



For information

Title: Update of Planning Call-In Criteria
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Purpose

This paper provides a summary of amendments to the Park Authority's planning call-in criteria.

Recommendation

The Committee is asked to:

- a) Note the amended planning call-in criteria and updated Planning Advice Note on Applying for Planning Permission in the Cairngorms National Park, as set out in Appendix 1.

Background and strategic context

1. The Development Management process within the Cairngorms National Park operates in a unique way. Planning applications within the National Park are initially submitted to, and registered by, the relevant local authorities. The local authorities then notify the Park Authority of their submission. The Park Authority compiles a weekly list of all planning applications submitted within the National Park and decides which applications to 'call-in' for determination using statutory powers set out in section 7 of the Cairngorms National Park Designation, Transitional and Consequential Provisions (Scotland) Order 2003. These powers enable the Park Authority to call-in and determine any planning applications within the National Park which raise issues of general significance to the National Park aims. Planning applications which are not called-in by the Park Authority are determined by the relevant local authority. All planning applications are ultimately assessed against the same development plan, which comprises National Planning Framework 4 (NPF4) and the Cairngorms National Park Local Development Plan (LDP).



2. The Park Authority has published a [Planning Advice Note](#), last updated in September 2022, which explains the Development Management process within the National Park and provides guidance on the types of planning application which the Park Authority is likely to call-in for determination. The advice note includes two lists – ‘Type 1 applications’ (planning applications that are highly likely to be called-in) and ‘Type 2 applications’ (planning applications that are highly unlikely to be called-in). In addition, the advice note explains the factors which are considered when deciding whether or not to call-in other planning applications that are not specifically listed as Type 1 or Type 2 applications.
3. It is important that the Planning Advice Note is reviewed periodically to ensure it remains up-to-date and fit for purpose. A review has therefore been undertaken recently, and this has resulted in some amendments to the Type 1 and Type 2 application lists. This paper summarises the outcome of the review and presents the updated Planning Advice Note for information.

Amendments to planning call-in criteria

4. An informal discussion on the planning call-in criteria was held with Board Members on 26 September 2025. Although this concluded that the call-in criteria remain generally fit for purpose, it identified that a small number of amendments should be made to the Type 1 and Type 2 application lists to reflect current circumstances. It also highlighted the need for a small number of minor editorial changes to the Planning Advice Note.
5. The updated Planning Advice Note, as presented in Appendix 1, reflects the views expressed during the Board Member discussion. It includes the following key updates:
 - a) The existing call-in threshold for housing development outside settlements will now also apply to ‘rural settlements’ (as defined in the spatial strategy of the Local Development Plan) – the Type 1 and Type 2 lists have been amended accordingly
 - b) The call-in threshold for employment space outside settlements has been increased to 500m² gross floor area – the Type 1 list has been amended accordingly



- c) Applications for the change of use of existing residential properties to short-term lets have been included in the Type 2 list of applications that are unlikely to be called-in
- d) The footnote reference to Historic Environment Scotland in the Type 1 list has been corrected

Next steps

- 6. The updated Planning Advice Note on Applying for Planning Permission in the Cairngorms National Park will be published on the Park Authority's website as soon as reasonably practicable.

Strategic risk management

- 7. Maintaining up to date planning call-in criteria and a Planning Advice Note on Applying for Planning Permission in the Cairngorms National Park will help to minimise risks associated with misunderstanding of the unique approach to Development Management within the Cairngorms National Park.

Implications

- 8. There are no direct resource implications associated with this item of business.

Supporting information

- 9. The updated Planning Advice Note on Applying for Planning Permission in the Cairngorms National Park is set out in Appendix 1.

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