
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 22 March 2021 2021/0079/DET to 2021/0096/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2021/0079/DET
Council ref:	21/00230/APP
Applicant:	Ms Diane Stephenson
Development location:	Craigdhu, Chapelton, Moray AB37 9JS
Proposal:	Section 42 Planning Application to Vary Condition 2 imposed on 20/00057/APP to change the roof finish from in metal sheeting in red to merlin gray box profile at
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none">• 20/00057/APP, Re-clad and re-roof dwellinghouse at, Approved by LA
Background Analysis:	Other: Application to amend a condition on an application determined by the LA; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2021/0080/DET
Council ref: 21/00926/FUL
Applicant: Allan Robertson
Development location: Rspb Osprey Observation Building, Nethy Bridge, Highland PH25 3HA
Proposal: Installation of borehole, sewerage treatment plant; chemical toilet disposal point; wheelchair accessible WC, upgrade WC for changing places room; enlarged deck at visitor welcome hub with retractable canopy
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- 20/05124/FUL, Installation of interpretation signs and panels, bench, Approved by LA
- 19/01126/FUL, Alterations to car park to provide 30 No. additional bays; refurbishment of Osprey centre building, Approved by LA

Background Analysis: Other: Improvements and new toilet facilities at the Loch Garten RSBP visitor centre including a borehole and replacement waste water treatment plant within the existing developed area. The application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2021/0081/DET
Council ref: 21/00994/FUL
Applicant: Mr Robert Kinnaird
Development location: Gynack Gardens, Gynack Street, Kingussie, Highland
Proposal: Erection of public art work
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- 20/05033/FUL, Installation of public art and plinth, Withdrawn
- 19/04272/FUL, Formation of access, paths and plaza area, Approved by LA

Background Analysis: Other: installation of art work within a public park; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2021/0082/DET
Council ref:	21/00587/FUL
Applicant:	Mr Kevin Macpherson
Development location:	Balmenach Distillery, Burnside, Cromdale, Highland
Proposal:	Erection of storage building
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	<p>Recent planning history includes:</p> <ul style="list-style-type: none"> • 19/01872/FUL, Change of use from distillery offices to visitor centre and offices, Approved by LA • 17/00465/FUL, Installation of a new anaerobic digester (biogas plant) to treat distillery effluents and recover energy for use on-site, energy will be recovered through a dedicated combined heat and power (chp) unit and used within the existing distillery process, Approved by LA • 16/01457/PIP, Installation of a new anaerobic digester (biogas plant) to treat distillery effluents and recover energy for use on-site, energy will be recovered through a dedicated combined heat and power (chp) unit and used within the existing distillery process, Withdrawn • 13/00746/FUL, Remove existing Heavy Fuel Oil Tanks and install Bio-mass Boiler with Associated Plant and Housing, Approved by LA • 11/02610/FUL, Demolition of four flats, maltings, malt barns, steeps, malt bins and garages; erection of new malt storage bins, mash tun and associated plant; construction of new hard standing and turning areas, Approved by CNPA
Background Analysis:	Other: Erection of a new storage building within the site of the existing distillery; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2021/0083/DET
Council ref:	21/00980/FUL
Applicant:	Mr Alistair Wighton And Miss Tracey Lewis
Development location:	Corrie Gorm, Aviemore, Highland PH22 1QD
Proposal:	Erection of house and garage
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none">• 18/02961/PIP, Erection of house and formation of access (in principle), Approved by LA• 16/03413/PIP, Proposed 1.5 storey dwelling and access, Approved by LA• 13/02037/PIP, Proposed new house plot and access in garden ground, Approved by LA• 12/02553/FUL, Formation of side extension to house, Approved by LA• 10/02743/FUL, Formation of side extension to house, Approved by LA
Background Analysis:	Type 2: Housing – four or less residential units within a settlement; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2021/0084/DET
Council ref:	APP/2021/0453
Applicant:	Messers A And J Adams
Development location:	Land To The East Of DryLea, Eastfield Farm, Tullich Road, Ballater
Proposal:	Erection of Dwellinghouse including Installation of Air Source Heat Pumps
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none">• APP/2021/0438, Extension to Agricultural Building, Prior Approval Not Required• APP/2016/3470, Erection of Agricultural Building, Prior Approval Not Required
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:	2021/0085/LBC
Council ref:	APP/2021/0479
Applicant:	Artfarm Ltd.
Development location:	Fife Arms Hotel, Mar Road, Braemar, Aberdeenshire
Proposal:	Internal Alterations to form Interconnecting Rooms
Application type:	Listed Building Consent
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	<p>Recent planning history includes:</p> <ul style="list-style-type: none">• APP/2021/0517, Installation of New External Door with Fan Light within Library Space and External Stair Access and Balustrade from Existing Courtyard, Pending Consideration• APP/2021/0516, Installation of New External Door with Fan Light within Library Space and External Stair Access and Balustrade from Existing Courtyard, Pending Consideration• APP/2019/2542, Erection of Bin Store, Approved by LA• APP/2016/2778, Relocation of 4 Underground Gas Tanks and Erection of 0.5m High Fire Walls, 1.8m High Fence Enclosure and 2m High Granite Wall, Approved by LA• APP/2015/3554, Extension and Refurbishment of Hotel, Approved by CNPA• APP/2015/3555, Alterations and Extension to Hotel, Approved by CNPA
Background Analysis:	Type 2: Listed building consent applications that involve minor external or internal changes; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2021/0086/DET
Council ref: 21/00940/FUL
Applicant: Mr And Mrs Fraser And Linda Green
Development location: Ballochbuie, Skye Of Curr Road, Dulnain Bridge, Highland
Proposal: Replacement and enlargement of 2 storey side extension
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- 15/03623/FUL, New rear dormer, Approved by LA

