

---

# CAIRNGORMS NATIONAL PARK AUTHORITY

---

## OUTCOME OF CALL-IN Call-in period: 14 May 2018 2018/0171/DET to 2018/0177/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>	2018/0171/DET
<b>Council ref:</b>	18/01857/FUL
<b>Applicant:</b>	Mr R Dickson
<b>Development location:</b>	Birchview, High Street, Grantown-on-Spey, Highland
<b>Proposal:</b>	Change of use to holiday let
<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>• Change of use to a 5 bedroomed holiday let property (17/04821/FUL) Application withdrawn.</li></ul>
<b>Background Analysis:</b>	Proposal seeks full planning permission for a change of use from a residential property to a holiday let at Birchview, Grantown-On-Spey. There are no works proposed however the property has been in use as a holiday let without appropriate planning permission. Following the recently withdrawn application, another parking space has been provided upon recommendation of Transport Scotland. Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2018/0172/DET  
**Council ref:** APP/2018/1003  
**Applicant:** Ms C Esson  
**Development location:** Glen Almond, 16 Dee Street, Ballater, Aberdeenshire  
**Proposal:** Installation of ramp  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** There is no recent planning history.  
**Background Analysis:** Proposal seeks full planning permission for the installation of a ramp to allow for wheelchair access to the property of 16 Dee Street, Ballater. The ramp is to wrap around a corner of the eastern elevation of the property (1:15 gradient) and is to be clad using a concrete render to match the existing property completed with railings 1100mm high. The property is located within the Ballater conservation area. Type 2: Householder developments – small developments that need planning permission. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

---

<b>CNPA ref:</b>	<b>2018/0173/PPP</b>
<b>Council ref:</b>	18/01973/PIP
<b>Applicant:</b>	Mr David Dow
<b>Development location:</b>	Dow Store And The Osprey Cafe, Deshar Road, Boat Of Garten
<b>Proposal:</b>	Demolition of existing shop and cafe and erection of 6 new housing units and associated car parking and cycle storage
<b>Application type:</b>	Planning Permission in Principle
<b>Call in decision:</b>	<b>CALLED IN</b>
<b>Call in reason:</b>	The scale of the proposal is considered to raise issues of significance to the collective aims of the National Park.
<b>Planning History:</b>	There is no recent planning history.
<b>Background Analysis:</b>	Proposal seeks planning in principle for the demolition of an existing shop and café to be replaced with six new housing units with associated car parking and cycle storage. The site is located on Deshar Road, within the settlement boundary of Boat Of Garten. The proposed format of the development is to be three terraced units, one and three quarter stories in height incorporating two apartments in each. The building is to be clad using traditional white dash render with natural slate roof tiles. The scale of the development is to match neighbouring properties and no additional access is required. Type I: Housing – five or more residential units within a settlement. This proposal is considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2018/0174/LAW  
**Council ref:** 18/01964/CLP  
**Applicant:** Mr And Mrs Michael And Marlene Wood  
**Development location:** Westcott, West Terrace, Kingussie, Highland  
**Proposal:** Erection of detached single storey garage and retaining wall; create decked area  
**Application type:** Certificate of Lawfulness  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** There is no recent planning history.  
**Background Analysis:** Proposal seeks a certificate of lawfulness for the erection of a single storey garage, a retaining wall and a decked area. The garage measures 6.4 x 5.4 x 4 metres and is to be clad with a white dash render with grey roof tiles. The retaining wall is 2.6 m high at its highest point and runs along the rear of the proposed garage and existing house. Proposal includes the erection of a deck measuring 28.4sqm to north west gable of the property. Type 2: Householder developments – small developments that need planning permission. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2018/0175/DET  
**Council ref:** 18/01765/FUL  
**Applicant:** Mr & Mrs J & C Prigmore  
**Development location:** Highgate House, 2 Skye Of Curr Road, Dulnain Bridge, Highland  
**Proposal:** Erection of extension  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- Demolition of dwelling and erection of replacement dwelling (03/00040/FULBS) Approved by the Local Authority.

**Background Analysis:** Proposal seeks full planning permission for a single storey extension onto the southern elevation of the property located at 2 Skye Of Curr Road. The extension measures 5.2 x 9 metres and is to be clad in Cedar with a profiled metal roof to match the existing property. Type 2: Householder developments – small developments that need planning permission. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2018/0176/DET  
**Council ref:** 18/01702/FUL  
**Applicant:** Mr Simon Hughes  
**Development location:** Land 40M NE Of Pine Bank Chalets, Dalfaber Road, Aviemore, PH22 IPX  
**Proposal:** Demolition of existing chalet and erection of replacement chalet  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** There is no recent planning history.  
**Background Analysis:** Proposal seeks full planning permission for the demolition of 'Findhorn' holiday chalet located 40m north east of Pine Bank Chalets and, the erection of a three bedroom replacement dwelling. The new dwelling measures 10.5 x 13.6 metres and to be constructed using timber. Type 2: Housing – four or less residential units within a settlement. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

---

<b>CNPA ref:</b>	<b>2018/0177/DET</b>
<b>Council ref:</b>	18/01692/FUL
<b>Applicant:</b>	Cairngorm Mountain Ltd
<b>Development location:</b>	Ptarmigan Restaurant, Glenmore, Aviemore
<b>Proposal:</b>	Renovation and erection of extension to building
<b>Application type:</b>	Detailed Planning Permission
<b>Call in decision:</b>	<b>CALLED IN</b>
<b>Call in reason:</b>	The nature and scale of the proposal is considered to raise issues of significance to the collective aims of the National Park.
<b>Planning History:</b>	<p>Recent planning history includes:</p> <ul style="list-style-type: none"> <li>• Removal of shieling ski-tow and replace with a modern rope-tow of similar length and profile (14/02896/FUL) Approved by the CNPA.</li> <li>• Extension to west-wall ski tow and new return wheel at south most end of towline (15/01000/FUL) Approved by the Local Authority.</li> <li>• Improvements to the existing Cairngorm Mountain ski resort base buildings in the Coire Cas which will increase current leisure and sport offering, by enhancing the quality and variety of the guest experience all year round (15/03622/PAN) and (15/04761/SCRE) Screening application – EIA required</li> <li>• Use of land for the siting of a portable cabin to be used as shelter during ski season (15/04504/FUL) Approved by the Local Authority.</li> <li>• Retrospective planning application to retain a ski area access track created during the construction of a new ski lift in 2015 (16/02878/FUL) Approved by the CNPA.</li> <li>• Part demolition and reconfiguration of existing building to strip back to transformer enclosure only (17/00998/FUL) Approved by the Local Authority.</li> <li>• Siting of a snow factory unit (17/04736/FUL) Approved by the Local Authority.</li> </ul>
<b>Background Analysis:</b>	<p>Proposal seeks full planning permission for the renovation and erection of an extension to the Ptarmigan Restaurant located on Cairngorm Mountain. The proposed extension is designed to wrap around the existing structure, constructed using a raking technique (sits on angled stilts) to minimise the impact on the surface of the landscape. It is proposed the extension will incorporate the same materials used on the existing structure. The proposal is located within a highly sensitive National Scenic Area. Type Other: Affect nationally important natural and cultural heritage interests and places with high wildness characteristics, where there are particular landscape sensitivities. This proposal is considered to raise issues of significance to the collective aims of the National Park.</p>

## **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)**