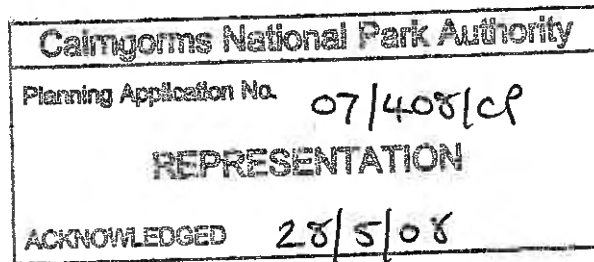


Tir-nan-Og
Tulloch Road
Nethy Bridge
Inverness-shire
PH25 3DE
23rd May 2008

Planning Department
Cairngorms National Park
Station Square
Ballater
Aberdeenshire



Dear Sir

Re: Outline planning for house at Duack Bridge, Nethy Bridge for Mr & Mrs R. Dunn

We have known Mr & Mrs Dunn for over twenty years, they have lived and worked in the village and brought up their family here. They have contributed greatly to village life during this time and are well liked within the community.

We have seen the plans for the proposed house at the site beside Duack bridge and feel that it will not be obtrusive but sit well in the woodland area. We understand that there will be minimal tree felling and that the natural landscape will be retained. We realise that Mr & Mrs Dunn wish to remain in Nethy Bridge and have there own family home here and we would like to think that they will be successful in gaining the outline planning permission for their home.

Yours faithfully

Bruce R. Tucker

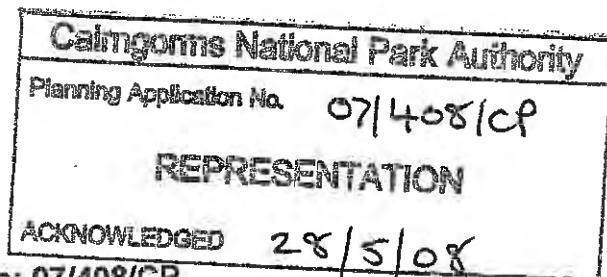
Heather A. Tucker



102 Brownside Road,
Cambuslang,
Glasgow,
G72 8AF.

24/05/2008

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



Dear Mr Tait,

Planning reference: 07/408/CP

We are writing to support the above planning application. As regular visitors to the Cairngorms, and in particular to Nethy Bridge and Abernethy, we have known Ronnie and Chris Dunn and their family for several decades. We have observed their significant contributions, business and professional, to the economy of Strathspey and to the health of the Highland population, over more than 25 years.

We have witnessed the care with which they have maintained and improved the plot of land that they own in Nethy Bridge, which has included the planting of numerous new native trees and the proper management of existing ones for the benefit of the environment. We are aware of the high value that they place on the quality and beauty of the village, its forests and wildlife habitat. They have contributed with others in the local community to preserve and nurture them.

We know that their plans are for an home designed to blend into the village and to be friendly to the local environment which they have worked to sustain over the years.

We ask that you give their application the sympathetic consideration that it deserves.

Yours sincerely,

Dr W Stewart Douglas & Mrs Margaret R Douglas

Cairngorms National
Park Authority
- 2 JUN 2008
RECEIVED

Rosewood
Dell Road
Nethy Bridge
PH25 3DG

[Redacted]

F.A.O. Andrew Tait
Cairngorm National Park Authority
Ground Floor
Albert Memorial Hall,
Station Square
Ballater
AB35 5QB

Cairngorms National Park Authority
Planning Application No. 07/408/CP
REPRESENTATION
ACKNOWLEDGED 2/6/08

Dear Sir,

07/408/CP – Planning application for erection of a house on land 20 meters north-west of Duack Lodge, Nethybridge.

I would like to make representation in support of the above planning application.

