



CAIRNGORMS

NATIONAL PARK AUTHORITY

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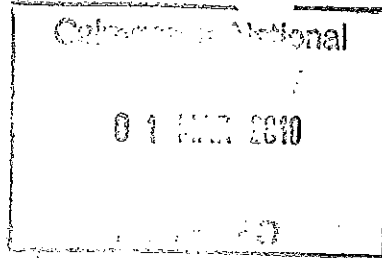
The attached document has been submitted by the applicant of planning application 09/351/CP. This is in response to the CNPA landscape officer consultation comments. The applicant has requested that their response is sent round the Planning Committee members. I would like to clarify that the detailed comments are in response to this internal consultation by the CNPA landscape officer and not directly to the planning paper.

DM

Michael H. Pattison
Whitewalls
Annables Lane
Kinsbourne Green
Harpenden AL5 3PU
Tel: [REDACTED]

26th February 2010

Don McKee
Head of Planning & Development Management
The Cairngorms National Park Authority
Albert Memorial Hall
Ground Floor
Station Square
Ballater
Scotland
AB35 5QB



Dear Mr McKee

Re: **Application 09/351/CP**
Shooting Lodge nr Catlodge, Cathar Mor

1. It was with some considerable surprise to receive a note from Colin Armstrong my architect who was planning a lodge on my estate at Glen Truin for environmentalists, shooters and fishers attaching your assistant planning officers recommendations that his/my application be turned down on the landscape grounds (Derek Manson)
2. I purchased the land (some 1000 acres in 1987) for a mixed commercial crop of woodland and grouse shooting estate.
3. In 1988 the objectives changed to that of a Native Pinewood while still maintaining a sporting facility. This was achieved in 1994 with the planting in clusters of native pinewood and hardwood.
4. Mr Manson's observation that the trees were planted 20-25 years ago is wrong. The land was planted 15 ½ - 16 years ago and clearly his observation that trees are 2m to 4m would indicated that in the next 5 years the trees would be considerably higher.

5. I attach an article written by Mike Butler the then Senior Manager of Fountain Forestry outlining my objectives of this project. I would add I supported the set up of the Cairngorm National Park in the belief that this body would
 - i. Protect the Environment
 - ii. Encourage the enjoyment of the environment
 - iii. Encourage tourism
 - iv. And Bring employment to Scottish rural areas

It would also appear that the criteria met the objectives of the National Parks of Scotland Act 2000.

6. For the record my application was fully discussed with Andrew McCracken (Highland Council planning officer who appeared to agree with the above objectives and indeed recommended the positioning of the proposed lodge) "Planning control decisions must remain particularly accountable and should thus be retained by the existing local authorities"..... etc. (Has this changed?) The National Park should promote the identity of the area in ways which will benefit local communities and businesses (Has this changed?) Indeed the Planning Department asked us to increase the size of the site from 0.1 to 0.3 hectares and pay additional planning fees.
7. As the Fountain article observes (attached), I have since put in two lakes stocked with brown trout, put in feeders and strimmed the heather in patches rather than burn. I have also employed a former Fountain Forestry worker to maintain the property in both vermin and ground control. (P. Hoare)
8. Clearly we need some income to sustain our project and a lodge for shooters, fishers or walkers. (Note this is NOT a second home) Without the lodge the estate is unsustainable.
9. Phil Hoare's report attached spells out some of our projected plans.

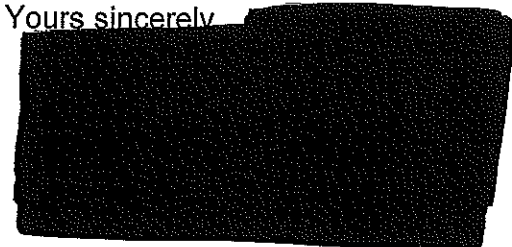
If I may comment on Mr Manson's Report

1. Planting dates are wrong by 5 years (not 20-25 years, but 16 years)
2. The Objectives of the estate have been missed.
3. There is a property on the side of the estate (a lodge owned by the Scottish Mountaineering Society) on the boundary (The Halfway House).
4. Yes from a distance, today a lodge could be seen from ½ mile away (A889) but not from the entrance to the estate.
5. In 5 years or less the lodge would be completely invisible.
6. Mr Manson's observation that the access track (from the car park) is not going away! It is there.
7. Very wet ground! Respectfully it would appear that Mr Manson didn't go onto the ground! As the proposed lodge is positioned some 100 yards down a slope towards one of the lakes! It is not very wet.
8. "The access track would also need to be excavated/built up in places. This is not disputed, but would not be visible from the highway.
9. "Sustainable Design" Mr Manson says "The exposed nature of the site in an area known for extreme winter conditions would make it difficult to achieve sustainable design principles" - The "Halfway House" does not appear to have any problems.
10. Our lodge would be a positive environmental project – geothermal, non-intrusive, solar etc. I am the publisher of International Environmental Technology, probably the leading journal in it's field and I would not harm the environment in any way.
11. Please look at Phil Hoare's plans – without some income coming in, this estate will revert to the wild.
12. I see the "Cairngorm National Park is synonymous with quality that is to the highest standards. We similarly support this concept.
13. Under funding for the Consultations Document August 2000 Page 6 Ministers made a comment to "Core Fund the National Park" – can I get a grant to maintain Glen Truin? Should the application fail?

