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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN Call-in period: 19 March 2018 2018/0070/DET to 2018/0108/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>2018/0070/DET</b>
<b>Council ref:</b>	18/00638/FUL
<b>Applicant:</b>	Margaret Ann Simpson
<b>Development location:</b>	Old Library, Inverdrue, Aviemore, Highland
<b>Proposal:</b>	Erection of extensions to house
<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>	Proposal is for full planning permission for extensions and alterations to existing property. Proposal includes the addition of a two storey stairwell to the front on the property, a single storey extension to the rear encompassing the existing garage and a single storey car port. Extensions are to be clad in cedar cladding with timber window frames and a flat roof with aluminium edge trim. Type 2: Householder developments – small developments that need planning permission. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0095/DET  
**Council ref:** 18/00621/FUL  
**Applicant:** Ms Vivian Montgomery  
**Development location:** Land 30M East Of Knock Of Clune, Glen Road, Newtonmore  
**Proposal:** Construction of ablution/kitchen hut serving 4 shepherds hut to be located on site  
**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 full planning permission for the siting of four mobile 'shepherd huts' and the construction of a Shower / WC / Kitchen hut on land east of Knock of Clune Croft. The proposal forms part of a croft diversification project to provide tourist accommodation primarily to walkers along the East Highland Way. The shepherd huts and the Shower /WC hit will be constructed of timber with profiled sheet roofing. Type 2 – Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure, and industrial uses. The proposal 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>2018/0096/DET</b>
<b>Council ref:</b>	18/00158/FULL
<b>Applicant:</b>	The Secretary Of State For The Home Department
<b>Development location:</b>	Land To The West Of Craigmeg, Glen Prosen
<b>Proposal:</b>	25m high lattice mast with 3 antennas and 2 600mm dishes (overall height 26.3m) on land to the West of Craigmeg. Installation of a foul weather enclosure (2700mmx2452mmx2500mm); 1 electrical meter cabinet; 1 generator and 1 1200mm satellite dish on a 2.6m high support pole within a 10mx10m compound surrounded by a 1.8m high deer fence. A 10m wide by 4m long compacted stone access track will be installed off the existing forestry track to the south west of the proposed compound
<b>Application type:</b>	Detailed Planning Permission
<b>Call in decision:</b>	<b>NO CALL-IN: It is recommended that Angus Council consult the Cairngorms National Park Authority in order that the CNPA may provide comments on the landscape impacts of this proposal.</b>
<b>Call in reason:</b>	N/A
<b>Planning History:</b>	There is no recent planning history.
<b>Background Analysis:</b>	Proposal is for full planning permission for a telecommunications site for the emergency services communications network on land to the West of Craigmeg, Glen Prosen. The proposal comprises the erection of a 25m high lattice mast with 3 antennas and two 600mm dishes along with the installation of other associated infrastructure including a foul weather enclosure to accommodate equipment cabinets, one electrical meter cabinet, one generator and a satellite dish on a 2.6 m support pole. The site covers a total area of 10m by 10m, surrounded by a 1.8m deer fence. The proposal also includes the construction of a 10m track to provide access from an existing forestry track to the site. Other: Telecommunications mast outside a settlement. There are no nationally important natural and cultural heritage interests or sites that would be affected by the proposed development and the proposal is not considered to raise issues of significance to the collective aims of the National Park. It is recommended that Angus Council consult the Cairngorms National Park Authority in order that the CNPA may provide comments on the landscape impacts of this proposal.

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**CNPA ref:** 2018/0097/DET  
**Council ref:** 18/01006/FUL  
**Applicant:** Mr & Mrs R & I McGrath  
**Development location:** Dallas, Kinchurdy Road, Boat Of Garten, PH24 3BP  
**Proposal:** Demolition of existing 2 bedroom cottage, formation of new site boundary and erect new 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 for demolition of existing two bedroom, single storey cottage, formation of new site boundary and the construction of a new one and a half storey house with double garage. The current cottage sits within the grounds of Dallas, currently sharing an access. The new site measures 31m x 75m and extends to 2325 m<sup>2</sup>, bringing it in line with the other site proportions along Kinchurdy Road. The new access road off Kinchurdy road will replace a path in a clearing created by overhead power lines which will be undergrounded. Some trees will be removed to accommodate the development however replacement trees will be planted. The dwelling and garage will be clad in a thin coat acrylic white render, cedar cladding and Caithness stone, with a natural slate pitched roof. Type 2: Housing – four or less residential units within a settlement. It is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0098/DET  
**Council ref:** APP/2018/0536  
**Applicant:** Mr Craig Stephen  
**Development location:** 5 Viewfield Road, Ballater, Aberdeenshire, AB35 5RD  
**Proposal:** Conversion and Extension of Existing Building to form Dwellinghouse  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- Conversion and Extension of Existing Building to form Dwellinghouse (APP/2017/2000). Application withdrawn.