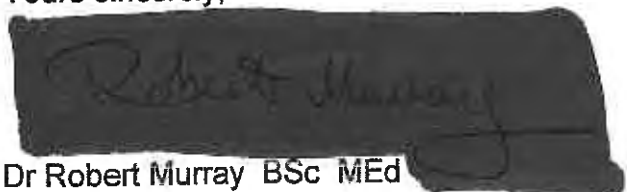
Mr and Mrs Dunn have been well known to me since I moved into Nethybridge over 23 years ago. They have been stalwart members of the local community and strongly supportive of local activities. They have run several businesses locally, and provided permanent and casual employment for many people. At the moment Mr Dunn runs a bistro in Aviemore, and also provides catering of a high standard for weddings and other functions. Mrs Dunn has an important position in Highland health care.

In short, Mr and Mrs Dunn have contributed greatly over many years to life in the local area.

Mr and Mrs Dunn sold Duack Lodge a few years ago, but retained the land referred to in this application with a view to building a new house. This was clearly known to all at that time. The proposed site would not be out of keeping with the village as a whole, and the house would be part of a grouping of houses, both older and new, in that part of the village. Further, the proposed house would be largely unseen within its woodland setting.

I strongly feel that a reasonable application by people who have been positive contributors to locally business and community life for so many years should be considered sympathetically, and I offer my thoughts in support of this application

Yours sincerely,

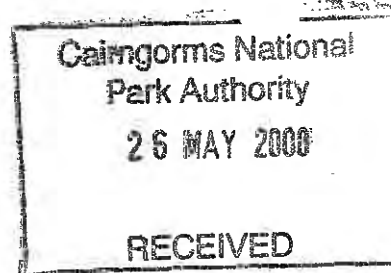


Dr Robert Murray BSc MEd

Ivy Cottage
Dell Road
Nethybridge
Inverness-shire
PH25 3DG

15th May 2008

Cairngorm National Park Authority
Ground Floor
Albert Memorial Hall,
Station Square
Ballater
AB35 5QB



Dear Mr Tait,

07/408/CP – Planning application for erection of a private dwelling house at land 20 metres north west of Duack Lodge, Nethybridge.

I refer to the above planning application submitted by Mr and Mrs Dunn.

A private dwelling house on this site built sympathetically with the surroundings, will have minimal visual impact and negligible effect on the environment.

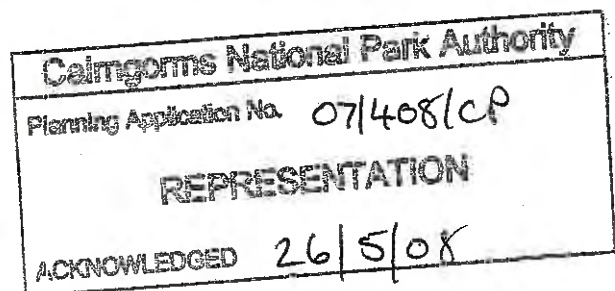
Furthermore, we feel that this is a good site for a house in that it is within the confines of the village of Nethybridge and will not contribute to the 'linear' developments that have appeared in other parts of Strathspey.

We have known the Dunns for over 25 years and are confident that they will do everything possible to ensure that this house, which they are building for themselves, will blend into the village as much as possible.

Yours sincerely,

A dark, rectangular stamp containing a handwritten signature in cursive that appears to read "Hilary Scott".

Callum and Hilary Scott.



Cairngorms National Park Authority
Planning Application No. 07/408/CP
REPRESENTATION
ACKNOWLEDGED 11/6/08

Cairngorms National Park Authority
11 JUN 2008
RECEIVED

Thrum
Station Road
Nethybridge PH25 3DN

F.O.A. Andrew Tait
Cairngorm National Park Authority
Ground Floor
Albert Memorial Hall
Station Square
Ballater AB35 5QB

5TH June 2008

Dear Mr Tait

07/408/CP

Planning application erection of house at land 20 meters
North west of Duack Lodge Nethybridge For Mr & Mrs Dunn

Re the above planning permission we were very surprised to learn this was in question, especially as there had already been planning permission granted previously, the house would not be visible from the main road, nor would appear to infringe on any of the existing houses, and tree removal would be limited.

