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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN Call-in period: 16 April 2018 2018/0136/FUL to 2018/0144/DET

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

### PLANNING APPLICATION CALL-IN DECISIONS

<b>CNPA ref:</b>	<b>2018/0136/DET</b>
<b>Council ref:</b>	18/01452/FUL
<b>Applicant:</b>	Davall Developments Ltd
<b>Development location:</b>	Land 200M West Of, Boat Of Garten Football Field, Craigie Avenue, Boat Of Garten
<b>Proposal:</b>	Amendment to house type locations to planning permission 13/01267/FUL (plots 25 to 28)
<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>Planning History:</b>	Recent planning history includes: <ul style="list-style-type: none"><li>• Erection of 73 houses; formation of 6 house plots; provision of primary school site; associated amenity ground, roads and footways (08/272/CP) Refused by the CNPA.</li><li>• Erection of 30 houses, 2 house plots, associated roads and footways (2013/0115/DET) Approved by the CNPA.</li><li>• Formation of Biomass Boiler Housing (2016/0024/DET) Approved by the CNPA.</li><li>• Retrospective application for the altered design of the district heating system (2017/0305/DET) Application approved by the Local Authority.</li></ul>
<b>Background Analysis:</b>	This application seeks permission to alter the design and layout of 4 approved dwelling houses in Boat of Garten to the western edge of the new development to the West of the community hall. The principle of development has previously been established through previous planning permissions. Type 2 housing – four or less residential units within a settlement. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0137/DET  
**Council ref:** APP/2018/0783  
**Applicant:** Invercauld Estate  
**Development location:** 2 Gerach Cottages, Crathie, Ballater, Aberdeenshire  
**Proposal:** Alterations and Extension to Dwellinghouse  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** There is no recent planning history.  
**Background Analysis:** This application seeks permission for a small extension to the western gable end of an existing dwelling house, the removal of an existing, small store to the rear elevation and the removal of an existing out building. This application further seeks permission for the erection of a shed within the curtilage of the garden ground. Type 2 householder developments – small developments that need planning permission. The proposal 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>2018/0138/DET</b>
<b>Council ref:</b>	18/01385/FUL
<b>Applicant:</b>	Mr Geoff Stott
<b>Development location:</b>	17 Dulicht Court, Grantown-On-Spey
<b>Proposal:</b>	Erection of house
<b>Application type:</b>	Detailed Planning Permission
<b>Call in decision:</b>	<b>CALLED IN</b>
<b>Call in reason:</b>	The proposal is part of a wider development which is considered to raise issues of significance to the collective aims of the National Park.
<b>Planning History:</b>	Recent planning history includes: <ul style="list-style-type: none"> <li>• Creation of residential plot layout (43 units), Roads, Drainage and Strategic Landscaping. (2016/0060/DET) Approved by the CNPA.</li> <li>• Construction of 16 private homes comprising 8 blocks of semi-detached dwellings and access roadway. (2017/0286/DET) Approved by the CNPA.</li> </ul>
<b>Background Analysis:</b>	This application seeks permission for the erection of a single storey, 3 bedroomed house with a detached garage on plot 5 of the ongoing Beachen Court housing development in Grantown on Spey. The plot has existing permission as a house plot site under planning application 2016/0060/DET and this application seeks permission for the detailed design and siting of the house. Type other – although this falls within the Type 2 housing – four or less residential units within a settlement, it is connected to the wider development at Beachen Court which was approved by the CNPA subject to conditions relating to landscape impacts. The proposal is considered to raise issues of significance to the collective aims of the National Park.

