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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN

Call-in period: <from date> - 16 August 2021

2021/0256/DET to 2021/0262/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>	<b>2021/0256/DET</b>
<b>Council ref:</b>	21/03191/FUL
<b>Applicant:</b>	Mr Andrew Riddell
<b>Development location:</b>	The Lodge, Station Road, Dalwhinnie, PH19 1AB
<b>Proposal:</b>	Siting of pod
<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>• 21/01527/FUL, Erection of cabin, Withdrawn</li></ul>
<b>Background Analysis:</b>	Other: Siting of a single residential 'pod' in the garden of the existing property; the application is not considered to raise issues of significance to the collective aims of the National Park.

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<b>CNPA ref:</b>	<b>2021/0257/DET</b>
<b>Council ref:</b>	APP/2021/1814
<b>Applicant:</b>	Candacraig Estate
<b>Development location:</b>	Mill Of Glenconrie Steading, Strathdon, Aberdeenshire, AB36 8YQ
<b>Proposal:</b>	Alterations and Extension to Ancillary Accommodation
<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>	No recent planning history
<b>Background Analysis:</b>	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.

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<b>CNPA ref:</b>	<b>2021/0258/DET</b>
<b>Council ref:</b>	APP/2021/1879
<b>Applicant:</b>	Invercauld Estate
<b>Development location:</b>	Lions Face Quarry Depot, Braemar, Aberdeenshire
<b>Proposal:</b>	Erection of 8 Industrial Units (Class 4 - Business) Associated Infrastructure and Formation of Access
<b>Application type:</b>	Detailed Planning Permission
<b>Call in decision:</b>	<b>CALLED IN</b>
<b>Call in reason:</b>	This is a Type I application for more than 250m <sup>2</sup> gross floor area, or 0.25ha of employment space outside settlement, the application is therefore considered to raise issues of significance to the collective aims of the National Park.
<b>Planning History:</b>	Recent planning history includes: <ul style="list-style-type: none"><li>• APP/2005/2370, Operation of Composting Plant, Withdrawn</li></ul>
<b>Background Analysis:</b>	Type I: More than 250m <sup>2</sup> gross floor area, or 0.25ha, of employment space outside settlements; application is for 8 industrial units on a disused area of hardstanding, comprising 524sq.m of new employment space; the application is considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2021/0259/DET  
**Council ref:** 21/03708/S42  
**Applicant:** Cairngorm Mountain (Scotland) Limited  
**Development location:** Coire Cas Car Park, Cairngorm Mountain, Glenmore Aviemore  
**Proposal:** Section 42 application to vary Condition I (19/03944/S42), cessation date of 01.11.2026  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** The application is for a 5 year extension of time for an attraction at an important tourist location within the park and is therefore considered to raise issues of significance to the collective aims of the National Park.

**Planning History:**

Recent planning history includes:

- 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 I 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
- 19/04135/S42, Section 42 application for non-compliance with Condition I 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 I 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

- 15/01000/FUL, Extension to West Wall Ski-Tow and new return wheel at south most end of towline, Approved by LA

**Background Analysis:**

Other: Section 42 application to vary the condition regarding the expiry of permission for the installed tube slide – extending permission by 5 years. This is a significant extension of time for an attraction at an important tourist location within the park and is therefore considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2021/0260/DET

**Council ref:** 21/03505/FUL

**Applicant:** Mrs Jillian Oni-Orisan

**Development location:** 52 High Street, Grantown-on-spey, Highland PH26 3EH

**Proposal:** Installation of Flue (retrospective)

**Application type:** Detailed Planning Permission

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

**Call in reason:** N/A

**Planning History:**

Recent planning history includes:

- 18/00289/FUL, Alterations and conversion of 1st & 2nd floor (retail/office) to form 1 no. flat, Withdrawn
- 15/02237/FUL, Change of use from Class 1 (Retail) to Class 11 (assembly) for rear and Class 3 (food and drink) and hot food takeaway, Approved by LA
- 12/03073/FUL, Convert existing 1st and 2nd floor of retail/ office premises back to residential use to form 1 no. flat, including restoration of existing blocked up window to rear of property, Approved by LA

**Background Analysis:**

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

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**CNPA ref:** 2021/0261/DET  
**Council ref:** APP/2021/1826  
**Applicant:** Miss Shona Jamieson  
**Development location:** Ben Avon, Crathie, Ballater Aberdeenshire  
**Proposal:** Erection of Decking and Canopy (Retrospective)  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning permission includes:

- APP/2017/2112, Alterations and Extensions to Existing Dwellinghouse, including Part Change of use to Class 3 (Food and Drink) to form New Garden Room and Cafe/Shop, Approved by LA

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

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**CNPA ref:** 2021/0262/DET  
**Council ref:** 21/00324/FULL  
**Applicant:** Mr Niven  
**Development location:** Track To The South Of B955, Glen Clova, Kirriemuir DD8 4QR  
**Proposal:** Formation, Maintenance and Upgrading of a Vehicular Access Track (Part Retrospective)  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** The application is for the formation and upgrading of a hill track and is therefore considered to raise issues of significance to the collective aims of the National Park.  
**Planning History:** No recent planning history  
**Background Analysis:** Other: Part retrospective application for formation, improvement and maintenance works for 409m of hill track; the application is considered to raise issues of significance to the collective aims of the National 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)**