
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 15 February 2016 2016/0042/DET to 2016/0046/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2016/0042/DET
Council ref:	16/00450/FUL
Applicant:	Speyside Trust
Development location:	Land To Ne Of, Speyside Trust Badaguish Outdoor Centre, Glenmore Lodge Road Glenmore
Proposal:	Erection of timber building providing accessible cooking and toilet facilities local to the new wigwams
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	The proposed development involves land which is part of wider approved landscaping proposals for previous applications at Badaguish and relates to the wider servicing and planning of the Badaguish complex. It is therefore considered to raise issues of potential significance to the collective aims of the National Park in terms of social and economic well-being, visual and environmental impacts and the enjoyment and understanding of the National Park.
Planning History:	Numerous applications approved for development at Badaguish,. In 2011 CNPA granted consent for erection of 35 wooden wigwams, on site activity area/canvas tent area and mountain bike free ride trail. Subsequently two applications for revised layout relating to wigwam positions, bike track and camp site were approved by CNPA Planning Committee (2015/0132 and 0133/DET) with an application for siting ten wigwams pending with CNPA to south (2015/0375/DET)
Background Analysis:	Application for new kitchen and toilet “pod” building to service approved wigwam and camping site at established visitor centre. Proposal also shows on plan the change of use of the existing toilet block to laundry and store and a car park area for the bike track although this is not referenced in the registered description. These proposals relate to a site which has been the subject of numerous applications determined by the CNPA as well as enforcement work. The application type may be considered to be type 2 – small scale tourism use. However it relates closely to the wider landscaping and servicing of a site of significance to the collective aims of the National Park where there has been considerable ongoing work on the overall planning of the site and consideration of impacts on designated sites in the area.

CNPA ref: 2016/0043/DET
Council ref: APP/2015/3673
Applicant: Mr Donald Smart
Development location: Dee Cottage, 6 Deebank Road, Ballater, Aberdeenshire
Proposal: Installation of Replacement Windows
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Application approved by Local Authority for [Removal of 2 No. Beech Trees TRE/2015/0099](#)
Background Analysis: Proposal to replace windows in Conservation Area. Type 2 – Householder small developments that need planning permission. Is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0044/DET
Council ref: APP/2016/0336
Applicant: Best Of Highland Game Limited
Development location: Gairnshiel Lodge, Glen Gairn, Ballater, Aberdeenshire
Proposal: Alterations and Extension to Holiday Lodge
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Applications determined by CNPA for

- [Erection of 2 Self Catering Units](#) - Approved
- [Erection Of Dwellinghouse and Erection of Single 15m Wind Turbine](#) - Refused
- [Formation of Vehicular Access \(Retrospective\)](#) - Refused

Application approved by Local Authority

- [Erection of Mobile Home \(Temporary\) \(Retrospective\)](#)

Background Analysis: Proposal for extension to Gairnshiel Lodge described as holiday lodge. Large building set in own grounds with smaller lodges adjacent. Type 2 extensions to tourism /leisure uses. Is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0045/DET
Council ref: 16/00526/FUL
Applicant: Mr Andrew Nias
Development location: Kirkdale Cottage, 2 Church Avenue, Grantown-on-spey Highland
Proposal: Extension to form Porch
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent history
Background Analysis: Small porch addition to detached house in settlement. Type 2 – Householder- small developments that need planning permission. Is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2016/0046/DET
Council ref: 16/00407/FUL
Applicant: Silverglades LLP
Development location: Land 30M East Of 154 Dalnabay, Dalnabay, Silverglades Aviemore
Proposal: Change of use of land to form car park
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent history
Background Analysis: Retrospective application to form small car park on open space for office staff at Silverglades development within settlement. Type 2 –small scale changes of use for commercial, tourism or leisure uses. 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.

Please note this period has been extended until 21 March 2016 for the above application, 2016/0042/DET, due to public access being down for one week for upgrades and essential maintenance.

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