
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN

Call-in period: 30 September 2019
2019/0300/DET to 2019/0304/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2019/0300/DET
Council ref:	APP/2019/2124
Applicant:	Mr Angus McNicol
Development location:	Lebhall Steading, A93 Rhinabaich To B976 At Crathie, Crathie, Ballater
Proposal:	Erection of Boundary Fences and Gates and Installation of Satellite Dish on 1.5m High Timber Post
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">• Alterations and extension to dwellinghouse including Change of Land Use of Agricultural Land to Domestic Garden Ground, App/2017/0525, 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:	2019/0301/DET
Council ref:	19/04123/FUL
Applicant:	RS Mcleod Developments Ltd
Development location:	18, 19, 20 Dulicht Court, Grantown-On-Spey
Proposal:	Erection of 3 houses
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	The proposed development relates to an existing consent for plot layout on the wider site approved by the Cairngorms National Park Authority. The relationship to the original layout and landscaping is considered to raise issues of potential significance to the collective aims of the National Park
Planning History:	Recent planning history includes: <ul style="list-style-type: none"> • Creation of 43 house and flat plots (indicative house types only), roads and strategic landscaping, 15/04398/FUL, Withdrawn • Creation of residential plot layout (43 units), Roads, Drainage and Strategic Landscaping, 16/00780/FUL, Approved by CNPA • Section 42 to remove condition 5 of planning permission 16/00780/FUL, 18/02686/S42, Withdrawn • Replacement of SUDS pond with a soakaway and raise ground levels on plots 7-10, 18/04433/FUL, Approved by CNPA
Background Analysis:	Application for three new houses on a wider site which has full planning permission for plot layout. The proposal differs from the original layout which indicated flats may be developed on the site, and also varies from the original landscaping layout. Whilst this may fall into Type 2: Housing – four or less residential units within a settlement; the relationship to the previously consented layout raises issues of potential significance to the aims of the National Park.

CNPA ref:	2019/0302/MSC
Council ref:	APP/2019/2200
Applicant:	Mr D Reid And Ms F Crawford
Development location:	Land To West Of Carinyah, Heughead, Strathdon, Aberdeenshire
Proposal:	Condition 1 (a) Layout and Siting, (b) External Appearance and Finishing Materials, (c) Landscaping, (d) Levels/Sections, (e) Boundary Treatments, (f) Disposal of Foul and Surface Water, and (g) Access, Visibility Splays, Turning Area, Car Parking, Bin Uplift Store of Planning Permission in Principle Reference APP/2018/2751 for Erection of Dwellinghouse
Application type:	Matters Specified in Conditions
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning history includes; <ul style="list-style-type: none"> • House Site, Site adjacent to Carinyah, APP/2006/3973, Application Withdrawn • Erection of Dwellinghouse, App/2018/2751, Approved by LA
Background Analysis:	Application seeks matters specified in conditions consent relating to planning in principle consent granted for a single house in the countryside. Effectively 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:	2019/0303/DET
Council ref:	19/04135/S42
Applicant:	Cairngorm Mountain (Scotland) Limited
Development location:	Cairngorm Mountain, Glenmore, Aviemore, Highland
Proposal:	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)
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	<p>Recent planning history includes:</p> <ul style="list-style-type: none"> • Installation of tube slide, 19/01765/FUL, Approved by LA • Installation of a double unit snowfactory, 18/05078/FUL, Approved by LA • Renovation and erection of extension to building, 18/01692/FUL, Approved by CNPA • Installation of beginner and intermediate artificial ski slopes with associated services, 18/01180/FUL, Refused by CNPA • Siting of a Snowfactory unit, 17/04736/FUL, Approved by LA • Part demolition and reconfiguration of existing building to strip back to transformer enclosure area only, 17/00998/FUL, Approved by LA • 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, 16/02878/FUL, Approved by CNPA • The proposal includes improvements to the existing Cairngorm Mountain Ski Resort base buildings in the Coire Cas which will increase current leisure and sport offering, by enhancing the quality and variety of the guest experience all year round, 15/04761/SCRE, Screening Application EIA Required • Use of land for the siting of a portable cabin to be used as shelter during ski season, 15/04504/FUL, Approved by LA • Extension to West Wall Ski-Tow and new return wheel at south most end of towline, 15/01000/FUL, Approved by LA
Background Analysis:	This application effectively seeks consent to extend the time period granted by the Highland Council for a snow factory at Cairngorm. Other: extension of time for existing development is not considered to raise issues of potential significance to the collective aims of the National Park

CNPA ref:	2019/0304/DET
Council ref:	19/04089/FUL
Applicant:	Bespoke Highland Homes Ltd
Development location:	Faodail Lodge, Dulnain Bridge, Grantown On Spey, PH26 3LU
Proposal:	Erection of balcony
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"> • Demolition of timber structure and erection of house and garage, formation of access, installation of septic tank and soakaway, 17/04780/FUL, Application Permitted by LA
Background Analysis:	Type 2: Householder developments – small developments that need planning permission; therefore the application is not considered to raise issues of significance to 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

<https://cairngorms.co.uk/wp-content/uploads/2019/10/021019PANapplyForPPandCallInCategoriesV2.pdf>