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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN

Call-in period: up to 7 December 2015

2015/0386/DET to 2015/0393/NOT

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

### PLANNING APPLICATION CALL-IN DECISIONS

**CNPA ref:** 2015/0386/DET

**Council ref:** M/APP/2015/3554

**Applicant:** Highland Hospitality Limited

**Development location:** Fife Arms Hotel, Mar Road, Braemar Aberdeenshire

**Proposal:** Alterations, Extension and Refurbishment of Hotel

**Application type:** Detailed Planning Permission

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

**Call in reason:** The proposal involves the refurbishment, internal and external alterations, and extension to the Fife Arms in Braemar. The Fife Arms is a substantial and imposing B listed building originally constructed in the late 19<sup>th</sup> century and located within the heart of Braemar. The Fife Arms makes a significant contribution to the character and appearance of the Braemar conservation area and is of regional importance as recognised by its B listing. The proposal is Type 1 being for listed building consent involving major internal and external changes with some part demolition as part of the proposals.

**Planning History:** No recent planning history recorded. Associated Listed Building Consent submitted

**Background Analysis:** The proposal involves the refurbishment, internal and external alteration, and extension to the Fife Arms in Braemar. The Fife Arms is a substantial and imposing B listed building originally constructed in the late 19<sup>th</sup> century and located within the heart of Braemar. The business provides for local employment and tourism revenue and makes a significant contribution to the character and appearance of the Braemar conservation area. It is considered that the proposal is particularly important to the socio-economic wellbeing of the Braemar community and its presence contributes to the enjoyment and understanding the Park.

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**CNPA ref:** 2015/0387/LBC  
**Council ref:** M/APP/2015/3555  
**Applicant:** Highlands Hospitality Limited  
**Development location:** Fife Arms Hotel, Mar Road, Braemar Aberdeenshire  
**Proposal:** Alterations and Extension to Hotel  
**Application type:** Listed Building Consent

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

**Call in reason:** The proposal involves the refurbishment, internal and external alterations, and extension to the Fife Arms in Braemar. The Fife Arms is a substantial and imposing B listed building originally constructed in the late 19<sup>th</sup> century and located within the heart of Braemar. The Fife Arms makes a significant contribution to the character and appearance of the Braemar conservation area and is of regional importance as recognised by its B listing. The proposal is Type I being for listed building consent involving major internal and external changes with some part demolition as part of the proposals.

**Planning History:** No recent planning history recorded. Associated full planning application received.

**Background Analysis:** The proposal involves the refurbishment, internal and external alteration, and extension to the Fife Arms in Braemar. The Fife Arms is a substantial and imposing B listed building originally constructed in the late 19<sup>th</sup> century and located within the heart of Braemar. The Fife Arms makes a significant contribution to the character and appearance of the Braemar conservation area and is of regional importance as recognised by its B listing. The proposal is Type I being for listed building consent involving major internal and external changes with some part demolition as part of the proposals.

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**CNPA ref:** 2015/0388/NOT  
**Council ref:** M/APP/2015/3446  
**Applicant:** M Morrison  
**Development location:** Land At Newton, Newton, Glenbuchat, Strathdon  
**Proposal:** Erection of Agricultural Building  
**Application type:** Agricultural and Forestry Notification  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Various householder developments for alterations and extensions approved by Aberdeenshire Council. The retention of menage with stables following a retrospective planning application was granted by CNPA in 2008.  
**Background Analysis:** This is a prior notification for a general purpose agricultural building near to the existing buildings and equine facilities on the holding. No issues of significance to the aims of the park

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**CNPA ref:** 2015/0389/DET  
**Council ref:** 15/04284/FUL  
**Applicant:** Mr Ewan Smith  
**Development location:** Golden Acre, Glen Road, Newtonmore, Highland  
**Proposal:** Erection of self-contained annex  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Demolition of existing dwelling and erection of new dwelling. Approved by Highland Council in 2005.  
**Background Analysis:** Type 2 Householder developments – small developments that need planning permission. Self-contained attached annex within the domestic curtilage of an existing residential property. No issues of significance to the aims of the Park.

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**CNPA ref:** 2015/0391/DET  
**Council ref:** 15/04391/FUL  
**Applicant:** Jamieson Management (Scotland) Ltd  
**Development location:** The Lodge Hotel, Fort William Road, Newtonmore, Highland  
**Proposal:** Erection of 3 new houses and formation of new access (new access to serve two of the new houses, third house to use existing access)  
**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 Housing – four or less residential units inside a settlement. The proposal is to erect 3 detached houses with an additional access to serve 2 from the A86. The housing sites are contained within the grounds of the former Lodge Hotel, Newtonmore, which had been unoccupied for some time prior to its recent demolition. The site is within an established residential area. The site plan notes that the hotel is now demolished and Highland Council records show an approved building warrant for the demolition. However, the site of the hotel building does not form part of the submitted application but is within the ownership/control of the applicant. It is considered there are no issues of significance to the aims of the Park.

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**CNPA ref:** 2015/0392/DET  
**Council ref:** 15/04390/FUL  
**Applicant:** Ms Paulene Warnock  
**Development location:** The Auld Poor House, B9152 A86t Junction - Wildlife Park Access Road, Kingussie, Highland  
**Proposal:** Sub-divide house into 2 houses  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** No recent planning history recorded  
**Background Analysis:** Subdivision of existing detached domestic property. Minimal external alterations to create additional residential unit. Type 2 Housing – up to two residential units outside a settlement. No issues of significance to the aims of the Park.

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**CNPA ref:** 2015/0393/NOT  
**Council ref:** 15/04400/PNO  
**Applicant:** Miss Heather Rae  
**Development location:** Ballinluig, Tomintoul Road, Grantown-on-spey, Highland  
**Proposal:** Erection of hay and lambing shed  
**Application type:** Agricultural and Forestry Notification  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** No recent planning history recorded  
**Background Analysis:** Agricultural prior notification for lambing shed/hay store within an agricultural unit. No issues of significance to the aims of the 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)**