
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: - 25 January 2021 2021/0013/DET to 2021/0022/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2021/0013/DET
Council ref:	APP/2021/0032
Applicant:	Mr Ben Addy
Development location:	Steading At, Ardoch, Crathie, Ballater
Proposal:	Alterations to Steading Including Change of Use to Ancillary Accommodation (Class 9)
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/2012/0965, Conversion of Steading to Form Office, Approved by LA• APP/2012/0966, Erection of Plant Shed & Installation of Solar Panels, 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: 2021/0014/DET
Council ref: 20/05138/FUL
Applicant: Mr And Mrs M And C Stewart
Development location: Tigh An Each, Balgown Road, Balgowan, Newtonmore
Proposal: Erection of house
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- 18/03551/FUL, Siting of a static caravan, Under consideration
- 17/00051/FUL, Change of land use from croftland to leisure to allow the siting of 4 timber pods (amended proposal 16/4433/FUL), Approved by LA
- 16/04433/FUL, Change of use of land for the siting of 8 timber pods to provide accommodation primarily for walkers and cyclists, Approved by LA

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: 2021/0015/DET
Council ref: 20/01768/APP
Applicant: Mr Ian Campling
Development location: Croftbain Cottage, Tomnavoulin, Moray, AB37 9JL
Proposal: Extend house into attached dilapidated out-building/byre to form additional bedroom at
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: No recent planning permission
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: 2021/0016/DET
Council ref: APP/2021/0061
Applicant: Glenbuchat Estate Ltd
Development location: Glenbuchat Lodge, Glenbuchat, Strathdon, Aberdeenshire
Proposal: Alterations and Extension Gun's Lunch Room
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- APP/2020/0998, Erection of Detached Triple Garage, Approved by LA
- APP/2012/3694, Extensions to Existing Outbuildings, Approved by LA

Background Analysis: Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2021/0017/DET
Council ref: APP/2021/0064
Applicant: Mr David Evans
Development location: Airlie House, Chapel Brae, Braemar, Aberdeenshire
Proposal: Painting Exterior of Building and Installation of External Light
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Planning History: Recent planning history includes:

- APP/2012/2006, Removal of Condition 3 (Ancillary Accommodation) of Planning Permission APP/2009/1254 and Siting of Oil Tank, Approved by LA
- APP/2014/3105, Part Change of Use and Alterations from Class 3 (Coffee Shop/Restaurant) to Class 9 (Residential), Approved by LA
- APP/2018/3040, Part Change of Use of cafe (class 3) to Form Micro Brewery (Sui Generis), Approved by LA

Background Analysis: Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2021/0018/DET
Council ref:	21/00109/FUL
Applicant:	Mr Phillip Cowap
Development location:	Muckrach Lodge Steading, Dulnain Bridge, Grantown-On-Spey ,PH26 3LY
Proposal:	Demolition of existing maintenance shed. Erection of self catering accommodation
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"> • 14/02153/FUL, Alter and extend existing gateposts and erect single storey extension to rear of property, Approved by LA • 14/03142/FUL, Demolition of existing steading extension and courtyard walls and formation of new extension, Approved by LA • 14/03868/FUL, Amendment of previously approved extension to steading, addition of porches to west wing to access accommodation, Approved by LA • 17/02359/FUL, Erection of storage building, Approved by LA • 20/04449/FUL, Change of use from hotel to one bedroom self catering accommodation (flat), Approved by LA
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:	2021/0019/DET
Council ref:	20/04922/FUL
Applicant:	Mr Doug Fleming
Development location:	Inshriach House, Aviemore, Highland, PH22 1QP
Proposal:	Installation of a biomass woodchip boiler system in an agricultural building
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"> • 20/04286/FUL, Erection of log cabin, Under consideration • 16/01760/FUL, Change of use of land for siting 3 x mobile holiday lettings units inc 3 x composting toilets. Erection of bothy for holiday lettings inc compost toilet and solar pv. Change of use of hen house to distillery, shop and bar. Demolition of garage and erection of distillery building. Alteration, extension and change of use of steading to residential use. Erection of container shelter, Approved by CNPA • 18/00457/FUL, Change of use to bonded warehouse and bottling room, Approved by LA
Background Analysis:	Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses; the application is therefore not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2021/0021/DET
Council ref:	APP/2021/0070
Applicant:	Mr Alastair Bean
Development location:	15 Viewfield Road, Ballater, Aberdeenshire, AB35 5RD
Proposal:	Alterations and Extension to Dwellinghouse
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	Recent planning permission includes: <ul style="list-style-type: none"> • APP/2014/1284, Replacement of Front Dormer Window & Ground Floor Window, Approved by LA • APP/2010/0276, Alterations and Extension to Dwellinghouse, 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:	2021/0022/DET
Council ref:	20/04935/FUL
Applicant:	The Boat
Development location:	Boat Of Garten Hotel, Deshar Road, Boat Of Garten, Highland
Proposal:	Formation of enlarged parking area (Melville House) and formation of beer garden
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"> • 14/04636/FUL, Erection of single storey Health & Beauty Spa facility ancillary to Hotel, Refused by LA
Background Analysis:	Type 2: Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses; the application is therefore 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://cairnngorms.co.uk/uploads/documents/Park%20Authority/Planning/advice/notes/20140609_PAN_applying_for_planning_permission.pdf