

# APPENDIX I

Mr & Mrs Garrow  
Birch Cottage

Drumuillie  
Boat of Garten  
PH24  
3BX

8th Jan '08

Mr A McCracken  
Planning & Development Service  
100 High Street  
Kingussie  
PH21 1HY

Dear Mr McCracken

Re: HC ref: 07/00279/OUTBS Lot 5 at Drumuillie owned by Mr&Mrs Grant.  
Cairngorm National Park authority ref: 07/414/CP Planning application for erection of dwelling.

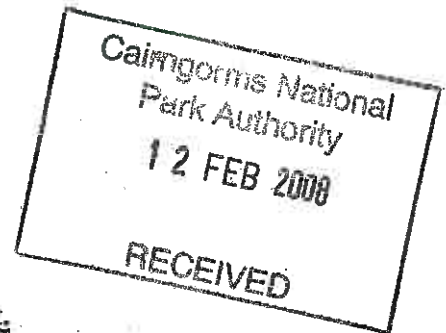
Mr & Mrs Grant eventually applied for outline planning permission for Lot 5. However, they continue to flout other regulations. They installed a septic tank in July 2007 without planning consent. On the 31<sup>st</sup> of January 2008 they installed a large static home. This required a low loader to transport it onto lot 5. They have arranged a water supply via Scottish Water and on the 19<sup>th</sup> of February Scottish Hydro Electric will connect their new residence to the mains electricity.

They do act without consideration to others or laws. A number of years ago Mr & Mrs Grant used a gate onto the land owned by Mr Grant of Lynchum Farm to gain access to Lot 7 without permission. They broke a section of the boundary fence even though the farm land was being used for grazing. When this was stopped they made a new access from the A95 into Lot 7. They were asked to block up this access. Then Mr & Mrs Grant began to use the shared access to Lot6 North and South. They have broken through the boundary fence between Lot6 North and Lot7. We object to this and it is, by default, a new access off the A95. They continue to use this route and we worry about future surprise developments.

Yours Sincerely

Pauline A Garrow

Locheil,  
Drumuillie,  
Boat of Garten  
P.H.24 3 B.X.  
9th February 2008



Planning & Building Standards Manager,  
100,High Street,  
KINGUSSIE

Dear Mr.McCracken,

Work at Drumuillie by Mr Grant.

It has become increasingly clear that building work which ,I understand, has not been the subject of a planning application,is continuing.

I have spoken to a member of your staff who assures me that Mr.Grant has been made aware of the requirements but he chooses to ignore that advice.

I am reliably informed that connections to the septic tank (installed without permission),water supply and electricity are being made to a large static caravan/cabin which was put on site last week.I understand no permission has been granted for this.


I believe that the ground forms part of a croft which Mr Grant owns.Apparently he feels entitled to do as he wishes without reference to the Local Plan which shows a presumption against building at Drumuillie.Indeed it is clear that he feels he can do anything he wishes at any time

Can you advise me what action,if any,you can take or propose to take to deal with a most unsatisfactory situation?

I am aware that a planning application for a house which was passed to the Cairngorms National Park Authority is pending but that no decision has been made so far .I intend copying this letter to their planning department for their information and comment.

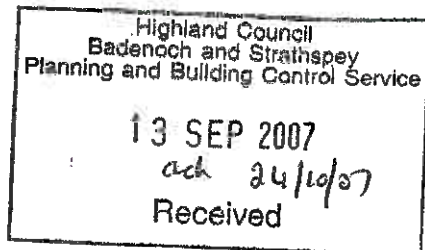
Please note I am sending this letter as a private individual living in Drumuillie.

Yours sincerely,

  
Barbara Davison

Cc Planning Department, Cairngorms National Park Authority

# APPENDIX 2



Mr & Mrs Garrow  
Birch Cottage  
Drumuillie  
Boat of Garten  
PH24 3BX

10<sup>th</sup> Sept '07

Mr A McCracken  
Area Planning & Building Standards Office  
100 High Street  
Kingussie  
PH21 1HY

Dear Mr McCracken

Re: Building application for Lot 5 at Drumuillie, owned by Mr & Mrs Grant of 1 Spey Avenue in Boat of Garten.

You will find enclosed a copy of the three paged neighbour notification we received on the 6<sup>th</sup> of Sept. We have several concerns about the application:

- We have not received notification for the septic tank and soak away which was installed in July.
- The plans are not detailed. We are unsure if it is outline planning that is requested and the dimensions of the house are not stated.
- There would be additional use of the joint access coming off the A95.

Would a restriction order be placed to prevent the sale of this 'croft' house unless it includes the whole of Lot 5?

Yours Sincerely



Pauline A Garrow

copy

THIS NOTICE IS SERVED ON YOU BY: (a)

Alexandra Gowan

OF: (b)

TANTALON, 1 Spay Road  
BOAT OF GARKEA

TO WHOM IT SHOULD BE RETURNED IN THE EVENT OF NON-DELIVERY

**NOTICE FOR SERVING ON NEIGHBOURS**

UNDER THE  
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)(SCOTLAND) ORDER 1992

Notification of and information on application for planning permission

Proposed development at (c) Lot 5 Drumville

NOTICE IS HEREBY GIVEN that -

(d) Alexandra Gowan

is applying to The Highland Council for planning permission to -

(e) GARKEA NEW COAST HOUSE

A copy of a plan showing the situation or location of the development is attached.