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<b>CNPA ref:</b>	<b>2018/0139/DET</b>
<b>Council ref:</b>	18/01384/FUL
<b>Applicant:</b>	Mr William Devlin
<b>Development location:</b>	Land 150M NW Of, Beachen Court, Grantown-On-Spey
<b>Proposal:</b>	Erection of dwellinghouse (Plot 4)
<b>Application type:</b>	Detailed Planning Permission
<b>Call in decision:</b>	<b>CALLED IN</b>
<b>Call in reason:</b>	The proposal is part of a wider development which is considered to raise issues of significance to the collective aims of the National Park.
<b>Planning History:</b>	Recent planning history includes; <ul style="list-style-type: none"> <li>• Creation of residential plot layout (43 units), Roads, Drainage and Strategic Landscaping. (2016/0060/DET) Approved by the CNPA.</li> <li>• Construction of 16 private homes comprising 8 blocks of semi-detached dwellings and access roadway. (2017/0286/DET) Approved by the CNPA.</li> </ul>
<b>Background Analysis:</b>	This application seeks permission for the erection of a two storey house on plot 4 of the Beachen Court ongoing housing development in Grantown on Spey. The plot has existing permission as a house plot site under planning application 2016/0060/DET and this application seeks permission for the detailed design and siting of the house. Type other – although this falls within the Type 2 housing – four or less residential units within a settlement, it is connected to the wider development at Beachen Court which was approved by the CNPA subject to conditions relating to landscape impacts. The proposal is considered to raise issues of significance to the collective aims of the National Park.

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<b>CNPA ref:</b>	<b>2018/0140/DET</b>
<b>Council ref:</b>	18/01332/S42
<b>Applicant:</b>	Mr Dennis Kearney
<b>Development location:</b>	Broomhill Quarry, Dulnain Bridge, Grantown-On-Spey
<b>Proposal:</b>	Applications 03/00046/FULBS and 08/00038/FULBS under Section 42 to vary condition 1 of Planning Permission 08/00038/FULBS to extend time limit for further 10 years
<b>Application type:</b>	Detailed Planning Permission
<b>Call in decision:</b>	<b>CALLED IN</b>
<b>Call in reason:</b>	The proposal for continued mineral extraction is considered to raise issues of significance to the collective aims of the National Park.
<b>Planning History:</b>	Recent planning history includes; <ul style="list-style-type: none"> <li>• Extraction, crushing and screening of rock. (03/00046/FULBS) Approved by the Local Authority.</li> <li>• Extension of time limit on planning consent 03/46/FULBS (08/051/CP) Approved by the CNPA.</li> </ul>
<b>Background Analysis:</b>	This application seeks permission for an extension of time of consent for a further 10 years in order to continue mineral extraction. There is no proposal to extend the current footprint of the planning application. Type 1 mineral applications. This proposal is considered to raise issues of significance to the collective aims of the National Park.

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<b>CNPA ref:</b>	<b>2018/0141/DET</b>
<b>Council ref:</b>	APP/2018/0781
<b>Applicant:</b>	Highland Hospitality
<b>Development location:</b>	Highland Hospitality Ltd., Unit 2, The Mews, Mar Road
<b>Proposal:</b>	Change of use of a class 1 (shop) to a class 4 (business)
<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>Planning History:</b>	Recent planning history includes; <ul style="list-style-type: none"> <li>• Change the use of a Class 1 (Shop) to Class 4 (Business) (APP/2016/0390) Approved by the Local Authority.</li> </ul>
<b>Background Analysis:</b>	This application seeks permission for a change in use of an existing shop to business premises until the 1 <sup>st</sup> March 2019 in line with the clients lease on the building. The previously granted permission was valid for a period of 18 months from the date of approval, 1 <sup>st</sup> April 2016. Type 2 small scale extensions - changes of use or temporary development involving commercial, tourism, leisure and industrial uses. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0143/DET  
**Council ref:** 18/01558/FUL  
**Applicant:** Ms Susan Wilson  
**Development location:** The Lade, Haughs Of Cromdale Road, Cromdale, Highland  
**Proposal:** Extension to house and formation of car port  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** Recent planning history includes:

- Remove condition 1 of planning permission BS/97/31. (17/05407/S42). Approved by the Local Authority.

**Background Analysis:** This application seeks permission for the erection of a first floor extension to accommodate a bedroom whilst providing a carport at ground level. It further seeks permission for the installation of two dormers, one to house a window and the other to house French doors with a Juliet balcony. Type 2 householder developments – small developments that need planning permission. The proposal is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2018/0144/DET  
**Council ref:** 18/01551/FUL  
**Applicant:** Mr Paul Jackson  
**Development location:** 17 Milton Side, Aviemore, PH22 1AA  
**Proposal:** Erection of porch extension to house  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Planning History:** There is no recent planning history.

**Background Analysis:** This application seeks permission for the erection of a small porch to the principal elevation of an existing dwelling house in Aviemore. Type 2 householder developments - small developments that need planning permission. The proposal 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)**