

AGENDA ITEM 9

APPENDIX 3

2019/0286/DET

GENERAL COMMENT

Comments for Planning Application 2019/0286/DET

Application Summary

Application Number: 2019/0286/DET

Address: Phoinies Lodge Newtonmore Highland PH20 1BE

Proposal: Works to Corrie Cuaich track (retrospective)

Case Officer: Edward Swales

Customer Details

Name: Mr George Allan

Address: 7 Bothwell Terrace Pitmedden Ellon

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I am writing on behalf of the North East Mountain Trust (NEMT), a Scottish Charity (SCIO 008783) based in the Grampian area, which represents the interests of hill-goers and those who enjoy visiting wild land. NEMT membership, comprising twelve hillwalking and climbing clubs along with individual members, totals over 900 people. While NEMT has a particular focus on the wider Grampian area, it acts in the interests of its members in respect of issues affecting hill country, coastal and remoter areas across the whole of Scotland.

NEMT commends the Park on requiring this application to be submitted and then calling it in. This sends the message to all estates that the law on hill tracks and associated Scottish Government guidance is clear and must be followed. The guidance states that anything beyond routine track surface maintenance and drain clearance requires a Prior Notification or full application to be submitted.

NEMT is disappointed that the application states that the track is for agricultural purposes when the supporting statement notes that it is used for muirburn and vermin control, amongst other things. In addition, OS maps show that the track passes close to a number of butts. It is also of concern that the application does not mention that the track is in a Wild Land Area.

The work undertaken was on a previously existing track and NEMT supports existing tracks being well maintained but work on these should follow best practice. Despite what is said in the application, the photo provided shows a highly intrusive scar in a WLA. NEMT thinks that the unsightly nature of the track would be significantly reduced if the following were to be made conditions of consent:

- A vegetation strip should be created down the centre for the entire length.
- The cross section diagram notes that the 'typical width' is 3 to 3.2 m. SNH guidance states that

4x4 tracks should be 2.5 to 3m. The track should be narrowed and the verges reseeded.