The application, plans and other documents submitted may be inspected at all reasonable hours in the register of planning applications kept by the Council at the **AREA PLANNING AND BUILDING STANDARDS OFFICE, 100 HIGH STREET, KINGUSSIE PH21 1HY** during the period of 14 days beginning with the date of the Council's validation of the application.

For the convenience of the public, copies of plans for applications in the northern part of Badenoch and Strathspey are also put on display at the nearest Council Service Point. This is done as soon as possible after receipt of the application but may involve a delay of a day or two. Please contact the Planning and Building Standards Office (01540 661700) for confirmation of the applicable Service Point if you wish to make use of this facility. This does not affect your right to inspect the application at Kingussie.

Any person who wishes to make representations to the Council about the application should make them in writing within the period specified to the Council at the address of the Area Planning and Building Standards Office given above.

Signed:  Applicant / Agent \*

Date: 14 Sept 07

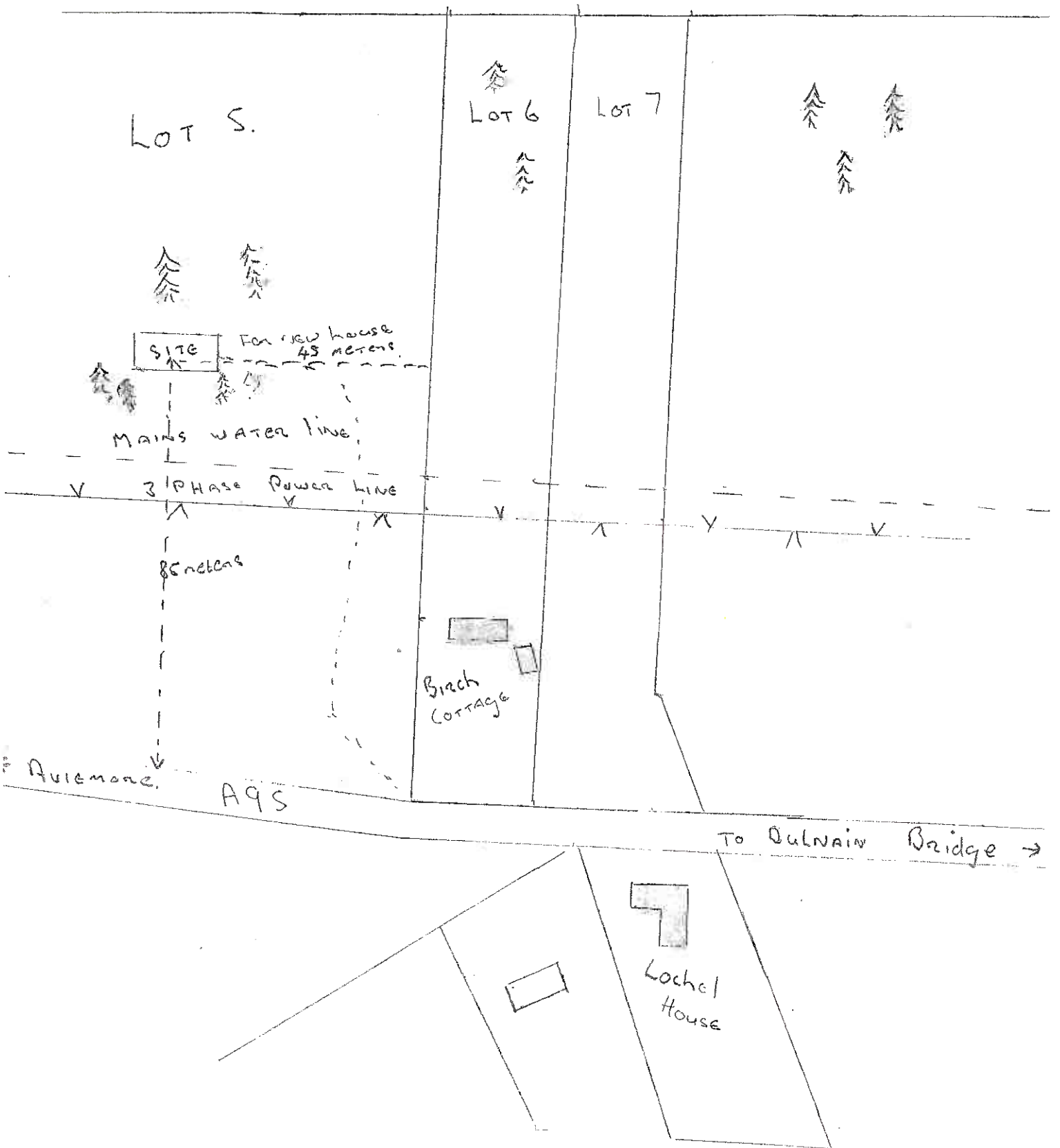
\* delete whichever does not apply

**NOTES**

- (a) Insert name of person serving this Notice
- (b) Insert address of person serving this Notice
- (c) Insert address or location of proposed development
- (d) Insert name of applicant
- (e) Insert description of proposed development

