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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN Call-in period: 3 July 2023 2023/0270/DET to 2023/0278/DET

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

### PLANNING APPLICATION CALL-IN DECISIONS

**CNPA ref:** 2023/0270/DET  
**Council ref:** 23/02918/S42  
**Applicant:** Reality Income Limited (C/o Montagu Evans LLP)  
**Development location:** Unit 6 Aviemore Rental Park, Santa Claus Drive, Aviemore, PH22 1AF  
**Proposal:** S42 application variation of condition 1 (17/00659/FUL) for unit 6 as class 3 (restaurant / cafe) with ancillary hot food takeaway  
**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.

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**CNPA ref:** 2023/0271/DET  
**Council ref:** 23/01039/APP  
**Applicant:** Ms Isobel Rogers  
**Development location:** Refrieish, Auchnarrow, Ballindalloch, Moray  
**Proposal:** Renovate upgrade and extend an existing cottage  
**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.

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**CNPA ref:** 2023/0272/DET  
**Council ref:** 23/00975/APP  
**Applicant:** Airwave Solutions Ltd  
**Development location:** Land at Beinn Chruinnich, Ballindalloch, Moray  
**Proposal:** Remove 12.5m lattice tower and replace with 17.5m lattice tower with existing airwave antenna and dishes attached install 3 x cabinets, a generator, and an electricity meter cabinet and erect 1.8m high enmesh fencing  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Background Analysis:** Type 2: Telecommunications/broadband cabinets; the application is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2023/0273/DET  
**Council ref:** 23/00933/APP  
**Applicant:** Miss Clea Chisholm  
**Development location:** Avonlea, The Square, Tomintoul, Ballindalloch  
**Proposal:** Consent to let part of dwellinghouse as self-contained holiday accommodation  
**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.

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**CNPA ref:** 2023/0274/DET  
**Council ref:** 23/00068/FULL  
**Applicant:** Cornerstone  
**Development location:** Red Craig, 900M East of Braedownie, Glen Clova  
**Proposal:** Proposed development of a new telecommunications base station installation comprising of a 25m height lightweight lattice tower with 3no. radio antennas, 2no. 600mm dishes, 1 no. 300mm dish, radio equipment housing, an electrical generator with built in fuel tank and associated ancillary development located within a new compound enclosed with a 1.0m high x 1.0m wide gabion wall on three side deer proof fencing with access gates.  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** Application for new 25m tall lattice mast on hillside in a popular visitor destination with hard compound including gabion walls, permanent generator, fencing and ancillary cabinets in addition to increased vehicle access. The application is therefore considered to raise issues of significance to the collective aims of the National Park.  
**Background Analysis:** Other: Application for new 25m tall lattice mast on hillside in a popular visitor destination with hard compound including gabion walls, permanent generator, fencing and ancillary cabinets in addition to increased vehicle access; the application is considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2023/0275/DET  
**Council ref:** 23/02919/FUL  
**Applicant:** Ms Angela McGregor  
**Development location:** 13 Railway Terrace, Aviemore, Highland, PH22 1SA  
**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.

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**CNPA ref:** 2023/0276/DET  
**Council ref:** 23/02395/FUL  
**Applicant:** RHLM Property Limited  
**Development location:** 1 Grampian View, Aviemore, Highland, PH22 1TF  
**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.

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**CNPA ref:** 2023/0277/DET  
**Council ref:** APP/2023/1155  
**Applicant:** Dinnet Garage  
**Development location:** Land to Southwest of Dinnet Garage, Dinnet, Aboyne, Aberdeenshire  
**Proposal:** Amendment to public path relating to works of planning application APP/2023/0256 (Change of use of disused land to car parking including re-routing of Deeside Way Path).  
**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.

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<b>CNPA ref:</b>	<b>2023/0278/DET</b>
<b>Council ref:</b>	APP/2023/1140
<b>Applicant:</b>	Mr Hasse Simonsen
<b>Development location:</b>	Fairview, 2 Salisbury Road, Ballater AB35 5QY
<b>Proposal:</b>	Siting of short-term holiday accommodation hut, erection of 1.8m high fence, shed, re-location of oil tank and associated works
<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.

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## 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)