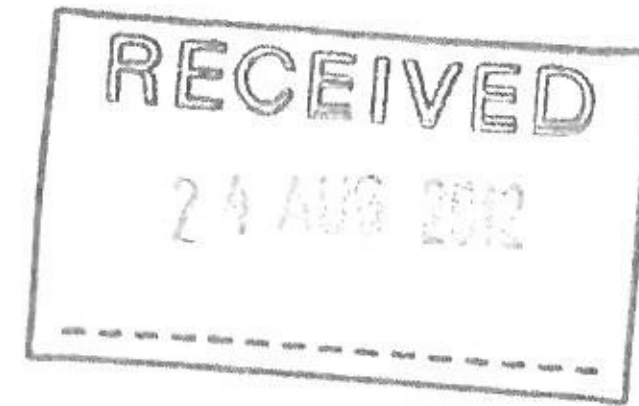


c/o 4 Strathspey Lodges  
South Street  
Grantown-on-Spey  
PH26 3JA

Mr Don McKee  
Head Planner  
Cairngorms National park Authority  
Albert Memorial Hall  
Station Square  
Ballater  
Aberdeenshire  
AB35 5QB



17 August 2012

Dear Sir

**Application Number:** 2012/0237/DET  
**Development Proposal:** Erection of house and double garage and installation of sewage treatment plant, sample chamber and infiltration field  
**Location:** Land 310m South of Pollowick Cottage, Cromdale, Grantown-on-Spey  
**Case Officer:** Ms Katherine Donnachie

Further to your letter of 23 July and subsequent letter advising change of submission date, please find enclosed further information regarding the above application.

Regarding the opportunity to address the Planning Committee, we would wish to attend the meeting, on date to be advised by the Committee.

As previously explained during our meeting with yourself and Mr Fergus Ewing on 9 September 2011, we had to make a very stressful decision to sell our home of 13+ years and move due to harassment from neighbours. We had approached the Park Authority in 2007 prior to putting our house on the market and asked the question would a wooden house be acceptable for construction in the Park and were assured that this would be the type of house totally acceptable.

We spent considerable time looking for suitable accommodation in Grantown and surrounding area to suit our needs both with regard to cost and location prior to going down the route of planning this eco home in line with CNPA Local Plan Policy 16 'Design Standards for Development'. We have chosen a Finnish build due to their Environmental commitment, their replanting policies which far outweigh any Scottish policy, the fact that European wood is slower growing and has less shrinkage than Scottish and the major factor that it costs a third less to buy Finnish than Scottish therefore not making such a hole in our finances.

Mrs Drummond has personally made a lot of commitment within the communities of both Grantown, Dulnain Bridge and Cromdale over the past 32 years serving as Dulnain Bridge Fete Secretary, Chairman of the Primary School PTA (6 years), Chairman of Cromdale Village Hall, Secretary of Cromdale & Advie Community Council, Dancing Covenor for 10 years to the Grantown Highland Games, Chairman of Octopus Parent and Children Swimming Club together with many other fund raising efforts connected to the Royal Air Force Grantown-on-Spey's Senior Citizen Lunches, Help for Heroes to mention a few.

We may now have to consider moving out of the 'Park' area to achieve our ambition of building this Eco home. Not only would this cause upheaval for our 14 year old Son, who has lived here all his life, the connection my four daughters and their families have with the area, also I doubt that we

would be able to remain in our current employment Mrs Drummond's with the Royal Air Force, which she has been in for nearly 31 years and Mr Drummond's LGV employment within the Whisky Industry since 1990.

Mr Andrew Falconer, the owner of the land and Mr Bill Cassells, who has provided us with a Deed of Servitude for the access and owners of the adjacent land are very supportive of our eco house application.

We are away from 18 August till 2 September on Annual Leave, however any queries can be directed to our Architect, Mr Barry MacKenzie of BWM Architectural Services, Telephone Number 07793 054307.

