

---

# CAIRNGORMS NATIONAL PARK AUTHORITY

---

## OUTCOME OF CALL-IN Call-in period: 15 January 2019 2019/0002/DET to 2019/0018/LBC

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>	<b>2019/0002/DET</b>
<b>Council ref:</b>	APP/2018/3115
<b>Applicant:</b>	The Lonach Hotel
<b>Development location:</b>	The Lonach Hotel, Strathdon, Aberdeenshire, AB36 8UN
<b>Proposal:</b>	Alterations and Extension to Hotel, Erection of Outbuilding and Formation of Parking
<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 permission includes: <ul style="list-style-type: none"><li>• Conversion of Steading to form Public House (Sui Generis), APP/2018/2734, Approved by LA</li><li>• Removal Of Existing Structure and Installation of Cold /Freezer Room and Erection Of Awning, APP/2006/1751, Approved by LA</li></ul>
<b>Background Analysis:</b>	Type 2: Small scale extension, changes of use or temporary development involving commercial, tourism leisure and industrial uses. The proposal is therefore not considered to raise issues of significance to the collective aims of the National Park.

---

<b>CNPA ref:</b>	<b>2019/0003/DET</b>
<b>Council ref:</b>	APP/2018/3126
<b>Applicant:</b>	Grampian Housing Association
<b>Development location:</b>	Ballater Old School, Abergeldie Road, Ballater, Aberdeenshire
<b>Proposal:</b>	Conversion of School to 10 Dwellinghouses, Reinstatement of Schoolhouses to form 2 Dwellinghouses, Erection of 1 Dwellinghouse and 11 Flats (Affordable Houses), Formation of Car Park, Access and Alterations to Boundary Walls
<b>Application type:</b>	Detailed Planning Permission
<b>Call in decision:</b>	<b>CALLED IN</b>
<b>Call in reason:</b>	This application comes under Type 1: Housing - five or more residential units within a settlement.
<b>Planning History:</b>	Recent planning permission includes: <ul style="list-style-type: none"> <li>• Conversion of School to 10 Dwellinghouses, Reinstatement of Schoolhouses to form 2 Dwellinghouses, Erection of 1 Dwellinghouse and 11 Flats (Affordable Houses), Formation of Car Park, Access and Alterations to Boundary Walls, APP/2018/3127, Pending Consideration</li> <li>• Demolition of Ancillary Buildings, Conversion of School to 10 Dwellinghouses, Reinstatement of Schoolhouses to form 2 Dwellinghouses, Erection of 7 Dwellinghouses and 8 Flats (Affordable Houses), Formation of Access and Alterations to Boundary Walls, APP/2017/1892, Approved on Appeal</li> <li>• Demolition of Ancillary Buildings, Conversion of School to 10 Dwellinghouses, Reinstatement of Schoolhouses to form 2 Dwellinghouses, Erection of 7 Dwellinghouses and 8 Flats (Affordable Houses), Formation of Access and Alterations to Boundary Walls, APP/2017/1891, Approved on Appeal</li> </ul>
<b>Background Analysis:</b>	Type 1: Housing – five or more residential units within a settlement. Application is an amendment to a previous application granted at appeal. The proposal is therefore considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2019/0004/DET  
**Council ref:** 18/01616/APP  
**Applicant:** Mr Robert Lucas & Ms Fiona Smith  
**Development location:** Little Cottage, Gallowhill, Glenlivet, Moray  
**Proposal:** Alter and extend dwellinghouse at  
**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: Householder developments – small developments that need planning permission. The proposal is therefore not considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2019/0005/DET  
**Council ref:** 18/01564/APP  
**Applicant:** Crown Estate Scotland ( Interim Management)  
**Development location:** Scaln North And South Mill, Chapelton, Ballindalloch, Moray  
**Proposal:** Restoration and repair of mill buildings including formation of access paths and one car parking space at  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** This application affects a category A listed building that will conserve cultural heritage and improve visitor experience and is considered to raise issues of significance to the collective aims of the National Park.  
**Planning History:** Recent planning history includes:

- Restoration and repair of mill buildings to including lime pointing repair timber windows and doors slater works to roof repairs to North Mill waterwheel and install lighting at, 18/01563/LBC, Awaiting Decision

**Background Analysis:** Restoration of category A listed building as part of HLF Landscape Partnership Project that will conserve important cultural heritage and improve visitor experience. Considered to raise issues of significance to the collective aims of the National Park.

