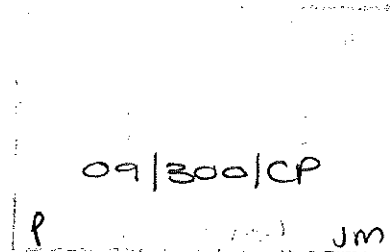


**Derek Manson**

**From:** [REDACTED]  
**Sent:** 19 February 2010 15:21  
**To:** Derek Manson  
**Cc:** [REDACTED]  
**Subject:** 09/300/CP house at Wester Rynaballach, Cromdale  
 Derek

**09/300/CP house at Wester Rynaballach, Cromdale**



I can confirm agreement to your request for extension of the period for dealing with the application.

To reaffirm my client's position on certain matters,

I would emphasise the proposal is to house a retiring farmer and, as such, is representative of a development which meets the very recent considerations of the Scottish Government's Chief Planning Officer on the subject.

It is submitted the sequential tests for existing farm house(s) occupancy have been met,

In response to the Landscape Officer's concerns, it should be pointed out the proposal is no different from any other which seeks to develop within existing trees in so much as the remaining trees will no doubt require management at some point in time but this will not necessarily result in the house becoming any more visible as a replanting programme to ensure continuing screening can be conditioned as appropriate. The track will of course require to be upgraded with improved surface and side drainage but these works will remain consistent with the minimal traffic flow and informal rural setting. The 'night-time experience', through the introduction of household associated lighting, has been grossly over-stated in my opinion and any such negative environmental impact is categorically refuted. It is denied that the house design offers a poor relationship to the landscape context and, in the event of an indication to approve, the architectural details or site orientation, if needs be, can be revisited and amended accordingly. Neither should the introduction of a building into a landscape characterised by its openness be an issue. The 1985 Countryside Commission for Scotland study into traditional building design and form revealed the unique Scottish rural character of single houses in the countryside, "*the older tradition of isolated single buildings or small groups has endured to this day*". (*Buildings of the Scottish Countryside. RJ Naismith*). In terms of sustainability, I do not see how a house at 1000ft contour should be any less sustainable than that at lower levels and, in the absence of detailed justification in this respect, can not be taken a serious consideration. It is submitted the proposal can indeed compliment the landscape character of the National Park, not least by introducing a living and working ambience to this upland area.

I have already explained my client's position on your request for a Section 75 Agreement and this has not altered and I have to accept may well be an issue capable only of resolution at a formal Appeal stage.

Should have require more information, please do not hesitate to contact me.

Regards,

Dave Macdonald

**Highland Planning**

**Quebec Bridge**

**Tain**

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19/02/2010