
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: - 14 February 2022 2022/0043/DET to 2022/0053/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2022/0043/DET
Council ref:	22/00387/FUL
Applicant:	Mr & Mrs Ben Reed
Development location:	The Coaches, Kingussie, PH21 INY
Proposal:	Alterations and extension
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	No recent history
Background Analysis:	Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial use; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2022/0045/DET
Council ref:	22/00376/FUL
Applicant:	Mr Stephen Chalmers
Development location:	Tigh An Each, Balgowan, Newtonmore, PH20 1BS
Proposal:	Use of the site as a campervan aire (5 pitches)
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent history includes; <ul style="list-style-type: none">• 18/03551/FUL - Siting of a static caravan – Local Authority Decision• 07/00335/FULBS - Set aside condition 5 of planning approval 07/182/FULBS - Local Authority Decision• 07/00182/FULBS - Erection of house and garage; construction of private equestrian sand school - Local Authority Decision• 09/00078/FULBS - Use of land for siting of 5 towable field shelters on a rotational basis - Local Authority Decision
Background Analysis:	Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial use; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2022/0046/DET
Council ref: 22/00225/FUL
Applicant: Cairngorm Mountain (Scotland) Limited
Development location: Ranger Base Office, Cairngorm Mountain, Glenmore, Aviemore, Highland, PH22 1RB
Proposal: Formation of mountain bike track and related infrastructure
Application type: Detailed Planning Permission
Call in decision: **CALLED IN**
Call in reason: Formation of mountain bike tracks at the Cairngorm Mountain Ski Centre which is a significant visitor destination within the National Park and is therefore considered to raise issues of significance to the collective aims of the National Park.

Planning History: Recent history includes;

- 22/00029/FUL, Formation of access hill tracks adjacent to (1) Base Station and (2) Shieling, Under consideration
- 21/03808/S42, Section 42 application for non-compliance of Condition 1 of Planning Permission 20/03246/S42, Under consideration
- 21/03708/S42, Section 42 application to vary Condition 1 (19/03944/S42), cessation date of 01.11.2026, Called in by CNPA
- 21/01402/FUL, Reconfiguration of existing car park and provision of infrastructure for camper van overnight facility, Approved by CNPA
- 20/03246/FUL, Section 42 application for non-compliance of Condition 1 of Planning Permission 19/04135/S42 (replacement of cessation date 19.11.20 with 19.11.21), Approved by CNPA
- 20/01410/FUL, Installation of car park barriers, Approved by CNPA
- 20/01155/FUL, Engineering works for strengthening funicular viaduct, Approved by CNPA
- 20/01058/FUL, Installation of two tube slides and extension and realignment of existing tube slide, Approved by CNPA
- 19/04135/S42, Section 42 application for non-compliance with Condition 1 of Planning Permission 18/05078/FUL (replacement of cessation date 01.11.209 with 19.11.2020), Approved by LA
- 19/03944/S42, Section 42 application to vary Condition 1 of Planning Permission 19/01765/FUL, Approved by LA
- 19/03322/FUL, Engineering works to smooth and re-grade land, Approved by CNPA
- 19/01765/FUL, Installation of tube slide, Approved by LA
- 18/05078/FUL, Installation of a double unit snowfactory, Approved by LA
- 18/01692/FUL, Renovation and erection of extension to building, Approved by CNPA
- 18/01180/FUL, Installation of beginner and intermediate artificial ski slopes with associated services, Refused by CNPA
- 17/04736/FUL, Siting of a Snowfactory unit, Approved by LA
- 17/00998/FUL, Part demolition and reconfiguration of existing building to strip back to transformer enclosure area only, Approved by LA
- 16/02878/FUL, Retrospective planning application to retain a ski area access track created during the construction of a new ski lift in 2015. access track construction was to minimise tracking over the

surrounding area which in many parts has over a 1 metre depth of peat; created a safe route which guaranteed that access did not cross the high voltage SSE ring main cable; remove boulders from past embankments and the transport of materials and components, Approved by CNPA

- 15/04504/FUL, Use of land for the siting of a portable cabin to be used as shelter during ski season, Approved by LA

Background Analysis:

Other: formation of mountain bike tracks the Cairngorm Mountain Ski Centre which is a significant visitor destination in the National Park and is therefore considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2022/0047/DET

Council ref: APP/2022/0222

Applicant: Mr Mark Mennie

Development location: Ellenmhor, Dinnet, Aboyne, Aberdeenshire

Proposal: Installation of Glazed Canopy

Application type: Detailed Planning Permission

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

Call in reason: N/A

Planning History: Recent history includes:

