

# APPENDIX 2

Paper No. 2 - 10/298/CP

<b>Cairngorms National Park Authority</b>		
Planning Application No.	10/298/CP	
<b>REPRESENTATION</b>		
ACKNOWLEDGED	23/9/10	PWSR

Greenwood.  
Drumguish  
Kingussie  
PH21 1NY  
8<sup>TH</sup> Sept 2010

Area Planning Department  
Badenoch & Strathspey  
High Street  
Kingussie

Highland Council Badenoch and Strathspey Planning and Building Standards
13 SEP 2010
Received

To Whom It May Concern

Planning Application -Ref: 10/03190/FUL - Drumguish Woodlands

Mr and Mrs Barton are long-standing home-owners in Drumguish of some 35 years at least, and love spending their free time here. By purchasing the wood in 1993 they have safeguarded the amenity of the woodland and have spent many long, hard hours managing the woodland to conserve and enhance it. We, therefore, had absolutely no concerns about Mr Barton building a machinery shed to house his tractor, trailer and other associated forestry equipment. Furthermore, we appreciated that much thought had been given to the appearance of the shed, and that the shed is both aesthetically pleasing and entirely in keeping with its woodland surroundings.

However, we were somewhat surprised to learn that, on completion, the shed contained what seemed to be a small living room, kitchen and shower room, although we did understand the need for Mr Barton to have somewhere to clean himself up and rest after a long, hard day's work in the wood as his house is at least 300 metres away.

It was not until we read the Planning Notification in the Strathspey & Badenoch Herald on the 1<sup>st</sup> Sept, that we realized that Mr and Mrs Barton intended using part of the machinery shed as a 'bothy'. We are, therefore, concerned that this means that the 'bothy' will be used for residential purposes, if not now, then in the future.

Having built our own home in Drumguish nine years ago, we were very grateful that Mr and Mrs Barton did not object to us doing so, particularly as there were so many restrictions in the Local Plan guidelines that made it difficult for us - that is: Restricted Countryside Areas 2.1 2.3 - *"a strong presumption will be maintained*

*against development of houses in the following areas; a) all sensitive areas, (b) in areas where service restrictions become necessary including..... Drumguish, where drainage/ground conditions/access are considered to be suspect. Exceptions will only be made where a house is essential for the management of land, related family & occupational reasons. Restrictions on the subsequent occupancy of such houses will be enforced."* Since then there have been two further planning applications for houses to be built in Drumguish - one which we supported fully, as it fulfilled all the above mentioned guidelines, and one which we raised concerns about, because it did not fulfil any of these guidelines.

Our concern is, that if the 'bothy' is ever to be used for residential purposes, it too should fulfil these guidelines, for equality and fairness to all who would wish to build in Drumguish, as we are sure that Mr and Mrs Barton, like ourselves and many other Drumguish residents, would like to ensure that there is no unnecessary development in Drumguish in the future.

Yours sincerely

A large black rectangular redaction box covering the signature of the sender.

Mr.Mrs.A.Falconer

**Colingorms National Park Authority**  
Planning Application No. 10/298/CP  
PWSR  
**REPRESENTATION**  
ACKNOWLEDGED 23-09-10

"Rosarnagh"  
Drumglish  
Kingussie  
PH21 1NY

Highland Council  
Badenoch and Strathspey  
Planning and Building Standards  
**13 SEP 2010**  
Received

Highland Council  
Planning Dept,  
Kingussie

13th September 2010

Dear Sirs,

Re: Planning application 10/03190FUL -Retrospective application in respect of Drumglish Community Woodlands-Change of Use from Storage Shed to 'Bothy'

I would like to make some comments about the application outlined above.

I have no problem with the need for a storage shed for the tools required for working the woodland. I have no difficulty with that shed having the facility for washing and showering oneself after a hard days work and indeed to have a facility for preparing a light lunch and drinks etc without the need for having to do all that without having to go backwards and forwards to one's home. A verandah to sit in the evenings and enjoy the view after a hard days work would seem a reasonable idea. From this house, the siting of the shed is not a problem, particularly as such care has obviously been taken with the design of the building. A simple storage shed could have been quite an eyesore and I am sure Mr Barton meant to take into account the effect the building would have on the other residents of Drumglish when designing the building.

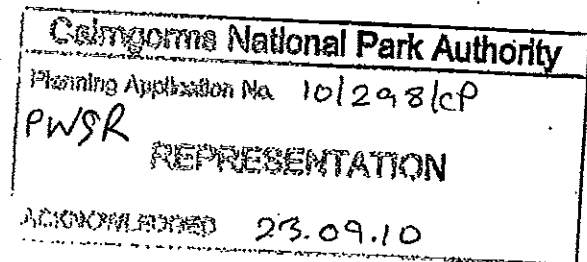
I am concerned, that a 'Bothy' will give rise to some sort of residential aspect to the building. I am sure Mr Barton will not be intending to shelter overnight there as his house is very close by. I am also doubtful that as a 'Bothy' it will be opened up to walkers to shelter as they pass by. I am presuming, as I am not well versed in matters of planning, that the idea of a 'Bothy' is being applied for to allow the correct planning permission to be granted for what has actually been built. If this is the case, then what I can see is what we have and as outlined above, I have no problem with it.

My concern is that in a few years time, perhaps with a change of ownership, this building could very easily lend itself to being 'converted' to a holiday home and I am just concerned that if in the future, that came to pass, that whatever planning permission it is awarded in its current form, would have to be re-applied for and that the fact that there is now a 'building' there, will not make it easier in the future to gain planning permission for full or part residential use.

I trust all matters are taken into consideration when awarding the appropriate planning permission.

  
Carolyn Turner (Mrs)

Highland Council Planning Office  
100 High Street  
Kingussie  
PH21 1HY



6<sup>th</sup> September 2010

Dear Mr McCracken

Ref 10/03190/FUL Drumguish Community Woodland

Letter of representation/concern

I am the owner of Porch House Drumguish PH21 1NY and the closest residence to the above application. I would be grateful if all responses to my points below could be copied to both addresses.

My understanding is that the present application is for retrospective permission for work already completed. I have concerns that I request the planning office to note and have regard to when deciding on the application outcome.

Firstly the original prior notification 1/9/09 specifically referred to the site of the building having been chosen so as to be out with sight of neighbouring houses and those walking the adjacent access road. However it fails on both those objectives. It has been situated on the highest point of the available land and is clearly visible to both neighbours and walkers. Additionally whilst I am well aware that in planning law I have no right to a view, the building has been sited as to totally obscure my previous view of both mountains and surrounding hills. This could easily have been built elsewhere on the large area of land owned by Mr J Barton without causing me such personal distress. However his reason for choosing that specific spot raises other concerns, namely why a machinery store has a front porch which now has the benefit of my previous views, windows and living accommodation within. Right from the start it was built as it now is, not as outlined in the prior notification.

What is the long term objective of this building? It certainly has the appearance of a holiday chalet and if permission is granted a precedent will have been set.

Bearing in mind the above points my objections to the application are two fold:

1} the site of the building