

---

# CAIRNGORMS NATIONAL PARK AUTHORITY

---

## OUTCOME OF CALL-IN Call-in period: 30 May 2022 2022/0168/DET to 2022/0182/DET

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

### PLANNING APPLICATION CALL-IN DECISIONS

**CNPA ref:** 2022/0168/DET  
**Council ref:** APP/2022/1008  
**Applicant:** Mr & Mrs G & G Wood  
**Development location:** Glen Lui Hotel, 14 Invercauld Road, Ballater, Aberdeenshire  
**Proposal:** Demolition of existing hotel and outbuildings and erection of dwellinghouse including removal of trees without compliance with condition 8 (wastewater drainage) of full planning permission reference APP/2020/0231  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Background Analysis:** Other: Other consents that need planning permission; the application is not considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2022/0169/DET  
**Council ref:** 22/02072/FUL  
**Applicant:** Mrs Karen Fraser  
**Development location:** 16 Lodge Lane, High Burnside, Aviemore, Highland  
**Proposal:** Extension to house  
**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:** 2022/0170/DET  
**Council ref:** 22/00809/FLL  
**Applicant:** Mr A Houghton  
**Development location:** Glen Tilt House, 3 Wade's Bridge Road, Old Bridge of Tilt, Blair Atholl  
**Proposal:** Formation of decking  
**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:** 2022/0171/DET  
**Council ref:** 22/00740/FLL  
**Applicant:** Mr Stuart Richardson  
**Development location:** River Tilt Caravan Park, Invertilt Road, Bridge of Tilt, Perth and Kinross  
**Proposal:** Extension to building  
**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:** 2022/0172/DET  
**Council ref:** 22/02131/FUL  
**Applicant:** Cairngorm Mountain (Scotland) Limited and Scottish Ski  
**Development location:** White Lady, Coire Cas, Cairngorm Mountain, Glenmore  
**Proposal:** Installation of Surface-Tow and related infrastructure  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** Installation of surface tow and related infrastructure to the Cairngorm Mountain Ski Centre which is significant visitor destination in the National Park and therefore considered to raise issues of significance to the collective aims of the National Park.  
**Planning History:** Recent history includes:

- 22/00225/FUL, Formation of bike track and related infrastructure, Under consideration
- 22/00029/FUL, Formation of access hill tracks adjacent to (I) Base

---

- Station and (2) Shieling, Approved by CNPA
- 21/03808/S42, Section 42 application for non-compliance of Condition 1 of Planning Permission 20/03246/S42, Under consideration
  - 21/03708/S42, Section 42 application to vary Condition 1 (19/03944/S42), cessation date of 01.11.2026, Called in by CNPA
  - 21/01402/FUL, Reconfiguration of existing car park and provision of infrastructure for camper van overnight facility, Approved by CNPA
  - 20/03246/FUL, Section 42 application for non-compliance of Condition 1 of Planning Permission 19/04135/S42 (replacement of cessation date 19.11.20 with 19.11.21), Approved by CNPA
  - 20/01410/FUL, Installation of car park barriers, Approved by CNPA
  - 20/01155/FUL, Engineering works for strengthening funicular viaduct, Approved by CNPA
  - 20/01058/FUL, Installation of two tube slides and extension and realignment of existing tube slide, Approved 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
  - 19/03322/FUL, 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
  - 18/01692/FUL, Renovation and erection of extension to building, Approved by CNPA
  - 18/01180/FUL, Installation of beginner and intermediate artificial ski slopes with associated services, Refused by CNPA
  - 17/04736/FUL, Siting of a 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 created during the construction of a new ski lift in 2015. access track construction was to minimise tracking over the surrounding area which in many parts has over a 1 metre depth of peat; created a safe route which guaranteed that access did not cross the high voltage SSE ring main cable; remove boulders from past embankments and the transport of materials and components, Approved by CNPA
  - 15/04504/FUL, Use of land for the siting of a portable cabin to be used as shelter during ski season, Approved by LA

**Background Analysis:**

Other: Installation of surface tow and related infrastructure to the Cairngorm Mountain Ski Centre which is a significant visitor destination in the National Park and is therefore considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2022/0173/DET  
**Council ref:** 22/01962/FUL  
**Applicant:** Mrs Sandra Haig  
**Development location:** Aviemore Holiday Park, Dalfaber Road, Aviemore, PH22 1PX  
**Proposal:** Erection of extensions to caravan  
**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:** 2022/0174/DET  
**Council ref:** 22/02206/FUL  
**Applicant:** Happy Haggis  
**Development location:** Happy Haggis Fish and Chip Shop, 45 Grampian Road, Aviemore, Highland  
**Proposal:** Sub-division of shop for Use Classes 1, 2 and 3  
**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:** 2022/0175/DET  
**Council ref:** 22/02185/FUL  
**Applicant:** ADAC Structures Ltd  
**Development location:** Loneilan, Balgown Road, Balgowan, Newtonmore  
**Proposal:** Formation of new access  
**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:** 2022/0176/DET  
**Council ref:** 22/00595/APP  
**Applicant:** Mr Andrew Duffus  
**Development location:** Mains Of Auchriachan Farm, Tomintoul, Ballindalloch, Moray  
**Proposal:** Change of use of agricultural land to camper van touring site and associated infrastructure.  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** Change of use to expand small scale business to 11 plots for campervan touring site and associated infrastructure and is therefore considered to raise issues of significance to the collective aims of National Park.  
**Background Analysis:** Other: Change of use to expand small scale business, to 11 plots for campervan touring site and associated infrastructure and is therefore considered to raise issues of significance to the collective aims of the National Park.

---

**CNPA ref:** 2022/0177/DET  
**Council ref:** APP/2022/1106  
**Applicant:** Mr Harry Henderson  
**Development location:** Gairn Apartment Ballater Lodge, Victoria Road, Ballater, Aberdeenshire  
**Proposal:** Installation of replacement first floor balcony  
**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:** 2022/0178/DET  
**Council ref:** APP/2022/1163  
**Applicant:** Hilton Grand Vacations UK Ltd  
**Development location:** Woodlands Pass O Ballater, Ballater, Aberdeenshire, AB35 5XA  
**Proposal:** Alterations to roof and installation of replacement roof light, windows and doors.  
**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:** 2022/0179/DET  
**Council ref:** APP/2022/1162  
**Applicant:** Hilton Grand Vacations UK Ltd  
**Development location:** Westfield, 10 Victoria Road, Ballater Aberdeenshire  
**Proposal:** Installation of windows and door  
**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:** 2022/0180/DET  
**Council ref:** 22/01713/FUL  
**Applicant:** Mr Gordon Bayne  
**Development location:** Laogh Mohr, Dunachton Road, Kincaig, Highland  
**Proposal:** Erection of garage, conversion of existing garage, installation of ASHP  
**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:** 2022/0181/DET  
**Council ref:** APP/2022/1159  
**Applicant:** Hilton Grand Vacations UK Ltd  
**Development location:** Jabula, Queens Road, Ballater, Aberdeenshire  
**Proposal:** Replacement Windows and Doors  
**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.

---

<b>CNPA ref:</b>	<b>2022/0182/DET</b>
<b>Council ref:</b>	22/02223/FUL
<b>Applicant:</b>	Mr Lindsay Caruthers
<b>Development location:</b>	Land 200M South of Glen Cottage, East Feagour, Kinloch Laggan
<b>Proposal:</b>	Erection of holiday cabin
<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>Background Analysis:</b>	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.

---

## **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)