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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## OUTCOME OF CALL-IN

Call-in period: 21 April 2025  
2025/0086/DET to 2025/0093/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>2025/0086/DET</b>
<b>Council ref:</b>	25/01012/FUL
<b>Applicant:</b>	Mrs Diana Saunders
<b>Development location:</b>	9 Creag A Ghreusaiche, Aviemore, Highland, PH22 1LD
<b>Proposal:</b>	Use of property for short term let and residential purposes
<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:** 2025/0087/DET  
**Council ref:** APP/2025/0384  
**Applicant:** Mr Ashley Anderson  
**Development location:** Land East of Torin View, Ardgeith Farm, Strathdon, AB36 8XL  
**Proposal:** Change of use of agricultural land and installation of 2 glamping pods (short-term letting accommodation), decking, hot tubs, erection of storage shed  
**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.

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**CNPA ref:** 2025/0088/DET  
**Council ref:** APP/2025/0530  
**Applicant:** Mr Dale And Mrs Christine Watts  
**Development location:** Ellanfern, Braemar, Aberdeenshire, AB35 5XX  
**Proposal:** Alterations and extension to dwellinghouse  
**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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**CNPA ref:** 2025/0089/PPP  
**Council ref:** 24/04983/PIP  
**Applicant:** Mr and Mrs Graeme and Shona Pringle  
**Development location:** Delbog Croft House, Delbog Croft, Nethy Bridge  
**Proposal:** Reconstruction of derelict house  
**Application type:** Planning Permission in Principle  
**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:** 2025/0090/DET  
**Council ref:** 25/00827/FUL  
**Applicant:** Muckrach Estate  
**Development location:** Land Near Loch Beum, A'Chlaidheimh, Carrbridge  
**Proposal:** Upgrade of track for forestry (in retrospect)  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** Retrospective application for the upgrade of track for forestry purposes which could have a potential impact upon natural heritage and/or landscape sensitivities. The application also associates with recently called in application 2025/0077/DET by CNPA within Muckrach Estate. Therefore, the application is considered to raise issues of significance to the collective aims of the National Park.  
**Background Analysis:** Other: Retrospective application for the upgrade of track for forestry purposes which could have a potential impact upon natural heritage and/or landscape sensitivities; the application is considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2025/0091/DET  
**Council ref:** 25/00829/FUL  
**Applicant:** Muckrach Estate  
**Development location:** Land at Auchterteang, Carrbridge  
**Proposal:** Upgrade of track for forestry (in retrospect)  
**Application type:** Detailed Planning Permission  
**Call in decision:** **CALLED IN**  
**Call in reason:** Retrospective application for the upgrade of track for forestry purposes which could have a potential impact upon natural heritage and/or landscape sensitivities. The application also associates with recently called in application 2025/0077/DET by CNPA within Muckrach Estate. Therefore, the application is considered to raise issues of significance to the collective aims of the National Park.  
**Background Analysis:** Other: Retrospective application for the upgrade of track for forestry purposes which could have a potential impact upon natural heritage and/or landscape sensitivities; the application is considered to raise issues of significance to the collective aims of the National Park.

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**CNPA ref:** 2025/0092/DET  
**Council ref:** 25/01179/FUL  
**Applicant:** Mr and Mrs Alan and Laura Millar  
**Development location:** Rowan Bank, Nethy Bridge, PH25 3DR  
**Proposal:** Demolition of house and erection of replacement house for residential use and short-term letting  
**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.

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<b>CNPA ref:</b>	<b>2025/0093/DET</b>
<b>Council ref:</b>	25/01185/FUL
<b>Applicant:</b>	Mr and Mrs Mark and Rachael Tate
<b>Development location:</b>	Homewood Lodge, Newtonmore Road, Kingussie, Highland
<b>Proposal:</b>	Use of property as short term let
<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)