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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN Call-in period: 21 October 2024 2024/0270/DET to 2024/0277/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>2024/0270/DET</b>
<b>Council ref:</b>	24/04265/FUL
<b>Applicant:</b>	Mr David Whale
<b>Development location:</b>	2 Spey Avenue, Boat of Garten, Highland, PH24 3BE
<b>Proposal:</b>	Erection of extension
<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>Background Analysis:</b>	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.

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**CNPA ref:** 2024/0272/MSC  
**Council ref:** 24/04130/MSC  
**Applicant:** Communities Housing Trust  
**Development location:** Land 35M South of The Snipe, 3 Deshar Court, Boat of Garten  
**Proposal:** Erection of 4No. houses  
**Application type:** Matters Specified in Conditions  
**Call in decision:** **CALLED IN**  
**Call in reason:** Matters Specified in Conditions application for the erection of 4No. houses which links to approved planning application 2021/0115/PPP determined by the Cairngorms National Park Authority. Therefore, the application is considered to raise issues of significance to the collective aims of the National Park.  
**Background Analysis:** Type 1: Housing - three or more residential units outside a settlement; the application is considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2024/0273/DET  
**Council ref:** 24/04063/FUL  
**Applicant:** Dr Janet Ralston  
**Development location:** Sonnenau, 11 Coylum Road, Coylumbridge, Aviemore  
**Proposal:** Erection of ancillary garden studio  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**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.

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**CNPA ref:** 2024/0274/DET  
**Council ref:** 24/04359/FUL  
**Applicant:** Mr Duncan Fletcher  
**Development location:** Druim-mhor, Loch Alvie, Aviemore, Highland  
**Proposal:** Erection of extension  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**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.

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**CNPA ref:** 2024/0275/DET  
**Council ref:** APP/2024/1664  
**Applicant:** The Plaice to Be  
**Development location:** The Plaice to Be, 14 Invercauld Road, Braemar, Aberdeenshire  
**Proposal:** Erection of store  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Background Analysis:** Other: Small scale development that needs planning permission; the application is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2024/0276/DET  
**Council ref:** 24/04207/FUL  
**Applicant:** Peter & Vicky Grant  
**Development location:** 38 Corbett Place, Aviemore, Highland, PH22 1NZ  
**Proposal:** Use of cabin building for short term let and incidental residential purposes  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Background Analysis:** Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure, and industrial uses; the application is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2024/0277/DET  
**Council ref:** APP/2024/1700  
**Applicant:** Mr William Rae  
**Development location:** Sydney Cottage, 1 Deebank Road, Ballater, AB35 5QT  
**Proposal:** Alterations and extension to dwellinghouse  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**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.

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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://cairnngorms.co.uk/uploads/documents/Park%20Authority/Planning/advice/notes/20140609\\_PAN\\_applying\\_for\\_planning\\_permission.pdf](http://cairnngorms.co.uk/uploads/documents/Park%20Authority/Planning/advice/notes/20140609_PAN_applying_for_planning_permission.pdf)