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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN Call-in period: 10 February 2025 2025/0015/DET to 2025/0021/DET

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

### PLANNING APPLICATION CALL-IN DECISIONS

**CNPA ref:** 2025/0015/DET  
**Council ref:** 24/05055/FUL  
**Applicant:** Mrs Wendy Alexander  
**Development location:** Caorunn Cottage, Dulnain Bridge, Grantown-on-Spey, Highland  
**Proposal:** Demolition of porch, erection of porch  
**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:** 2025/0016/DET  
**Council ref:** 24/01941/FLL  
**Applicant:** Invercauld Estate  
**Development location:** Land 90 Metres North of Broughdearg, Glenshee, Blairgowrie, PH10 7QB  
**Proposal:** Erection of dwellinghouse and garage, and associated works  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Background Analysis:** Type 2: Housing – up to two residential units outside a settlement; the application is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2025/0017/DET  
**Council ref:** 24/05289/FUL  
**Applicant:** Best One  
**Development location:** Best-One, 168 Grampian Road, Aviemore, Highland  
**Proposal:** Part demolition and re-build of existing retail unit  
**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:** 2025/0018/DET  
**Council ref:** 25/00176/FUL  
**Applicant:** Swarco Smart Charging Ltd  
**Development location:** Land 35M SW of Unit 3 Spey Valley Hire Centre Ltd, Myrtlefield Business Park, Aviemore  
**Proposal:** Formation of electric vehicle charging bays and associated works  
**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>2025/0019/DET</b>
<b>Council ref:</b>	25/00022/FUL
<b>Applicant:</b>	Abernethy Trust Ltd
<b>Development location:</b>	Abernethy Trust, Nethy Bridge, Highland, PH25 3ED
<b>Proposal:</b>	Alterations and extension to centre, dining and catering hall, covered walkway, storage unit, erection 4No. accommodation units and office block
<b>Application type:</b>	Detailed Planning Permission
<b>Call in decision:</b>	<b>CALLED IN</b>
<b>Call in reason:</b>	Application for the redevelopment of the Nethy Bridge Outdoor centre to create a new dining facility with associated kitchen facilities and a staff hub, works to existing main house to improve accessibility, provide more accommodation and add services, erection of four accommodation modules on site to provide more accommodation for the centre, and minor works to existing office / store areas and service yard. The scale of the proposed development and its location within Ancient Woodland to the south of the Craigmore Woods Special Protection Area is considered to raise issues of significance to the collective aims of the National Park in terms of social and economic well-being, and the enjoyment and understanding of the National Park.
<b>Background Analysis:</b>	Other: Application for the redevelopment of the Nethy Bridge Outdoor centre to create a new dining facility with associated kitchen facilities and a staff hub, works to existing main house to improve accessibility, provide more accommodation and add services, erection of four accommodation modules on site to provide more accommodation for the centre, and minor works to existing office / store areas and service yard to enhance outdoor education, hospitality, and community; the application is considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2025/0020/DET  
**Council ref:** APP/2025/0084  
**Applicant:** Findrack (Investments) Ltd  
**Development location:** Land to East of Barglass Farmhouse, Logie Coldstone, Tarland, Aberdeenshire  
**Proposal:** Alterations to storage building to form ancillary accommodation including change of use of agricultural land to domestic garden ground  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Background Analysis:** Other: Small scale development including change of use of land 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:** 2025/0021/DET  
**Council ref:** 25/00303/FUL  
**Applicant:** Robert and Jackie Owen  
**Development location:** Sandaig, Nethy Bridge, Highland, PH25 3DR  
**Proposal:** Erection of garden room and porch  
**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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## 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](http://cairnngorms.co.uk/uploads/documents/Park%20Authority/Planning/advice/notes/20140609_PAN_applying_for_planning_permission.pdf)