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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN Call-in period: 22 January 2018 2018/0020/DET to 2018/0030/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>2018/0020/DET</b>
<b>Council ref:</b>	APP/2017/3143
<b>Applicant:</b>	Aberdeenshire Council
<b>Development location:</b>	Church Street Car Park, Church Square, Ballater, Aberdeenshire
<b>Proposal:</b>	Installation of Electric Vehicle Charging Station
<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>	There is no recent planning history
<b>Background Analysis:</b>	Proposal is for full planning permission for the installation of one fast electric vehicle charging station within the grounds of Church Square Car Park, Ballater which is one of the Council's a public car parks. The car park lies within a Conservation area. Type – Other: Proposal is for the installation of an electric car charging point and is not is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0021/DET  
**Council ref:** APP/2017/3142  
**Applicant:** Aberdeenshire Council  
**Development location:** Balnellan Road Car Park, Balnellan Road, Braemar, Aberdeenshire  
**Proposal:** Installation of Electric Vehicle Charging Station  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes;  

- Installation of a 50kW Electric Vehicle Charge Point including Ancillary Meter Cabinet, Signage and Parking Bay Lining, (APP/2015/1408) approved by Local Authority

**Background Analysis:** Proposal is for full planning permission for the installation of one fast electric vehicle charging station within the grounds of Balnellan Road Car Park, Braemar which is one of the Council's a public car parks. The car park lies within a Conservation area. Type – Other: Proposal is for the installation of an electric car charging point and is not is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0022/DET  
**Council ref:** 17/05752/FUL  
**Applicant:** Mrs Helen Banfield  
**Development location:** Spey View, 5 Sandys Way, Cromdale, Highland  
**Proposal:** Disabled access ramp  
**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 full planning permission for the construction of a timber ramp to allow safe access to and from Spey View, Cromdale. Type 2: Householder developments – small developments that need planning permission. Proposal is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0023/DET  
**Council ref:** 18/00070/FUL  
**Applicant:** Pitmain Estate Ltd  
**Development location:** Land 380M NE Of Ballachroan, Kingussie Road, Newtonmore  
**Proposal:** Erect lunch bothy and under-keepers house at derelict former farm steading at Ballachroan, work includes formation of new section of track and improved access from the A86  
**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 full planning permission for the erection of a lunch bothy and new dwelling on the site of a former farm steading at Ballachroan, Kingussie. The bothy and dwelling will be contained within the original footprints of the current derelict stone buildings. The new buildings will be constructed using roughcast blockwork with natural granite quoins taken from the current derelict buildings, vertical overlapping larch boarding, natural stone chimneys (also taken from existing buildings) and a natural slate roof. The proposal also includes the development of detached kennels adjacent to the dwelling along with the formation of a new track and access to the A86. Type 2 – Housing – up to two residential units outside a settlement. Proposal is not is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0024/DET  
**Council ref:** 18/00090/FUL  
**Applicant:** Mr Iain Menzies  
**Development location:** Land 140M East Of Tomboyach House, Nethy Bridge Road, Boat Of Garten  
**Proposal:** Remove gauging station buildings, foundations, concrete stairs and ramp gauges; install precast stairs, new intake pipes, stilling well to required level, gauging station  
**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 full planning permission for the removal the existing gauging station buildings, foundations, concrete stairs and ramp gauges located on the east bank of the River Spey at Boat of Garten. The proposal also includes the installation of new gauging station and stanchion, new precast stairs into river and new stilling well and intake pipes feeding from river bed as part of SEPA's upgrading programme of existing water monitoring assets. Type: Other – Proposal is for the replacement and upgrading of established water monitoring works and is not considered to raise issues of significance to the collective aims of the National Park.

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<b>CNPA ref:</b>	<b>2018/0025/DET</b>
<b>Council ref:</b>	18/00010/APP
<b>Applicant:</b>	Mr Phil Rogers
<b>Development location:</b>	Balnedden House, Tomintoul, Ballindalloch, Moray
<b>Proposal:</b>	Extend dwelling house
<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>	Recent planning history includes; <ul style="list-style-type: none"><li>• Erect garage/workshop (17/01865/APP), awaiting decision by Local Authority</li></ul>
<b>Background Analysis:</b>	Proposal is for full planning permission for the erection of a one and a half storey extension to the north elevation of Balnedden House, Tomintoul. The extension will comprise a ground floor sitting room / study with a mezzanine sleeping area above. The extension will be constructed using local planed larch cladding and a slate roof. Type 2: Householder developments – small developments that need planning permission. This proposal is not considered to raise issues of significance to the collective aims of the National Park.

