

Agenda Item	6.8
Report No	PLS/43/26

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 17 June 2026
Report Title: 26/00474/FUL: Amazing Places Ltd
23 Grampian Court, Aviemore PH22 1TB
Report By: Area Planning Manager - South

Purpose/Executive Summary

Description: Use of property as short term letting unit

Ward: 20 – Badenoch and Strathspey

Development category: Local

Reason referred to Committee: Ward Member referral

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

Recommendation

Members are asked to agree the recommendation to **GRANT** the application as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 Planning permission is sought for the use of the property as a short term letting unit. The property is a two bedroomed ground floor flat. The flat has been operational as a short term let since 2019. No physical changes are proposed to the property as part of this application.
- 1.2 Pre-Application Consultation: None.
- 1.3 Supporting Information: Planning statement, Short Term Let Licence, Short Term Let Management and Amenity Plan, Noise Management Plan, Occupancy Rate
- 1.4 Variations: None.

2. SITE DESCRIPTION

- 2.1 The property is located at Grampian Court, Aviemore which consists of four blocks of flats, located within communal grounds. It is accessed off Grampian Road, within the centre of Aviemore. The ground floor flat has 2no. bedrooms.
- 2.2 The property will utilise existing services such as parking, water supply and waste disposal. Parking is communal for all the flats.

3. PLANNING HISTORY

- 3.1 None

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Date Advertised:
Strathspey and Badenoch Herald - Unknown 19.03.2026
Neighbour 14 Days
Representation deadline: 8 April 2026
Timeous representations: 0
Late representations 0
- 4.2 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

- 5.1 **Aviemore & Vicinity Community Council:** In May 2024 Aviemore & Vicinity Community Council agreed we would object to all new applications for short term lets within the community council boundary in line with our support for the short term let control zone. We feel that the need for accommodation for people to live and work permanently in our community greatly outstrips the need for further holiday accommodation, which the local economy cannot currently adequately support.
- 5.2 **CNPA Notification of Application:** No call-in required.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 National Planning Framework 4 (NPF4) (2023)

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 14 - Design Quality and Place

Policy 16 - Quality Homes

Policy 30 - Tourism

6.3 Cairngorms National Park Local Development Plan (CNPLDP) (2021)

3 - Design and Placemaking

6.No. Cairngorm National Park Guidance

3 - Sustainable Design, Non-statutory Guidance

7. OTHER MATERIAL CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Planning Circular 1/2023: short-term lets and planning

7.2 The Highland Council guidance and advice

Highland Council Non-Statutory Short-Term Let Control Area Planning Policy (2023)

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Determining Issues

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) impact of loss of residential use
- c) impact on amenity and character of the area
- d) impact on infrastructure and services and proposed mitigation
- e) any other material considerations

Development plan/other planning policy

- 8.4 Planning permission is sought for the use of this property as a short term letting unit.
- 8.5 The property has been utilised as a short term let prior to the establishment of Ward 20 as a STLCA. However, due to the scale of the property, the number of bedrooms and anticipated occupancy, the change is deemed to be material.
- 8.6 The Cairngorms National Park Local Development Plan (CNPLDP) has policies that support tourism development, including provision of tourist accommodation, but does not have a specific policy on the use of existing residential buildings for short term lets. The principal policy that this proposal must be considered against is therefore NPF4 Policy 30 Tourism.
- 8.7 NPF4 Policy 30 e) Tourism sets out that for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:
- i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or
 - ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.
- 8.8 The Council's Non-Statutory Short-term Lets within a Control Area Planning Policy was introduced in 2023. It does not form part of the Development Plan but is a material consideration in the determination of applications for this type of use.
- 8.9 This states that, within a Control Area, the Council will support the use of an existing dwellinghouse as a short-term let that falls within one of the following categories:
1. It is a long-term empty dwellinghouse that will be brought back into active use. Supporting evidence will be required to be submitted to demonstrate this; or
 2. The dwellinghouse is located above a commercial unit within a City, Town or Village centre; or
 3. The dwellinghouse has no fewer than four bedrooms, as it existed at the date of the establishment of the Control Area or, if constructed after the designation of the Control Area, as originally built.
- 8.10 Providing that the loss of the residential property to short term let can be justified on the grounds of supporting the local economy and that the proposal would not lead to an unacceptable impact on local amenity or the character of the neighbourhood or area, it could be considered to comply with the Development Plan.

