
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 29 May 2023 2023/0220/HAE to 2023/0229/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2023/0220/HAE
Council ref:	23/02342/FUL
Applicant:	Mr M Ross
Development location:	17 Coylum Road, Coylumbridge, Aviemore, Highland
Proposal:	Erection of extension to house
Application type:	Householder 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: 2023/0221/LBC
Council ref: APP/2023/0867
Applicant: ARTFARM Property Ltd
Development location: Invercauld Arms Hotel, Braemar, Ballater, Aberdeenshire
Proposal: Refurbishment of hotel to serviced apartments with ground floor events space and cinema room
Application type: Listed Building Consent
Call in decision: **CALLED IN**
Call in reason: Listed Building Consent application that involves major external and internal changes to Invercauld Arms Hotel and associated with full application APP/2023/0616 (2023/0229/DET), therefore the application is considered to raise issues of significance to the collective aims of the National Park.
Background Analysis: Type 1: Listed building consent applications that involve major external or internal changes or are otherwise linked to an application of Type 1; the application is considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2023/0222/PPP
Council ref: 23/01553/PIP
Applicant: Mr J Carter
Development location: Altnacriche, Dalrachney Road, Carrbridge, Highland
Proposal: Erection of house, siting of 3No. glamping pods
Application type: Planning Permission in Principle
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: Type 2: Housing – four or less residential units within a settlement; 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: 2023/0223/HAE
Council ref: 23/02380/FUL
Applicant: Mr and Mrs George Taft
Development location: Bynack View Lodge, Dulnain, Grantown on Spey, PH26 3LU
Proposal: Installation of enlarged balcony
Application type: Householder 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: 2023/0224/DET
Council ref: APP/2023/0958
Applicant: National Trust for Scotland - Mar Lodge Estate
Development location: Site to the North of Dalgowan, Inverey, Braemar
Proposal: Prior Approval for formation of private way and borrow pit (forestry) in relation to Prior Notification reference APP/2023/0688
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: 2023/0225/DET
Council ref: 23/02339/FUL
Applicant: Mr Brian O'Donnell
Development location: Fairlawn, Kinchurdy Road, Boat of Garten, Highland
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: 2023/0226/DET
Council ref: 23/02390/FUL
Applicant: Ms Christine Mullen
Development location: 6 Mitchell Road, Aviemore, Highland, PH22 1SH
Proposal: Subdivision of house to 2 houses
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: 2023/0227/HAE
Council ref: APP/2023/0980
Applicant: Mr Donald McHardy
Development location: Rose Cottage, Linn O'dee Road, Braemar, Ballater
Proposal: Erection of garage
Application type: Householder 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: 2023/0228/DET
Council ref: APP/2023/0979
Applicant: Mr Howse
Development location: Strathdon Post Office, Bellabeg Shop, Bellabeg, Strathdon
Proposal: Replacement of windows
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:	2023/0229/DET
Council ref:	APP/2023/0616
Applicant:	ARTFARM Property Ltd
Development location:	Invercauld Arms Hotel, A93 U4m Near Invercauld Bridge to Glenshee Road Braemar, Braemar, Ballater
Proposal:	Refurbishment of hotel to serviced apartments with ground floor events space and cinema room, erection of leisure facilities, change of use of dwellinghouse to offices, conversion of dairy building to staff accommodation, conversion of mews to artist studio, replace existing footbridge, and erection of associated ancillary buildings
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	The application is for a significant re-development of hotel and extension in Braemar, therefore is considered to raise issues of significance to the collective aims of the National Park.
Background Analysis:	Type 1: Business and industry re-development of hotel and extension in Braemar; the application is 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