



Meeting of the Planning Committee

13 March 2026 at 09.30am

Cairngorms National Park Authority office, Grantown-on-Spey
In Spey / Dee meeting rooms (hybrid meeting)

Agenda

Item

1. **Welcome and apologies**
2. **Approval of minutes of previous meetings**
3. **Matters arising not covered elsewhere**
4. **Declarations of interest**
5. **Application for Detailed Planning Permission 2025/0143/DET (25/01652/FUL)**
Construction of flood defence bund
At Land 110M NE of Scottish Water, Dalwhinnie
Recommendation: Approve subject to conditions
Katherine Donnachie, Planning Officer (Development Management)



6. **Application for Detailed Planning Permission 2025/0335/DET (APP/2025/1893)**
Formation of 10 wildlife ponds
At Site at Knock House Strathgirnoc, Birtkhal, Ballater, Aberdeenshire, AB35 5SR
Recommendation: Approve subject to conditions
Katherine Donnachie, Planning Officer (Development Management)

7. **Application for Detailed Planning Permission 2025/0335/DET (APP/2025/1893)**
Subdivision of house plot and erection of 2 houses
At 34 Farm Road, Aviemore, PH22 1AP
Recommendation: Approve subject to conditions and a legal agreement
Katie Crerar, Planning Officer (Development Management)

8. **Application for Detailed Planning Permission 2026/0026/DET (25/04812/FUL)**
Change of house types on Plots 22-25 and 31-32 and the road and car parking design (07/230/CP) (2024/0149/DET)
At Land between Perth Road and Station Road, Newtonmore, Highland
Recommendation: Approve subject to conditions
Katherine Donnachie and Lauren Neil, Planning Officers

9. **For decision**
Dorenell Extension Wind Farm 2025/0202/PAC (ECU00004862)
Recommendation: Objection
Emma Bryce, Planning Manager (Development Management)

10. **For information**
Proposal of Application Notice (PoAN) PRE/2026/0004 (25/04513/PAN)
Kingussie Phase 3
Site A - 108 dwellings and associated infrastructure
At land between Dunbarry Terrace and General Wades Military Road and;
Site B - 8 residential plots and associated infrastructure
At Land adjacent to Ardbroilach Road - Land to North and East and West of Dunbarry Terrace and Kerrow Drive, Kingussie
Recommendation: Note the paper
Katherine Donnachie and Lauren Neil, Planning Officers



11. For decision

Onshore electricity generation: Consultation on increasing the threshold for applications under the Electricity Act

Recommendation: Approve consultation response

David Berry, Head of Planning and Chief Planning Officer

12. AOCB

Motion to take the next item(s) in confidential session

13. Approval of confidential minutes of meeting 23 January 2026 and matters arising not covered elsewhere

14. For information

Planning enforcement update

David Berry, Head of Planning and Chief Planning Officer

15. AOCB

16. **Date of next meeting:** 24 April 2026