**PLEASE MAKE SURE THAT A COPY OF A LOCATION PLAN IS ATTACHED TO THIS NOTICE BEFORE YOU SEND OR DELIVER IT**

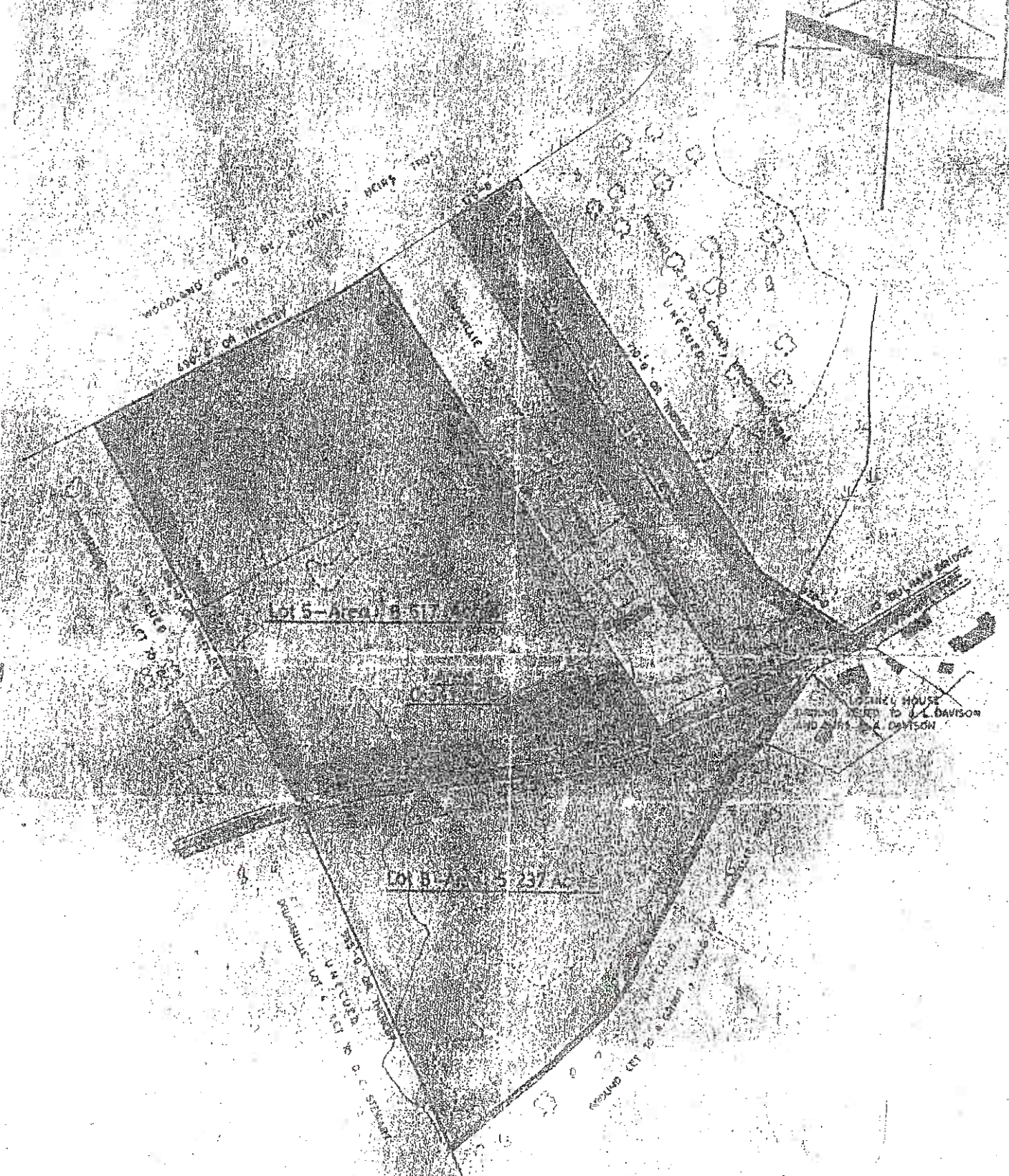
# PERD HAUGEN ESTATE



NATIONAL GRID Ref  
947203.

PLAN OF LOTS

AREA IN 1/2 ACRES



SCALE 1" = 2500'

This Plan referred to in the foregoing plan  
 was prepared by Ronald Kenneth Watson and Odette  
 Urban mentioned in favor of William  
 and dated this 1st day of December

AKA  
 1000



To: Mr McCracken, Building Control, Kingussie.

5/11/07

Dear Sir,

Reference Outline Planning Application ref, number 07/00279/OUTBS, dated 23/10/07 standing in the name of Mr A. Grant of 1 Spey Avenue Boat of Garten - to erect a dwelling on Lot 5 Drumuillie.

The application of itself seems flawed & incomplete as no neighbour notification has been included as given to 3 adjacent parties viz.

(1) Mrs S. Stewart of Milton re land to the west of Lot 5; (2) the woodland owners abutting northwards, and (3) Mr J. MacBean of Lot 6.

Further: there is no retrospective application made for the installation of a septic tank & soakaway as this has already been pre-empted without planning permission.

The applicant seeks approval of siting a caravan on the Lot. But a caravan has been sited on the Lot for many years, together with stabling outbuilding.

To come to the Application itself. Deja-vu! We recall the same applicant's application, of 24/4/96, to erect a dwelling on Lot 7, and the reasons given 13/9/96 by Highland Council to refuse, viz.