Yours faithfully

Alexander & Margaret Drummond

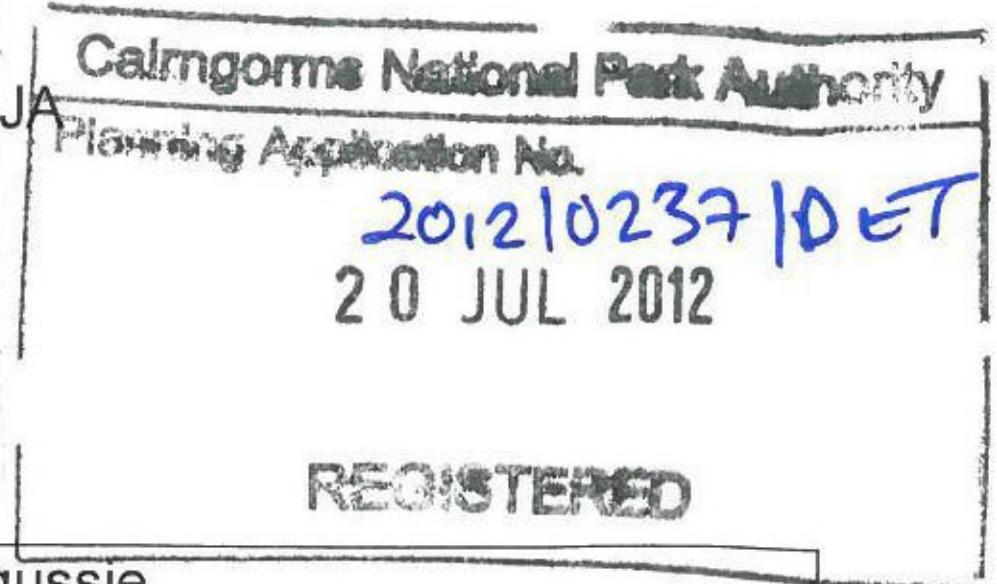
### LIST OF ENCLOSURES

1. Case History
2. Correspondence (including Emails) –  
Mr Fergus Ewing, MSP  
Mr Don McKee, CNPA  
Mr Andrew Tait, CNPA  
Mr Andy Donaldson, Transport Scotland
3. Letters: Cromdale & Advie Community Council  
Mr A Falconer  
Mr K Tainsh  
Mr & Mrs B Cassells
4. Water Survey - Geodiving Groundwater Solutions
5. Kontio Certificates and Environment Statements(5)
6. Brochure - Black Mountain Insulation Ltd – Sheeps Wool Insulation
7. Brochure - Eta Pellet Boiler
8. Brochure - Kingspan Sewage Treatment Plant
9. Brochure - Kingspan Rainwater Harvesting System

**PROPOSED HOUSE BUILD ADJACENT TO TOM AN UIRD FOREST, CROMDALE, PH26 3LW**

OS MAP 36 GRID REFERENCE 084297

Alexander John Drummond & Margaret Ann Drummond  
C/O 4 Strathspey Lodges, South Street, Grantown-On-Spey PH26 3JA



**Personal History:**

Mr Drummond born in Newtonmore, educated in Newtonmore & Kingussie		
1965 – 1974 Served apprenticeship in Inverness with SMT (now Autovision)		
Homelands Dairy, Lynchat, Kingussie	1974 – 1981	Redundancy
Lowfield Distribution (Harthill), Industrial Estate, Grantown-on-Spey	1981 – 1990	Redundancy
McPherson Transport, Fisherton Garage, Aberlour	1990 – 2007	Better employment conditions
Carntyne Ltd (Glasgow), Aberlour	2007 – Present	

Mrs Drummond born Inverness, educated in Inverness		
A & I Welders	1972 – 1976	Marriage
Homelands Dairy, Lynchat, Kingussie	1977 – 1979	House move
Grantown Golf Club	March – October 1981	Seasonal contract
Royal Air Force, Grantown-on-Spey	1982 – present	

**Residency:**

April 1977 – May 1980	Sawmill, Farr, Kincaig
May 1980 – October 1993	Ossian Cottage, Skye of Curr, Dulnain Bridge
October 1993 – October 1994	The Rowans, Cromdale & Knocknahigle, Cromdale (rented accommodation during house build)
October 1994 – February 2010	Eilan, 6 Sandys Way, Cromdale, Grantown-on-Spey
February 2010 – May 2012	c/o 2 Old Smiddy Court, Market Road, Grantown-on-Spey
May 2012 - present	c/o 4 Strathspey Lodges, South Street, Grantown-on-Spey

