
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN

Call-in period: 16 December 2019
2019/0378/DET to 2019/0386/NOT

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2019/0378/DET
Council ref:	19/05288/FUL
Applicant:	RS Mcleod Developments Ltd
Development location:	18 Dulicht Court, Grantown-On-Spey
Proposal:	Erection of house and semi detached pair of houses
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	The proposed development relates to an existing consent for plot layout on the wider site approved by the Cairngorms National Park Authority. The relationship to the original layout and landscaping is considered to raise issues of potential significance to the collective aims of the National Park.
Planning History:	Recent planning history includes: <ul style="list-style-type: none">• 15/04398/FUL, Creation of 43 house and flat plots (indicative house types only), roads and strategic landscaping, Withdrawn• 16/00780/FUL, Creation of residential plot layout (43 units), Roads, Drainage and Strategic Landscaping, Approved by CNPA• 18/02686/S42, Section 42 to remove condition 5 of planning permission 16/00780/FUL, Withdrawn• 18/04433/FUL, Replacement of SUDS pond with a soakaway and raise ground levels on plots 7-10, Approved by CNPA• 19/04123/FUL, Erection of three houses, Withdrawn
Background Analysis:	Type 2: Housing – four or less residential units within a settlement; however the application is for three new houses on a wider site which has full planning permission for plot layout. The proposal differs from the original layout which indicated flats may be developed on the site, and also varies from the original landscaping layout. The relationship to the previously consented layout raises issues of potential significance to the aims of the National Park.

CNPA ref: 2019/0379/DET
Council ref: APP/2019/2471
Applicant: Mr Donald McHardy
Development location: Land At Rose Cottage, Linn O'dee Road, Braemar, Aberdeenshire
Proposal: Erection of Dwellinghouse and 1m High Retaining Wall, 1.8m High Fence and Sub Division of Feu (Change of House Design to Planning Permission Reference APP/2018/1066)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- APP/2014/1950, Erection of Dwellinghouse and 1m high retaining wall, 1.8m High Fence and Sub Division of Feu, Approved by LA
- APP/2018/1066, Erection of Dwellinghouse and 1m high retaining wall, 1.8m High Fence and Sub Division of Feu, Approved by LA
- APP/2018/1589, Provision of Foul and Surface Water Soakaways and Septic Tank for Proposed Dwellinghouse (APP/2018/1066), Approved by LA

Background Analysis: Type 2: Housing – four or less residential units within a settlement; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2019/0380/DET
Council ref: APP/2019/2735
Applicant: Mr And Mrs Briggs
Development location: Inver Croft, Crathie, Ballater, Aberdeenshire
Proposal: Alterations and Extension to Dwellinghouse
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 application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2019/0382/LBC
Council ref: APP/2019/2321
Applicant: Mr Robert Wylie
Development location: Cluniebank, Cluniebank Road, Braemar, Aberdeenshire
Proposal: Installation of Replacement Window
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- APP/2019/2548, Installation of Replacement Window, Awaiting Decision

Background Analysis: Type 2: Listed building consent applications that involve minor external or internal changes; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2019/0383/DET
Council ref: APP/2019/2548
Applicant: Mr Robert Wylie
Development location: Cluniebank, Cluniebank Road, Braemar, Aberdeenshire
Proposal: Installation of Replacement Window
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- APP/2019/2321, Installation of Replacement Window, Awaiting Decision

Background Analysis: Type 2: Householder developments – small developments that need planning permission; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2019/0384/DET
Council ref: APP/2019/2707
Applicant: Mr Garry MacKenzie
Development location: Park Villa, Roughpark, Strathdon, Aberdeenshire
Proposal: Alterations and Extension to Dwellinghouse and Erection of Domestic Garage/Workshop
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 application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2019/0385/DET
Council ref: 19/05372/FUL
Applicant: Mr Steven Lovie
Development location: Ord Ban, 186 Grampian Road, Aviemore, Highland
Proposal: Removal of 2 no extensions and erection of 2 no. extensions.
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 application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2019/0386/NOT
Council ref:	19/05352/PNO
Applicant:	Mr Graeme Hill
Development location:	Land Near Baddengorm, Carrbridge
Proposal:	(Prior Approval) Erection of a forestry building
Application type:	Agricultural and Forestry Notification
Call in decision:	CALLED IN
Call in reason:	Construction of a hut with a sensitive capercaillie woodland location considered to raise issue of significance to the collective aims of the National Park.
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> • 17/05230/PNO, Prior Notification for Forestry-related Building Works (Non-residential) (private way), Prior Approval Not Required • 19/01592/FUL, Erection of hut and siting of composting toilet, Refused by CNPA
Background Analysis:	Other: Application for prior approval of a forestry related building in a sensitive capercaillie woodland location, therefore the proposal is considered to raise issue 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