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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN

Call-in period: 12 May 2025  
2025/0104/DET to 2025/0113/DET

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

### PLANNING APPLICATION CALL-IN DECISIONS

**CNPA ref:** 2025/0104/DET

**Council ref:** 25/01349/FUL

**Applicant:** RSPB Scotland

**Development location:** Land 670M NW of Dell of Killiehuntly Farmhouse, Kingussie

**Proposal:** Realignment of 400m of River Tromie

**Application type:** Detailed Planning Permission

**Call in decision:** **CALLED IN**

**Call in reason:** The application comprises the realignment of the last 400m of the River Tromie to establish a new channel to the left, across the Invertromie fields, which will reconnect the river with its historical flood plain and establish a more natural, sustainable system. The application is considered to raise issues of significance to the collective aims of the National Park.

**Background Analysis:** Other: Application for the realignment of the last 400m of the River Tromie to establish a new channel to the left, across the Invertromie fields, which will reconnect the river with its historical flood plain and establish a more natural, sustainable system; the application is considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2025/0107/DET  
**Council ref:** 25/00794/FUL  
**Applicant:** Angus Dundee Distillers PLC  
**Development location:** Osprey Cottage, Aultmore, Nethy Bridge, Highland  
**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:** 2025/0108/DET  
**Council ref:** 25/01056/FUL  
**Applicant:** Lynwilg Croft Ltd  
**Development location:** Lynwilg House, Lynwilg Road, Aviemore, Highland  
**Proposal:** Use of property as short-term letting unit and house  
**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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<b>CNPA ref:</b>	<b>2025/0109/DET</b>
<b>Council ref:</b>	25/01207/FUL
<b>Applicant:</b>	Transport Scotland
<b>Development location:</b>	Land Between Aviemore and Carrbridge, PH22 and PH23
<b>Proposal:</b>	Formation of 3m wide 9km long segregated NMU route/path
<b>Application type:</b>	Detailed Planning Permission
<b>Call in decision:</b>	<b>CALLED IN</b>
<b>Call in reason:</b>	The development will create a wholly segregated NMU route/path between Aviemore and Carrbridge, with an approximate length of 9km. The formation of this route will involve both the construction of new bituminous surface pathways and the upgrading and/or widening of existing infrastructure to 3 metres wide. It is a 'major' application as defined in planning legislation and therefore falls within the category of Type I applications, and it raises issues of significance to the collective aims of the National Park.
<b>Background Analysis:</b>	Type I: All “major” applications as defined in planning legislation I; the application is considered to raise issues of significance to the collective aims of the National Park.

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<b>CNPA ref:</b>	<b>2025/0111/DET</b>
<b>Council ref:</b>	25/01204/FUL
<b>Applicant:</b>	Ms Ilona Kennedy and Rosanna Gray
<b>Development location:</b>	Land 25M West of Wester Speybank, Alvie Estate, Kincaig
<b>Proposal:</b>	Erection of house and studio garage, upgrade of access, installation of treatment plant and soakaway
<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: 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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<b>CNPA ref:</b>	<b>2025/0113/DET</b>
<b>Council ref:</b>	25/00806/FUL
<b>Applicant:</b>	JLM Property Holdings Ltd
<b>Development location:</b>	Land 35M SW of 36 Seafield Place, Aviemore
<b>Proposal:</b>	Demolition of store and erection of house and garage
<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: Housing – four or less residential units within 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%20notes/20140609_PAN_applying_for_planning_permission.pdf)