Impact of loss of residential use

- 8.11 The property has been used as short term let since 2019. Whilst the proposal would result in a property not being available for permanent residential use, it has not been available as a permanent residential house since 2019.
- 8.12 The property has two bedrooms, which is of a size where a change of use to short term let would in principle not be acceptable under the Council's Non-Statutory Short-Term Lets within a Control Area Planning Policy. THC's Non-Statutory Short Term Let Control Area Planning Policy is considered to apply only to new short term let proposals in a control area, based on advice from the Council's Legal Services team.

This application relates to an existing short term let.

Impact on amenity and character of the area

- 8.13 The property is a ground floor flat within Aviemore, just outwith the southern extent of the defined town centre. The flat is accessed via a direct ground floor entrance. The property has been operational as a short term let since 2019 with no complaints raised. Therefore, there are no concerns regarding impact on amenity or the character of the area.

Impact on infrastructure and services and proposed mitigation

- 8.14 Parking is provided by means of unallocated parking spaces within Grampian Court at a ratio of 39no. spaces per 31no. flats. Cycle parking is available. No physical alterations are proposed as part of this application.
- 8.15 It is considered in this case that the use of the property for short term letting is acceptable in that the impact on residential amenity and the character of the area is not considered significant and therefore complies with NPF4 Policy 30 e) (i).

Other material considerations

- 8.16 There are no other material considerations.

Non-material considerations

- 8.17 None.

9. CONCLUSION

- 9.1 Planning permission is sought for the use of an existing property as a short term let. It is not considered to have an unacceptable impact on either the character or the amenity of the area and therefore meet with the requirements of NPF4 Policy 30 e) part (i).
- 9.2 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

It is recommended that the application is **GRANTED** subject to conditions for the following reasons:

Conditions and Reasons

None.

Signature: Bob Robertson

Designation: Area Planning Manager South

Author: Julie-Ann Bain

Background Papers: Documents referred to in report and in case file.

Relevant Plans:

Plan 1 – 01 Floor Plan

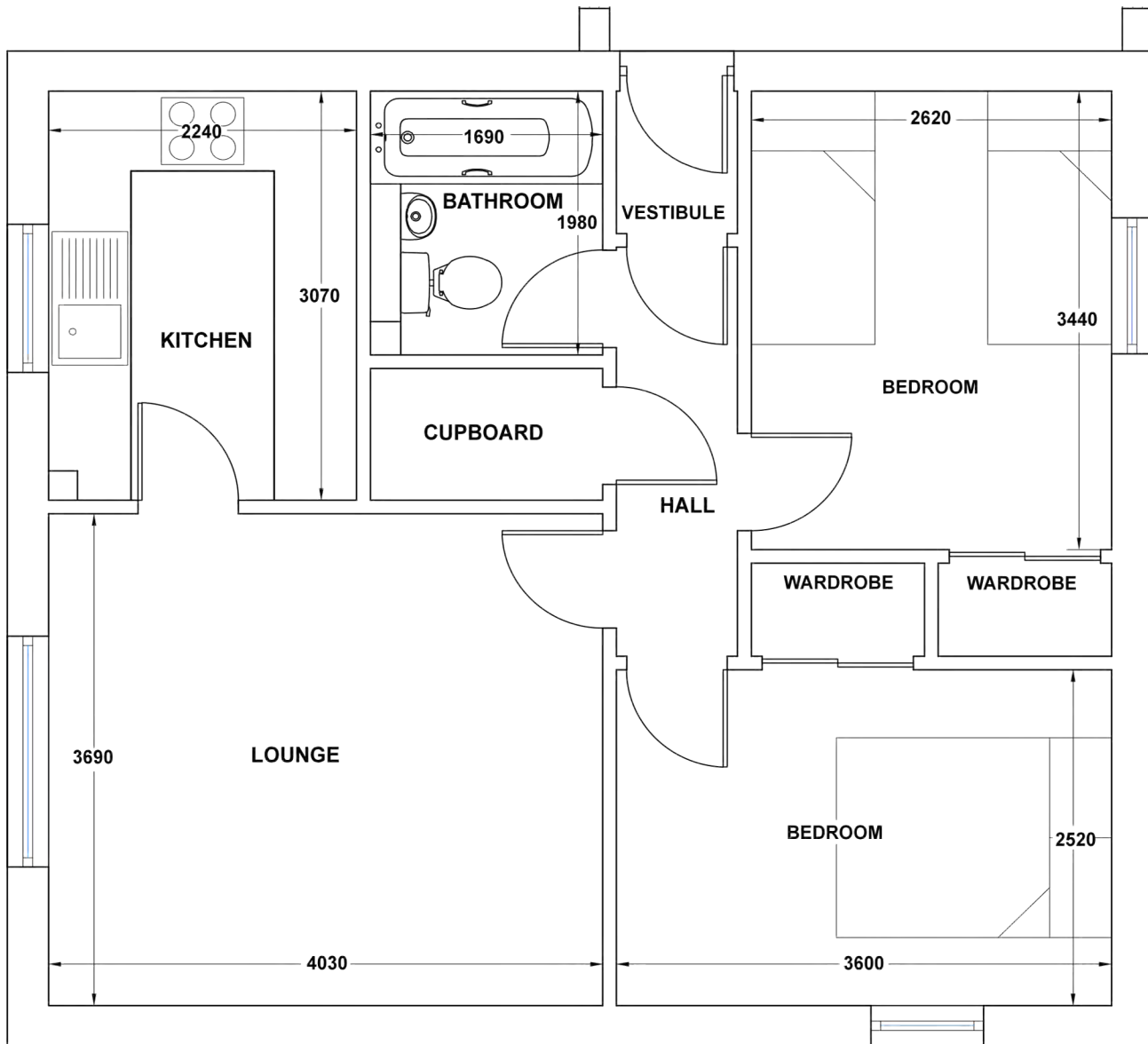
Plan 2 – 000001 REV B Location Plan

Plan 3 – 000002 REV B Site Layout Plan

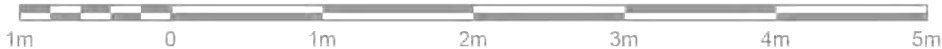
Plan 4 – 000003 Elevation Plan

23 GRAMPIAN COURT, AVIEMORE

Ground Floor , Floor area - 53m .sq



1:50

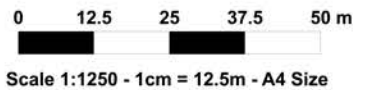


Job Title	Drawing Title	Drawing Number	Scale	Date	Rev
23 Grampian Court Aviemore PH22 1TB	Floor Plan	01	1:50	Feb 2026	