Finally if you don't like the proposed location of the lodge that was suggested by the local authorities, where would you suggest?

I hope this is useful.

Yours sincerely



Michael H Pattison

Encl: Phil Hoare's letter
Local Authority Janice Lugie email
Creating Native Forests article

creating native forests

report by Mike Butler, Business Manager, Inverness



Michael Pattison with daughter Katie. Michael Pattison has a wide range of business and recreational interests. Following an early career working in the USA, he established a specialist magazine publishing company, International Labmate Limited, which distributes its journals worldwide including International Environmental Technology. He has a keen interest in field sports - fishing, shooting and stalking - and a patron of Saracens rugby club. His wife Janice breeds highland cattle.

Glenrium Estate lies in the heart of the Highlands of Scotland not far from the village of Dalwhinnie most noted for its distillery. The 400 hectare estate was originally part of a larger sporting estate where the land use consisted mainly of low intensity sheep grazing and rough shooting. The topography consists mainly of open moorland to the east extending to the high crags of Cruban on the North Western edge of the property. The whole area is a haven for all forms of wildlife with the upper hill ground almost qualifying for wilderness status.

The estate was purchased by Michael Pattison in 1987 for the purpose of establishing a commercial crop of woodland and Fountain Forestry (as **fountains** was then called) were appointed as managers. A Forestry Grant Scheme was already in place but was due to expire in 1989. With the changes of the tax system for forestry in 1988 came the demise of the Forestry Grant Scheme, so it was decided to submit a new application to the Forest Authority under the new Woodland Grant Scheme (WGS). After extensive consultation with the owner, a decision was taken to change the objectives of the scheme from a commercial crop to that of a Native Pinewood. This was actively encouraged by all the consultees at the time.

ENVIRONMENTAL ASSESSMENT

The new scheme proved to be a formidable undertaking as the Forest Authority then requested the preparation of an Environmental Statement. An appeal was lodged with the Secretary of State for Scotland but was subsequently quashed in July 1992. Over the following months the Environmental Assessment was prepared and submitted along with the WGS application in March 1993.

All the parties concerned with the project were now embarking on the new concept of Conservation, Recreation and Amenity which had now become the buzzwords of the industry. To plant Scots pine and hardwoods on such a large scale was a new departure from our normal operations. Planting took place over a two year period with the final area being completed in the spring of 1994. The Forest Authority, along with the consultees monitored the progress with interest as this was one of the first Native Pinewood Schemes undertaken.

DEER AND HARES

The word 'wildlife' took on a new meaning and it was of prime importance that this aspect was addressed from two points of view - the protection of the trees and the



Introducing brown trout to the lochs

active encouragement of bird life. Prior to planting, a deer fence had been erected to exclude both red and roe deer which can exert extreme pressures on plantations, especially during the winter months. Mountain hares, although not evident in significant numbers at the time of planting, increased over a three year period which necessitated rabbit-netting the entire perimeter fence. This was also effective against the rabbit population adjacent to the hill grazing fields to the east of the property.

Five years on and the whole scheme is flourishing. The raptor population (*see fountains Autumn/Winter 2000/2001*) has increased, golden eagles can be seen together with peregrine falcons, hen harriers, kestrels,

buzzards, sparrow hawks and merlin and many of these birds are now nesting on site. Other birdlife is present in the form of owls, golden plover, blackgame, red and black grouse and all the more common upland species.

Originally the shooting on the estate was let to a shooting tenant but in view of the sensitivity of the site the lease was terminated and all forms of control are now undertaken by the local ranger, Phil Hoare. He actively monitors and records all wildlife movements on Glenrium and visits the estate on a regular basis.

BROWN TROUT

The crowning glory came at the end of last year with the construction of two hill lochs which cover an area of two and three hectares respectively. Considerable research was undertaken prior to the project progressing, all of which proved invaluable. Native trees, shrubs and plants have been strategically planted on the banks, and nesting boxes for aquatic birds have been placed on the islands. Brown trout have been introduced after seeking expert advice on acidity levels along with the general environmental conditions that fish require. There is confidence that the trout will thrive and breed despite the

risk of poaching by both man and heron.