1. The proposal would be contrary to the Housing in the Countryside Policies contained in the Final Draft with Modifications (3) Badenoch & Strathspey Local Plan, which indicate that a strong presumption will be maintained against the development of houses (inter alia), in the Drumuillie area except where required for land management or related reasons. The Plan Policy also presumes against development of further ad hoc clusters of houses in the countryside: the relationship of the proposed dwellings to each other, and to existing dwellings, would result in the formation of such an ad hoc cluster.
2. The proposed development would help to consolidate existing scattered dwellings into a ribbon pattern of development which would be likely to be detrimental to road safety, by virtue of the increase in the use and numbers of individual accesses taking direct access to this busy trunk road.
3. The applicant has failed to show that the land which would be required for the visibility splays from the proposed access is in his control. 99

The application went to Appeal. I enclose <sup>copy</sup> our letter of 24/4/97 continuing objection. The Appeal was refused by Mr Webster, Reporter.

We maintain that the same arguments affecting Lot 7 also affect Lot 5.

The road access to Lot 5 is already used by the two party owners of Lot 6. So that if permanent access for 4 cars to Lot 5 is added, we should have triple usage onto the A95. The present access to Lot 5 is plainly sub-standard, more applicable to a farm field than entrance to a house. The growth of traffic on this busy trunk road & the traffic speeds attained on this re-aligned stretch are huge.

Highland Council  
Badenoch and Strathspey  
Planning and Building Control Service

- 8 NOV 2007

Received

L.A.S. 1/11/96  
OF KEDDANEW ESTATE

Woodland

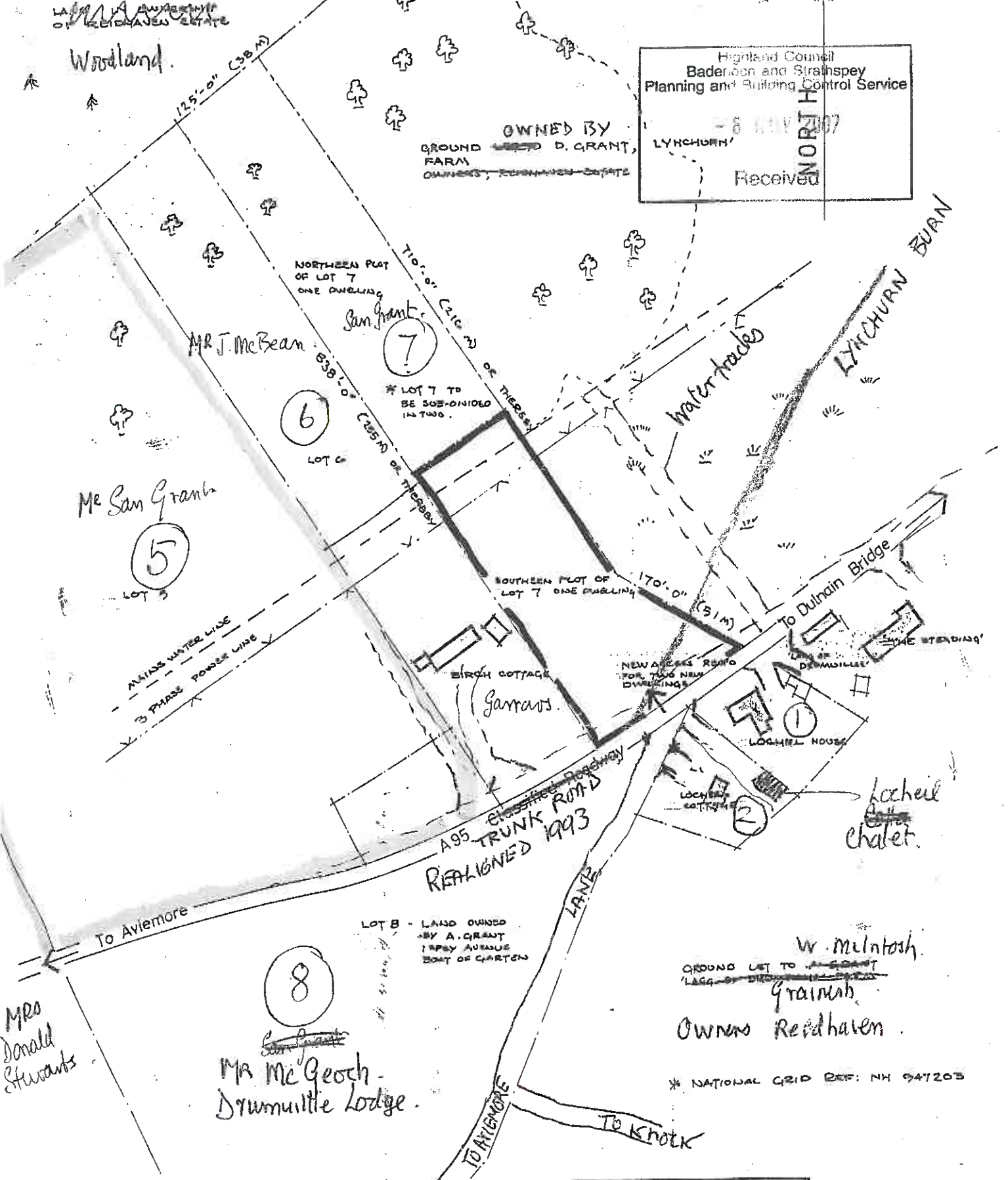
Highland Council  
Badenoch and Strathspey  
Planning and Building Control Service

OWNED BY  
GROUND ~~W.D. GRANT~~,  
FARM  
OWNERS, BURNMOUTH-GRATE

LYNCHURN

Received

NORTH



Mrs Donald Stewarts

**PAUL DEVLIN**  
B.Sc.(Hons), Dip. Arch.  
**A.R.I.A.S.**  
**CHARTERED ARCHITECT**

16 RAILWAY TERRACE  
AVIEMORE  
INVERNESS-SHIRE PH22 1SA  
TEL & FAX. 01479-811769

**PROJECT:**  
OUTLINE PLANNING APPLICATION  
FOR DWELLINGHOUSE, SOUTHERN  
SUB-DIVISION OF 'LOT 7'  
DRUMULLIE,  
NEAR BOAT-OF-GARTEN.