---

<b>CNPA ref:</b>	<b>2019/0006/LBC</b>
<b>Council ref:</b>	APP/2018/3127
<b>Applicant:</b>	Grampian Housing Association
<b>Development location:</b>	Ballater Old School, Abergeldie Road, Ballater, Aberdeenshire
<b>Proposal:</b>	Conversion of School to 10 Dwellinghouses, Reinstatement of Schoolhouses to form 2 Dwellinghouses, Erection of 1 Dwellinghouse and 11 Flats (Affordable Houses), Formation of Car Park, Access and Alterations to Boundary Walls
<b>Application type:</b>	Listed Building Consent
<b>Call in decision:</b>	<b>CALLED IN</b>
<b>Call in reason:</b>	This application comes under Type 1: Housing - five or more residential units within a settlement.
<b>Planning History:</b>	Recent planning history includes: <ul style="list-style-type: none"> <li>• Conversion of School to 10 Dwellinghouses, Reinstatement of Schoolhouses to form 2 Dwellinghouses, Erection of 1 Dwellinghouse and 11 Flats (Affordable Houses), Formation of Car Park, Access and Alterations to Boundary Walls, APP/2018/3126, Pending Consideration</li> <li>• Demolition of Ancillary Buildings, Conversion of School to 10 Dwellinghouses, Reinstatement of Schoolhouses to form 2 Dwellinghouses, Erection of 7 Dwellinghouses and 8 Flats (Affordable Houses), Formation of Access and Alterations to Boundary Walls, APP/2017/1892, Allowed on Appeal</li> <li>• Demolition of Ancillary Buildings, Conversion of School to 10 Dwellinghouses, Reinstatement of Schoolhouses to form 2 Dwellinghouses, Erection of 7 Dwellinghouses and 8 Flats (Affordable Houses), Formation of Access and Alterations to Boundary Walls, APP/2017/1891, Allowed on Appeal</li> </ul>
<b>Background Analysis:</b>	Type 1: Housing – five or more residential units within a settlement. Application is an amendment to a previous application granted at appeal. The proposal is therefore considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2019/0007/DET  
**Council ref:** 18/05868/FUL  
**Applicant:** Mrs Zandra Macpherson  
**Development location:** Land 100M West Of Pipers Cottage, Glentruim, Newtonmore  
**Proposal:** Erection of Holiday Lodge  
**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 – up to two residential units outside a settlement. The proposal is therefore not considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2019/0008/DET  
**Council ref:** 18/05932/FUL  
**Applicant:** Drumuillie Ltd  
**Development location:** Land 180M West Of Burnside Log Cabin, Boat Of Garten  
**Proposal:** Erection of two houses and garages  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- Two houses, 18/00633/PIP, Application Permitted by LA

**Background Analysis:** Type 2: Housing – up to two residential units outside a settlement. The proposal is therefore not considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2019/0009/DET  
**Council ref:** 18/01602/APP  
**Applicant:** Tomintoul & Glenlivet Landscape Partnership  
**Development location:** Castleton Of Blairfindy, Glenlivet, Ballindalloch, Moray  
**Proposal:** Construction of two disabled car parking spaces and associated short access path from the disabled parking spaces to Blairfindy Castle boundary at  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- Construction of Whin dust path to provide visitor access from Glenlivet Distillery to Blairfindy Castle, 16/00168/APP, Permitted by LA

**Background Analysis:** Type 2: Small scale upgrading/restoration works – comprising drainage, landscaping or re-profiling of land. The proposal is therefore not considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2019/0011/MSC  
**Council ref:** 18/05857/MSC  
**Applicant:** Davall Developments  
**Development location:** Land North West Of Dalfaber Farm, Dalfaber Drive, Aviemore, Highland  
**Proposal:** Allocation of affordable housing units in accordance with condition 21 of 07/00093/OUTBS (as amended by 14/03676/S42) in conjunction with application reference 18/05859/MSC