We understand there is now a Tree Preservation Order on some of the trees which was not in place before? Why is this? as you are aware Nethy Bridge is called the Forest Village so there is no shortage of mature trees. It is also interesting to note that a large section of very mature trees which must be equally as old, have in May 08 been cut down from land behind a house on the main road just along from Duack Lodge.

Given that Mr & Mrs Dunn have lived in Nethy Bridge, raised a family, ran a business, employed and still employ local's for 30 years, and always contribute to the Village Community, helping out at functions through business and personal help, it seems very sad that they are having to face opposition to their new home, especially if this opposition is from persons who themselves may not have been long in the Village or do not contribute to the community personally, which as we all know is more often the case, it's a case of last in but no one else to change things, and causes Village life unfortunately to change for ever.

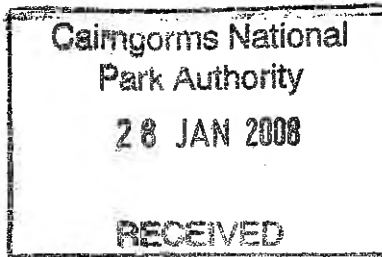
We have lived in the village for nearly 40 years raising a family and working in Tourism in the area.

Yours sincerely,



Neil & Mrs Catherine Baxter

Planning Office
Albert Memorial Hall
Station Square
Ballater
AB25 5QB



17 January 2007


Application Ref 07/408/CP

Please could we ask the Park to give serious consideration to approval of this application. Mr and Mrs Dunn are long-standing local residents who we understand previously held permission (now lapsed) to build on this land.

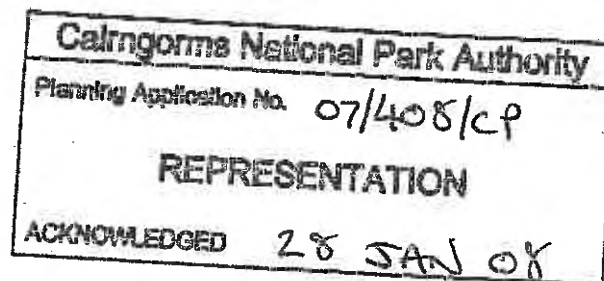
Whilst we are aware of the TPO and the issues raised, it should be possible to extend the village boundary to the old railway line thus including this piece of ground. It should also be possible to retain the bulk of the woodland in question and still build a viable property on this site.

As wildlife tour operators we fully appreciate the great value of the natural heritage of the Park, but in this case suggest that Mr and Mrs Dunn can be accommodated by a sensitive development which would not detract from the amenity in Nethybridge.

Yours faithfully,



Kevin and Caryl Shaw
Swamp Castle
Nethybridge
PH25 3EB



Cairngorms National
Park Authority

- 9 MAY 2008

RECEIVED

ALTEA
DELL ROAD
NETHYBRIDGE
INVERNESS-SHIRE
PH25 3DG

6th May 2008

Andrew Tait
Cairngorm National Park Authority
Ground Floor
Albert Memorial Hall
Station Road
Ballater
AB35 5QB

Cairngorms National Park Authority
Planning Application No. 07/408/CP
REPRESENTATION
ACKNOWLEDGED 9 MAY 08


Dear Mr Tait

Ref: 07/408/CP

I write in support of my friend and colleague - Ronnie Dunn - who I believe is having some difficulty with his plans to build a new home at Duack Lodge in Nethybridge. I have lived and worked in the area for over 30 years and my husband is the owner of one of the two remaining shops in Nethybridge having lived in the Village all his life. We know Ronnie to be extremely hard working and very supportive of the local community. How is it then, that someone who has the best interests of the area at heart and has worked in catering and tourism in Strathspey & Badenoch for such a long time is not able to build a home for his family, including 2 young adults who were born and raised here, when planning permission seems to be granted without hesitation to strangers to the area, including those building companies who are out to make a profit - not caring whether the homes they build are suitable and affordable for local people or not? Emotions aside, and on a practical note, it would appear that the property Mr Dunn wishes to erect will neither be visible from the road nor obstruct the views of other properties in the vicinity.

