
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN

Call-in period: 12 October 2026

2026/0313/DET to 2026/0319/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2026/0313/DET
Council ref:	26/02385/FUL
Applicant:	Cairngorms Properties
Development location:	12 Caledonia Place, Aviemore, Highland, PH22 1NW
Proposal:	Use of property as short-term letting unit and flat
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	None
Background Analysis:	Type 2: Changes of use of existing residential properties to short-term lets; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2026/0314/DET
Council ref:	APP/2026/1596
Applicant:	Mr Joss McGregor
Development location:	Newmill House, Fife Brae, Braemar, AB35 5NS
Proposal:	Demolition of dwellinghouse, garage and shed and erection of replacement dwellinghouse and garage
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	None
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:	2026/0315/DET
Council ref:	APP/2026/1621
Applicant:	Cellnex On Behalf of EE and H3G
Development location:	Base Station, Tullich, Invercauld Estate, Pass of Ballater
Proposal:	Installation of generator
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Planning History:	• Installation of Antenna onto Existing Mast Ref. No: APP/2006/0695 • Attach 0.6m Dish to Existing Pole at Radio Station Ref. No: APP/2007/3289 • Installation of Two Antennas and Feeder Gantry on Existing Mast Ref. No: APP/2009/1695 • Installation of a Ground-Based Cabinet, Cable Tray and Ancillary Development Ref. No: APP/2022/1485 • • Installation of Ground Based Cabinet, Cable Tray and Ancillary Development Ref. No: APP/2022/2299
Background Analysis:	Type 2: Telecommunications/broadband cabinets; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2026/0316/DET
Council ref:	26/03358/FUL
Applicant:	Mr Brian McGuigan
Development location:	Ardchoile, West Terrace, Kingussie, 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
Planning History:	None
Background Analysis:	Type 2: Changes of use of existing residential properties to short-term lets; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2026/0317/DET
Council ref: 26/04109/FUL
Applicant: Ms Lara Burgart
Development location: Tigh An Uillt, Nethy Bridge, Highland, PH25 3DR
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
Planning History: None
Background Analysis: Type 2: Changes of use of existing residential properties to short-term lets; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref: 2026/0318/DET
Council ref: 26/04006/FUL
Applicant: Mr Ian Arnott
Development location: Mallard, Kinchurdy Road, Boat of Garten, 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
Planning History:

- Use of property as short-term letting unit Ref. No: 23/00017/CLE (Withdrawn)

Background Analysis: Type 2: Changes of use of existing residential properties to short-term lets; the application is not considered to raise issues of significance to the collective aims of the National Park.

CNPA ref:	2026/0319/DET
Council ref:	26/04004/FUL
Applicant:	Mr Ryan Spinks
Development location:	The Bothy, Balvatin Cottages, Perth Road, Newtonmore
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
Planning History:	None
Background Analysis:	Type 2: Changes of use of existing residential properties to short-term lets; 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