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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN Call-in period: 18 March 2024 2024/0055/DET to 2024/0066/PPP

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

### PLANNING APPLICATION CALL-IN DECISIONS

**CNPA ref:** 2024/0055/DET  
**Council ref:** 24/00722/FUL  
**Applicant:** Mr James Welding  
**Development location:** Land 40M North of Sealladh Beann, Dunachton Road, Kincaig  
**Proposal:** Erection of house  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Background Analysis:** Type 2: Housing – four or less residential units within a settlement; the application is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2024/0056/DET  
**Council ref:** APP/2024/0347  
**Applicant:** Mr Howie Kellas  
**Development location:** 2 Invernoughty, Strathdon, Aberdeenshire, AB36 8UR  
**Proposal:** Change of use of agricultural land to residential (Class 9) and formation of access  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Background Analysis:** Other: Small scale development including change of use of land that needs planning permission; the application is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2024/0057/DET  
**Council ref:** APP/2024/0331  
**Applicant:** Miss Hazel Dinnie  
**Development location:** Birch Cottage, 14 Dee Street, Ballater, AB35 5RH  
**Proposal:** Alterations to dwellinghouse (painting of windows and cast-iron goods)  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Background Analysis:** 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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**CNPA ref:** 2024/0058/DET  
**Council ref:** 24/00515/FUL  
**Applicant:** Scotia Homes Ltd  
**Development location:** Land Northwest and South of Former Steadings, Dalfaber Farm, Dalfaber Drive, Aviemore  
**Proposal:** Change of house types (Plots 23 and 24)  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** The application is for a change of house types within a development where the details were previously granted consent by the CNPA and is therefore considered to raise issues of significance to the collective aims of the National Park.  
**Background Analysis:** Other: The application is for a change of house types within a development where the details were previously granted consent by the CNPA; the application is considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2024/0059/DET  
**Council ref:** 24/00847/FUL  
**Applicant:** Mr M & C Falconer  
**Development location:** Fuaranban, Balgown Road, Balgowan, Newtonmore  
**Proposal:** Erection of extension  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Background Analysis:** 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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**CNPA ref:** 2024/0060/DET  
**Council ref:** 23/04356/FUL  
**Applicant:** Mr William Henderson  
**Development location:** Ptarmigan, Ballinlaggan, Carrbridge  
**Proposal:** Use of house as short term let  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**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:** 2024/0061/DET  
**Council ref:** APP/2024/0210  
**Applicant:** Mr A Nicoll  
**Development location:** Darroch, 4 Victoria Road, Ballater, Aberdeenshire  
**Proposal:** Erection of garage and carport  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Background Analysis:** 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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**CNPA ref:** 2024/0062/DET  
**Council ref:** 24/00692/FUL  
**Applicant:** Seafield & Strathspey Estates  
**Development location:** Guest Accomodation, Kinveachy Lodge, Boat of Garten, Highland  
**Proposal:** Erection of walls, gates and flagpole  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Background Analysis:** 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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**CNPA ref:** 2024/0063/DET  
**Council ref:** 24/00765/FUL  
**Applicant:** Speyside Trust  
**Development location:** Land to NE of Speyside Trust, Badaguish Outdoor Centre, Glenmore, Aviemore  
**Proposal:** Section 42 application to amend Condition 3 (2011/0206/DET) to remove no-dog policy for wigwams and campsite  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** This Section 42 application is to amend a condition requiring a visitor Management Plan that prohibits dogs from the campsite and wigwams in order to ensure no disturbance to capercaillie in surrounding woodland. The application is considered to raise issues of significance to the collective aims of the National Park.  
**Background Analysis:** Other: Section 42 application to amend Condition 3 of application 2011/0206/DET, to remove no-dog policy for wigwams and campsite, which was approved and determined by CNPA; the application is therefore considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2024/0064/DET  
**Council ref:** 24/00541/FUL  
**Applicant:** Scotia Homes Ltd  
**Development location:** 34 Farm Road, Aviemore, PH22 IAP  
**Proposal:** Erection of dwellinghouse (relocation of house and addition of double garage) (Plot 58)  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Background Analysis:** Type 2: Housing – four or less residential units within a settlement; the application is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2024/0065/PPP  
**Council ref:** APP/2024/0313  
**Applicant:** Peter Graham Associates Proprietors of Mar Estate  
**Development location:** Land to South of Ard No Coo, Braemar, AB35 5XX  
**Proposal:** Erection of dwellinghouse  
**Application type:** Planning Permission in Principle  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Background Analysis:** Type 2: Housing – up to two residential units outside a settlement; the application is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2024/0066/PPP  
**Council ref:** APP/2024/0312  
**Applicant:** Peter Graham Associates Proprietors of Mar Estate  
**Development location:** Land to the East of 32 Chapel Brae, Braemar, AB35 5YT  
**Proposal:** Erection of 2 dwellinghouses  
**Application type:** Planning Permission in Principle  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Background Analysis:** Type 2: Housing – four or less residential units within a settlement; the application is not 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)