
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 14 April 2025 2025/0079/DET to 2025/0084/MSC

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2025/0079/DET
Council ref:	APP/2025/0473
Applicant:	Mr Galbraith
Development location:	Braeview, Braemar, AB35 5XX
Proposal:	Application under Section 42 - partial demolition and retention of existing building as ancillary storage and erection of dwellinghouse including change of Use of land to domestic garden ground without compliance with condition 2 (existing cottage to be retained as ancillary storage) of Planning Permission 2012/0243/DET, APP/2012/2389
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.

CNPA ref: 2025/0081/DET
Council ref: APP/2025/0364
Applicant: Invercauld Estate
Development location: Site North-East of Bridgend of Bush, Crathie, Ballater
Proposal: Erection of dwellinghouse and garage
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.

CNPA ref: 2025/0083/DET
Council ref: 25/00767/FUL
Applicant: Davall Developments
Development location: 34 Farm Road, Aviemore, PH22 IAP
Proposal: Erection of 2no. houses on Plots 58 (58A and B)
Application type: Detailed Planning Permission
Call in decision: **CALLED IN**
Call in reason: Application for the erection of 2no. dwellinghouses - change of house types from previously approved planning applications for this site (2018/0183/MS & 2018/0184/MS) which were called in by the Cairngorms National Park Authority. Therefore, the application is considered to raise issues of significance to the collective aims of the National Park.
Background Analysis: Other: Application for the erection of 2no. dwellinghouses - change of house types from previously approved planning applications for this site (2018/0183/MS & 2018/0184/MS) which were called in by the Cairngorms National Park Authority.

CNPA ref: 2025/0084/MSC
Council ref: 25/00968/MSC
Applicant: Mr D Mckenzie
Development location: Ben Muich Dhui, Nethy Bridge, Highland, PH25 3DR
Proposal: Demolition and replacement of house
Application type: Matters Specified in Conditions
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: 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.

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