



Meeting of the Planning Committee

12 December 2025 at 10.00am

Cairngorms National Park Authority office, Grantown-on-Spey

In Spey / Dee meeting rooms (hybrid meeting)

Agenda

Item

1. Welcome and apologies
2. Approval of minutes of previous meetings
3. Matters arising not covered elsewhere
4. Declarations of interest
5. **Application for Detailed Planning Permission 2024/0272/MS**
Erection of 4No. houses
At Land 35M South of The Snipe, 3 Deshar Court, Boat of Garten
Recommendation: Approve subject to conditions
Katherine Donnachie, Planning Officer (Development Management)



6. For decision

Kyllachy Wind Farm 2025/0240/PAC (ECU00005153)

Recommendation: No Objection

Emma Bryce, Planning Manager (Development Management)

7. For decision

Review of Planning enforcement charter

Edward Swales, Monitoring and Enforcement Officer

8. For information

Consultation on compulsory Purchase Reform in Scotland

Gavin Miles, Director of Planning and Place

9. For information

Update of planning call-in criteria

David Berry, Head of Planning and Chief Planning Officer

10. AOCB

Motion to take the next item(s) in confidential session

- 11.** Approval of confidential minutes of meeting 14 November 2025 and matters arising not covered elsewhere

12. For decision

Authorisation to serve a Breach of Condition Notice at Land North of Auchroisk, Station Road, Cromdale in relation to application reference 2020/0009/DET for the Erection of 18 houses (8 affordable) with associated drainage and road layout
Edward Swales, Monitoring and Enforcement Officer

13. For information

Planning enforcement update

David Berry, Head of Planning and Chief Planning Officer

14. AOCB

- 15. Date of next meeting: 23 January 2026**