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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN Call-in period: 19 February 2018 2018/0062/DET to 2018/0069/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>2018/0062/DET</b>
<b>Council ref:</b>	18/00534/FUL
<b>Applicant:</b>	Mr And Mrs G Calder
<b>Development location:</b>	Land 40M East Of Wee Wester Laggan, Wester Laggan, Dulnain Bridge
<b>Proposal:</b>	Erection of house and garage
<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>	There is no recent planning history.
<b>Background Analysis:</b>	The proposal is for full planning permission for a one and a half storey, detached house with separate single garage to ground in close proximity to the settlement of Dulnain Bridge. Type 2 housing – up to two residential units outside a settlement and 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>2018/0063/DET</b>
<b>Council ref:</b>	APP/2018/0289
<b>Applicant:</b>	Balmoral Estates
<b>Development location:</b>	River Muick, Glen Muick, Birkhall, Ballater
<b>Proposal:</b>	2MW run of river hydroelectric scheme and associated infrastructure
<b>Application type:</b>	Detailed Planning Permission
<b>Call in decision:</b>	<b>CALLED IN</b>
<b>Call in reason:</b>	The proposal is for a hydro scheme which falls within type I developments - wind turbines, hydro schemes or large solar panel farms and is 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>• Removal of manmade structures, construction of silt traps, installation of stone rifles. Approved by the Local Authority.</li> </ul>
<b>Background Analysis:</b>	This application seeks permission for the installation of a 2MW Hydro-electric scheme on the river Muick approximately 7 Km to the south west of Ballater. The scheme comprises the construction of a low-profile intake on the River Muick, a buried pipeline approximately 3km long, a semi-buried powerhouse and a tailrace pipe and channel returning the water to the river. Access will be by the existing estate track, with short sections of new track. Type I wind turbines, hydro schemes or large solar panel farms. This is considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0064/DET  
**Council ref:** APP/2018/0025  
**Applicant:** Thomas Roofing  
**Development location:** Land To The South West Of, Castle House, Newe, Strathdon  
**Proposal:** Change of use of agricultural land to class 6 (storage and distribution) and siting of a steel storage container (retrospective)  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- Alterations and extension to dwelling house (APP/2006/0965) application approved by the Local Authority.
- Alterations and extension to dwelling house (APP/2007/0349) application approved by the Local Authority.

**Background Analysis:** This is a retrospective application for the siting of a storage container measuring 2.4m x 2.4m x 6.0m for the formation of temporary slaters yard to land at Castle House, Newe, Strathdon. The application seeks development to be granted for a period of 2 years whilst a new permanent premises for the slating business is being sought. Type 2 small scale extensions - change of use or temporary development involving commercial, tourism, leisure and industrial uses and is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0065/DET  
**Council ref:** 17/02176/FLL  
**Applicant:** Mr David Woodcock  
**Development location:** Leonach Cottage, Dalmunzie, Spittal Of Glenshee, Glenshee  
**Proposal:** Alterations and extension to dwellinghouse  
**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:** This application seeks permission for internal alterations and a two storey extension to an existing dwelling house in Dalmunzie Estate, Glenshee. Type 2 householder developments – small developments that need planning permission. This 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>2018/0066/DET</b>
<b>Council ref:</b>	18/00145/APP
<b>Applicant:</b>	Chivas Brothers Ltd
<b>Development location:</b>	Glenlivet Distillery, Glenlivet, Ballindalloch, Moray
<b>Proposal:</b>	Alterations to existing boiler house, includes removal of section of building and re-cladding of exterior
<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>• Change of use of 3 existing warehouses to hospitality facility at (08/01055/LBC). Application approved by the Local Authority.</li> <li>• New processing building (including additional distillery facilities) replacement bio plant alterations to evaporator and associated plant and landscaping at (14/01488/EIA). Decision unknown.</li> <li>• Application for hazardous substance content (revision 3) for (15/01702/HAZ). Pending consideration.</li> <li>• Construction of a whin dust path to provide visitor access from Glenlivet Distillery to Blairfindy Castle (16/00168/APP). Approved by the Local Authority.</li> <li>• Build roof on the link corridor between the existing warehouses at (16/01110/APP). Approved by the Local Authority.</li> </ul>
<b>Background Analysis:</b>	Alterations to existing Boiler House, includes the removal of section of building and re-cladding of exterior. Type 2 small scale extensions - change of use or temporary development involving commercial, tourism, leisure and industrial uses and 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>2018/0067/DET</b>
<b>Council ref:</b>	18/00630/FUL
<b>Applicant:</b>	Davall Developments Ltd
<b>Development location:</b>	Land 115M NE Of Craig An Darach, High Street, Kingussie
<b>Proposal:</b>	Erection of 23 affordable houses
<b>Application type:</b>	Detailed Planning Permission
<b>Call in decision:</b>	<b>CALLED IN</b>
<b>Call in reason:</b>	The proposal is 23 units which falls within Type I housing, five or more residential units within a settlement and is considered to raise issues of significance to the collective aims of the National Park.
<b>Planning History:</b>	<p>Recent planning history includes:</p> <ul style="list-style-type: none"> <li>• Master plan for phased development of 300 houses; economic development uses; community uses including all infrastructure and landscaping (09/048/CP). Approved by the CNPA.</li> <li>• Matters specified in Conditions 1, 2, 5, 10, 11, 16, 18, 27 &amp; 29 of Permission In Principle 09/048/CP relating to submission of revised master plan, supporting information and details of formation of construction haul road to A86 trunk road, Phase I housing layout for 37 serviced private plots and 18 affordable dwellings, trunk road access, site roads, drainage, landscaping and waste management; and Variation of Condition 4 to permit access from Dunbarry Terrace/Road and Kerrow Drive network (2013/0190/MSC). Refused by the CNPA and then granted on appeal by the DPEA.</li> <li>• Amended route of temporary haul road and siting of contractors compound for the servicing and construction of Phase I Housing Development of 37 plots and 18 affordable dwellings granted under Permission Ref 2013/0190/MSC / PPA-001-2013 (2015/0316/DET) Approved by the CNPA.</li> <li>• Application under Section 42 for variation or non-compliance with conditions 4 (Haul Road), 7 (Landscaping) and 8 (Re-seeding of Plots) for Phase I Housing Development of 37 serviced plots and 18 affordable dwellings granted under Planning Permission Ref 2013/0190/MSC (2015/0317/DET) Approved by CNPA.</li> </ul>
<b>Background Analysis:</b>	This application is for the erection of 23 affordable housing units at Dunbarry Road, Kingussie, on part of a wider site with existing permission. Type I housing - five or more residential units within a settlement and is considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0068/DET  
**Council ref:** 18/00629/FUL  
**Applicant:** Ms Isobel Kirkland  
**Development location:** Bydand, Dulnain Bridge, Highland, PH26 3LU  
**Proposal:** Erection of extensions  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- Demolition of existing double garage and outbuildings and erection of new garage for the restoration of vintage cars for hobby (12/03842/FUL). Application was withdrawn.

**Background Analysis:** This application seeks permission for the extension of an existing one and a half storey dwelling house by means of a single storey extension. Type 2 householder developments – small developments that need planning permission and not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0069/DET  
**Council ref:** 18/00609/FUL  
**Applicant:** Mrs Lenka Nagle  
**Development location:** Birchfield, The Brae, Kincaig, Highland  
**Proposal:** Removal of annexe, erection of 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:** This application seeks permission for the demolition of an existing annex/summerhouse and replacement of this with a two bedroomed cottage on the existing footprint. Type 2 housing - four or less residential units within a settlement and 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)**