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: 2021/0088/DET
Council ref: 21/01014/FUL
Applicant: Mr And Mrs Kevin And Sonya Fletcher
Development location: Crathie Lodge, Coul Estate, Laggan, Highland
Proposal: Internal alterations and extensions
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 not considered to raise issues of significance to the collective aims of the National Park

CNPA ref: 2021/0089/DET
Council ref: APP/2021/0456
Applicant: Clachan Grill
Development location: Clachan Grill , 5 Bridge Square, Ballater, Aberdeenshire
Proposal: Erection of external covered seating area
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- APP/2017/1472, Installation of Illuminated Sign, Withdrawn
- APP/2017/0197, Demolition of Store Room (Retrospective), Approved by LA
- APP/2017/0196, Installation of 2 Wood Burning Stoves with External Flues, Rebuild Store Room Including Installation of 3 Roof Lights and Replacement Roof Light and Installation of External Oil Tank with Timber Screening (Part Retrospective), Approved by LA

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.

CNPA ref: 2021/0090/DET
Council ref: 21/01064/FUL
Applicant: Mr Donald S Black
Development location: Land 315M SW Of The Half House, Nethy Bridge
Proposal: Formation of campervan site
Application type: Detailed Planning Permission
Call in decision: **CALLED IN**
Call in reason: The application would create a site for visitor accommodation in a location where there is little current provision and close to habitats that may contain species that are sensitive to human disturbance and is therefore considered to raise issues of significance to the aims of the National Park.
Planning History: No recent planning history
Background Analysis: Other: Formation of a new caravan site on a minor road, close to woodland with capercaillie, comprising of 12 campervan bays and an effluent disposal point with sealed tank. The application is therefore considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2021/0091/DET
Council ref:	APP/2021/0516
Applicant:	Artfarm Ltd
Development location:	Fife Arms Hotel, Mar Road, Braemar, Aberdeenshire
Proposal:	Installation of New External Door with Fan Light within Library Space and External Stair Access and Balustrade from Existing Courtyard
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none">• APP/2021/0517, Installation of New External Door with Fan Light within Library Space and External Stair Access and Balustrade from Existing Courtyard, Pending Consideration• APP/2021/0479, Internal Alterations to form Interconnecting Rooms, Pending Consideration• APP/2019/2542, Erection of Bin Store, Approved by LA• APP/2016/2778, Relocation of 4 Underground Gas Tanks and Erection of 0.5m High Fire Walls, 1.8m High Fence Enclosure and 2m High Granite Wall, Approved by LA• APP/2015/3554, Extension and Refurbishment of Hotel, Approved by CNPA• APP/2015/3555, Alterations and Extension to Hotel, Approved by CNPA
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.

CNPA ref: 2021/0092/LBC
Council ref: APP/2021/0517
Applicant: Artfarm Ltd
Development location: Fife Arms Hotel, Mar Road, Braemar, Aberdeenshire
Proposal: Installation of New External Door with Fan Light within Library Space and External Stair Access and Balustrade from Existing Courtyard

Application type: Listed Building Consent

Call in decision: **NO CALL-IN**

Call in reason: N/A

Planning History: Recent planning history includes:

- APP/2021/0516, Installation of New External Door with Fan Light within Library Space and External Stair Access and Balustrade from Existing Courtyard, Pending Consideration
- APP/2021/0479, Internal Alterations to form Interconnecting Rooms, Pending Consideration
- APP/2019/2542, Erection of Bin Store, Approved by LA
- APP/2016/2778, Relocation of 4 Underground Gas Tanks and Erection of 0.5m High Fire Walls, 1.8m High Fence Enclosure and 2m High Granite Wall, Approved by LA
- APP/2015/3554, Extension and Refurbishment of Hotel, Approved by CNPA
- APP/2015/3555, Alterations and Extension to Hotel, Approved by CNPA

Background Analysis: Type 2: Listed building consent applications that involve minor external or internal changes; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2021/0093/PPP
Council ref: 21/01093/PIP
Applicant: Ms Marion Watson
Development location: Land To North Of, Rowan Cottage, Skye Of Curr Road, Dulnain Bridge
Proposal: Erection of house
Application type: Planning Permission in Principle
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- 11/02404/PIP, Erection of house, Approved by LA

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: 2021/0095/LBC
Council ref: 21/01152/LBC
Applicant: Rothiemurchus Estate
Development location: Rothiemurchus Estate Office, Inverdrue, Aviemore, Highland
Proposal: Removal - partial demolition of roof over internal cattle courtyard
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- 20/01471/LBC, Removal and re-construction of courtyard-roof, Approved by LA
- 15/04070/FUL, Change use of Dell Farm Bothy from an office to a residential property, Withdrawn
- 10/04548/FUL, To change use of Dell Farm Bothy from domestic property to office, Approved by LA

Background Analysis: Type 2: Listed building consent applications that involve minor external or internal changes; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2021/0096/DET
Council ref:	APP/2021/0584
Applicant:	Mr Karl Jones
Development location:	Newton Of Gairn, Bridge Of Gairn, Ballater, Aberdeenshire
Proposal:	Erection of 4 Short Term Letting Accommodation Units and Associated Works
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> • APP/2019/1226; Conversion of Steading to Form Dwellinghouse and Erection of Garage and Installation of Air Source Heat Pump, Approved by LA • APP/2016/0600, Conversion of Steading to form Dwellinghouse with Detached Garage, Approved by LA
Background Analysis:	Other: the erection of four units of short-term holiday accommodation on a steading adjacent to the A93, comprising one 'Tiny House on wheels', two 'Shepard's Huts' and an Eco Pod; 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