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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN

Call-in period: 24 October 2025

2025/0262/LBC to 2025/0276/DET

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

### PLANNING APPLICATION CALL-IN DECISIONS

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| <b>CNPA ref:</b>             | <b>2025/0262/LBC</b>                                                                                                                                                                                         |
| <b>Council ref:</b>          | APP/2025/1387                                                                                                                                                                                                |
| <b>Applicant:</b>            | Ms Eleri Thomas                                                                                                                                                                                              |
| <b>Development location:</b> | Fife Arms Hotel, Mar Road, Braemar, AB35 5YN                                                                                                                                                                 |
| <b>Proposal:</b>             | Internal alterations to convert existing family room to form bedroom including installation of shower room, bath, built in wardrobe and bar                                                                  |
| <b>Application type:</b>     | Listed Building Consent                                                                                                                                                                                      |
| <b>Call in decision:</b>     | <b>NO CALL-IN</b>                                                                                                                                                                                            |
| <b>Call in reason:</b>       | N/A                                                                                                                                                                                                          |
| <b>Background Analysis:</b>  | 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. |

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| <b>CNPA ref:</b>             | <b>2025/0263/DET</b>                                                                                                                                                                                |
| <b>Council ref:</b>          | 25/03693/FUL                                                                                                                                                                                        |
| <b>Applicant:</b>            | Mr and Mrs Grant and Lisa Mackellar                                                                                                                                                                 |
| <b>Development location:</b> | Land 15M NW of Braemoray, Woodlands Terrace, Grantown on Spey                                                                                                                                       |
| <b>Proposal:</b>             | Erection of garden room (retrospective)                                                                                                                                                             |
| <b>Application type:</b>     | Detailed Planning Permission                                                                                                                                                                        |
| <b>Call in decision:</b>     | <b>NO CALL-IN</b>                                                                                                                                                                                   |
| <b>Call in reason:</b>       | N/A                                                                                                                                                                                                 |
| <b>Background Analysis:</b>  | 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. |

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**CNPA ref:** 2025/0264/HAZ  
**Council ref:** 25/03479/HSC  
**Applicant:** Macdonald Aviemore Highland Resort Ltd  
**Development location:** Macdonald Aviemore Resort, Grampian Road, Aviemore, Highland  
**Proposal:** Storage of Liquified Propane Gas (LPG) Storage in existing mounded LPG tanks  
**Application type:** Hazardous Substances Consent  
**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.

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**CNPA ref:** 2025/0265/DET  
**Council ref:** APP/2025/1577  
**Applicant:** National Trust For Scotland  
**Development location:** Mar Lodge Estate, Braemar, Aberdeenshire, AB35 5YJ  
**Proposal:** Erection of storage building including installation of solar panels  
**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.

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**CNPA ref:** 2025/0266/DET  
**Council ref:** 25/03733/FUL  
**Applicant:** Mrs Emma Nugent  
**Development location:** Viewfield Cottage, Ruthven Road, Kingussie, Highland  
**Proposal:** Use of property as short term let and house  
**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.

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**CNPA ref:** 2025/0267/DET  
**Council ref:** 25/03523/FUL  
**Applicant:** Hanover (Scotland) Housing Association  
**Development location:** I - 29 Woodside Court, Grantown on Spey  
**Proposal:** Window and door replacement (timber to PVC) to existing sheltered housing complex  
**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.

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**CNPA ref:** 2025/0268/DET  
**Council ref:** 25/03515/FUL  
**Applicant:** Mr P Gow  
**Development location:** 37 Campbell Crescent, Kingussie, Highland, PH21 1JR  
**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.

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**CNPA ref:** 2025/0269/DET  
**Council ref:** 25/03686/FUL  
**Applicant:** Mrs Anna Wood  
**Development location:** Myrrh Cottage, 32B High Street, Grantown-on-Spey, Highland  
**Proposal:** Erection of garden room  
**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.

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**CNPA ref:** 2025/0271/DET  
**Council ref:** 25/03199/FUL  
**Applicant:** Mr Jonathan Willett  
**Development location:** Land 15M NE Of Woodberry, Grantown on Spey  
**Proposal:** Siting of shepherd's hut for short-term letting  
**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.

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**CNPA ref:** 2025/0272/DET  
**Council ref:** 25/03610/FUL  
**Applicant:** Mr Graeme Grozier  
**Development location:** Stamford Cottage, Camerory, Grantown-on-Spey, Highland  
**Proposal:** Alterations and 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.

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**CNPA ref:** 2025/0273/DET  
**Council ref:** 25/03781/FUL  
**Applicant:** Mr and Mrs Rod and Clare Kemsley  
**Development location:** Land 50M East of Birch Croit, Birchfield, Nethy Bridge  
**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 outside a settlement; the application is not considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2025/0274/DET  
**Council ref:** 25/03743/FUL  
**Applicant:** Warmworks  
**Development location:** 12 South West High Street, Grantown-on-Spey, Highland, PH26 3QH  
**Proposal:** Installation of PV array and battery inverter  
**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.

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**CNPA ref:** 2025/0275/DET  
**Council ref:** 25/03808/FUL  
**Applicant:** Mr and Mr Iain and Alastair Macdonald  
**Development location:** Craigmores Cottage, Main Street, Newtonmore, 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.

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**CNPA ref:** 2025/0276/DET  
**Council ref:** 25/03748/FUL  
**Applicant:** Mr Jamie Wilson  
**Development location:** Land 35M South of 1 Dunbarry Terrace, Kingussie  
**Proposal:** Erection house and garage  
**Application type:** Detailed Planning Permission  
**Call in decision:** **NO CALL-IN**  
**Call in reason:** N/A  
**Background Analysis:** Type 2: Housing – four or less residential units within a settlement; the application is not considered to raise issues of significance to the collective aims of the National Park.

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## **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](http://cairngorms.co.uk/uploads/documents/Park%20Authority/Planning/advice%20notes/20140609_PAN_applying_for_planning_permission.pdf)**