
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN

Call-in period: 19 January 2026
2026/0011/DET to 2026/0019/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2026/0011/DET
Council ref:	APP/2026/0005
Applicant:	Ms Dasha Makina
Development location:	5 - 7 Victoria Road, Ballater, AB35 5QQ
Proposal:	Alterations and Change of Use from Shop (Class 1A) to Dwellinghouse (Class 9) Without Compliance with Condition 3 (Flood Doors) of Planning Permission Reference APP/2024/1726
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Background Analysis:	Type 2: Housing – up to four residential units within a ‘strategic’ or ‘intermediate’ settlement; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2026/0012/DET
Council ref:	25/04834/FUL
Applicant:	Mr A Borthwick
Development location:	Riverside Laundrette, Gynack Street, Kingussie, PH21 1EL
Proposal:	Alterations and change of use from laundrette (Class 1A) to form a flat (Sui Generis)
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Background Analysis:	Type 2: Housing – change of use to residential for up to four units within a ‘strategic’ or ‘intermediate’ settlement; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2026/0013/DET
Council ref: 25/03169/FUL
Applicant: Mr B Taylor
Development location: 81 Grampian Road, Aviemore, PH22 1RH
Proposal: Erection of shop and two residential letting units
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: Other: Small scale development that needs planning permission, including up to four residential units within a 'strategic' or 'intermediate' settlement; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2026/0014/DET
Council ref: APP/2025/2013
Applicant: Ballater Golf Club
Development location: Ballater Golf Club, Victoria Road, Ballater AB35 5QX
Proposal: Change of use of putting Green to form 12 motorhome pitches and associated works including formation of vehicular access
Application type: Detailed Planning Permission
Call in decision: **CALLED IN**
Call in reason: **The application is for a significant change of use from recreational putting green to 12no. campervan/motorhome pitches at Ballater Golf Club, an important tourist facility. Therefore, the application is considered to raise issues of significance to the collective aims of the National Park.**
Background Analysis: Other: Application for the change of use from recreational putting green to 12no. campervan/motorhome pitches; the application is considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2026/0015/LAW
Council ref: 25/04544/CLE
Applicant: Ms B McRae
Development location: Flat 3, Granite Villa, Woodside Avenue, Grantown-on-Spey
Proposal: The subdivision of Granite Villa to form 3 separate dwellings and the longstanding use of No3 Granite Villa, Grantown on Spey as STL serviced accommodation

Application type: Certificate of Lawfulness
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: Type 2: Housing – up to four residential units within a ‘strategic’ or ‘intermediate’ settlement; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2026/0016/DET
Council ref: 25/04619/FUL
Applicant: Willdland Limited
Development location: Land 590M SW Of Farmhouse, Killiehuntly, Kingussie
Proposal: Erection of short-term letting unit, log/bike store, formation of access track and installation of septic tank
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: Other: Small scale development that needs planning permission; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2026/0017/DET
Council ref: 25/04860/FUL
Applicant: NatureScot
Development location: Land 40M SW Of Mains of Aberarder, Kinloch, Laggan
Proposal: Conversion and change of use of outbuilding to conference facility and office
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: Other: Small scale development that needs planning permission; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2026/0018/DET
Council ref:	25/04927/FUL
Applicant:	Davall Developments
Development location:	34 Farm Road, Aviemore, PH22 IAP
Proposal:	Subdivision of house plot and erection of 2 houses
Application type:	Detailed Planning Permission
Call in decision:	CALLED IN
Call in reason:	Application to split plot 58 into two plots and for the erection of 2no. dwellinghouses - change of house types from previously approved planning applications for this site (2018/0183/MSD & 2018/0184/MSD) 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 to split plot 58 into two plots and for the erection of 2no. dwellinghouses - change of house types from previously approved planning applications for this site (2018/0183/MSD & 2018/0184/MSD); the application is considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2026/0019/DET
Council ref:	25/04932/FUL
Applicant:	Mr and Mrs Fraser and Elise MacDonald
Development location:	Land 35M East of Birch Cottage, Boat of Garten
Proposal:	Erection of house
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 within a ‘rural’ settlement or outside 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](#)