**CLIENT:**  
ALLAN MUNRO & Co.  
GHULBIN HOUSE  
GRAMPIAN ROAD,  
AVIEMORE, PH22 1RH

**DRAWING TITLE:**  
OUTLINE PLANNING  
APPLICATION  
LOCATION PLAN.

**DRAWING No.:**  
**9634-AL(0)-01**

**DATE:**  
24/04/96  
**SCALE:**  
1:1250

**REV:**  
**01**

W. McIntosh  
GROUND LET TO A. GRANT  
'LAGG-OF-DRUMULLIE'  
Grainah  
Ownes Reedhaven

\* NATIONAL GRID REF: NH 947203

Our main argument against the Application remains the presumption in the Local Plan against housing development in the area except where required for land management ie agricultural activity on site.

For management purposes the Applicant already has a house within 1 mile at 1 Spey Ave. together with the caravan & outbuilding. Recent agricultural activity on the Lot has comprised field grazing let for 1½ ponies, occasional sheep. The history of the Applicant's usage of Lot 5 is no reassurance of serious intent. Past usage on the plot has included use of trial motorbikes, noisy caravan parties - both leading to police complaints. Similarly when the Applicant had Lot 8 it was just used as a horse dressage square and dump for written-off cars - again subject of police complaint. Fencing has been - to be polite - above minimal, with livestock wandering onto the road.

The point is: Is this Applicant a serious croft cultivator or merely a hobbyist, a token agriculturalist, using this local plan proviso as device to gain permission to build a house on land where the rest of the public cannot. Where is the business plan for the Lot's future development and usage that requires domiciliary management. What capital investment & return are proposed for the agricultural activity, what plans for financial control etc

Sincerely,



2/4/97

COPY LETTER OF CONTINUING  
OBJECTION RE APPLICATION  
LOT 7. GOING TO APPEAL

(1) The Democracy Argument.

The original outline planning applications were turned down by the Local Planning Committee as basically not conforming to the Local Plan. This same Local Plan was finally arrived at & finished in 1996, only after much local consultation & input. What price all this exercise of local democracy, the local effort of consultation of opinion, local decision-making etc. if the Plan is not now to be adhered to in its very first year of life? But this is what the Appellant seeks to do: to pick holes in the Local Plan & evade compliance with its spirit.

(2) The first reason for Refusal was that the Local Plan contains a strong presumption against further housing development in restricted housing areas, of which Drumuillie is one specifically named. The only exceptions allowable being for the management of land, related family, or occupational need. And then only if the need for such exceptional housing development is demonstrated to be quite essential, and the agricultural activity shown/proved to be of a scale that is substantive & viable, and not just token/tinkering. (See H.C. Structure Plan General Development control policies version 3.3 (March 1996) Page 7 Rs.1.3. Also P 13. 1.1, 1.2, 1.3.)

To date the position appears thus :-

- (a) The landowner Mr A.D.Grant already has a house, at 1 Spey Avenue, Boat of Garten, which is approximately 1 mile only from Lot 7, site of the proposed development.
- (b) Agricultural activity in connection with Lot 7 to date has been minimal. He has to the east set a line of fence posts with 3 strands of wire. Sheep ignore. The plot is not stockproof; some of the fenceposts are wrongly positioned.
- (c) There is no evidence of any drainage improvements: water lies across the site in winter & in a hollow close by the fence adjoining the A95.
- (d) "Stock" comprises 2 riding horses, one of which has been removed over the winter months; the other is fed hay on a regular basis.

With reference to (c) Drainage - which was one of our main objections in our former submission - the situation has not improved any, but still gives cause for concern. The Structure Plan document on P10 notes sensitive areas as dealing with infrastructure where development would invite serious risk to public health or safety, and specifies, among others, areas with poor soakaway drainage conditions at trunk roads - precisely the conditions at Lot 7.

(3) The Local Plan policy for Drumuillie is to maintain a scatter of houses, not clusters and not ribbon development.

My understanding of a 'ribbon development' is a string of houses on both sides of a road. This is precisely what Drumuillie is in danger of, and what the Local Plan aims to avoid. To put one more house~~s~~ on the roadside is adding one more step towards ribbon development; and no amount of the suggested screening/landscaping alters this fact or ~~ex~~viates the threat. At present there are no houses in Drumuillie that are directly opposite one another: the appellant aims to change that.

(4) The Danger from the road: Lack of Visibility Splays.

Since neither the appellant nor his Agent live in Drumuillie, the Appeal shows no appreciation of the importance of Reason 3 in refusal of the original application, ie. the inherent dangers from the road, the lack of adequate visibility splays to Lot 7. The Appellant is no acquaint with the history of this road, as we, having lived here for 20 years, are.