Baztex
81 Grampian Road
Aviemore
PH22 1RH
 Tel :01479811799



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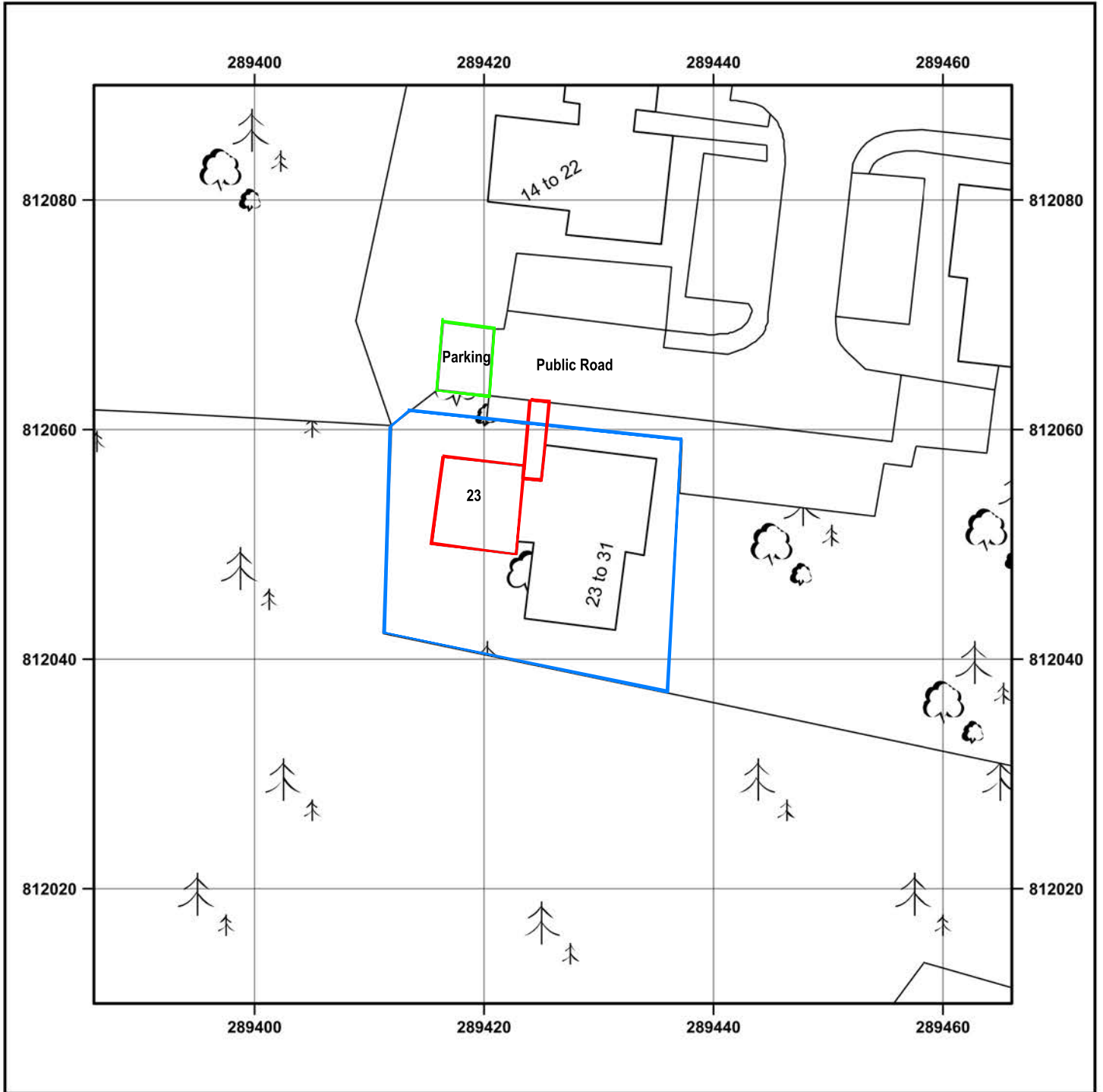
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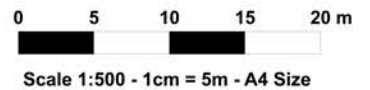
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Centre Coordinates: 289426,812050

Production Date: 22/02/2026



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23 Grampian Court, Aviemore, PH22 1TB (in red)



Ground Level

PROPOSED FRONT ELEVATION
Scale 1:50 on A3