**Background Analysis:** Proposal is for full planning permission for the renovation and extension of an existing building to form a four bedroom dwelling. The extension will be finished with a cream render and tiled roof to match the existing dwelling. The property lies within a conservation area. Type 2: Householder developments – small developments that need planning permission. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0099/DET  
**Council ref:** 18/01004/FUL  
**Applicant:** Mr & Mrs R & I McGrath  
**Development location:** Dallas, Kinchurdy Road, Boat Of Garten, PH24 3BP  
**Proposal:** Erection of replacement house  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- Erection of a greenhouse (05/00285/FULBS). Approved by Local Authority.
- Demolition of existing 2 bedroom cottage, formation of new site boundary and erect new house (18/01006/FUL). Under consideration.

**Background Analysis:** Proposal is for full planning permission for the demolition of the existing house – Dallas at Boat of Garten - and its replacement with a four bedroom detached dwelling. The dwelling will be finished in natural Caithness stone and timber cladding with a natural slate roof. Type 2: Housing - four or less residential units within a settlement. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0100/DET  
**Council ref:** APP/2018/0478  
**Applicant:** Mr Bob Fyvie  
**Development location:** Leys Of Newton, Crathie, Ballater, Aberdeenshire  
**Proposal:** Erection of Domestic Shed/Store  
**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 Dwellinghouse (Porch) (APP/2014/4005). Approved by Local Authority.

**Background Analysis:** Proposal is for full planning permission for the erection of a domestic shed / store at Leys of Newton, Crathie. The shed will measure approximately 12m by 7m and will be constructed with polyester coated box profile sheets on a timber rail. Type 2: Householder developments that need planning permission. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0101/DET  
**Council ref:** 18/01037/FUL  
**Applicant:** Miss Maree MacDonald  
**Development location:** 96D High Street, Grantown-On-Spey, PH26 3EL  
**Proposal:** Formation of attic bedroom, installation of 3 roof windows  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** No recent planning history.  
**Background Analysis:** Proposal is for full planning permission to create a new additional room in the attic space at 96D High Street, Grantown-on-Spey. The proposal will include a new additional staircase to access the room, 3 new roof windows (Velux) and a new external door for escape purposes. The property lies within a conservation area. Type 2: Householder developments – small developments that need planning permission. The proposal 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>2018/0102/DET</b>
<b>Council ref:</b>	18/00344/FLL
<b>Applicant:</b>	Breedon Aggregates Ltd
<b>Development location:</b>	Shierglas Quarry, Strathgarry, Pitlochry, PH16 5LL
<b>Proposal:</b>	Application under Section 42 of the Town and Country Planning (Scotland) Act 1997 to develop land without complying with Condition 2 (site phasing and restoration) of planning permission 13/01342/FLL (variation to conditions 2 and 19 of planning permission PK/98/1329 to allow relocation of overburden and the working of additional mineral reserves together with the provision of appropriate restoration)
<b>Application type:</b>	Detailed Planning Permission
<b>Call in decision:</b>	<b>NO CALL-IN: It is recommended that Perth and Kinross Council consult the Cairngorms National Park Authority in order that the CNPA may provide comments on the landscape impacts of this proposal.</b>
<b>Call in reason:</b>	N/A
<b>Planning History:</b>	Recent Planning History includes: <ul style="list-style-type: none"> <li>• Determination of proposed conditions (minerals review) Section 74 (98/01663/FUL). Approved by Local Authority.</li> <li>• Extractive Waste Management Plan (12/00003/WMP). Approved by Local Authority.</li> <li>• Extension to quarry boundary to allow the formation of a permanent landscaped overburden mound (13/01333/FLL). Approved by Local Authority.</li> <li>• Certificate of Lawfulness of existing use for the settlement lagoons, bund, and stocking area (13/01341/LAW). Approved by Local Authority.</li> <li>• Variation to conditions 2 and 19 of planning permission PK/98/1329 to allow relocation of overburden and the working of additional mineral reserves together with the provision of appropriate restoration (13/01342/FLL). Approved by Local Authority.</li> <li>• Formation of landscaped overburden mound and associated works (18/00073/FLL). Decision pending by Local Authority.</li> </ul>
<b>Background Analysis:</b>	Proposal is to request permission to vary condition 2 in respect of the site phasing and restoration of existing planning permission (13/01342/FLL) which sought to vary conditions of the original. The original consent (PK/98/1329) provided permission until February 2042 and this proposal seeks a minor variation in the development phasing without any changes to the timeframe. Both previous consents relating to this application were assessed by Perth and Kinross Council. Type 2: Other – Whilst this planning application is related to Minerals, it is for an amendment to an existing permission which was determined by the Local Authority and therefore this associated application should be to. It is not



considered to raise issues of significance to the collective aims of the National Park. It is recommended that Perth and Kinross Council consult the Cairngorms National Park Authority in order that the CNPA may provide comments on the landscape impacts of this proposal.

