
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN

Call-in period: 1 September 2025
2025/0201/DET to 2025/0217/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref: 2025/0201/DET

Council ref: 25/02316/FUL

Applicant: Davall Developments

Development location: 14 Farm Road, Aviemore, PH22 1AP

Proposal: Erection of 7 dwellings

Application type: Detailed Planning Permission

Call in decision: **CALLED IN**

Call in reason: Application for erection of 7 no. terraced dwellings to replace 3 no. detached houses c/w garages originally consented which links to previously approved planning applications 2018/0183/MSC and 2018/0184/MSC and recently called-in applications 2025/0083/DET and 2025/0112/DET by CNPA. Therefore, the application is considered to raise issues of significance to the collective aims of the National Park.

Background Analysis: Other: Application for erection of 7 no. terraced dwellings to replace 3 no. detached houses c/w garages originally consented which links to previously approved planning applications 2018/0183/MSC and 2018/0184/MSC and recently called-in applications 2025/0083/DET and 2025/0112/DET by CNPA; the application is considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2025/0210/DET
Council ref: APP/2025/1374
Applicant: Glenbuchat Estate Ltd
Development location: Glenbuchat Lodge, Glenbuchat, Strathdon, Aberdeenshire
Proposal: Erection of gymnasium and extension to lodge
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: 2025/0211/LBC
Council ref: APP/2025/1362
Applicant: Mr And Mrs Stefano And Sarah D'Anna
Development location: 10 Invercauld Road, Braemar, AB35 5YP
Proposal: Alterations to remove internal partition
Application type: Listed Building Consent
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: Type 2: Listed building consent applications that involve minor external or internal changes; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2025/0212/DET
Council ref: APP/2025/1363
Applicant: Mr And Mrs Sarah And Stefano D'Anna
Development location: 10 Invercauld Road, Braemar, AB35 5YP
Proposal: Change of use from ground floor shop (Class 1) to cafe (Class 3) and alterations to railings
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: 2025/0213/DET
Council ref: 25/02798/FUL
Applicant: Reidhaven Estate
Development location: Tombain Steading, Grantown on Spey, PH26 3PT
Proposal: Demolition of steading blocks and erection of house 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: 2025/0214/MS
Council ref: APP/2025/1378
Applicant: Mr Norman Coles
Development location: Land To South of Ard No Co, Cluniebank Road, Braemar, Aberdeenshire
Proposal: Condition 2 a) Layout and Siting, b) External Appearance and Finishing Materials, c) Levels Survey and Cross Section, d) Drainage, e) Means of Access and Visibility Splays, f) Car Parking/Vehicle Turning Area, g) Refuse Bin Uplift, h) Landscaping, i) Biodiversity and Habitat Enhancement, j) Construction Method of Planning Permission in Principle APP/2024/0313 - Erection of Dwellinghouse and Garage
Application type: Matters Specified in Conditions
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: 2025/0215/DET
Council ref: 25/02078/FUL
Applicant: Lower Craggan Croft
Development location: Lower Craggan, Glen Road, Newtonmore, Highland
Proposal: Use of property 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: 2025/0216/DET
Council ref: 25/02529/FUL
Applicant: Cluny Estate
Development location: Cluny Castle, Newtonmore, Highland PH20 1BS
Proposal: Renewal of temporary planning consent for padel court
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: Other: Small scale development that requires planning permission; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2025/0217/DET
Council ref: 25/00276/FULL
Applicant: Bothy Trading Ltd
Development location: Head Keeper's Cottage, Prosen Lodge, Glen Prosen Kirriemuir
Proposal: Change of use from dwellinghouse and estate offices to visitor centre and staff accommodation (part retrospective)
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.

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://cairnngorms.co.uk/uploads/documents/Park%20Authority/Planning/advice notes/20140609 PAN applying for planning permission.pdf](http://cairnngorms.co.uk/uploads/documents/Park%20Authority/Planning/advice%20notes/20140609_PAN_applying_for_planning_permission.pdf)