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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN

Call-in period: 21 July 2025  
2025/0168/DET to 2025/0173/DET

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

### PLANNING APPLICATION CALL-IN DECISIONS

<b>CNPA ref:</b>	<b>2025/0168/DET</b>
<b>Council ref:</b>	APP/2025/1132
<b>Applicant:</b>	Mr Stewart Ritchie
<b>Development location:</b>	3 Balnault Cottages, Crathie, Ballater, AB35 5TP
<b>Proposal:</b>	Alterations and extension to dwellinghouse
<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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<b>CNPA ref:</b>	<b>2025/0169/DET</b>
<b>Council ref:</b>	APP/2025/1144
<b>Applicant:</b>	Mr Morris Jones
<b>Development location:</b>	2 Bridge Street, Ballater, AB35 5QP
<b>Proposal:</b>	Alterations and refurbishment of existing unit including change of use of store to tasting room
<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: 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:** 2025/0170/DET  
**Council ref:** APP/2025/1077  
**Applicant:** Abergeldie Estate, CAERD Limited  
**Development location:** Drymills, Balmoral, Ballater, AB35 5TB  
**Proposal:** Demolition of steading and erection of dwellinghouse and erection of replacement dwellinghouse (Short Term Let)  
**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:** 2025/0172/DET  
**Council ref:** 25/02155/FUL  
**Applicant:** Ms Jackie Murray  
**Development location:** The Manse, Golf Course Road, Grantown-on-Spey, Highland  
**Proposal:** Alterations and erection of decking  
**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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<b>CNPA ref:</b>	<b>2025/0173/DET</b>
<b>Council ref:</b>	25/02322/FUL
<b>Applicant:</b>	Lazy Duck Nethy Partnership
<b>Development location:</b>	Badanfhuarain Cottage, Badanfhuarain, Nethy Bridge, Highland
<b>Proposal:</b>	Change of use to short term let and erect bin and waste store
<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: 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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## 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/notes/20140609_PAN_applying_for_planning_permission.pdf)