**Consultations prior to Planning Application:**

Mr Fergus Ewing, MSP  
Mr Don McKee, Cairngorm National Park – Planning drawn up in accordance with advice given by Mr McKee and Mr Tait  
Mr Andrew Tait, Planning, Cairngorm National Park  
Mr Andrew Donaldson, Transport Scotland – Access drawn up in accordance with advice given by Mr Donaldson  
Geo Divining – Aquatic Surveyors  
Mr G Noble, Land Surveyor  
Mr Barry MacKenzie, BWM Architectural Services  
Mr Chris Withey, Finnish Log Homes  
Scottish Hydro Electric



Please find attached the circumstances behind our Planning Application, as advised to do so, by Mr Fergus Ewing

We have spent a considerable amount of time (4 years) given thought to the environmental impact of the home we wish to build.

We propose to build a Finnish log home using laminated timber logs. We chose timber as it produces 85% less carbon in production to traditional bricks & mortar & it is difficult to think of a more environmentally friendly method of construction. The Company we plan to use have an excellent replanting programme where they replant 5 trees for every tree that is harvested & all waste wood is generated into other heating or building resources. The log homes have a negative carbon footprint when the average tree is offset against manufacturing, planing & transport.

We have looked at various types of insulating materials & aim to use a natural, sustainable & renewable insulating material in the form of sheep's wool. Heating will be via an economical & environmentally friendly Biomass Boiler system that will use wood pellets as fuel.

Our foul drainage will be processed through a Treatment plant, this breaks down any sewage & produces a very high quality of effluent suitable for discharging to an infiltration field drain. The treatment plant will have a sampling chamber installed so that samples can be taken to check the quality of effluent.

Mr Falconer who owns the adjacent field has agreed for us to position our treatment plant, sample chamber & soakaway out with our plot to ensure that it is situated 50 metres from our water supply.

We have had a full Aquatic survey of the plot carried out to ensure a private water supply sufficient for our needs. We also plan to install a recycling rain water system from the guttering so that the water can be re-used for gardening etc.

We are to have our main electricity supply underground so as not to disturb any impact on the land with poles, etc. Careful consideration has been given to the amount of lights throughout the house, and to electrical appliances.

We intend once the build is completed to plant natural trees and bushes to encourage birds and insects.

To enable us to build the above house we have:

In January 2011 contact was made with Mr McCracken of the Planning Department of Highland Council in Kingussie.

A request was made for Mr McCracken to visit the proposed building site with a view to establishing the viability of building there.

Mr McCracken refused on the basis that we would not be given permission to build there. This decision was made immediately and without any consultation or visit to the site.

In February 2011 we wrote to Mr Tait of the Cairngorm National Park asking his views of the proposed build. A reply was received from a Mr Grant quoting a paragraph from the Park Guide and again without any further information of the build we were advised that permission would not be granted.

Mrs Drummond attended a Building Consultation at Nethybridge which involved both the Highland Council, Cairngorm national park and members from various other agencies.

At this meeting both Mr McCracken and Mr Tait afforded Mrs Drummond a few minutes of their time and again both parties advised that no permission would be given.

Not to be deterred Mrs Drummond attended a surgery held by Mr Fergus Ewing at Grantown in May 2011. At this meeting Mr Ewing agreed to write to Mrs Jane Hope requesting a meeting with the Cairngorm national Park.

We contact the Cromdale Community Council who gave their unanimous backing to our proposed development, a copy of their letter was presented to Mr Ewing and Mr McKee.

On 9 September 2011, Mrs Drummond attended a meeting with Mr Ewing and Mr Don McKee where a lengthy discussion took place regarding the proposed build and it was agreed that Mr Tait would visit the site and give his findings to back up the Park's previous advice that we would not be granted permission to build.

During this meeting Mr McKee asked if we had exhausted all other alternatives ie. Was there no other property for sale in the area which we would wish to buy. Was there no other available plot ie Faebuie which we could buy, etc.

