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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN Call-in period: 11 January 2016 2016/0001/DET to 2016/0009/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>	2016/0001/DET
<b>Council ref:</b>	15/04680/FUL
<b>Applicant:</b>	Mr Paul Hastings
<b>Development location:</b>	Lynagarrie, Carr Road, Carrbridge Highland
<b>Proposal:</b>	Alterations and extension
<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>	Application approved by Local Authority <ul style="list-style-type: none"><li>• Addition of porch (13/01777/FUL)</li></ul>
<b>Background Analysis:</b>	Alterations and extension to house in settlement. Type 2 – householder developments, small developments that need planning permission. Not considered to raise issues of significance to collective aims of National Park

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**CNPA ref:** 2016/0002/DET  
**Council ref:** 15/04657/FUL  
**Applicant:** Kincardine Lodges  
**Development location:** Land 470M SW Of Kincardine Lodge, Street Of Kincardine, Boat Of Garten  
**Proposal:** Erection of 1 no. holiday chalet and formation of access road  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** The proposed development raises issues of significance to the aims of the National Park in terms of potential environmental impacts arising from the location within ancient woodland, the formation of new access road, and potential impacts upon habitat and landscape. Together with the relationship to an application for two more chalets on the same land holding these issues are considered to be of significance to the aims of the National Park to promote understanding and enjoyment of the Park, conserve and enhance natural and cultural heritage, and promote sustainable economic and social development.  
**Planning History:** No recent planning history  
**Background Analysis:** Single chalet within ancient woodland – application to south within separate woodland area for two more chalets with supporting design statement outlining the links in business terms between the two developments. Pre application advice provided by CNPA and the Highland Council on planning application requirements. Whilst not housing units, but rather holiday units Type 2 proposals for up to two residential units outside a settlement are unlikely to be called in giving an indication of scale. Similarly small scale tourism uses are unlikely to be called in. However this proposal involves the siting of a chalet within ancient woodland, potentially affecting bog woodland, and the formation of a considerable length of new access track. As such together with the related application for two new chalets it is considered to raise issues of significance to the collective aims of the National Park in terms of landscape and environmental impacts.

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**CNPA ref:** 2016/0003/DET  
**Council ref:** 15/04659/FUL  
**Applicant:** Kincardine Lodges  
**Development location:** Land 330M North Of Flowerfield, Pityoulish, Aviemore  
**Proposal:** Erection of 2no. holiday chalets  
**Application type:** Detailed Planning Permission

**Call in decision:** **CALLED IN**

**Call in reason:** The proposed development raises issues of significance to the aims of the National Park in terms of potential environmental impacts arising from the location within ancient woodland, and potential impacts upon habitat and landscape. Together with the relationship to an application for another chalet on the same land holding these issues are considered to be of significance to the aims of the National Park to promote understanding and enjoyment of the Park, conserve and enhance natural and cultural heritage, and promote sustainable economic and social development.

**Planning History:** No recent history

**Background Analysis:** Proposal for two holiday chalets within ancient woodland – application to north within separate woodland area for a single chalet with supporting design statement outlining the links in business terms between the two developments. Pre application advice provided by CNPA and the Highland Council on planning application requirements. Whilst not housing units, but rather holiday units, Type 2 proposals for up to two residential units outside a settlement are unlikely to be called in giving an indication of scale. Similarly small scale tourism uses are unlikely to be called in. However this proposal involves the siting of two chalets within ancient woodland and is related to a further application for a single chalet further north. As such together with the related application for the single chalet the development is considered to raise issues of significance to the collective aims of the National Park in terms of landscape and environmental impacts