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<b>CNPA ref:</b>	<b>2018/0026/DET</b>
<b>Council ref:</b>	18/00046/FUL
<b>Applicant:</b>	Mrs Ann Vastano
<b>Development location:</b>	Land At Kincaig Post Office, Kincaig - Loch Insh, Kincaig, Highland
<b>Proposal:</b>	Conversion of garage to house (renewal of 14/04291/FUL)
<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>	Recent planning history includes; <ul style="list-style-type: none"> <li>• Conversion of garage to dwelling (14/04291/FUL). Approved by Local Authority</li> </ul>
<b>Background Analysis:</b>	This proposal is for the renewal of an existing planning permission in principle for the conversion of an existing garage to form a 2 bedroom dwelling. Type 2: Housing – four or less residential units within a settlement. Proposal is not considered to raise issues of significance to the collective aims of the National Park. Type 2: Householder developments – small developments that need planning permission. This proposal is not considered to raise issues of significance to the collective aims of the National Park. Type 2: Housing – four or less residential units within a settlement. This proposal is not considered to raise issues of significance to the collective aims of the National Park.

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<b>CNPA ref:</b>	<b>2018/0027/DET</b>
<b>Council ref:</b>	17/05740/FUL
<b>Applicant:</b>	Upland Properties Ltd
<b>Development location:</b>	Spey House, Cairngorm Technology Park, Dalfaber Drive, Aviemore
<b>Proposal:</b>	Change of use and conversion of office block to form 20 flats and erection of 6 flats, cycle stores and bin stores
<b>Application type:</b>	Detailed Planning Permission
<b>Call in decision:</b>	<b>CALLED IN</b>
<b>Call in reason:</b>	Proposal is Type I application for more than four residential units within a settlement which raises issues of significance to the collective aims of the National Park
<b>Planning History:</b>	Recent planning history includes; <ul style="list-style-type: none"> <li>• Alterations and erection of smoker's bothy, (00/00244/FULBS), approved by Local Authority</li> <li>• Display of advertisements, (02/00040/ADVBS), approved by Local Authority</li> <li>• Extension of access road, (06/00002/FULBS), approved by Local Authority</li> </ul>
<b>Background Analysis:</b>	Proposal is for full planning permission for the conversion of an existing office block building on Dalfaber Drive, Aviemore to form 20 flats along with the development of 6 flats forming a separate block in the western part of the site. The proposal also includes the erection of cycle and bin stores. Type I: Housing – five or more residential units within a settlement. This proposal is considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0028/DET  
**Council ref:** 17/05040/FUL  
**Applicant:** Mr C Grant  
**Development location:** Craigielea, Grantown-on-spey, Highland, PH26 3NW  
**Proposal:** Erection of double garage and link area to existing house  
**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 full planning permission for the erection of a double garage along with a link area to the main house at Craigielea, Grantown-on-Spey. Type 2: Householder developments – small developments that need planning permission. This proposal is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0029/DET  
**Council ref:** APP/2018/0087  
**Applicant:** E And M Greenlaw  
**Development location:** Site Adjacent To, Milton, Glenbuchat, Strathdon  
**Proposal:** Change of Use of Land and Erection of Cattery and Formation of Access  
**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 full planning permission for the development of a new 10 Unit Cattery on a site adjacent to The Milton, Glenbuchat. The Cattery would form part of a farm diversification plan. The proposal includes the development of the Cattery (which would lie adjacent to the Milton Farmhouse) and includes the formation of access and parking provision. Type 2 – small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

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<b>CNPA ref:</b>	<b>2018/0030/DET</b>
<b>Council ref:</b>	APP/2017/3218
<b>Applicant:</b>	Glen Tanar Estate
<b>Development location:</b>	Tower Of Ess, Glen Tanar, Aboyne, Aberdeenshire
<b>Proposal:</b>	Alterations to Dwellinghouse
<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>	Recent planning history includes; <ul style="list-style-type: none"> <li>• Alterations to dwellinghouse, (Listed Building Consent APP/2017/3219), awaiting decision by Local Authority</li> </ul>
<b>Background Analysis:</b>	Proposal is for full planning permission for alterations to Tower of Ess, Glen Tanar which is a category B Listed Building. The alterations include the installation of an external oil boiler, replacement of a lead roof with new warm roof construction (single ply or GRP), the erection of a heated bat box and replacement of timber doors. Type 2: Householder developments – small developments that need planning permission. The proposal 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)