After advising Mr McKee of the reasons behind the sale of our previous house we also advised Mr McKee that given the design of our proposed build no plots, at a price affordable to ourselves, were available. We wished to build an Eco house and had searched for a suitable plot into which our house would blend into the countryside and not be an 'eye sore'.

At the site visit Mr Tait agreed that the proposed build would possibly be acceptable taking into considerations advised by him and also that we should contact Transport Scotland as he believed we would not be able to provide an access to the site.

Mr Andy Donaldson duly attended the site and advised that the current access into Tom An Uird woods would be acceptable and provided information on the alteration to the gradient, etc.

We have lived in this area since 1980 moving from Kinraig, our children have all grown up here and been educated in the Grantown Primary and Grammar schools. We have both worked here in local business since 1974 and 1977 as you can see from our personal history.

We want to remain in this area so that our 14 year old Son can complete his education and hopefully become employed in local industry/business.

Mrs Ann Drummond  
c/o 2 Old Smiddy Court  
Market Road  
Grantown-on-Spey  
PH26 3QG

Cromdale & Advie Community Council  
The Secretary  
Elconary  
Cromdale  
Grantown-on-Spey  
PH26 3LW

07 September 2011

Dear Ann

Thank you for attending the Community Council Meeting last night to outline the proposal for your Timber Constructed home hoping to be built in Cromdale.

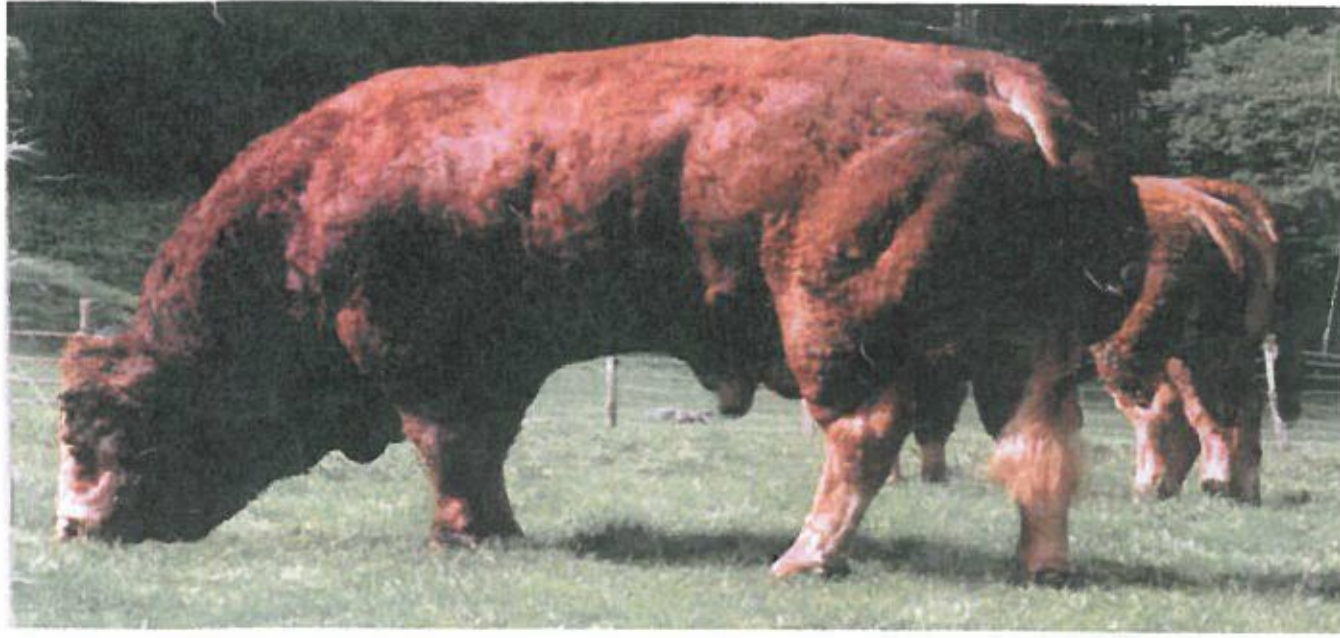
I can confirm that the Community Council members unanimously backed your proposal. It is pleasing to know that after residing within the community for over 17 years up until early 2010 that you wish to return to Cromdale and make it your permanent home once again.

