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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN Call-in period: 10 March 2025 2025/0043/DET to 2025/0048/DET

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

### PLANNING APPLICATION CALL-IN DECISIONS

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|------------------------------|---|
| <b>CNPA ref:</b>             | 2025/0043/DET   |
| <b>Council ref:</b>          | 25/00481/FUL  |
| <b>Applicant:</b>            | Seafield Estate   |
| <b>Development location:</b> | Glencarnie, Boat of Garten, Highland, PH24 3BU  |
| <b>Proposal:</b>             | Use of property as short-term letting unit  |
| <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 use; the application is not considered to raise issues of significance to the collective aims of the National Park. |

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**CNPA ref:** 2025/0044/DET  
**Council ref:** 24/01904/APP  
**Applicant:** EE Ltd  
**Development location:** Cnap Cnaochann Aitinn, Glenavon Estate, Inchory Lodge, Tomintoul  
**Proposal:** Proposed telecommunications installation comprising of a new 20.0m high lattice tower on new concrete base, 3no shared antennas, 2no dishes, 5no cabinets, 2no 9m (hub height) micro turbines, a solar array, 1no generator compound and ancillary development  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** The application is for a proposed telecommunications installation comprising of a new 20.0m high lattice tower on new concrete base, 3no shared antennas, 2no dishes, 5no cabinets, 2no 9m (hub height) micro turbines, a solar array, 1no generator compound and ancillary development. The application is within a landscape with little obvious development and sensitive area for a range habitats and species, therefore is considered to raise issues of significance to the collective aims of the National Park.  
**Background Analysis:** Other: Proposed telecommunications installation comprising of a new 20.0m high lattice tower on new concrete base, 3no shared antennas, 2no dishes, 5no cabinets, 2no 9m (hub height) micro turbines, a solar array, 1no generator compound and ancillary development throughout; the application is considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2025/0045/DET  
**Council ref:** 25/00484/FUL  
**Applicant:** Mr and Mrs Beth and Andy Wells  
**Development location:** Rowanlea, Faebuie, Burnside, Cromdale  
**Proposal:** Erection of extension  
**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:** 2025/0046/DET  
**Council ref:** 25/00413/FUL  
**Applicant:** SPC Staycations Ltd  
**Development location:** Broom Cottage, Boat of Garten, Highland, PH24 3BX  
**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 use; the application is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2025/0048/DET  
**Council ref:** APP/2025/0278  
**Applicant:** Abergeldie Estate CAERD Limited  
**Development location:** Bovaglie House, Girnock, Ballater, AB35 5TE  
**Proposal:** Demolition of dwellinghouse and erection of dwellinghouse  
**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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## 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)