Having lived here so long, it is of interest to my husband and I to understand what standard rules and regulations apply to new buildings in Nethybridge. Who knows - we may need to build a new property at some point in the future ourselves. I look forward to your reply.

Yours sincerely


Virginia Mustard

Cairngorms National Park Authority	
Planning Application No.	07/408/CP
REPRESENTATION	
ACKNOWLEDGED	12/5/08

27 Fotheringay Road
Glasgow G41 4NL
09/05/2008

FAO Andrew Tait
Cairngorms National Park Authority
Ground Floor
Albert Memorial Hall
Station Square
Ballater
Aberdeenshire AB35 5QB

Cairngorms National Park Authority	
12 MAY 2008	
RECEIVED	

07/408/CP – Planning Application for Erection of House at land 20 metres north west of Duack Lodge, Nethy Bridge for Mr & Mrs R Dunn.

Dear Mr Tait,

My wife and I refer to the above application by Mr and Mrs R Dunn for permission to build a house on ground owned by them for many years in Nethy Bridge

We have known Mr and Mrs Dunn personally for over thirty five years, and since they moved to Duack Lodge in 1983 we have been frequent visitors to their house in Nethy. Indeed, we have spent all bar one of the last thirty odd New Years with the Dunn family.

The Duns have frequently spoken in past years of their desire to build their retirement home on the ground adjacent to Duack Lodge which was purchased by them some time ago while residing in Duack Lodge.

Duack Lodge was sold by the Duns four or five years ago and since then they have been living in rented accommodation in Nethy while Mr Dunn established his own restaurant business in Aviemore – not an easy thing to do these days and much hard work and long hours have gone into the development of RD's . During this time, Mrs Dunn was promoted to the position of Superintendent Radiographer at the Highland Breast Centre, responsible for the Highlands and the Western Isles.

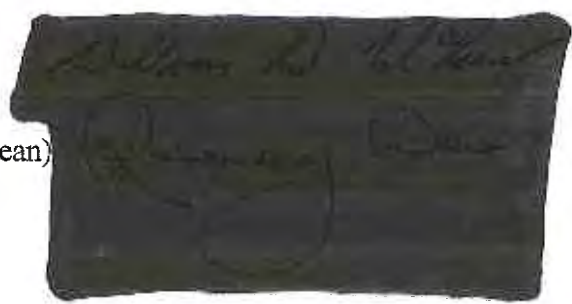
We sincerely hope that Mr and Mrs Dunn's application to build their retirement home on their own ground will be looked upon favourably.

We are confident that any such development by Mr and Mrs Dunn would be tasteful, in keeping with the surrounding woodland and built with least disturbance to other properties in the locale. The family are very practical and with a lifetime of management experience would ensure that the proposed house be built to the highest standards.

We have had a great love for Nethy Bridge for the past twenty five years and hope that this may continue with future visits to a new Dunn family home.

Yours sincerely,
William W. McKean

Dr Rosemary Weir(Mrs R. McKean)



Cairngorms National
Park

12 MAY 2008

RECEIVED

F O A Andrew Tait Esq
Cairngorm National Park Authority
Ground Floor
Albert Memorial Hall
Station Square
BALLATER AB35 5QB

Coire Cas
Tulloch Road
NETHY BRIDGE
Inverness-shire
PH25 3DE

Cairngorms National Park Au.
Planning Application No. 07/408/CP
REPRESENTATION
ACKNOWLEDGED 12/5/08

Dear Mr Tait

Planning Application for erection of a house at land 20 meters N/W of Duack Lodge, Nethy Bridge.
Reference Number 07/408/CP

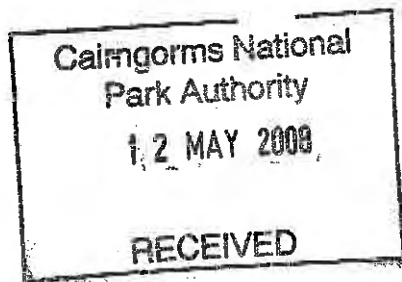
I write in connection with a above application by Mr and Mrs R Dunn of Nethy Bridge. I have known both Mr and Mrs Dunn for several years now. He is a prominent local businessman currently operating mainly in Aviemore. He also carries out catering work in various places in the district. Mrs Dunn works with the Highland Health Board in Inverness.

