
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: - 27 April 2020 2020/0103/DET to 2020/0111/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2020/0103/DET
Council ref:	20/01462/FUL
Applicant:	Ms Emma Vigor
Development location:	Land 145M NE Of The Lodge, Kingussie
Proposal:	Change of use and conversion of former stable building to form two houses
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: Housing – up to two residential units outside a settlement; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2020/0104/LBC
Council ref: 20/01471/LBC
Applicant: Mr John Grant
Development location: Dell Of Rothiemurchus, Inverdrue, Aviemore, Highland
Proposal: Removal and reconstruction of roof
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- 12/01666/LBC, Replacement windows and additional skylights and fit insulation, Approved by LA
- 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 therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2020/0105/DET
Council ref:	20/01058/FUL
Applicant:	Cairngorm Mountain (Scotland) Limited
Development location:	Coire Cas Car Park, Cairngorm Mountain, Glenmore, Aviemore
Proposal:	Installation of two tube slides and extension and realignment of existing tube slide
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	Installation of visitor attraction at a significant visitor destination in the National Park that is therefore considered to raise issues of significance to the collective aims of the National Park.
Planning History:	<p>Recent planning history includes;</p> <ul style="list-style-type: none"> • 20/01410/FUL, Installation of car park barriers, under consideration by CNPA • 20/01155/FUL, Engineering works for strengthening funicular viaduct, under consideration by CNPA • 19/04135/S42, Section 42 application for non-compliance with Condition 1 of Planning Permission 18/05078/FUL (replacement of cessation date 01.11.209 with 19.11.2020), Approved by LA • 19/03944/S42, Section 42 application to vary Condition 1 of Planning Permission 19/01765/FUL, Approved by LA • 2019/0247/DET, Engineering works to smooth and re-grade land, Approved by CNPA • 19/01765/FUL, Installation of tube slide, Approved by LA • 18/05078/FUL, Installation of a double unit snowfactory, Approved by LA • 2018/0112/DET, Installation of beginner and intermediate artificial ski slopes with associated services, Refused by CNPA • 17/04736/FUL, Siting of snowfactory unit, Approved by LA • 17/00998/FUL, Part demolition and reconfiguration of existing building to strip back to transformer enclosure area only, Approved by LA • 16/02878/FUL, Retrospective planning application to retain a ski area access track, Approved by CNPA • 15/01000/FUL, Extension to West Wall Ski-Tow and new return wheel at south most end of towline, Approved by LA • 2014/0251/DET, Removal of Shieling Ski-Tow & replace with a modern rope-tow of similar length and profile, Approved by CNPA • 2013/0398/DET, Reconfiguration of existing building to strip back to transformer enclosure area only. Recladding and re-roofing of enclosure, Approved by CNPA

Background Analysis: Other: Installation of additional tube slides, and amendment of existing slide which has temporary permission, located at Cairngorm Mountain which is a significant visitor destination in the National Park; the application is therefore considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2020/0106/DET

Council ref: 20/00944/FUL

Applicant: Mr Phillip Southcott

Development location: Duke Of Gordon Hotel, Newtonmore Road, Kingussie, Highland

Proposal: Installation of 2No. drying beds, extensions to building for installation of heat exchangers, and toilets/showers

Application type: Detailed Planning Permission

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

Call in reason: N/A

Planning History: Recent planning history includes;

- 18/01903/FUL, Erection of extension, Approved by LA
- 15/04086/FUL, Extension to outbuilding and converted to a woodchip store; installation of two 45kw CHP boilers for hotel, Approved by LA
- 11/03582/FUL, Addition of a single storey rear extension to dining room, Approved by LA
- 10/01630/FUL, Addition of single storey rear extension to the old printer's works to serve a wood chip store to serve biomass boiler, Approved by LA

Background Analysis: Other: Retrospective application for installation of drying beds relating to the biomass systems approved by the Local Authority and extension to the building to accommodate heat exchangers and shower block; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2020/0107/DET
Council ref:	APP/2020/0704
Applicant:	Trustees Of Capt. Farquharson's Invercauld Trust No 1
Development location:	Gowanlea Cottage, 1 Glenshee Road, Braemar, Aberdeenshire
Proposal:	Erection of Boundary Fence
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/2020/0705, Erection of Fence, Awaiting Decision • APP/2019/0079, Installation of External Oil Boiler to Dwellinghouse and Alterations to Wall Including Formation of Hardstanding (Retrospective), Approved by LA • APP/2019/0078, Installation of External Oil Boiler to Dwellinghouse and Alterations to Wall Including Formation of Hardstanding (Retrospective), Approved by LA • APP/2013/1832, Installation of Replacement Windows and Doors, Approved by LA • APP/2013/1685, Replacement Windows and Door, Approved by LA
Background Analysis:	Type 2: Householder developments – small developments that need planning permission; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2020/0108/DET
Council ref: APP/2020/0812
Applicant: Mr Graeme Fisher
Development location: A939 Deeside - Tomintoul Road, Gairnshiel, Ballater, AB35 5UQ
Proposal: Construction of A New Single Carriageway Road and Formation of Access and Erection of Bridge
Application type: Detailed Planning Permission
Call in decision: **CALLED IN**
Call in reason: This application may impact upon the adjacent category I listed bridge and the River Dee Special Area of Conservation and is therefore considered to raise issue of significance to the collective aims of the National Park.
Planning History: No recent planning history
Background Analysis: Other: This application is for a new carriageway and bridge covering an area of 0.63 hectares, to replace the adjacent category I listed bridge as the vehicular thoroughfare. This application may have impacts upon the adjacent category I listed bridge and the River Dee Special Area of Conservation; the application is therefore considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2020/0109/DET
Council ref: APP/2020/0838
Applicant: Mrs Michelle Greenlaw
Development location: Land To East Of The Cattery, Glenbuchat, Strathdon, Aberdeenshire
Proposal: Erection of Dwellinghouse and Garage
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- APP/2019/0312, Siting of Static Caravan (Temporary), Approved by LA
- APP/2018/0087, Change of Use of Land and Erection of Cattery and Formation of Access, Approved by LA
- APP/2017/3151, Change of Use of Land and Erection of Cattery and Formation of Access, Withdrawn

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

CNPA ref: 2020/0110/DET
Council ref: 20/01557/FUL
Applicant: Mr D Blacoe
Development location: I Church Avenue, Grantown-on-spey, Highland PH26 3EF
Proposal: Alter and extend house (amended design to approval ref: 20/01007/FUL)
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning permission includes:

- 20/01007/FUL, Erection of extension to house Approved by LA

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

CNPA ref:	2020/01111/DET
Council ref:	20/01563/FUL
Applicant:	Cairngorm Residential LLP
Development location:	Land 160M South Of Baldow Cottage, Alvie Estate, Kincaig
Proposal:	Phase 1 - 40 unit housing development
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	This is a Type 1 application for 40 houses within a settlement and is therefore considered to raise issues of significance to the collective aims of the National Park.
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> • 20/00175/PAN, Phase 1 of proposed housing development comprising 30 private houses and 10 affordable units with associated roads and drainage
Background Analysis:	Type 1: Housing - five or more residential units within a settlement; the application is therefore 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