
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 22 December 2023 2023/0447/DET to 2023/0466/LBC

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2023/0447/DET
Council ref:	23/05650/FUL
Applicant:	Mr Nuwan Eshwara
Development location:	44 Coppice Court, Grantown on Spey, Highland, PH26 3LF
Proposal:	Use of property as short-term letting unit
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.

CNPA ref:	2023/0448/DET
Council ref:	APP/2023/2257
Applicant:	CAERD Ltd
Development location:	Land at Abergeldie Estate, near to Bovaglie, Balmoral, Aberdeenshire
Proposal:	Formation of track and upgrade existing track
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Background Analysis:	Type 2: Small scale upgrading/restoration works – comprising drainage, landscaping or reprofiling of land; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2023/0449/DET
Council ref: APP/2023/2243
Applicant: Ms L Cameron
Development location: Cluniebank, Cluniebank Road, Braemar, AB35 5ZP
Proposal: Installation of external boiler and underground oil tank
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.

CNPA ref: 2023/0450/DET
Council ref: 23/05495/FUL
Applicant: Ms Catriona Hill
Development location: I Railway Cottages, Dalraddy, Aviemore
Proposal: Use of property as short-term letting unit
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.

CNPA ref: 2023/0451/DET
Council ref: 23/05240/FUL
Applicant: Mr Erik Owner
Development location: 131 Grampian Road, Aviemore, Highland PH22 1RL
Proposal: Use of property as short-term letting unit
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.

CNPA ref: 2023/0452/DET
Council ref: APP/2023/2199
Applicant: Mr & Mrs Marc Simon
Development location: Shenval, Glen Gairn, Ballater, Aberdeenshire
Proposal: Erection of dwellinghouse and garage
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: 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: 2023/0453/DET
Council ref: 23/05568/FUL
Applicant: Mr Euan Atkinson
Development location: Caberfeidh, Speybank Walk, Kinraig, Kingussie
Proposal: Replacement of an existing extension with new extensions and associated works
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.

CNPA ref: 2023/0455/DET
Council ref: 23/05597/FUL
Applicant: Balavil Estate
Development location: Balavil House, Kingussie, Highland
Proposal: Repair & upgrade of existing estate track
Application type: Detailed Planning Permission
Call in decision: **CALLED IN**
Call in reason: **Retrospective application for the repair and upgrade of existing estate track which has connection to two recent called-in applications by CNPA: 2022/0290/DET, for formation of a large borrow pit and 2023/0445/DET, repair & upgrade of existing hill track. The application is therefore considered to raise issues of significance to the collective aims of the National Park.**

Background Analysis: Other: Retrospective application for the repair and upgrade of existing estate track which has connection to two recent called-in applications by CNPA: 2022/0290/DET, for formation of a large borrow pit and 2023/0445/DET, repair & upgrade of existing hill track; the application is therefore considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2023/0456/DET
Council ref: 23/02069/APP
Applicant: Mr Scott Ashforth
Development location: 6 Main Street, Tomintoul, Ballindalloch, Moray
Proposal: Retrospective consent to erect a 1.5m in height boundary fence in the rear garden
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.

CNPA ref: 2023/0457/DET
Council ref: 23/05787/FUL
Applicant: Grant Arms Hotel
Development location: Grant Arms Hotel, 25 - 26 The Square, Grantown on Spey, Highland
Proposal: Remove window, widen opening and install patio doors, formation of recessed balcony
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.

CNPA ref: 2023/0458/DET
Council ref: APP/2023/2294
Applicant: CAERD Ltd
Development location: Bovaglie, Girnock, Ballater Aberdeenshire
Proposal: Demolition of steading and erection of dwellinghouse and reinstatement, alterations, and extension to dwellinghouse and erection of garage
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: 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: 2023/0459/DET
Council ref: 23/05848/FUL
Applicant: Ms K Grindrod
Development location: 41 Birch Grove, Boat of Garten, Highland, PH24 3BA
Proposal: Erection of extension, car port and solar panels
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.

CNPA ref: 2023/0460/PPP
Council ref: 23/05801/PIP
Applicant: Mr D Mckenzie
Development location: Ben Muich Dhui, Nethy Bridge, Highland
Proposal: Demolition and replacement of house
Application type: Planning Permission in Principle
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: 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: 2023/0463/DET
Council ref: 23/05677/FUL
Applicant: Mr & Mrs Richard Hamilton
Development location: Kincardine House, Street of Kincardine, Boat Of Garten
Proposal: Erection of house (amended design to planning permission I7/05588/FUL)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: 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: 2023/0464/DET
Council ref: 23/05487/FUL
Applicant: Dulnain Bridge Community Development Trust
Development location: Land 86M SW of Glengynack, Dulnain Bridge, Grantown on Spey
Proposal: Construction of 2.5m wide shared use footway parallel to the A95, fencing, crossing point to Cairn Distillery, bus stop
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.

CNPA ref: 2023/0465/DET
Council ref: 23/05754/FUL
Applicant: Mr Andrew Dee
Development location: Residential Accommodation, Dar Il Hena, Grant Road, Grantown on Spey
Proposal: Erection of fence
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.

CNPA ref: 2023/0466/LBC
Council ref: 23/05791/LBC
Applicant: Grant Arms Hotel
Development location: Grant Arms Hotel, 25 - 26 The Square, Grantown on Spey, Highland
Proposal: Remove window, widen opening and install patio doors, formation of recessed balcony
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
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.

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