Mr and Mrs Dunn have resided in the village here for a long number of years. He is a fellow Member of The Rotary Club of Spey Valley and indeed he is a Past President of the club. I have always found them to be highly respectable and trust worthy and very good friends within the community here in Nethy Bridge. I would have no objection in strongly supporting their application to build a house in the grounds of their former residence known as Duack Lodge.

Please let me know if you wish any further information.

A large black rectangular redaction covers the signature and name of the sender. The name "William G. Tompkins" is faintly visible at the bottom left of the redacted area.

Cairngorms National Park Authority	
Planning Application No.	07/408/CP
REPRESENTATION	
ACKNOWLEDGED	12/5/08



Mrs. Ann Belleni
Craggan Mill,
Grantown-on-Spey
PH26 3NT
8th May, 2008

Mr. Andrew Tait.
Cairngorm National Park Authority,
Ground Floor,
Albert Memorial Hall,
Station Road,
Ballater.
AB3 5QB

Dear Mr. Tait,

Re: Mr. & Mrs. R. Dunn – Ref. No.07/408/CP

I am writing to you in above connection to give my support to the proposed house. I have known the applicants for nearly 30 years and have always found them to be very involved with the Nethybridge Community and to care about the village and its people. I therefore hope my support for Planning Permission will be considered.

Yours faithfully



Ann Belleni

Cairngorms National
Park Authority
15 MAY 2008
RECEIVED

The West Steading
Skene
Westhill
Aberdeenshire
AB32 6SQ
9th May 2008

Don McKee (FAO Andrew Tait)
Head of Planning
Cairngorms National Park Authority
Ground Floor
Albert Memorial Hall
Station Square
Ballater
Aberdeenshire
AB35 5QB

Cairngorms National Park Authority
Planning Application No. 07/408/CP
REPRESENTATION
ACKNOWLEDGED 15 May 08

Dear Sirs,

Planning Application 07/408/CP – Erection of House at Nethybridge

In respect of the above captioned planning application, to which I understand there have been some objections, there are a few mitigating circumstances which I request be taken into account.

Having stayed often at Duack Lodge I am familiar with the location of the proposed dwelling and the existing general layout in the vicinity, adjacent houses, access road etc.

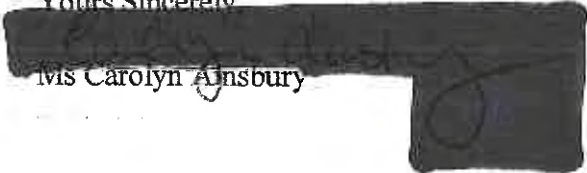
The site is in a sunken and wooded area set back from the public road which would mean that any new dwelling would be largely unobtrusive. It is adjacent to an existing road access and utilities and thus only minimal additional infrastructure would be required.

Furthermore I understand that there is an issue with tree preservation in what is a very scenic area. The applicants have assured me that as long term residents of Nethybridge they fully value the special environment of the village and seek to preserve its integrity by minimising the impact caused by creating a new residential dwelling.

To this end they have initiated surveys which demonstrate that the proposed dwelling would be integrated sympathetically into its surroundings and that tree loss would be reduced to a minimum, perhaps as few as 5 trees.

If indeed the proposed dwelling is of superior architectural quality and its external appearance is such that it blends in with the surrounding environment and does not interfere with neighbouring properties, I would request that this planning application is treated sympathetically.

