



Cairngorms Planning Advice Note:

Applying for Planning Permission in the Cairngorms National Park

Planning Applications in the National Park

Planning applications in the Cairngorms National Park are decided by either the relevant local authority or by the Cairngorms National Park Authority. The National Park Authority “calls in” and determines the bigger and most sensitive applications within the National Park. The rest (most planning applications) are determined by the relevant local authority.

All applications are assessed against National Planning Framework 4 and the Cairngorms National Park Local Development Plan, whether it is the National Park Authority or the local authority making the decision.

How does the “call in” system work?

All planning applications in the National Park are submitted to the relevant local authority. The local authorities tell the National Park Authority about them as they are received. The National Park Authority then draws up a list of applications received each week and decides which applications to “call in”.

The National Park Authority “calls in” around 10% of planning applications made in the National Park. At the time of “calling in” an application, the Park Authority is not judging whether it will be good or bad for the National Park. It is just looking at whether the development proposed in the application is significant for the National Park. There’s more information about the types of applications that may be “called in” on the following pages.

Applications “called in” and determined by the National Park Authority

If an application is “called in”, the National Park Authority notifies the applicant and any consultees that the Park Authority will decide the application. Park Authority



planning officers then assess the application against the policies in National Planning Framework 4 and the Cairngorms Local Development Plan and make recommendations to the National Park Authority's Planning Committee, who make the final decision on each application.

The National Park Authority will offer you a Processing Agreement when an application is "called in", which will set out an agreed timetable for your application determination and decision notice.

Applications determined by a local authority

If an application is not "called in", then the local authority's planning officers will assess the application against the policies in National Planning Framework 4 and the Cairngorms Local Development Plan and either decide it under their delegated powers or make recommendations to their Planning Committee who will make the decision.

Always get advice before you make an application

To help you make a good application that can be quickly decided, the local authorities will provide you with pre-application advice if you ask for it. Each local authority has a formal process for pre-application advice on major applications and a simpler process for smaller applications. You should contact the local authority you will be making the application to for more advice.

If your application is likely to be "called in" by the National Park Authority, the local authority will ask the Park Authority to provide them with pre-application advice for your proposal. You may also be offered a Processing Agreement at this point.

Appealing decisions on planning applications

You have three months from the date a decision is sent to you to appeal the decision on a planning application. Your decision notice will tell you who your appeal must be made to and how to make it. You can get further advice from the local authority that made the decision or the National Park Authority.



Applications the National Park Authority will “call in”

There are some types of planning application that the National Park Authority will almost always “call in” to determine. These are listed overleaf as Type 1 applications. There are also some types of application that the Park Authority is unlikely to “call in” and will be decided by the relevant local authority. These are listed overleaf as Type 2 applications.

Type 1

Applications that are highly likely to be “called in”:

- All “major” applications as defined in planning legislation¹;
- Private ways which require Environmental Impact Assessments (EIA) and those which could have a potential impact upon important natural and cultural heritage interests and/or sites of particular landscape sensitivities;
- Wind turbines, hydro schemes or large solar panel farms;
- Minerals applications;
- Housing – five or more residential units within a ‘strategic’ or ‘intermediate’ settlement²;
- Housing – three or more residential units within a ‘rural’ settlement² or outside a settlement;
- More than 500m² gross floor area, or 0.25ha site area, of employment space outside settlements;
- Applications which would require Environmental Impact Assessment;
- Listed building consent applications that involve major external or internal changes or are otherwise linked to an application of Type 1³;
- Conservation area consent applications linked to another application of Type 1.

¹ Scottish Planning Series Circular 5 2009: Hierarchy of Developments

² As defined in the spatial strategy on pg 17 of the [Cairngorms National Park Local Development Plan](#)

³ The National Park Authority cannot call in listed building consent applications where the planning authority is the applicant. Those applications are referred to Historic Environment Scotland for determination, acting on behalf of Scottish Ministers.



Type 2

Applications that are highly unlikely to be “called in”:

- Householder developments¹ – small developments that need planning permission;
- Housing – up to four residential units within a ‘strategic’ or ‘intermediate’ settlement²;
- Housing – up to two residential units within a ‘rural’ settlement² or outside a settlement;
- Biomass plants that are attached to existing uses;
- Telecommunications masts inside settlements;
- Telecommunications/broadband cabinets;
- Small scale extensions, changes of use or temporary development involving commercial, tourism, leisure and industrial uses;
- Changes of use of existing residential properties to short-term lets;
- Small scale upgrading/restoration works – comprising drainage, landscaping or re-profiling of land;
- Advertisement consent applications;
- Listed building consent applications that involve minor external or internal changes;
- Conservation area consent applications that are not connected with an application of Type 1.

Reasons for “calling in” other applications

If a planning application is not listed under Type 1 or Type 2, it could still be “called in” if it is particularly important or could have a big effect on the National Park.

Planning applications are more likely to be “called in” by the National Park Authority if because of their size, what they are, where they are, either on their own or in addition to other developments they:

1. Are either incompatible with, or have potential to make a significant contribution to, the aims of the National Park;
2. Affect nationally important natural and cultural heritage interests and/or sites;
3. Raise significant issues for the social and/or economic wellbeing of communities in the National Park;
4. Raise significant issues with regard to the enjoyment and understanding of the National Park;
5. Make a significant visual impact within principal transport corridors (e.g. A-class roads, Perth to Inverness train-line, etc) and heavily-used routes within the Park;



6. Raise new policy issues that have not previously been considered;
7. Affect places with high wildness characteristics, or areas where there are particular landscape sensitivities;
8. Raise significant issues locally and with a high level of public interest.

Further advice

This advice note has been produced to explain how planning applications in the Cairngorms National Park are decided by the local authorities and the Cairngorms National Park Authority.

You can get more advice on making a planning application from the planning department of the relevant local authority or you can contact the Cairngorms National Park Authority planning team in Grantown-on-Spey at planning@cairngorms.co.uk. Tel: 01479 873535

Local Authority Planning Offices

Aberdeenshire Council

Kincardine & Mearns and Marr Team
Viewmount, Arduthie Road
Stonehaven
AB39 2DQ
Tel: 01569 768300
Email: planning@aberdeenshire.gov.uk
Web: www.aberdeenshire.gov.uk/planning

Angus Council

Planning and Place
County Buildings, Market Street
Forfar
DD8 3LG
Tel: 01307 473360 or 473342
Email: planning@angus.gov.uk
Web: <http://www.angus.gov.uk/planning>

Highland Council

Badenoch and Strathspey Planning and Building Standards
Kingussie Courthouse, High Street



Kingussie
PH21 1HR
Tel: 01349 886608
Email: epanning@highland.gov.uk
Web: www.highland.gov.uk

Moray Council

Development Management
Environmental Services
The Moray Council
High Street
Elgin
IV30 1BX
Tel: 0300 1234561
Email: development.control@moray.gov.uk
Web: www.moray.gov.uk

Perth & Kinross Council

Development Management
Pullar House, 35 Kinnoull Street
Perth
PH1 5GD
Tel: 01738 475300
Email: developmentmanagement@pkc.gov.uk
Web: www.pkc.gov.uk/planning