
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN

Call-in period: 3 November 2025

2025/0279/PPP to 2025/0282/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2025/0279/PPP
Council ref:	25/03904/PIP
Applicant:	Mr A Vastano
Development location:	Land 40M NE of Craigmount, Dunachton Road, Kincaig
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 – 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.

CNPA ref:	2025/0280/DET
Council ref:	APP/2025/1708
Applicant:	Ballater (RD) Ltd
Development location:	Land to North West of Park House, Ballater Caravan Park, Anderson Road, Ballater
Proposal:	Erection of bike store
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:	2025/0281/DET
Council ref:	APP/2025/1735
Applicant:	Mr Richard Frimston
Development location:	Ardenlea, 44 Golf Road, Ballater, Aberdeenshire
Proposal:	Installation of solar PV panels and battery
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:	2025/0282/DET
Council ref:	25/03932/FUL
Applicant:	Ms Gemma Gallacher
Development location:	Tigh Anlochan, Birch Grove, Boat of Garten, Highland
Proposal:	Extension and alterations
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.

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