Yours Sincerely


Ms Carolyn Ainsbury

Cairngorms National
Park Authority
15 MAY 2008
RECEIVED

Trish Davis

Balciuin
Lynstock Park
Nethy Bridge
Inverness-shire
PH25 3EL

[Redacted]

12 May 2008

Andrew Tait
Cairngorm National Park Authority
Ground Floor
Albert Memorial Hall
Station Road
Ballater
AB35 5QB

Cairngorms National Park Authority
Planning Application No. 071408/CP
REPRESENTATION
ACKNOWLEDGED 15 May 08

Dear Mr Tait

Ref: 07/408/CP

I understand that Ronnie Dunn has encountered some difficulty with his plans to build a home for himself and his family at the rear of Duack Lodge in Nethy Bridge. Mr and Mrs Dunn have lived and worked in the area for 30 years and have been a great asset to the local community. They have participated fully in village life and have gone out of their way to generously support local functions. They have also given employment both casual and full time to many local residents.

I believe that the plot in question had outline planning permission in the past and I do not understand what has changed for the decision to be revoked. Indeed all around Nethy Bridge, development seems to be taking place to the benefit of large developers and people wanting second homes. The house Mr Dunn wishes to erect would not be visible from the road or obstruct the views of other properties. The adjoining area between Duack Lodge, the old railway line and Froach Lodge is already being developed.

As I understand it the CNP is in favour of encouraging affordable housing so surely a local man building a home that he can afford as opposed to a developer building mainly expensive housing for their own profit should be supported.

I look forward to you reply and an explanation of your objection, if any, to this particular house.

Yours sincerely

[Redacted signature]

LETTERS OF OBJECTION

Cairngorms National Park Authority
Planning Application No. 07/408/CP
REPRESENTATION
ACKNOWLEDGED 16/6/08

Birchfield
Nethybridge
Inverness-shire
PH25 3DD

13th June, 2008

Your ref:07/408/CP

Mr. Don McKee,
Head of Planning,
Cairngorms National Park Authority,
Ground Floor,
Albert Memorial Hall,
Station Square,
Ballater,
Aberdeenshire AB35 5QB

Cairngorms National
Park Authority
16 JUN 2008
RECEIVED

Dear Sir,

Re: Land to the side of Duack Lodge, Nethybridge

I refer to our letter of objection dated 2nd November, addressed to the Area Planning and Building Control Manger, Badenoch and Strathspey, and the subsequent papers submitted on behalf of the applicants and the comments of Joyce Hartley, Town Planner. The application for outline permission remains vague for a person planning to live there.

The tree report ignores the trees already felled but maintains that as a group they warrant collective grade A classification. A further 5 and maybe 2 more would be felled with severe pruning for several more. It is dated 3rd April 2008. No tree constraint survey mentioned at 5.1 of the supporting statement of September 2007 has been disclosed. There is no detail on changing ground levels to the further detriment of root systems and presumably access and drainage would excite comment only when detail is submitted. No woodland management scheme offered at 1.5 of the September statement has been disclosed.

Dr. Jones unusually raises no objection to the proposal and indeed seems to presuppose development. Because I have not seen him at the site I do not conclude he has not been there, he merely touches on the important wild life corridor aspect of the site. There are occasional winter woodcock and barn owl in the disused railway cutting and yes, a pair of hares sheltered in the very dell where the proposed house is sited only last March and April and yes, tree creepers do feed there. He makes no mention of transiting stoats and weasels which pass through nor, to be fair, does he mention elephants which do not. By concentrating on protected species or the Scottish Biodiversity list exclusively the essence of biodiversity is overlooked. There used to be rabbits on the site, fewer rabbits fewer road kills less food for buzzards and black headed gulls and these two species are in decline here. The rooks on site are not special nor chaffinches, but peregrines and sparrow hawks predate them. Human habitation and possibly domestic pets will reduce the variety and incidence of ordinary wildlife in the corridor to the ultimate detriment of listed species.

I bought this business, Birchfield Cottages, of three holiday cottages in 1989 in the knowledge that the then District Plan designated the site as amenity woodland making the rural setting suitable for holiday makers interested in wildlife. In 1997 I rebuilt the interior of