The A95 trunk road is now tremendously busy, growing so, and getting faster since road re-alignment over the 1 km stretch at Drumuillie took place. Heavy traffic fair hurtles through; weekend motorbikes use the stretch ~~to~~ ton-up; it is the wide overtaking part. Nowhere along the narrow Lot 7 frontage are the Scottish Office Trunk Roads Authority visibility splay standards able to be met (as the frontage is on the inside of a long corner). The Appellant was unable to achieve compliance with these set standards unless neighbouring properties were to lose trees and alter their fencing.

(5) Access. To put in another road access, to Lot 7 somewhere along its frontage, would be to put an access on the north side of A95 directly opposite two already existing multiple shared accesses on the south side that serve 5 persons/properties. At present no two accesses are directly opposite one another. To do so would be just asking for a traffic accident, especially at night during winter (the Drumuillie stretch has no street lighting). Drumuillie once had many road traffic accidents, at the old Drumuillie House corner (now no longer exists). This was the raison d'etre for road re-alignment, which took place in 1993. To ribbon-develop the new stretch now with further housing & associated accesses, would return Drumuillie to its former dangerous state.

[REDACTED]

J. L. & B. A. DAVISON  
LOCHEIL  
DRUMUILLIE  
BOAT OF GARTEN  
INVERNESS-SHIRE PH24 3BX

[REDACTED]



Mr & Mrs Garrow  
Birch Cottage  
Drumuillie  
Boat of Garten  
PH24 3BX

5<sup>th</sup> Nov '07

Mr A McCracken  
Area Planning & Building Standards Office  
100 High Street  
Kingussie  
PH21 1HY

Dear Mr McCracken

Re: Outline planning for a croft house on Lot 5 at Drumuillie, owned by Mr & Mrs Grant of 1 Spey Avenue in Boat of Garten.

Our concerns and objections are as follows:

- We have not received notification for the septic tank and soak away which was installed in July.
- Outline planning is requested for a 'croft' house. Lot5 is only used by two ponies and a few sheep for grazing. We would not consider this a croft.
- There would be additional use of the joint access coming off the A95. As residents at Birch Cottage we are fully aware of the demands on the access by us, our family and friends. This has been hindered by visitors to Lot5 parking at the entrance to Lot5.
- Development at Drumuillie is against the local plan. Granting permission for development on Lot 5 could lead to a re- application for a house on Lot 6 North by Mr & Mrs MacBean.
- We are worried that our 'peace' will be shattered by additional visitors to Lot5. This is of a particular worry as we have a young family. In the past we have had to ask for police assistance. Recently, we have not had contact but this would be difficult to maintain if a house was built on Lot5. We even worry about the repercussions from this letter.

If permission is granted we would hope that a restriction order would be placed to prevent the sale of the house unless it includes the whole of Lot 5?

Yours Sincerely

Pauline A Garrow

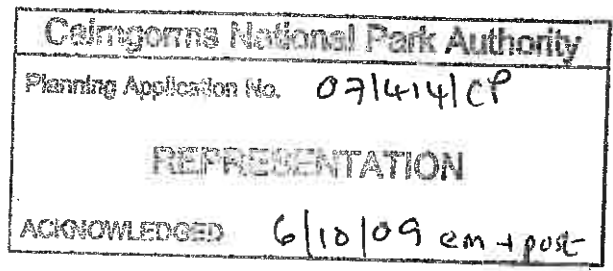
# APPENDIX 3

**Derek Manson**

**From:** Don McKee  
**Sent:** 05 October 2009 16:52  
**To:** Bill Stewart; Derek Manson  
**Subject:** FW: Re Sandy Grant, development at Drumuillie  
Letter of support.



**From:** Rebecca.Dixon@... On Behalf Of Fergus.Ewing.msp@...  
**Sent:** 02 October 2009 16:20  
**To:** Don McKee  
**Subject:** Re Sandy Grant, development at Drumuillie



2<sup>nd</sup> October 2009

Don McKee [DonMcKee@cairngorms.co.uk]

Dear Don,

**Re: Mr Grant, Drumuillie**

I am writing as constituency MSP on behalf of Mr Grant to express my support for his wish to develop his croft for the use of himself and his wife. They have lived in a caravan in this site for two years in all weathers.

He has crofted the land. I understand that the history of this site shows that it was acknowledged at the time when the A95 was constructed that a house would be built at this location.

I hope that this matter can be fully researched by the officials involved both at the Park and Transport Scotland.

I am sure that the members of the Cairngorm National Park Authority will be extremely sympathetic to the plight of those who require to live in a caravan – and indeed those who have carried out crafting activity in the area.

I very much hope that planning permission can be granted for these constituents.

Yours sincerely,

**Fergus Ewing MSP**  
**Inverness East, Nairn and Lochaber**

\*\*\*\*\*

This year marks the 10th anniversary of the Scottish Parliament. Further information and a range of public engagement activities can be viewed at the Parliament's website

For latest news and information about all aspects of Parliamentary business, MSPs and our work, visit the Parliament's website at <http://www.scottish.parliament.uk/>.





A. Grant,  
Tantallon,  
1 Spey Avenue,  
Boat of Garten,  
PH24 3BE.

28<sup>th</sup> January, 2008

Cairngorms National Park Authority,  
Ground Floor,  
Albert Memorial Hall,  
Station Square,  
Ballater,  
Aberdeenshire,  
AB35 5QB.

Dear Miss Mohammed,

**07/414/CP – Planning Application for Erection of Dwelling at Land 100m Northwest of Birch Cottage, Drumuillie, Boat of Garten**

I am applying for planning permission on the grounds that there is currently a croft and I own sheep, horses and hens which I am required to look after and feed twice a day, 7 days a week and currently have to travel to the site to do the mentioned.

