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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN Call-in period: 21 March 2016 2016/0067/DET to 2016/0076/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>2016/0067/DET</b>
<b>Council ref:</b>	M/APP/2016/0619
<b>Applicant:</b>	Findrack (Investments) Ltd
<b>Development location:</b>	Forestry Land At Dinnet Moor, Dinnet, Aboyne AB34 5LX
<b>Proposal:</b>	Maintenance and Upgrading Works to Existing Hill Tracks
<b>Application type:</b>	Detailed Planning Permission
<b>Call in decision:</b>	<b>CALLED IN</b>
<b>Call in reason:</b>	Proposal seeks to carry out works to sections of an existing hill track network and is considered to raise issues of significance to the collective aims of the National Park in terms of Landscape and Natural Heritage.
<b>Planning History:</b>	There is no recent planning history
<b>Background Analysis:</b>	Proposal is for maintenance and upgrading of existing hill track sections, and mitigation of previous works. Type I; Private ways, which require Environmental Impact Assessments (EIA) and those which could have a potential impact upon important natural and cultural heritage interests and/or sites of particular landscape sensitivities.

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**CNPA ref:** 2016/0068/DET  
**Council ref:** M/APP/2016/0601  
**Applicant:** Trustees Of Cpt. Farquharson's Invercauld 1 & 2 Trust  
**Development location:** Torbeg, Glen Gairn, Ballater Aberdeenshire  
**Proposal:** Demolition of Existing Steading and Erection of Dwelling House and Detached Garage 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:** There is no recent planning history  
**Background Analysis:** Proposal is for the demolition of a partially dilapidated steading and erection of dwelling house with associated private access. Type 2; Housing – up to two residential units outside a settlement. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2016/0070/DET  
**Council ref:** M/APP/2016/0679  
**Applicant:** Mrs Marjorie Robertson  
**Development location:** Lochindorb, Morven Way, Ballater Aberdeenshire  
**Proposal:** Alterations and Extension to Dwelling House  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Planning history includes, Alterations and extension to dwellinghouse (APP/2007/0354), decided by local authority.  
**Background Analysis:** Proposal is for a small extension incorporating new entrance canopy and for internal alterations to room layout. 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:** 2016/0071/DET  
**Council ref:** M/APP/2016/0600  
**Applicant:** Trustees Of Cpt. Farquharson's Inverauld 1 And 2 Trust  
**Development location:** Steading Adjacent To, Newton Cottage, Bridge Of Gairn Ballater  
**Proposal:** Conversion of Steading to form Dwelling House with Detached Garage  
**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 the conversion of steading to form dwelling house with associated private access and parking. Type 2; Housing – up to two residential units outside a settlement. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2016/0072/DET  
**Council ref:** 16/00829/FUL  
**Applicant:** Wildland Limited  
**Development location:** Farmhouse, Glen Tromie Road, Kingussie Highland  
**Proposal:** Use of Existing Farmhouse to Class 7 Hotel and Guesthouse  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Prior notification of proposed alteration to farm-related building (12/02501/AGR), and Refurbishment and extension of existing agricultural outbuilding to house services for agricultural estate: including transformer, water tank, & water treatment utility & ground source heat pump (12/04278/FUL), both decided by the Local Authority.  
**Background Analysis:** A further application has been submitted for change of use at Killiehuntly Farm for use of existing steading as manager's flat with ancillary facilities. Proposal is to allow use of farmhouse as a hotel/guesthouse. Type 2; small scale extension, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2016/0073/DET  
**Council ref:** 16/00846/FUL  
**Applicant:** Wildland Limited  
**Development location:** Killiehuntly Farm, Steading And Mill Building, Glenfeshie, Kingussie  
**Proposal:** Use of Farm Steading as Commercial Kitchen with Ancillary Meeting Room Facility, Laundry, Managers Office and Flat  
**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:** A further application has been submitted for change of use at Killiehuntly Farm for the existing farmhouse to class 7 hotel and guesthouse. Proposal is to allow use of existing steading as manager's office and flat, incorporating commercial kitchen, laundry and meeting room facilities. Type 2; small scale extension, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2016/0074/DET  
**Council ref:** 16/00611/FUL  
**Applicant:** BT Openreach  
**Development location:** Land 70M NW Of Tigh-Na-Druidh, Inverdrue, Aviemore  
**Proposal:** Installation of 1 no. DSLAM cabinet measuring 1300mm x 450mm x 800mm  
**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 on behalf of Openreach for the installation of a DSLAM cabinet, forming part of the wider Next Generation Access programme for Superfast Broadband. Type 2 – Telecommunications / broadband cabinets. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2016/0075/DET  
**Council ref:** 16/00532/FUL  
**Applicant:** Mr Ian Boyd  
**Development location:** Moray Park, Seafield Avenue, Grantown-on-Spey Highland  
**Proposal:** Change of use from residential villa and private gallery to Arts and Education Centre for general public use providing gallery/exhibition space, public meeting rooms, training, conference, screening and retail facilities, offices, cafe/bistro  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Planning history includes: Extension to building to form private art gallery, land at former Spey Valley Hotel and adjacent to Moray Park (BS/97/83).  
**Background Analysis:** Permission was previously granted for the extension to Moray Park to form a private gallery. The villa has been uninhabited for over a decade and has been deemed inappropriate as a residential property without extensive renovation. Proposal is for change of use to allow the property to be used as an arts and education centre incorporating office, training and conference space. Type 2; small scale extension, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. Not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2016/0076/DET  
**Council ref:** 16/01126/FUL  
**Applicant:** Ms Linzee Duncan  
**Development location:** 3 Rowan Park, Carrbridge, Highland PH23 3BE  
**Proposal:** Alterations to an existing house to remove an existing sunroom and form new sitting room extension and porch. Install new stove flue.  
**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 small scale extensions incorporating porch, sitting room and stove flue. Type 2; Householder developments – small development that need planning permission. Not considered to raise issues of

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significance to the collective aims of the National Park.

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**CNPA ref:** 2016/0077/DET  
**Council ref:** 16/01134/FUL  
**Applicant:** Mrs Sandra McInnes  
**Development location:** Riverside Cottage, Station Road, Carrbridge Highland  
**Proposal:** Change of use - derelict house to garden shed  
**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 change of use to allow existing cottage to be utilised as garden shed. Type 2; small scale extension, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. 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)