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<b>CNPA ref:</b>	<b>2018/0103/DET</b>
<b>Council ref:</b>	18/00332/FLL
<b>Applicant:</b>	Mr Derek Stephen
<b>Development location:</b>	Land 20 Metres North East Of Briar Cottage, Bridge Of Tilt
<b>Proposal:</b>	Erection of a dwellinghouse
<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>• Erection of a dwellinghouse (in outline) (08/00830/OUT). Refused by Local Authority.</li></ul>
<b>Background Analysis:</b>	Proposal is for full planning permission to erect a detached 2 bedroom dwelling within the garden ground of Briar Cottage, Bridge of Tilt. The dwelling will be finished in larch cladding with a profile metal roof and an additional separate access will be created. Type 2: Housing – four or less residential units within a settlement. Proposal 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>2018/0104/DET</b>
<b>Council ref:</b>	18/00952/FUL
<b>Applicant:</b>	Mr Allan Sim
<b>Development location:</b>	11 Mackay Avenue, Grantown-On-Spey, PH26 3EU
<b>Proposal:</b>	Erection of single storey rear and side extension
<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>• Conversion of roof space into living accommodation and formation of flat roofed dormer (09/00141/FULBS). Approved by Local Authority.</li> <li>• Erection of garage (08/00135/FULBS). Approved by Local Authority.</li> </ul>
<b>Background Analysis:</b>	Proposal is for full planning permission for a single storey rear and side extension to provide extended living space. The extension will be finished in larch cladding with timber windows and flat rubber roof. Type 2: Householder developments – small developments that need planning permission. Proposal 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>2018/0105/DET</b>
<b>Council ref:</b>	18/00304/APP
<b>Applicant:</b>	Mr I Illidge
<b>Development location:</b>	Blairfindy, Ballindalloch, Moray, AB37 9DL
<b>Proposal:</b>	Alter and extend dwellinghouse
<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>Listed Building consent to (retrospective) remove section of wall to join kitchen and sun lounge (02/01113/LBC). Approved by Local Authority.</li> </ul>
<b>Background Analysis:</b>	Proposal is for full planning permission for alterations and an extension to Blairfindy, Ballindalloch. The extensions will create a boot room and WC and the other will form a new sun room. The sun room extension will be finished in off white render to match the existing house and the boot room will be timber clad, both with slate roofs. New windows and doors will be timber to match the existing building. Type 2: Householder developments – small developments that need planning permission. Proposal 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>2018/0106/DET</b>
<b>Council ref:</b>	18/00249/APP
<b>Applicant:</b>	Auchriachan Farm
<b>Development location:</b>	Auchriachan Farm, Tomintoul, Moray, AB37 9EQ
<b>Proposal:</b>	Change of use from agricultural ground to tourism/camping pods
<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>• Retrospective application for a pot ale lagoon (15/01447/APP). Approved by CNPA.</li> <li>• Erect general purpose agricultural shed (17/00985/APP). Approved by Local Authority.</li> </ul>
<b>Background Analysis:</b>	Proposal is for full planning permission for a change of use of agricultural grounds to tourism for the siting of four timber camping pods as part of a farm diversification project. The proposal includes parking for four cars, a septic tank and soakaway. Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. Proposal 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>2018/0107/DET</b>
<b>Council ref:</b>	18/01051/FUL
<b>Applicant:</b>	Mr Brian O'Donnell
<b>Development location:</b>	Fairlawn, Kinchurdy Road, Boat Of Garten, Highland
<b>Proposal:</b>	Change of use of outbuilding to form self-contained residential unit and erection of extension
<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>• Alterations and extension to house (07/00303/FULBS). Approved by Local Authority.</li> <li>• Erection of double garage incorporating self-contained unit; extensions to house (08/00167/FULBS). Approved by Local Authority.</li> <li>• Proposed extension of a Hobbies Room and Bike/Ski Store within the Garden Ground of the existing dwelling (10/04364/FUL). Approved by Local Authority.</li> </ul>
<b>Background Analysis:</b>	Proposal is for full planning permission for the conversion of the existing 'Hobbies Room' and store building to form living accommodation with a single bedroom on the ground adjacent to Fairlawn, Boat of Garten. The exterior of the building will remain timber clad with a profile metal sheet roof. Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0108/DET  
**Council ref:** 18/00400/FLL  
**Applicant:** Mrs CJ Cob  
**Development location:** Tigh-na-creag, Pitagowan, Blair Atholl, Perth And Kinross  
**Proposal:** Regrading of land to accommodate extension to outbuilding  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** No recent planning history.  
**Background Analysis:** Proposal is for full planning permission to extend the existing outbuilding /workshop at Tigh-na-creag, Pitagowan to create a garage and store room. The proposal will require the regrading of land to accommodate the extension. Type 2: Householder developments – small developments that need planning permission. Proposal 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)