**Application type:** Matters Specified in Conditions

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

**Call in reason:** This application comes under Type 1: 'Major' application as defined in planning legislation.

**Planning History:** Recent planning history includes:

- Restoration of dwelling in accordance with condition 23 of 07/00094/OUTBS (as amended by 14/03675/S42), 18/05865/MSC, Pending Consideration
- Satisfy the conditions of planning permission PPA-270-2126 for residential units, 18/02077/MSC, Approved by CNPA
- Application to satisfy Condition 2b of planning permissions PPA-001-2016 & PPA-001-2017 for 75 residential units, 17/05549/FUL, Withdrawn
- Application under Section 42 to variation to conditions 1, 11, 12, and 21 on permission ref PPA/001/2000 (07/93/OUTBS(07/144/CP)), 14/03676/S42, Allowed on appeal
- Approval of Matters Specified in Conditions 1 (Plans & Particulars), 4 (Landscaping Information re: Trees), 8 (details required by Condition 1), 9 (Management & Maintenance Statement), 10 (details required by Condition 1), 11 (Phasing Plan), 12 (Detailed Design Statement), 14 (Contoured Site Plan), 16 (Construction Method Statement), 17 (Management & Maintenance Statement), 19 (Programme of Archaeological Work) of Planning permission in Principle 07/144/CP, 13/00740/MSC, Refused by CNPA
- Reserved matters application for 85 serviced house plots, 10/01033/MSC, Withdrawn
- Section 42 application to extend time limit for approval of matters specified in condition of permission P/PPA/001/8 (05/00062/OUTBS), 10/00014/PIPBS, Withdrawn
- Development of 20 serviced house plots, 07/00093/OUTBS, Approved by Scottish Ministers
- Development of 101 serviced house plots with associated roads, access points, services and landscaping [outline], 05/00062/OUTBS, Refused by CNPA

---

**Background  
Analysis:**

This application is seeking to fulfil conditions attached to the planning consents: 14/03676/S42 & 14/03675/S42. Type 1: All major applications as defined in planning legislation. Considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2019/0012/MSC  
**Council ref:** 18/05865/MSC  
**Applicant:** Davall Developments  
**Development location:** Dalfaber Farm, Dalfaber Drive, Aviemore, Highland  
**Proposal:** Restoration of dwelling in accordance with condition 23 of 07/00094/OUTBS (as amended by 14/03675/S42)  
**Application type:** Matters Specified in Conditions  
**Call in decision:** **CALLED IN**  
**Call in reason:** This application comes under Type 1: 'Major' application as defined in planning legislation.  
**Planning History:** Recent planning history includes:

- Allocation of affordable housing units in accordance with condition 21 of 07/00093/OUTBS (as amended by 14/03676/S42) in conjunction with application reference 18/05859/MSC, 18/05857/MSC, Pending Consideration
- Satisfy the conditions of planning permission PPA-270-2126 for residential units, 18/02077/MSC, Approved by CNPA
- Application to satisfy Condition 2b of planning permissions PPA-001-2016 & PPA-001-2017 for 75 residential units, 17/05549/FUL, Withdrawn
- Application under Section 42 to variation to conditions 1, 11, 12, and 21 on permission ref PPA/001/2000 (07/93/OUTBS(07/144/CP)), 14/03676/S42, Allowed on appeal
- Approval of Matters Specified in Conditions 1 (Plans & Particulars), 4 (Landscaping Information re: Trees), 8 (details required by Condition 1), 9 (Management & Maintenance Statement), 10 (details required by Condition 1), 11 (Phasing Plan), 12 (Detailed Design Statement), 14 (Contoured Site Plan), 16 (Construction Method Statement), 17 (Management & Maintenance Statement), 19 (Programme of Archaeological Work) of Planning permission in Principle 07/144/CP, 13/00740/MSC, Refused by CNPA
- Reserved matters application for 85 serviced house plots, 10/01033/MSC, Withdrawn
- Section 42 application to extend time limit for approval of matters specified in condition of permission P/PPA/001/8 (05/00062/OUTBS), 10/00014/PIPBS, Withdrawn
- Development of 20 serviced house plots, 07/00093/OUTBS, Approved by Scottish Ministers
- Development of 101 serviced house plots with associated roads, access points, services and landscaping [outline], 05/00062/OUTBS, Refused by CNPA

---

**Background Analysis:** This application is seeking to fulfil conditions attached to the planning consents: 14/03676/S42 & 14/03675/S42. Type 1: All major applications as defined in planning legislation. Considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2019/0018/LBC  
**Council ref:** 18/01563/LBC  
**Applicant:** Crown Estate Scotland ( Interim Management)  
**Development location:** Scaln North And South Mill, Chapelton, Ballindalloch, Moray  
**Proposal:** Restoration and repair of mill buildings including formation of access paths and one car parking space at  
**Application type:** Listed Building Consent  
**Call in decision:** **CALLED IN**  
**Call in reason:** This application affects a category A listed building that will conserve cultural heritage and improve visitor experience and is considered to raise issues of significance to the collective aims of the National Park. Recent planning history includes:

- Restoration and repair of mill buildings including formation of access paths and one car parking space at, 18/01564/APP, Awaiting Decision

**Background Analysis:** Restoration of category A listed building as part of HLF Landscape Partnership Project that will conserve important cultural heritage and improve visitor experience. 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](http://cairngorms.co.uk/uploads/documents/Park%20Authority/Planning/advice/notes/20140609_PAN_applying_for_planning_permission.pdf)