
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN

Call-in period: 8 December 2025
2025/0316/DET to 2025/0324/PPP

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2025/0316/DET
Council ref:	25/03568/FUL
Applicant:	Mr Grant Ashley
Development location:	Lynemore Croft, Tomintoul Road, Grantown-on-Spey, Highland
Proposal:	Use of premises 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 use; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2025/0317/DET
Council ref:	APP/2025/1949
Applicant:	Ms H Byass
Development location:	The Bothy, Glen Gairn, Ballater, Aberdeenshire
Proposal:	Erection of outbuilding
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: 2025/0318/DET
Council ref: APP/2025/1960
Applicant: Abergeldie Estate, C/O Crosscut Forestry
Development location: Dalhefour Wood, Nr Ballater
Proposal: Construct a new forest access and road
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: 2025/0319/DET
Council ref: APP/2025/1961
Applicant: Abergeldie Estate, C/O Crosscut Forestry
Development location: Land to North of Loch Ullachie, Ballater
Proposal: Upgrade existing forest access
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: 2025/0320/DET
Council ref: APP/2025/1841
Applicant: Ms Sandy Middleton
Development location: Viewfield, 33 Chapel Brae, Braemar AB35 5YT
Proposal: Change of use of land to domestic curtilage and erection of gate and fence, replacement gates and fence and installation of oil tank
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: Other: Small scale development that includes change of use of land that needs planning permission; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2025/0321/DET
Council ref: APP/2025/1908
Applicant: Dunecht Estates
Development location: Land to South of Relaquheim, Edinglassie Estate, Strathdon
Proposal: Construction of replacement bridge and formation of access road
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: 2025/0322/DET
Council ref: 25/04524/FUL
Applicant: Mr & Mrs A Differ
Development location: Dellachaple, Cromdale, Grantown-on-Spey, Highland
Proposal: Erection of extension
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: Type 2: Householder developments – small developments that need planning permission; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2025/0323/DET
Council ref: 25/04420/FUL
Applicant: Euronet Worldwide
Development location: Land 15M South of Cafe Mambo, 12 - 13 Grampian Road, Aviemore
Proposal: Installation of ATM
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:	2025/0324/PPP
Council ref:	25/04452/PIP
Applicant:	Miss L Davis
Development location:	Land 100M NE of Achnagonalin, Grantown-on-Spey
Proposal:	Erection of house
Application type:	Planning Permission in Principle
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.

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