- APP/2016/2596 - Erection of Dwellinghouse and Garage/Workshop – local authority decision
- APP/2014/3353 - Erection of Dwellinghouse and Garage – local authority decision
- APP/2011/1247 - Conditions 5 (Energy Statement), 6 (Siting, Design, External Appearance and Landscaping), 7 (Scale, Proportions & Materials) of Planning Permission in Principle Reference APP/2009/0918 for Erection of Dwellinghouse and Garage – local authority decision
- APP/2009/0918 - Erection of Dwellinghouse and Garage – local authority decision

Background Analysis:

Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial use; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2022/0048/DET
Council ref: 22/00136/APP
Applicant: Hutchison 3G UK Ltd
Development location: Land At Beinn Chruinnich, Ballindalloch, Moray
Proposal: Proposed 25m high steel lattice tower and associated ancillary works on
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent history includes:

- 03/02263/FUL - Erect a 12m high lattice mast housing, 3 no antennas and 2 no transmission dishes, equipment cabin and associated work – local authority decision

Background Analysis: Other: Telecommunications masts outside a settlement; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2022/0049/DET
Council ref: 22/00433/FUL
Applicant: Mrs A Findlay And And Mrs C Scott
Development location: Balvattan Beag, Boat Of Garten, PH24 3BX
Proposal: Erection of holiday accommodation annex
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent history includes:

- 09/00108/FULBS - Removal of existing rear porch and erection of extension – local authority decision
- 12/03307/FUL - Proposed replacement of existing Dorran construction house with new low carbon house. Existing foundations and underbuilding to be retained – local authority decision
- 21/04853/FUL - Erection of ancillary annex – local authority decision

Background Analysis: Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial use; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2022/0050/DET
Council ref: 22/00334/FUL
Applicant: Mr Liam Irving
Development location: 6 Dalfaber Park, Aviemore, PH22 1QF
Proposal: Erection of 1.8m high fence
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent history includes:

- 00/00291/FULBS - Erection of three dwellings – local authority decision
- 01/00043/FULBS - Erection of 2 dwellings [amended proposal] – local authority decision

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:	2022/0051/DET
Council ref:	APP/2022/0230
Applicant:	Mr Francis Fairlie
Development location:	Lary Cottage, 4 Invercauld Road, Ballater, Aberdeenshire
Proposal:	Alterations and Extension to Dwellinghouse including Landscaping Works
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent history includes: <ul style="list-style-type: none"> • APP/2006/4589 - Alterations and Extension to Dwellinghouse – local authority decision • APP/2006/4944 - Replacement Dwellinghouse – local authority decision • APP/2006/4945 - Demolition of Dwellinghouse – local authority decision • APP/2007/2869 - Alterations and Extension to Dwellinghouse – local authority decision • APP/2009/1057 - Alterations to Dwellinghouse and Bothy – local authority decision • APP/2011/1233 - Alterations and Extension to Dwellinghouse and Erection of Fence – local authority decision • APP/2011/2989 - Erection of Garden Room Ancillary to Dwellinghouse (Including Demolition of Existing Sun House) – local authority decision • APP/2012/0545 - Demolition and Reconstruction of Walls and Alterations and Extension to Dwellinghouse – local authority decision • APP/2012/0552 - Demolition and Reconstruction of Walls and Alterations and Extension to Dwellinghouse – local authority decision
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:	2022/0052/DET
Council ref:	22/00285/ADV
Applicant:	Miss Malika Khadi
Development location:	Development Site Badaguish Road End, Rothiemurchus, Aviemore
Proposal:	Ladder board sign
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> • 16/05607/FUL, Retain existing established 10. no wigwam accommodation and associated landscaping (Renewal of permission 2015/0375/DET (15/04219/FUL)), Approved by CNPA • 16/05426/FUL, Change of use of existing laundry block to provide accommodation for a 24 hour on-site warden service – local authority decision • 15/01352/FUL, Alter the location of 12 no. timber Wigwam camping units of 35 no originally consented units and move them closer to the existing on site facilities. The overall number of units will remain the same and the remaining 23 no units under the original consent will be erected in the originally consented location, Approved by CNPA • 15/01351/FUL, Alter the shape of the previously consented grassed camping area and revise the access paths around this. Alter the route and location of the previously consented mountain bike trail, 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:	2022/0053/DET
Council ref:	APP/2022/0257
Applicant:	Mr Mark Finnie
Development location:	Celicall, 3 Braemar Road, Ballater, Aberdeenshire
Proposal:	Installation of Flue and Canopy (Retrospective)
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> • APP/2021/2421 - Part Change of Use of Bed and Breakfast to Class 3 (Food and Drink) – local authority decision • APP/2009/3281 - Replacement Windows – local authority decision
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.

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