

---

# CAIRNGORMS NATIONAL PARK AUTHORITY

---

## OUTCOME OF CALL-IN Call-in period: 28 October 2019 2019/0334/DET to 2019/0342/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>2019/0334/DET</b>
<b>Council ref:</b>	19/01719/FLL
<b>Applicant:</b>	Mr Stuart Richardson
<b>Development location:</b>	Tilt Hotel, Bridge Of Tilt, Pitlochry, PH18 5SU
<b>Proposal:</b>	Alterations and extension to hotel, alterations to public house and staff accommodation, erection of 5 holiday accommodation units, formation of vehicular access and car parking and associated works (revised design)
<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>• 18/01019/FLL, Alterations and extension to hotel, alterations to public house and staff accommodation, erection of 5no. holiday accommodation units, formation of vehicular access and car parking and associated works, Approved by LA</li></ul>
<b>Background Analysis:</b>	Other: Revision to plans for alterations to commercial property, not involving change of use and previously determined by the Local Authority. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2019/0335/DET  
**Council ref:** APP/2019/2313  
**Applicant:** Mr Kevin Smith  
**Development location:** Auld Kirk Hotel, 31 Braemar Road, Ballater, Aberdeenshire  
**Proposal:** Part Change of Use from Managers Accommodation (Sui Generis) to Hotel (Class 7)  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- APP/2017/0517, Part Change of Use from Class 7 (Hotel) to Include Class 1 (Shop), Class 2 (Financial, Professional and Other Services) and Class 3 (Food and Drink), Approved by LA
- APP/2012/2975, Part Change of Use from Hotel to Residential Accommodation and Reinstatement of Door, Approved by LA
- APP/2011/1112, Change of Use of Hotel to form 8 no. Residential Units, Withdrawn

**Background Analysis:** 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.

---

**CNPA ref:** 2019/0336/DET  
**Council ref:** APP/2019/2414  
**Applicant:** Mr And Mrs A Smith  
**Development location:** Wilderbank, Kindrochit Drive, Braemar, Aberdeenshire  
**Proposal:** Subdivision of Feu and Erection of Dwellinghouse  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- APP/2010/3776, Alterations and Garden Room Extension to Dwellinghouse and Erection of Car Port and Change of Use of Land to Garden Ground, Approved by LA

**Background Analysis:** Type 2: Housing – four or less residential units within a settlement. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2019/0337/DET  
**Council ref:** 19/04306/FUL  
**Applicant:** Mrs Penny Grant  
**Development location:** Land 45M NE Of Banchor Mains House, Fort William Road, Newtonmore, Aberdeenshire  
**Proposal:** Erection of house  
**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 proposal is not considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2019/0338/DET  
**Council ref:** 19/04668/FUL  
**Applicant:** Speyside Property Services  
**Development location:** Unit 13, Dalfaber Industrial Estate, Dalfaber Drive, Aviemore  
**Proposal:** Part change of use of industrial unit (Class 4) to beauty salon (Class 2) (retrospective)  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- 19/01639/FUL, Change of use within existing Class 4 unit (Unit 13) to Class 1 (Beautician), Approved by LA
- 10/03103/FUL, Change of use; alterations to provide additional floor space for offices/workshop areas/distribution warehouse/display area/property maintenance and joinery operations, Approved by LA

**Background Analysis:** 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.

---

**CNPA ref:** 2019/0339/PPP  
**Council ref:** 19/03844/PIP  
**Applicant:** Mr John Potter  
**Development location:** Grounds Of Curr House, Grant Road, Granttown-on-spey, Highland  
**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:

- 12/02777/MSC, Erection of house, Approved by LA
- 09/00178/OUTBS, Erection of house (outline), Approved by LA
- 09/00098/OUTBS, Erection of house (outline), Refused by LA

**Background Analysis:** Type 2: Housing – four or less residential units within a settlement. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2019/0340/DET  
**Council ref:** 19/04657/FUL  
**Applicant:** Mr Guy Stevenson  
**Development location:** Land 150M NW Of Caravan Park, Grampian Road, Aviemore  
**Proposal:** Temporary site compound, car parking, offices, storage and welfare facilities for A9 dualing ground investigations  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- 18/05637/FUL, Temporary site compound for detailed ground investigation linked to A9 Dualling, includes car parking, site offices, storage containers & welfare, Approved by LA

**Background Analysis:** Type 2: 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.

---

<b>CNPA ref:</b>	<b>2019/0342/DET</b>
<b>Council ref:</b>	19/04655/FUL
<b>Applicant:</b>	Mr Matthew Hamlett
<b>Development location:</b>	Little Mockbeggar, Woodside Avenue, Grantown-on-spey, Highland
<b>Proposal:</b>	Erection of shed
<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>• 19/01281/FUL, Conversion of existing garage and accommodation over, and erection of single storey extension to form house, Approved by LA</li> <li>• 17/02699/FUL, Demolition of existing garage and erection of 3 bed 1.5 storey house in garden ground of existing house (AMENDED proposal 17/1101/FUL), Approved by LA</li> <li>• 17/01222/CON , Complete demolition of garage and office in a Conservation Area, Approved by LA</li> </ul>
<b>Background Analysis:</b>	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.

---

## 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](http://cairngorms.co.uk/uploads/documents/Park%20Authority/Planning/advice/notes/20140609_PAN_applying_for_planning_permission.pdf)