development location:** 34 Craig Na Gower Avenue, Aviemore, Highland, PH22 1RW  
**Proposal:** Erection of extensions to house, including raising roof level  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- 16/03598/FUL, Incorporate a first floor addition to the existing property in addition to previously approved works in 15/02998/FUL, Approved by LA
- 15/02998/FUL, Alter and extend house, Approved by LA

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

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**CNPA ref:** 2020/0182/DET  
**Council ref:** APP/2020/1455  
**Applicant:** Mr Karl Jones  
**Development location:** Riverside Cottage, 7 Bridge Square, Ballater, Aberdeenshire  
**Proposal:** Installation of Hot Tub and Flue (Retrospective)  
**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 therefore not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2020/0183/DET  
**Council ref:** APP/2020/1450  
**Applicant:** The Aberdeen And District Property Company Ltd  
**Development location:** 10-18, 1 Duguids Buildings, Deebank Road, Ballater  
**Proposal:** Alterations to Existing Outbuilding, Demolition of Lean-To's, Formation of Parking Area and Erection of Bin Store  
**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 therefore not considered to raise issues of significance to the collective aims of the National Park.

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<b>CNPA ref:</b>	<b>2020/0184/DET</b>
<b>Council ref:</b>	APP/2020/1433
<b>Applicant:</b>	Braemar Community Ltd
<b>Development location:</b>	Braemar Castle, Braemar, Aberdeenshire, AB35 5XR
<b>Proposal:</b>	Formation of New Access 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>• APP/2020/0021, Reharl of Castle and Curtain wall, External Repairs and Works, Installation of Temporary Modular Building and Drainage, Approved by LA</li> <li>• APP/2020/0018, Reharl of Castle and Curtain wall, Internal and External Repairs and Works. Paving to Rear Courtyard, Renovation and New Heather Thatch Roof to Fog House, Approved by LA</li> <li>• APP/2013/3161, Removal and Replacement of Chimney Cope Stones &amp; Associated Repair Work, Approved by LA</li> </ul>
<b>Background Analysis:</b>	Other: small scale development at a local tourist attraction that require planning permission; the application is therefore 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)