The Community Council hopes that the Highland Council & Cairngorm National Park Authority Planning Departments look as favourably on the build as we do, and understand the importance of keeping local communities alive with people living and working within the locality.

We wish you the very best with your proposal and please keep the Community Council up to date with progress.

Yours Sincerely

Suzanne Mayle, Secretary  
Cromdale & Advie Community Council



**A FALCONER  
POLLOWICK FARM  
CROMDALE  
GRANTOWN-ON-SPEY  
MORAYSHIRE  
PH26 3LW**

Fergus Ewing MSP  
Highland Railhouse  
Station Square  
Inverness  
IV1 1LE

7<sup>th</sup> September 2011

Dear Mr Ewing

**MR & MRS DRUMMOND – POSSIBLE SALE OF BUILDING PLOT**

I have been approached by Mr and Mrs Drummond, who have told me that they are most interested in building a family home in the area of Cromdale.

A suitable site on my farm has been identified, and Mr and Mrs Drummond are very keen on it. The ground is of low fertility, and frankly it is not the best of agricultural land. To dispose of such an area would not affect my farming operations.

The attraction for me is that like most other farmers, I am under constant pressure from the bank, and my working capital is always very tight. An injection to the farm of the funds from the sale of the site to Mr and Mrs Drummond would be a lifeline to me, and it would help me to develop the farm so that the fourth generation of my family – my son – could continue to farm in the area.

I would be most grateful if you could lend your support to this proposition, which if successful, would result in another family having a permanent home in the Cromdale area, and the added financial security for both my business and family.

Yours sincerely

ANDREW FALCONER

*Kelsey Tainsh MBE*  
*Monzievaird, 12B Woodside Avenue, Grantown-on-Spey, PH26 3JR*

10<sup>th</sup> August 2012

FAO: CNPA Katherine Donnachie

**PLANNING SUPPORT IN THE CAIRNGORMS NATIONAL PARK**  
**FOR MRS ANN DRUMMOND AND FAMILY**

Ref CNPA Planning Number: 12/02608/FUL

As a former Chief Instructor at the Royal Air Force 'Force Development Training Centre', I have known Ann in her capacity as a Civil Servant, and as a friend, for some thirty years.

I have always had great respect for Ann's dedication to her family and members of the local communities in Dulnain Bridge, Cromdale, Advie and Grantown-on-Spey, and for the work she has done as the; Chair of Cromdale Hall 94 to 96, the Grantown PTA 02 to 08, and as a member of the Cromdale and Advie Community Council 08 to 09.

Ann's acceptance of responsibility and sense of duty at work has been consistently outstanding and deserves special mention, for I believe that it has helped to ensure that the many thousands of young personnel who have attend courses at the 'Force Development Training Centre', prior to their being drafted overseas to Northern Ireland, Kosova, Iraq and Afghanistan, has been of great value to the MOD, and our Sovereign in her capacity as the Commander-in-Chief of the UK Armed Forces.

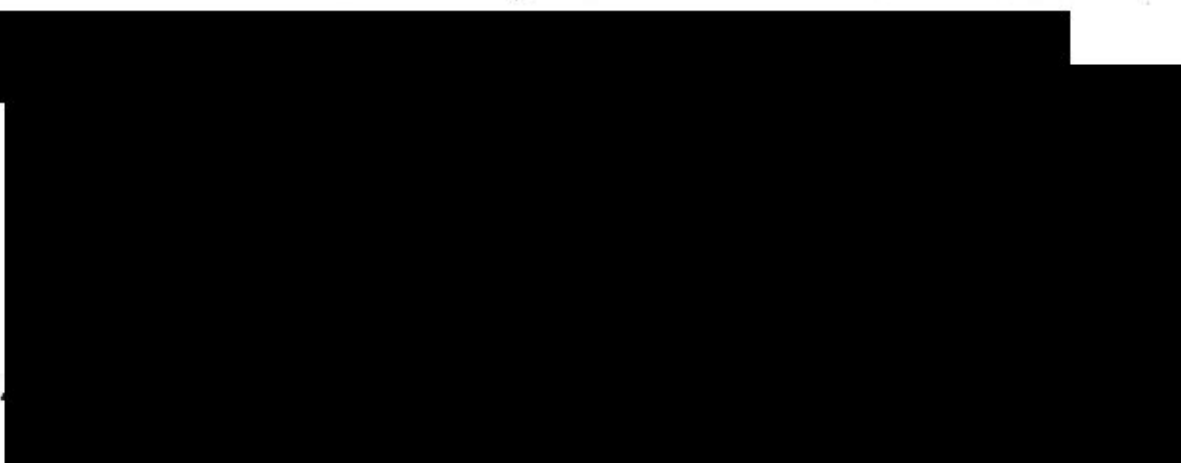
In addition, I trust that the CNPA will bear in mind in these difficult times of Defence financial cut backs, that Ann's commitment has also helped to secure the Force Development Training Centre's future, which underpins many small businesses and jobs in the Park, and which as part of a Specialist Training Wing' was recently awarded an Air Officer Commander-in-Chief Commendation.

