

NEW HUT SUPPORTING STATEMENT

CARN DEARG M.C.

08/00/01/FUL

Since its inception in Forfar in 1949 one of the club's aspirations was to have its own base in Glen Clova. This was realized in 1963 when the membership built a bunkhouse style hut on ground just north-west of Braedownie Farm.

This mountaineering club hut, built from sustainable materials, has served the membership very well over the ensuing years and it is this building which the club now seeks to replace. As with other mountaineering huts in Scotland it is let out to kindred clubs and to charitable organizations in order that they too may enjoy, at an affordable cost, the beauty of the surrounding hills.

Like the current building the club is hopeful that the new bunkhouse will be constructed from sustainable materials, preferably sourced from within Scotland. The location chosen for it takes into consideration the closeness of the current building to the present course of the River South Esk, the need for it to accord access for those whose mobility may be impaired and to facilitate the most efficient and cost effective method of disposing of any waste.

Current Position

The Carn Dearg Mountaineering Club is a Dundee based non-profit making organisation with a membership of over 70 hillwalkers & mountaineers from all parts of the country. The club has a long association with Glen Clova that goes back to the inception of the club in 1949. Our existing club hut was built by members in 1963 and has provided accommodation to club members and other groups over the last 40 years. The hut is also used by other mountaineering clubs via a reciprocal access agreement as well as local organisations such as the Fairbridge youth trust. This is currently the only mountaineering club hut in this area of the Cairngorms and allows a broad range of people to enjoy the area at an affordable cost.

Despite regular maintenance, the current club hut is coming to the end of its life.

Proposal

We see this as an opportunity to replace the existing hut with a facility that will support existing user groups as well as giving others access to this part of the Cairngorms. Key features are:

- The hut will be constructed using sustainable materials and construction methods will be selected to have minimal impact on the surrounding environment
- While the number of bed spaces will be the same as the existing hut, the introduction of 2 rooms will support use by mixed groups (current hut is a single open area with 2 sleeping platforms)
- The new hut will be moved to higher ground away from the River South Esk to reduce flood risk and impact on the river
- The new hut will incorporate disabled access and facilities allowing people of all ages, abilities and backgrounds to enjoy the area
- Improved construction techniques will dramatically improve the insulation & reduce the need for heating
- The existing water supply & waste treatment facilities will be upgraded reducing environmental impact
- Every effort will be made to made to minimise the visual impact (screening, wood cladding)

Approach

Over the last 3 years, members of the club have been working to have plans for the new hut drawn up. We estimate that the project will cost in the region of £60,000. Club members have raised almost £20,000 through numerous fund raising activities and we are in dialogue with a number of bodies to apply for grant funding (all applications are pending planning approval).

Caingorms National Park Authority
Planning Application no. 09/039/CP
REPRESENTATION
ACKNOWLEDGED 11/3/09.



Dundee and Angus Battalion
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20 February 2009

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Planning & Transport Division
County Buildings
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Ack 24/2/09
RECEIVED
P 23 FEB 2009
Kw/ik. ND

Dear Sir

Planning Application 09/00101/FUL – Braedownie, Glen Clova

I wish to lodge an objection to the proposed development for the Carn Dearg Mountaineering Club at Braedownie in Glen Clova/Glen Doll on the grounds of its close proximity to our own property, Scott Lodge.

The proposed building is significantly larger than their existing hut and is to be located much closer to our lodge than at present. We feel that this large new building is located too near our premises and will intrude on the privacy that user groups currently enjoy. We do not object in principle to a new hut – just to the intention to locate it along side the dividing fence between the two properties. We encourage outside activities in the vicinity of the lodge also and having other groups located so close by will inhibit such activities when young people are involved as they will be overlooked by adults who are not known to them.

In addition, the water supply to the hut is a private water supply which was installed by the Boys Brigade for Scott Lodge and there has been no consultation with us in terms of capacity of this larger building is to draw additional quantities from it. The Carn Dearg club hut currently shares the water supply with our consent but their usage is minimal at the present time. Experience has shown due to weather conditions in the area that the supply can be affected by drought in the summer months or freezing conditions during the winter. The plans show that the new hut will have flushing toilets and accommodate more people so the usage is bound to increase putting further pressure on this supply.

If the application is approved despite our objection we would want conditions applied that ensured that the water supply was adequate for the envisaged usage and would not reduce the supply to our property.

Yours sincerely

Gary Miller, Battalion Secretary

SCANNED

23 FEB 2009





President: William H Miller
Vice-Presidents: Col Jake Hensman OBE DL
Secretary: Gary Miller
Treasurer: Alex Black

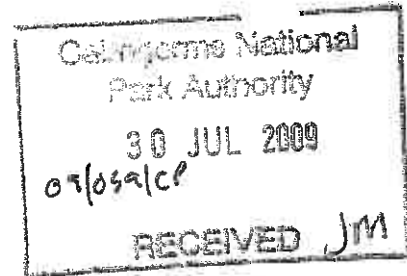
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25 July 2009

Mr Andrew Tait
Cairngorms National Park Authority
Ground Floor
Albert Memorial Hall
Station Square
BALLATER
AB35 5QB



Dear Mr Tait

Carn Dearg Mountaineering Club – Glen Doll

I refer to the planning application that was lodged by the above club for a new hut at Braedownie in Glen Doll and to our letter of objection.

The club has indicated that they are willing to work with us to ensure that the water supply is not compromised in any way by the new development and I also believe they have relocated the new hut further away from our own existing Scott Lodge.

In these circumstances we would be willing to withdraw our letter of objection.

Yours sincerely

Gary Miller



Battalion Secretary

Object: The advancement of Christ's Kingdom among Boys and the promotion of habits of Obedience, Reverence, Discipline, Self-Respect and all that tends towards a true Christian Manliness



Dundee and Angus Battalion The Boys' Brigade

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