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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN Call-in period: 13 February 2023 2023/0054/DET to 2023/0074/HAE

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

### PLANNING APPLICATION CALL-IN DECISIONS

**CNPA ref:** 2023/0054/DET  
**Council ref:** 23/00252/FUL  
**Applicant:** Alvie Trust  
**Development location:** 3 Wester Delfour, Alvie and Delfour Access Road, Alvie, Kinncraig  
**Proposal:** Use of property as short-term letting unit  
**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.

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**CNPA ref:** 2023/0055/DET  
**Council ref:** 23/00450/FUL  
**Applicant:** HFS Highland Ltd  
**Development location:** Muchrach Lodge Hotel Cottage, Dulnain Bridge, Grantown-on-Spey  
**Proposal:** Change of use to form mixed use property (residential and short term)  
**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.

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**CNPA ref:** 2023/0056/DET  
**Council ref:** 23/00410/FUL  
**Applicant:** The Highland Council - Housing  
**Development location:** Former Aviemore Primary School, Milton Park, Aviemore, Highland  
**Proposal:** Erection of 14no. houses  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** Significant local development to provide a mix of cottage flats and semi-detached affordable homes therefore is considered to raise issues of significance to the collective aims of the National Park.  
**Background Analysis:** Type 1: Housing – three or more residential units within a settlement; the application is considered to raise issue of significance to the collective aims of the National Park.

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**CNPA ref:** 2023/0057/HAE  
**Council ref:** 22/02054/FLL  
**Applicant:** Mrs Gillian Fleming  
**Development location:** Strathgroy Farmhouse, Killiecrankie, Pitlochry  
**Proposal:** Alterations and extension to dwellinghouse and formation of vehicular access  
**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.

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**CNPA ref:** 2023/0058/DET  
**Council ref:** APP/2023/0158  
**Applicant:** Ballater & Crathie Community Council  
**Development location:** Church Sqaure, Ballater, AB35 5QB  
**Proposal:** Erection of 10 metre flagpole  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Background Analysis:** Other: Small scale development that needs planning permission; the application is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2023/0059/DET  
**Council ref:** APP/2023/0163  
**Applicant:** Mr and Mrs M Evans  
**Development location:** Land to East of Cottown, Strathdon  
**Proposal:** Renewal of planning permission reference APP/2019/1669 for erection of dwellinghouse including change of use of land from agricultural to domestic garden ground and formation of access  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**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.

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**CNPA ref:** 2023/0060/DET  
**Council ref:** 23/00400/FUL  
**Applicant:** Co-op Group  
**Development location:** 4 The Square, Grantown-on-Spey, Highland  
**Proposal:** Installation of DRS (Deposit Return Scheme) unit  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Background Analysis:** Other: Small scale development that needs planning permission; the application is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2023/0061/DET  
**Council ref:** 23/00489/FUL  
**Applicant:** Cornerstone  
**Development location:** Meal Garbh Mor, Melgarve, Laggan, Newtonmore  
**Proposal:** Erection of a 25-meter-high telecommunications lattice tower with associated equipment and ancillary development. Formation of access track.  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Background Analysis:** Type 2: Telecommunications masts out with settlements; the application is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2023/0062/HAE  
**Council ref:** 23/00122/FLL  
**Applicant:** Mr Robin Douglas  
**Development location:** 11 Railway Cottages, Ford Road, Blair Atholl, Pitlochry  
**Proposal:** Erection of replacement shed  
**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.

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**CNPA ref:** 2023/0063/DET  
**Council ref:** 23/00038/FLL  
**Applicant:** Mr and Ms D and S Mackenzie/Judd  
**Development location:** Food In the Park, Old School Park, B8079 Main Road, Blair Atholl  
**Proposal:** Erection of a marquee, fencing, siting of 2 storage containers to form a bar/seating area and portable toilet block  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Background Analysis:** Other: Small scale development that needs planning permission; the application is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2023/0064/LBC  
**Council ref:** APP/2023/0189  
**Applicant:** Braigh Mharr Ltd  
**Development location:** Braemar Lodge, Braemar Lodge Hotel, 6 Glenshee Road, Braemar  
**Proposal:** Demolition of fire damaged building (retrospective)  
**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.

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**CNPA ref:** 2023/0065/DET  
**Council ref:** 23/00194/APP  
**Applicant:** Interurban Developments Ltd  
**Development location:** Site to Rear of Heatherlea, Main Street, Tomintoul, Moray  
**Proposal:** Erect two dwelling houses (semis) and associated infrastructure  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Background Analysis:** Type 2: 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.

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**CNPA ref:** 2023/0066/CON  
**Council ref:** APP/2023/0190  
**Applicant:** Braigh Mharr Ltd  
**Development location:** Braemar Lodge, Braemar Lodge Hotel, 6 Glenshee Road, Braemar  
**Proposal:** Demolition of fire damaged building (retrospective)  
**Application type:** Conservation Area Consent  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A

**Background Analysis:** Type 2: Conservation area consent applications that are not connected with an application type; the application is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2023/0067/DET  
**Council ref:** APP/2023/0056  
**Applicant:** Mr Donald McHardy  
**Development location:** Rose Cottage, Linn O'dee Road, Braemar, Ballater  
**Proposal:** Demolition of existing garage and erection of garage  
**Application type:** Detailed 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.

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**CNPA ref:** 2023/0068/DET  
**Council ref:** 23/00381/FUL  
**Applicant:** Mr Michael Collee  
**Development location:** Land 75M South of Lynchurn Farmhouse, Boat of Garten, Highland  
**Proposal:** Use of property as short-term letting unit 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.

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**CNPA ref:** 2023/0069/HAE  
**Council ref:** 23/00020/FUL  
**Applicant:** Seafield & Strathspey Estate  
**Development location:** Kinveachy Lodge, Boat of Garten, Highland  
**Proposal:** Erection of garage  
**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.

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**CNPA ref:** 2023/0070/HAE  
**Council ref:** 23/00293/FUL  
**Applicant:** Mr and Mrs M Causey  
**Development location:** Ardconnel, Woodlands Terrace, Grantown-on-Spey, Highland  
**Proposal:** Alterations to existing house  
**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.

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**CNPA ref:** 2023/0071/HAE  
**Council ref:** 23/00073/APP  
**Applicant:** Mr Malcolm Paterson  
**Development location:** Clash Cottage, Ballindalloch, Moray, AB37 9DL  
**Proposal:** Erect two storey extension and single storey workshop on gable to existing property  
**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.

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**CNPA ref:** 2023/0072/DET  
**Council ref:** APP/2023/0208  
**Applicant:** Mrs J Lovie  
**Development location:** Land At Four Acres, Ordie, Aboyne, Aberdeenshire  
**Proposal:** Erection of dwellinghouse and garage and formation of access (renewal of APP/2019/1741)  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**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.

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**CNPA ref:** 2023/0073/LBC  
**Council ref:** APP/2023/0127  
**Applicant:** Aberdeenshire Council  
**Development location:** Crathie Suspension Bridge, Easter Balmoral  
**Proposal:** Essential repairs and refurbishment to footbridge  
**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.

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**CNPA ref:** 2023/0074/HAE  
**Council ref:** 23/00183/FUL  
**Applicant:** Mrs Anne Martin  
**Development location:** Milton Cottage, Loch an Eilein, Rothiemurchus, Aviemore  
**Proposal:** Alterations and extension  
**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.

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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)