
CAIRNGORMS NATIONAL PARK AUTHORITY

OUTCOME OF CALL-IN Call-in period: 6 October 2025 2025/0248/DET to 2025/0261/DET

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

PLANNING APPLICATION CALL-IN DECISIONS

CNPA ref:	2025/0248/DET
Council ref:	25/01224/APP
Applicant:	Mr T Bates
Development location:	Urlarmore Steading, Kirkmichael, Ballindalloch, Moray
Proposal:	Demolish steading erect resident's games room store and separate laundry service
Application type:	Detailed Planning Permission
Call in decision:	NO CALL-IN
Call in reason:	N/A
Background Analysis:	Other: Business and Industry 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:	2025/0249/DET
Council ref:	APP/2025/1587
Applicant:	Mr and Mrs Roddy Sharp
Development location:	Glenbardie Bothy, 42 Braemar Road, Ballater, Aberdeenshire
Proposal:	Erection of garage
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: 2025/0250/DET
Council ref: 25/01208/APP
Applicant: Tomintoul and Glenlivet Outdoor Bowling Club
Development location: Tomintoul and Glenlivet Outdoor Bowling Club, Lecht Drive, Tomintoul, Ballindalloch
Proposal: Install solar PV to roof of clubhouse with the addition of battery storage attached to the existing building
Application type: Detailed Planning Permission
Call in decision: **NO CALL-IN**
Call in reason: N/A
Background Analysis: Other: Business and Industry 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: 2025/0251/DET
Council ref: APP/2025/1539
Applicant: Candacraig Estate
Development location: Mill of Glenconrie Steading, Strathdon, Aberdeenshire, AB36 8YQ
Proposal: Alterations and extension to existing ancillary accommodation
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: 2025/0252/DET
Council ref: 25/03471/FUL
Applicant: Mr James Bisset
Development location: Tigh Na Feidh, I Dirdhu Court, Nethy Bridge, Highland
Proposal: Erection of extensions
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: 2025/0253/DET
Council ref: APP/2025/1609
Applicant: Mr and Mrs Gordon and Karen Moore
Development location: Timber Wee House, Lui Cottage, 35 Chapel Brae, Braemar
Proposal: Partial demolition and alterations to ancillary accommodation
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: 2025/0254/LBC
Council ref: APP/2025/I608
Applicant: Mr and Mrs Gordon and Karen Moore
Development location: Timber Wee House, Lui Cottage, 35 Chapel Brae, Braemar
Proposal: Partial demolition and alterations to ancillary accommodation
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: 2025/0255/PPP
Council ref: 25/03493/PIP
Applicant: Mr Alistair Struthers
Development location: Kila, 79 Grampian Road, Aviemore, Highland
Proposal: Erection of 2no. houses to utilise as short-term letting units
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: 2025/0257/DET
Council ref: 25/03319/FUL
Applicant: Ms Gillian Riddell
Development location: 17 Corbett Place, Aviemore, Highland, PH22 1NZ
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: 2025/0258/DET
Council ref: APP/2025/1600
Applicant: Mr & Mrs R McCabe
Development location: Moorfield House, 19 Chapel Brae, Braemar, Aberdeenshire
Proposal: Demolition of extensions and alterations and extension to dwellinghouse, demolition of outbuilding and erection of 2 dwellinghouse and garage, installation of air source heat pump, and sub division of feu
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.

CNPA ref: 2025/0259/LBC
Council ref: 25/03558/LBC
Applicant: Mr Graeme Grozier
Development location: Stamford Cottage, Camerory Road, Grantown-on-Spey, Highland
Proposal: Alterations and extension to cottage
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: 2025/0260/DET
Council ref: APP/2025/1585
Applicant: Ms L Cameron
Development location: Cluniebank, Cluniebank Road, Braemar, AB35 5ZP
Proposal: Alterations and realignment of garden wall and extension of parking area
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:	2025/0261/DET
Council ref:	25/03584/FUL
Applicant:	Alvie Trust
Development location:	Land 60M NW of Mon A'Choille, Insh, Kingussie
Proposal:	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.

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)