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**CNPA ref:** 2016/0004/DET  
**Council ref:** 15/02104/FLL  
**Applicant:** Mr Stuart Richardson  
**Development location:** Land 100M North Of, Dalnamein Lodge, Calvine  
**Proposal:** Erection of 3 holiday cabins and formation of vehicular access  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** The proposed development raises issues of significance to the aims of the National Park in terms of potential landscape impacts beside a principle transport corridor and the relationship to the aims of the National Park to promote understanding and enjoyment of the Park, conserve and enhance natural and cultural heritage, and promote sustainable economic and social development.  
**Planning History:** No recent history  
**Background Analysis:** Proposal for three holiday chalets and access on site immediately to south of, and adjacent to A9 at Dalmanein Lodge. Proposal includes cut and fill excavation proposals. Type -Other. Proposals for 3 or more residential units are Type 1 proposals and whilst this is a tourism, rather than residential proposal, three new units beside a principle transport corridor are not considered to be small scale in this instance. Accordingly the proposal is considered to raise issues of significance to the aims of the National Park in terms of potential landscape impacts and the relationship to aims to promote understanding and enjoyment of the Park and conserve and enhance natural and cultural heritage.

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**CNPA ref:** 2016/0005/DET  
**Council ref:** 15/01923/FLL  
**Applicant:** Finegand Estate Ltd.  
**Development location:** Finegand Farm, A93 From Spittal Of Glenshee To The B951 By Lair, Glenshee Perth And Kinross  
**Proposal:** Siting of 2no. containers for use as horse shelters and storage (in retrospect).  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** No recent history  
**Background Analysis:** Retrospective permission sought for permanent siting of two previously temporary horse shelters/storage containers. Type Other – is not considered to raise issues of significance to collective aims of National Park

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**CNPA ref:** 2016/0006/DET  
**Council ref:** 15/04658/FUL  
**Applicant:** Mr And Mrs D Carson  
**Development location:** Burnell, Burnside, Cromdale Highland  
**Proposal:** Alterations and Extension  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Both applications approved by local authority

- Erection of dwelling (outline) (04/00119/OUTBS)
- Erection of dwelling (04/00392/FULBS)

**Background Analysis:** Alterations and extension to house within existing grouping. Type 2 – householder developments, small developments that need planning permission. Not considered to raise issues of significance to collective aims of National Park.

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**CNPA ref:** 2016/0007/DET  
**Council ref:** 15/04639/FUL  
**Applicant:** Mr And Mrs P Newall  
**Development location:** 31 Birch Grove, Boat Of Garten, Highland PH24 3BA  
**Proposal:** Demolish existing lean to porch. Alter and extend existing house and erect new screen fence  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** No recent history  
**Background Analysis:** Alterations and extension to house within settlement. Type 2 – householder developments, small developments that need planning permission. Not considered to raise issues of significance to collective aims of National Park.

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**CNPA ref:** 2016/0008/DET  
**Council ref:** 15/04445/FUL  
**Applicant:** Mrs Helena Richmond  
**Development location:** Orinoco, 4 Sandys Way, Cromdale Highland  
**Proposal:** Erection of extension, continuation of the existing built form to create extra floor space  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** No recent history  
**Background Analysis:** Extension to house within settlement. Type 2 – householder developments, small developments that need planning permission. Not considered to raise issues of significance to collective aims of National Park

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<b>CNPA ref:</b>	2016/0009/DET
<b>Council ref:</b>	15/04735/FUL
<b>Applicant:</b>	Mr Kevin Thain
<b>Development location:</b>	Land 10M West Of Caledon, West Terrace, Kingussie Highland
<b>Proposal:</b>	Erection of 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>	Both application decided by Local Authority <ul style="list-style-type: none"> <li>• Erection of one house – permission in principle (refused) (12/01847/PIP)</li> <li>• Erection of one house (amended proposal 12/01847/PIP) – permission in principle (approved)</li> </ul>
<b>Background Analysis:</b>	Planning permission in principle was granted for this site by the Local Authority in 2012, and this application now seeks full planning permission for the erection of a single house with associated timber walkway. CNPA were previously consulted on application 12/01847/PIP and subsequently recommended that full consideration be given to the protection of any squirrel dreys identified in the appropriate mammal survey. Principle of site established and proposal for design of new house. Type 2 – four or less residential units within settlement. Whilst design is contemporary it is 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>