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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN Call-in period: 18 April 2016 2016/0104/PPP to 2016/0113/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>2016/0104/PPP</b>
<b>Council ref:</b>	16/01515/PIP
<b>Applicant:</b>	Police Scotland
<b>Development location:</b>	Land At Disused Yard, Police Station, 15 Castle Road Grantown On Spey
<b>Proposal:</b>	Erection of House
<b>Application type:</b>	Planning Permission in Principle
<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: - Erection of house (outline) (08/00157/OUTBS) - Erection of house (renewal) (11/04039/PIP) Both decided by the Local Authority
<b>Background Analysis:</b>	Principle for a single house on this site has been established and this application seeks fresh planning permission in principle for a two storey, four bedroom house. Type 2; Housing – four or less residential units within a settlement, and also change of use from Police yard to housing. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2016/0105/DET  
**Council ref:** APP/2016/0779  
**Applicant:** Mrs C Carson  
**Development location:** Glashan Pool, Headinch And Cambus O'May, NO406978 Ballater  
**Proposal:** Erection of Fishing Hut  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** There is no recent planning history.  
**Background Analysis:** Proposal is for the erection of a new fishing hut, to replace and relocate an existing hut in response to flooding levels experienced in the area during winter 2015/16. No connections to utilities or provision of services are required. Type 2 others – small scale tourism and leisure. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2016/0106/DET  
**Council ref:** APP/2016/0949  
**Applicant:** Mr And Mrs Peacock  
**Development location:** West Lodge, Morven Way, Ballater Aberdeenshire  
**Proposal:** Installation of Air Source Heat Pump, Velux Cabrio Balcony, Jacuzzi with Canopy, Stove with Flue, Erection of Replacement Boundary Fence and Part Subdivision of Garage to Form Ancillary Accommodation  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** There is no recent planning history.  
**Background Analysis:** Proposal is for a number of minor alterations and extensions at existing dwelling house including the erection of an outdoor Jacuzzi area, replacement fencing, and the creation of ancillary accommodation within the existing garage. Type 2; householder developments – small developments that need planning permission. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2016/0107/NOT  
**Council ref:** 16/00538/PNOT  
**Applicant:** The Crown Estate  
**Development location:** Fordmouth Farm, Fordmouth Lane, Tomintoul Moray  
**Proposal:** Proposed Silage Pit  
**Application type:** Agricultural and Forestry Notification  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes: Erect a cattle court (99/01041/FUL)  
**Background Analysis:** Proposal is for the construction of a new silage pit within existing agricultural holding. Type 2; Other - prior notification of farm related building works (non-residential). Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2016/0108/DET  
**Council ref:** APP/2016/0965  
**Applicant:** Mr Kevin Milne  
**Development location:** Site To The South Of, Meikle Tolly, Strathdon  
**Proposal:** Erection of Dwelling House  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** There is no recent planning history.  
**Background Analysis:** Proposal is for the erection of a 3 bedroom house, to provide on-site private accommodation associated with a family agricultural/forestry business. Type 2; housing – up to two residential units outside a settlement. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2016/0109/DET  
**Council ref:** APP/2016/0986  
**Applicant:** Springfield Properties PLC  
**Development location:** Plot 8, Middleton Of Canmore, Glenshee Road Braemar  
**Proposal:** Erection of Dwellinghouse (Change of House Type) Previously Approved APP/2007/4373 for Erection of 38 Dwellinghouses  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** There is no recent planning history.  
**Background Analysis:** Site is currently a vacant house plot within housing development and this proposal seeks permission for an alternative house type, with inclusion of sun lounge. Type 2; housing four or less residential units within a settlement. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2016/0110/DET  
**Council ref:** 16/01532/FUL  
**Applicant:** Mr Trevor Lockwood  
**Development location:** Seafeld Lodge Hotel, 5 Woodside Avenue, Grantown-on-Spey Highland  
**Proposal:** Conversion of hotel to form residential units (6no. flats and 1no. house), demolition of existing steel escape stairs and single storey extension to rear and alterations to existing building  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** The proposal seeks to create seven new residential units within the settlement of Grantown-on-Spey, albeit within the existing building footprint of Seafeld Lodge Hotel. The conversion also represents a loss of tourist accommodation within the settlement. As such it is considered raise potential issues of significance in terms of housing, tourism and leisure, and sustainable design.  
**Planning History:** There is no recent planning history.  
**Background Analysis:** Current owners of the hotel wish to retire and are unable to continue to invest in and maintain hotel operations. Having unsuccessfully tried to sell the hotel as a going concern over the last eight years, it is proposed to convert the property into a single house and 6 flats, to include a mix of two, three and four bed accommodation. Type 1; Housing – five or more residential units within a settlement. Considered to raise potential issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2016/0112/DET  
**Council ref:** 16/01560/FUL  
**Applicant:** Pitmain Estate  
**Development location:** Gynack Lodge, Pitmain Estate, Kingussie Highland  
**Proposal:** Erect garage and ancillary accommodation  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:  
- Demolition of former keeper's house, flat and workshop and erection of new guest accommodation (11/03085/FUL). Local Authority decision.  
- Construction of new vehicular access bridge & link track to estate facility/land beyond. Approved by CNPA.  
- Erection of garage block and workshop (14/04648/FUL)  
**Background Analysis:** This is a fresh proposal on the same site as previous application 14/04648/FUL. Garage and ancillary accommodation, comprising a room, store and toilets are expected to contribute to estate's sporting facilities – no sleeping accommodation or food preparation is intended. Type 2; small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2016/0113/DET  
**Council ref:** APP/2016/0953  
**Applicant:** CRGP Ltd  
**Development location:** 1-13 Cornellan Square, Bridge Street, Ballater Aberdeenshire  
**Proposal:** Replacing Existing External Doors with Flood Prevention Doors  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** There is no recent planning history.  
**Background Analysis:** Proposal is for the replacement of ground floor external doors with specialist doors capable of coping with flood events. Type 2; Householder developments – small developments that need planning permission. 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)**