A house on the croft would secure the future of the place. The ground needs to be maintained and looked after. I myself have been in the district all my life, my family tree is in Drumuillie, both my mother and her mother belonged to Drumuillie so it would be nice to be back on the land.

All my working days have been in forestry. 30 years I have been involved in a number of forestry scenes.

Having a house on the ground would secure the future of the place being a croft. I have no interest in changing the place. It would be a lot more convenient to be able to live on this site and the site would get the attention it deserves.

I am hopeful in getting permission to build a 2/3 bedroomed house which would be designed to blend into the environment by using wood and stones from the foundation of my mother's house.

Please submit this information on 7<sup>th</sup> March.

Yours sincerely,

A. Grant



A. Grant,  
Tantallon,  
1 Spey Avenue,  
BOAT OF GARTEN,  
Inverness-shire,  
PH24 3BE.

25<sup>th</sup> February, 2008

Miss Mohammad,  
Cairngorms National Park Authority,  
14 The Square,  
Grantown on Spey,  
PH26 3HG.

Dear Miss Mohammad,

**Plot, Lot 5, Drumuillie, Boat of Garten**

I am writing to inform you that in the past there were 3 houses on the above named lot. 2 houses were removed when the new road was put in and still on the ground is a chimney of the other which was a wooden building.

Hopefully this will help in the decision in my favour. Please put this forward at the forthcoming meeting in March.

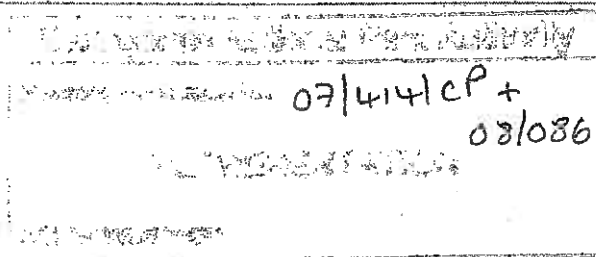
Many thanks.

Yours sincerely,

A. Grant.

**Derek Manson**

**From:** [REDACTED]  
**Sent:** 30 June 2009 13:55  
**To:** Derek Manson  
**Subject:** A Grant Planning



Dear Mr Manson

07/414/CP + 08/086/CP

Further to our conversation last week regarding the planning application by Alexander Grant for a house on his croft at Drumuillie, Boat of Garten, I respectfully ask you to consider the following points when discussing the application.

I write on a personal level although I am a Director of the Scottish Crofting Federation and an Assessor for Badenoch and Strathspey appointed by the Crofters Commission.

Lot 5 Drumuillie is a croft registered with the Crofters Commission

There is an occupancy requirement in Crofting legislation which says that a crofter must live on the croft or within 10 miles of the croft. Because Mr Grant already lives on the croft in an unauthorised caravan it would regularise the situation if he were granted planning permission to build a house and undertake to remove the unauthorised caravan on taking up residence in the house.

Lot 5 is a bareland croft with the crofter, Alexander Grant, wishing to build a house and live on his croft. This is a reasonable expectation and one which all crofters would see as a right.

Mr Grant already has stock on his croft - sheep, hens, a horse and cultivates part of the ground for growing vegetables for his own use. Therefore he is using the croft in an acceptable way and on that basis there is an operational need for him to live there. He would expand his crofting activities if he had the security of living in a house on the croft.

His family have been there for generations and the croft is part of the Drumuillie crofting township which is less active than it used to be.

Mr Grant has children who would succeed him on this croft thus perpetuating the family association with Lot 5.

Please do not hesitate to contact me if you require any further clarification on any of the above points.

Yours sincerely

MArina Dennis

[Click here](#) to get the very best of AOL, including news, sport, gossip, lifestyles updates and email.  
 Cairngorms National Park Authority The information contained in this e-mail is confidential and intended for the exclusive use of the individual(s) or organisation specified above. Any unauthorised dissemination or copying of this e-mail, or mis-use or wrongful disclosure of information contained in it, is strictly prohibited and may be illegal. Please notify the sender by return e-mail should you have received this e-mail in error. Virus Warning: Although this email and any attachments are believed to be free from viruses, it is the responsibility of the recipient to ensure that they are virus free. No responsibility is accepted by the Cairngorms National Park Authority for any loss or damage arising in any way from their receipt or opening Spam. This e-mail has been scanned for Spam. However if you feel that this is Spam please forward this to mailmanager@cairngorms.co.uk

30/06/2009

# APPENDIX 4

**Transport Scotland – Trunk Road Network Management Directorate**

TR/NPA/2A

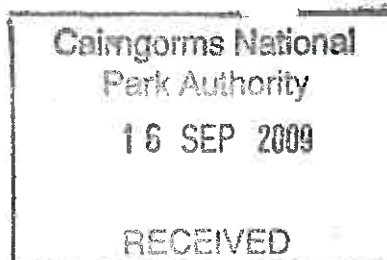
**Development Application Information**

To be Provided by the Management Organisation

Applicants name:- Mr A Grant	Council Reference: 08/00059/FULBS
Location and Trunk Road Affected: Northwest of Birch Cottage, Drumullie, Boat of Garten affecting the A95 Granish - Keith Trunk Road.	
Ordnance Survey Grid Reference (12digits): (294739, 820274)	Point of access to Trunk Road or nearest point to Trunk Road
Completed By:- Colin Watson	MO Reference:-
Signature:-	Date:- 17 March 2008
SE NMD Reference (to be completed by SE NMD):	