When Ann first outlined to me that she was seeking to have a house built at Pollowick in Cromdale approximately two years ago. I advised her that in addition to her discussing her plans with the Park and her Constituency MSP Fergus Ewing, she should attend the Community Planning meeting held in Nethy Bridge in 2011, during which time she spoke to members of The Highland Council Planning department, the CNPA Planning department and the Park Planning Convener Duncan Bryden.

There is no question in my mind that Ann is a valuable member of the local community, and an asset to the Park.

I fully support Ann's desire to build and live in a house in the Park.

Yours most sincerely





# Balnafettach (Estates) Ltd



Balnafettach  
Cromdale  
Moray PH26 3LW

14<sup>th</sup> August 2012

To Whom it May Concern

Dear Sir/Madam

**Re: Proposed New House – Land South of Pollowick, Cromdale**

We would wish to place on record our support for the planning application for a proposed new house on land South of Pollowick Farm.


The proposers, Mr and Mrs A Drummond are known to us and we are aware that they are a long standing family of this area. The property that they would wish to construct is ecologically sound and would not in our opinion detract from the natural beauty of the local environment. In addition we believe that this sustainable property would have minimal impact on the proposed location.

The Cairngorm National Park is an area of outstanding beauty and heritage but part of that heritage in our opinion is the culture maintained and enhanced by local people working and living within the Park boundaries. Guardianship policies for planning in the Park however in our opinion should not limit new development exclusively to settlement boundaries at all cost; an artificial and inflexible approach which in turn could lead to unnatural cultural restriction.

It is for these reasons that we would support the Drummond Family in their quest to live within the local community, one where they continue to live and work. The development which they propose is a property which would in our opinion enhance the local environment in a sustainable manner and as long standing local residents ourselves we see no adverse impacts for the Park from what they propose.

We would be more than happy to offer additional supporting commentary regarding this proposal if required.

Yours sincerely



Bill & Steph Cassels

M K Lee  
Hazelwood  
Woodside Ave  
Grantown-on-Spey  
PH26 3JR

19 August 2012

Dear Sir/Madam

CNP Planning Application for Mrs Drummond

Reference: 12/02608/FUL

I have been informed that the Cairngorm National Park has 'called in' the planning application for Mrs Drummond's proposed house near Cromdale. In an effort to support her application, I would like the planning committee to consider the outstanding contribution Mrs Drummond has made to the community over past 30 years. She has been instrumental in the training of Scottish country dancing for children and the organisation of dance competitions at highland games throughout the region. For many years she was involved in fund raising for the Grantown leisure centre; more recently she has been proactive in organising the pensioners' Christmas lunch at the Royal Air Force Outdoor Centre. During the late 1990's and early 2000 she played an active part on the swimming pool committee, and latterly was chair of the Cromdale village hall committee. Finally, she was on the local PTA from 2003 until 2008, and a member of the Cromdale and Advie Community Council.

I appreciate the Planning Committee has many factors to take into account when granting planning permission; however, it would be a sad loss if Mrs Drummond was forced to relocate and live out with the area as she has been such a proactive member of our community. I therefore trust you will consider the above points and hope Mrs Drummond's application is successful.

Yours faithfully

