
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 20 January 2020 2020/0010/DET to 2020/0018/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2020/0010/DET
Council ref:	19/05629/FUL
Applicant:	Mr Ian Harkiss
Development location:	The Birches, Dulnain Bridge, Highland PH26 3LS
Proposal:	Alterations and extension
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: 2020/0011/DET
Council ref: 19/02110/FLL
Applicant: Invercauld Trusts No.1 And No.2
Development location: Land 30 Metres South Of Ar Dachaidh, Glenshee
Proposal: Erection of a dwellinghouse
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- 19/00278/FLL, Erection of a dwellinghouse and associated works, Refused by LA

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

CNPA ref:	2020/0012/DET
Council ref:	19/02111/FLL
Applicant:	The House Of Bruar Ltd
Development location:	House Of Bruar, Pitagowan, Blair Atholl Perth And Kinross
Proposal:	Erection of art gallery building, reconfigure car park, installation of 4 air source heat pumps, landscaping and associated works
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	This application involves a significant extension to a major visitor attraction and employment centre; the application is therefore considered to raise issues of significance to the collective aims of the National Park.
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> • 17/00362/FLL, Change of use from museum (class 10) to form staff accommodation, change of use of shop (class 1) to restaurant/cafe (class 3) and erection of extension to form store, Approved by LA • 17/01858/FLL, Change of use from restaurant (class 3) to hot food takeaway (in retrospect), Approved by LA • 17/01070/FLL, Formation of a pitched roof. Approved by LA • 13/01885/FLL, Erection of a glass house enclosing part of the existing courtyard and existing canopy structure, Approved by LA
Background Analysis:	Other: This application is for construction of a new building for use as an art gallery, in conjunction with the existing business at House of Bruar; additional works include reconfiguration of parking, new heat pumps and landscaping. This is a significant extension to a major visitor attraction and employment centre; the application is therefore considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2020/0013/DET
Council ref:	19/05298/FUL
Applicant:	Cairngorm Residential LLP
Development location:	Land 65M South Of, 22 Kerrow Drive, Kingussie
Proposal:	Erection of 22 apartments, formation of access road, SUDS, landscaping
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	This is a Type I application for 22 new residential units within a settlement.
Planning History:	<p>Recent planning history includes:</p> <ul style="list-style-type: none"> • 09/00033/OUTBS, Master plan for phased development of 300 houses; economic development uses; community uses including all infrastructure, landscaping etc. Approved by CNPA • 13/02181/MSC, Matters specified in Conditions 1, 2, 5, 10, 11, 16, 18, 27 & 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. Refused by CNPA • 15/03583/S42, 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. Approved by CNPA
Background Analysis:	Type I: Housing -five or more residential units within a settlement; the application is therefore considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2020/0014/LBC
Council ref: APP/2020/0018
Applicant: Mr David Chandler
Development location: Braemar Castle, Braemar, Aberdeenshire AB35 5XR
Proposal: Repair of Castle and Curtain wall, Internal and External Repairs and Works. Paving to Rear Courtyard, Renovation and New Heather Thatch Roof to Fog House
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- APP/2013/3161, Removal and Replacement of Chimney Cope Stones & Associated Repair Work, Approved by LA

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:	2020/0015/DET
Council ref:	19/05334/FUL
Applicant:	Balavil Estate Ltd
Development location:	Balavil House, Kingussie, Highland PH21 1LU
Proposal:	Refurbish existing laundry building (Balavil House) to provide garage and living accommodation
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none">• 18/03276/FUL, Repair and Improvements to existing hill road/private way, Approved by CNPA• 19/01257/FUL, Alteration and refurbishment of house, and erection of garden-room extension, Approved by LA• 19/01259/LBC, Alteration and refurbishment of house, and erection of garden-room extension, Approved by LA• 19/04274/PNO, Repair and upgrade two private ways, Prior Approval Granted by LA• 19/04718/FUL, Formation of forest/woodland access track (in retrospect), Approved by CNPA• 19/05336/LBC, Refurbish existing laundry building (Balavil House) to provide garage and living accommodation, Under consideration by LA
Background Analysis:	Type 2: Housing – up to two residential units outside a settlement; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2020/0017/ADV
Council ref: APP/2020/0057
Applicant: Highland Hospitality
Development location: Invercauld Arms Hotel, Braemar, Aberdeenshire AB35 5YR
Proposal: Installation of Signage
Application type: Advertisement Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- APP/2011/0423, Erection of Signage, Approved by LA
- APP/2011/0591, Replacement and Refurbishment of External Signage, Approved by LA
- APP/2019/2052, Internal Redecoration and Renovation of Existing Doors, Windows and Bar, Approved by LA

Background Analysis: Type 2: Advertisement consent applications; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2020/0018/DET
Council ref: 20/00066/FUL
Applicant: Mr A Kemp
Development location: 11 Paterson Road, Aviemore, Highland PH22 1TN
Proposal: Extension to dwelling
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.

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%20notes/20140609_PAN_applying_for_planning_permission.pdf)