The establishment phase at Glenrium has given great satisfaction to all those involved and will continue to give enjoyment for years to come as the project continues to evolve and mature. Michael Pattison has been involved at all stages in the development of the estate and has had a major input, especially on the wildlife and conservation aspects. His vision has been a key part of the success of this project. **fountains** values its involvement and looks forward to continuing our fifteen year relationship with this committed landowner.

PROPOSED SHOOTING LODGE, GLENTRUIM, LAGGAN

Application 09/351/CP

SUPPORTING STATEMENT

- 1 The larger of the two ponds could be dug out at its western end creating another island thus providing more nesting sites for ducks, geese and waders. There is already one island on this pond and to date we have had green shank, grey long, mallards and sandpipers nesting on it.
- 2 Down from the proposed site there is a flat very wet area - small pools or flashes could be dug out to create feeding areas for waders such as snipe, woodcock, plover, sandpipers etc., also for duck and geese. The small pools would also provide breeding areas for insects thus providing food for many species of birds.
- 3 Water plants and water loving trees such as willow could be planted around the edges of the small pools and ponds to create cover for nesting birds.
- 4 I have started a small feeding programme for the ducks, this could be increased by providing more feeders around the estate thus providing food for more species during the winter months.
- 5 Although Glentruim has a WGS scheme, there are still large areas of moorland (heather and blaberry etc.) but because of the trees, we cannot do any controlled burning. This year I have used a strimmer to create small areas of cut heather and so far this seems to be working as the heather is regrowing. We could use a larger Flail mover to create much larger areas to provide feeding areas for grouse and golden plover etc.
- 6 On some parts of the estate there are areas of bracken, these could be sprayed and then grasses and wild flowers would soon return.
- 7 We could put out nesting boxes for ducks and small birds.
- 8 Around the proposed site there would be some landscaping in this area, we could plant berry bearing shrubs and trees to provide winter food for the birds.
- 9 There is a small area near one of the ponds that could be cleared and cultivated and planted with oats to provide extra food for the black grouse.

SPORTING

- 1 The ponds were originally stocked with mature brown trout several years ago. A small restocking programme could be started putting in small numbers of larger trout (brown trout) to increase the sporting potential.
- 2 The trees are at the thicket stage now and roe deer no longer pose a threat to the trees so clients could be taken out roebuck and roedeer stalking in season.
- 3 A small amount of game rearing and release could be started, pheasants and partridges, then try to build up from the reared birds a wild breeding population to provide extra walked up shooting. This would also include extra vermin control.
- 4 Grouse, more heather cutting, providing grit and vermin control to try to increase breeding stock.
- 5 Ducks and Geese – Build hides, provide feed, nesting boxes. We have mallard and teal and graylong geese coming into the pond so we could provide duck and goose flighting in season.

I would like to stress that any contribution to the sporting aspect also provides conservation for many other species including intended species.

Mr P Hoare
15/09/09

Michael Pattison

From: Janice Logie [REDACTED]
Sent: 23 October 2009 14:46
To: Barbara Rush
Cc: Andrew Still
Subject: RE: RE: RE: RE: RE: RE: Proposed New Shooting Lodge at Glentrium, Laggan for Mr Michael H. Pattison
Attachments: Supporting Statement .zip

REFERENCE EML/0938/16
For the attention of Barbara Rush

Hi Barbara

Just to give you an update on the project. The planning application was submitted several weeks ago now and I attach a copy of Phil Hoare's notes for Mr Pattison's information.

The Planning Department have come back to us today and spoken to Andrew Still, who is the Architect dealing with the project and they have asked for a further cheque for £580.00. The reason for this is that the application fee is £290.00 per .1 of a hectare, but the Planning Department don't think that there would be enough of a site with just the .1 hectare (given the access as it is at the moment) and have therefore asked us to forward them another cheque for a .3 hectare site.

We trust that this will be acceptable and would be much obliged if you could forward the cheque to us which we will then pass on to the Highland Council and will then of course keep you updated as to the progress of the application.

Many thanks Barbara,

Janice

for Colin Armstrong Associates

Chartered Architects

Lyle House, Pavilion 1, Fairways Business Park, Inverness, IV2 6AA

[REDACTED]

-----Original Message-----START

From: Barbara Rush [mailto:[REDACTED]]
Sent: Tue, 22 Sep 2009 16:12 (GMT Daylight Time)
Received: Wed, 23 Sep 2009 10:16 (GMT Daylight Time)
To: [REDACTED]
Subject: RE: RE: RE: RE: RE: Proposed New Shooting Lodge at Glentrium, Laggan for Mr Michael H. Pattison
Attachments: 0

26/10/2009