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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN Call-in period: 20 February 2017 2017/0068/DET to 2017/0074/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>2017/0068/DET</b>
<b>Council ref:</b>	17/00445/FUL
<b>Applicant:</b>	Mr And Mrs P Harrison
<b>Development location:</b>	Balliefurth Cottage, Grantown-on-Spey, Highland, PH26 3NH
<b>Proposal:</b>	Erect new farm manager's 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>	<p>There have been a number of planning applications here all dealt with by the Local Authority.</p> <ul style="list-style-type: none"><li>• Proposed Erection of House for Self Catering Holiday Lets (09/00189/MSCBS) Granted</li><li>• Installation of new wood chip boiler and below ground wood chip hopper for Farm and House (14/04007/FUL) Granted</li><li>• Proposal to divert the Speyside Way to the North - West side of the silage yard (16/04164/FUL) Granted</li><li>• Prior Notification for Farm-related building works (non-residential) (Silage pit) (16/04947/PNO) Prior Approval Not Required</li></ul>
<b>Background Analysis:</b>	Application for new house in countryside associated with farm. Type 2 – up to two residential units out with a settlement. Not considered to be of significance to the collective aims of the National Park.

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**CNPA ref:** 2017/0069/DET  
**Council ref:** APP/2017/0360  
**Applicant:** Mr Arthur McCabe  
**Development location:** 4 School Road, Braemar, Aberdeenshire, AB35 5ZS  
**Proposal:** Change of use of land to domestic garden ground, erection of garden shed and replacement boundary fence (retrospective) and installation of flue  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Erection of Garden Shed and Replacement Boundary Fence (Retrospective) and Installation of Flue (APP/2016/3334 ) withdrawn.  
**Background Analysis:** Application for minor domestic alterations within settlement. 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:** 2017/0070/DET  
**Council ref:** 17/00110/FULL  
**Applicant:** Dr Eleanor Harris  
**Development location:** Blair House, Glen Clova, Angus, DD8 4RD  
**Proposal:** Erection of new dwellinghouse on site of previous dwellinghouse  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** On site applications approved by Local Authority

- Refurbishment of Existing Edinburgh Academy Extra Curriculum Activities Hostel (11/00906/FULL)
- Refurbish existing self-catering hostel to include; solar PVT panels, glazed roof to conservatory and associated landscaping works. 15/00698/FULL)

**Background Analysis:** Application for replacement house in countryside following destruction of previous building by fire. Type 2 – up to two residential units out with a settlement. Not considered to be of significance to the collective aims of the National Park.

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**CNPA ref:** 2017/0071/DET  
**Council ref:** 17/00595/FUL  
**Applicant:** Mr Stephen Stretch  
**Development location:** 186 Dalnabay, Silverglades, Aviemore, Highland  
**Proposal:** Proposed alterations and extension at existing dwellinghouse (amended proposal 17/129/FUL)  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Application for Alterations and extension withdrawn ( 17/00129/FUL).  
**Background Analysis:** Alterations and extension to existing house within settlement. 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:** 2017/0072/NOT  
**Council ref:** 17/00634/PNO  
**Applicant:** Miss S Baer And Miss L Cassells  
**Development location:** Lynebreck, Tomintoul Road, Grantown-on-Spey, Highland  
**Proposal:** Prior notification for farm-related building works (non-residential)  
**Application type:** Agricultural and Forestry Notification  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** No recent planning history.  
**Background Analysis:** Alterations to agricultural building by way of roof changes. Type –Other – Agricultural Notification not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2017/0073/DET  
**Council ref:** 17/00569/FUL  
**Applicant:** Mr Barry Edmondson  
**Development location:** Abernethy Trust, Nethy Bridge, Highland, PH25 3ED  
**Proposal:** To temporarily site a static caravan, to be used as staff accommodation during the construction phase of the new accommodation block. (16/01473/FUL). Caravan required for accommodation 1st June 2017 - 31st Dec 2018  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Application approved by CNPA for Proposed extension to provide a further accommodation block for the outdoor centre (16/01473/FUL).  
**Background Analysis:** Proposal for temporary static caravan during construction works associated with application previously determined by CNPA. Type Other - not considered to raise issues of significance to the collective aims of the National Park.

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<b>CNPA ref:</b>	<b>2017/0074/DET</b>
<b>Council ref:</b>	17/00659/FUL
<b>Applicant:</b>	Mr Bryan Wilson
<b>Development location:</b>	Land 80M West Of Aviemore News, Grampian Road, Aviemore
<b>Proposal:</b>	Erection of class 1, 2 and 3 (with takeaway function) kiosks with associated adjusted car parking arrangements and ancillary works
<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>	<p>The history of this site may be briefly summarised as follows:</p> <ul style="list-style-type: none"> <li>• Original application for Erection of Class 1 retail store with associated parking, servicing and landscaping approved by CNPA(2011/0177/DET)</li> <li>• Application for planning permission under Section 42 to vary condition 22 of permission 2011/0177/DET to allow subdivision of the unit, allow a minimum of 60% trading floor area to be exclusively for the sale of convenience goods and allow up to 40% of the trading floor to include a range of comparison goods with no single comparison good occupying more than 40% of that area. (2016/0062/DET) approved by CNPA</li> </ul> <p>Application approved by Local Authority for the Formation of 3no. retail units, incorporating mezzanine floorspace, and associated infrastructure including servicing and parking (Amendment to 2011/0177/DET) (Reference 16/02336/FUL) This application granted consent for the physical changes and is the application to be implemented on site.</p>
<b>Background Analysis:</b>	<p>Application for four small commercial units (classes 1, 2 and 3 which cover shops, financial, professional and other services, and food and drink) within the curtilage of approved 3 unit retail development south of the Winking Owl, Aviemore. Proposed combined floorspace is 6,000 square feet – 557 square metres. The site is located within the environs, comprising parking area with some limited landscaping provision, of the approved retail development on the former proposed “Tesco” store site. The three units are small scale within the settlement boundary . Type Other– small scale commercial use within settlement. Not considered to raise issues of significance to the collective aims of the National Park. As the CNPA has provided landscape and ecology advice on the discharge of planning conditions relating to environmental matters at this development to the Local Authority, it is recommended that the Local Authority may wish to seek similar input on this case insofar as it affects approved landscaping areas</p>

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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)**