
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN

Call-in period: - 20 July 2020
2020/0157/DET to 2020/0167/LBC

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2020/0157/DET
Council ref:	APP/2020/1212
Applicant:	Mr Neil Moore
Development location:	The Old Bakery, 18 Mar Road, Braemar, Aberdeenshire
Proposal:	Part Change of Use and Alterations and Extension to Bakery to Form 3 Commercial Units (Class 1 Retail; 2 Financial Professional or other services; or, 4 Business)
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	No recent planning history
Background Analysis:	Other: Extension and change of use of existing commercial premises to form 3 new commercial units, with a total floor space of 135 sqm; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2020/0160/DET
Council ref: APP/2020/1295
Applicant: Artfarm Ltd
Development location: Inver Lodge, Crathie, Ballater, Aberdeenshire
Proposal: Change of Use from Hotel and Hostel (Class 7) to Sui Generis (Staff Accommodation)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- APP/2017/1081, Erection of Dwellinghouse (with Air Source Heat Pump), Approved by LA
- APP/2012/1903, Erection of 5 No. Holiday Lodges, Approved by CNPA

Background Analysis: Other: Change of use of property from self-catering holiday cottage to HMO as staff accommodation for the Invercauld Arms; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2020/0161/DET
Council ref: 20/01888/FUL
Applicant: Mr And Mrs D Clark
Development location: Land 55M SW Of Spey View, Deshar Road, Boat Of Garten
Proposal: Erection of two semi detached houses
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- 16/01884/FUL, Erection of two semi-detached houses, Approved by LA
- 14/02997/PIP, Erection of new dwellinghouse and new access, Approved by LA

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

CNPA ref: 2020/0162/DET
Council ref: 20/02399/FUL
Applicant: Dr Alison Wagstaff
Development location: Ord Cottage, Achlean Road, Feshie Bridge Highland
Proposal: Alterations and extension
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- 18/03656/FUL, Demolition of existing house and erection of replacement property for holiday let, Approved by LA

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: 2020/0163/PPP
Council ref: 20/02491/PIP
Applicant: Mrs J McIntosh
Development location: Craggan Cottage, Glenbeg Road, Grantown-on-spey, Highland
Proposal: Change of use of building to form house
Application type: Planning Permission in Principle
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent planning history
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: 2020/0164/DET
Council ref: APP/2020/1223
Applicant: Mr And Mrs Sven And Kirsty Stewart
Development location: The Steading, Tomintoul, Braemar Aberdeenshire
Proposal: Alterations and Extension to Dwellinghouse and Formation of Vehicular Access including Change of Use of Land to Domestic Garden Ground
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: 2020/0166/DET
Council ref: 20/02520/FUL
Applicant: Mr And Mrs D Buchan
Development location: Croft Scalliach, Dulnain Bridge, Highland PH26 3NU
Proposal: Erection of house
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: 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:	2020/0167/LBC
Council ref:	APP/2020/1341
Applicant:	Mr Peter Ray
Development location:	Holst Cottage, 1 Hawthorn Place, Ballater Aberdeenshire
Proposal:	Alterations and Extension to Dwellinghouse
Application type:	Listed Building Consent
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> • APP/2020/1341, Alterations and Extension to Dwellinghouse, Awaiting decision • APP/2010/0386, Alterations and Extension to Dwellinghouse (Amendment to Window Details APP/2009/0305), Approved by LA • APP/2009/0305, Alterations and Extension to Dwellinghouse and Partial Demolition of Previous Extension, Approved by LA • APP/2009/0303, Alterations and Extension to Dwellinghouse and Partial Demolition of Previous Extension, 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.

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)