
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 21 March 2022 2022/0098/DET to 2022/0103/HAE

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2022/0098/DET
Council ref:	APP/2022/0487
Applicant:	Mrs Noreen Stephen
Development location:	Greystone Micras, Crathie, Ballater, Aberdeenshire
Proposal:	Conversion of Steading to Form Holiday Accommodation and Private Art Studio Without Compliance with Condition 3 (Occupancy Condition) of Full Planning Permission Reference APP/2016/1542
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent history includes: <ul style="list-style-type: none">• APP/2016/0136 - Proposed Conversion of Steading to form Pottery Studio and Ancillary Accommodation including Change of Use of Land to Domestic Garden Ground – Local Authority Decision• APP/2016/1542 - Conversion of Steading to Form Holiday Accommodation and Private Art Studio – Local Authority Decision• APP/2021/2353 - Alterations and Extension to Dwellinghouse – Local Authority Decision
Background Analysis:	Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial use; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2022/0099/DET
Council ref: 22/00962/FUL
Applicant: Mr B Patrick
Development location: Smithy, Nethy Bridge, PH25 3DS
Proposal: Alteration and extension
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent history includes:

- 10/03104/FUL - Alterations, refurbishment and formation of new access – Local Authority Decision
- 10/05028/FUL - Formation of new vehicluar access and new off-street parking (revised proposal) – Local Authority Decision

Background Analysis: Type 2: Householder developments –small developments that need planning permission; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2022/0100/LBC
Council ref: APP/2022/0505
Applicant: Ballater Royal Deeside Ltd
Development location: Site At, Church Square, Ballater, Aberdeenshire
Proposal: Installation of Railings (Retrospective)
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent history includes:

- APP/2019/0765 - Installation of Underground Cables to Reinforce the Electricity Distribution Network in Ballater – Local Authority Decision
- APP/2021/0235 - Enhancement of Existing Village Green Spaces and Erection of Signage and Information Hub – Local Authority Decision
- APP/2021/1233 - Maintenance and Repair to Former Drinking Fountain including Installation of Railings – Local Authority Decision

Background Analysis: Type 2: Small scale extensions, Listed Building Consent or temporary development involving commercial, tourism, leisure and industrial use; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2022/0101/HAE
Council ref: APP/2022/0501
Applicant: Mr & Mrs Martin McMahon
Development location: Fairdene, School Lane, Ballater, Aberdeenshire
Proposal: Alterations and Extension to Dwellinghouse to form Ancillary Accommodation
Application type: Householder Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent history includes:

- APP/2005/3207 - Installation of Rooflights – Local Authority Decision

Background Analysis: Type 2: Householder developments –small developments that need planning permission; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2022/0102/DET
Council ref: 22/00297/FLL
Applicant: Mr J Coleman
Development location: Calvine Farm Steading, Calvine, Pitlochry, PH18 5UA
Proposal: Alterations and extension to steading buildings to form a dwellinghouse and a holiday accommodation unit
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent history includes:

- 03/01041/FUL - Conversion of steading to house - Local Authority Decision

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

CNPA ref:	2022/0103/HAE
Council ref:	22/01124/FUL
Applicant:	Mr John Grant
Development location:	West Lodge, Rothiemurchus, Aviemore, PH22 1QP
Proposal:	Replacement of extension roof, new door opening, window, sliding glass doors, replacement of timber posts, removal of rooflight, internal alterations
Application type:	Householder Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent history includes <ul style="list-style-type: none"> • 22/00114/LBC - Replacement of extension roof, new door and window openings to NW, bay-extension to rear NE-wall, replacement of veranda posts, removal of rooflight, internal alterations - Local Authority Decision
Background Analysis:	Type 2: Householder developments –small developments that need planning permission; the application is 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