Requirements in Application		YES	NO	N/A
1	Sufficient Information and date received	X (13/03/08)		
2	Council's Comments (append to this form).	See note 2		
3	Traffic impact Assessment prepared (append to this form)		X	
4	Complies with local and Structure Plans	See note 4		
5	Parking, manoeuvring and servicing contained within site.	X		
6	Environmental measures (e.g. wheel wash, screening)		X	
7	Is Safety Audit required?		X	
8	Subject to previous application or Inquiry? (Append decision notice)	See note 8		

Application Parameters		Details	Attached
9	Traffic Flow AADT and Peak Hour (including modal split and seasonality).	See Note 9	
10	Existing Speed Limit (extent, location, etc) and traffic Speeds.	60 mph on trunk road	
11	Cross Section of Trunk and adjacent roads (carriageway/footway width, crossfall, etc)	See Note 11	
12	Longitudinal gradient of Trunk Road, site access and side road (existing and possible)	See Note 12	
13	Visibility on Trunk Road, site access and side roads (existing and possible)	See Note 13	
14	Percentage Increase in traffic flows at site access junction.	See Note 14	
15	Junction spacing along Trunk and affected adjacent local Roads (spacing and type of junctions).	See Note 15.	
16	Presence and affect of proposals in Overtaking Opportunities.	No effect	
17	Accident statistics for trunk and Adjacent local roads (minimum 5 years record).	See Note 17	
18	Location and type of adjacent roadworks or other construction works.	No Roadworks	
19	Photographs covering site, all approaches, junctions affected etc.		X
20	Photographs showing all visibility splays from junctions affected		X
21	Existing and Proposed road layout (including road markings)	No proposed changes	
22	Extent of existing street lighting.	See Note 22	



### Additional Comments and Data

2. From form TR/NPA/1 – "Temporary use which assumes permission would be granted for a house. Related house application called in by CNPA."

4. From form TR/NPA/1 – Status of appropriate Structure Plan/Local Plan – "Approved/Adopted". Does the application conform with the appropriate structure plan/local plan – "See Question 15" - (please refer to planning officer comments in note 2 above).

8. Previous application ref: 07/00279/OUTBS – refused Transport Scotland Trunk Road approval (see note 2 above).

9. From SERIS information –  
A95 passing existing access – Total Aadf = 2840, HGV AADF = 420.

11. The A95 is single carriageway at this location, of average 6.8m width. Footways are not in existence at this location.

12. The longitudinal gradient of the A95 trunk road at this location is in the region of 0 - 4%.

13. Visibility at the existing access has been measured and found to meet the DMRB standard to the west but was found to be only 184 metres to the east.

14. The proposal is for siting of mobile home and installation of septic tank. The proposal could be anticipated to generate an additional 7 – 10 daily vehicle turning movements.

15. The site is accessed from the A95 trunk road using an existing trunk road access. No other trunk road access's are affected by this proposal.

17. From SERIS information, since 01/03/03 –  
A95 within 250m of access – 0 accidents recorded. It should be noted that although outwith the search period SERIS shows a serious accident having occurred at the existing access junction proposed to be utilised by the development.

22. Trunk Road lighting is not in existence at this location.

#### General Note

The proposal is for siting of mobile home and septic tank with the proposal based on the presumption that permission will be granted for application 07/00279/OUTBS which was for the erection of a dwellinghouse. Visibility at the existing access is below the DMRB standard and there is accident history. I also have some concern regarding drainage within the site discharging onto the trunk road were any development to take place.

I therefore propose to advise against Transport Scotland Trunk Road approval for this application.

It should also be noted that the applicants address is given as Lot 5, Drumullie, Boat of Garten which may be the site in question.

Signed:-

Date:- 17/03/08

*On behalf of the Management Organisation*

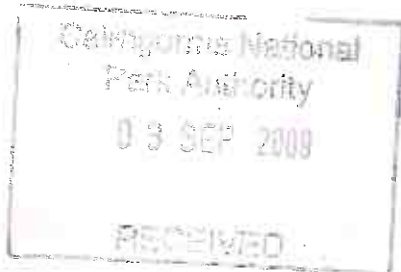
08/00059/FULBS: North of Birch Cottage, Drumuillie, Boat of Garten, A95



View of existing access from position southwest looking northeast



View of existing access from position south looking north



08/00059/FULBS: North of Birch Cottage, Drumuillie, Boat of Garten, A95



View of existing access from position 215 metres west on eastbound approach



View of existing access from position 100 metres west on eastbound approach



08/00059/FULBS: North of Birch Cottage, Drumullie, Boat of Garten, A95



Visibility from existing access looking west at 2.4 metres setback



Visibility from existing access looking west at 4.5 metres setback

08/00059/FULBS: North of Birch Cottage, Drumuillie, Boat of Garten, A95



Visibility from existing access looking east at 2.4 metres setback



Visibility from existing access looking east at 4.5 metres setback

08/00059/FULBS: North of Birch Cottage, Drumuillie, Boat of Garten, A95



View of existing access from position southeast looking northwest



View of existing access from position 100 metres east on westbound approach

08/00059/FULBS: North of Birch Cottage, Drumuillie, Boat of Garten, A95



View of existing access from position 185 metres east on westbound approach