

APPENDIX

REPRESENTATIONS

Comments for Planning Application 2013/0017/DET

Application Summary

Application Number: 2013/0017/DET

Address: Land To West Of Culardoch Beag, Glen Gairn, Braemar

Proposal: Erection of Timber Lunch Hut

Case Officer: Katherine Donnachie

Customer Details

Name: Dr David Gordon

Address: 60 Bonhard Road Scone Perth

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is an inappropriate development in a secluded part of the CNP that the Authority should be aiming to make more wild rather than accepting further human imprint to add to the dirt roads already scarring it.

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Case Officer: Katherine Donnachie

Customer Details

Name: The Mountaineering Council of Scotland

Address: The Old Granary West Mill Street Perth

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The MCoS is the representative organisation for mountaineering in Scotland with 11,400 members. We object to this application since it represents a further intrusion into a wild mountain area of exactly the type which the CNP was established to protect. This area is already scarred by dirt roads but this is no justification for allowing further visible human impact.

Reference Planning Application 2013/0017/DET Erection of New Timber Lunch Hut, Invercauld Estate

We strongly object for the following reasons (in no order of precedence);

1. The site can be reasonably described as isolated and wild having no obvious man made features and is a reasonable distance from any classified road. Thus the addition of a man made object will significantly detract from the feel of isolation and wildness (see 8).
2. There is the potential for increased litter from the activities associated with the site resulting in an obvious eyesore. In addition, the litter has the potential to harm any wildlife that may contact such.
3. Traffic moving to and from the site has the potential to increase the disturbance to wildlife all along the route and at the site and if the site is used in spring and early summer (see 12) may well result in a reduction in breeding success rate.
4. Construction of the site and subsequent use of such will result in increased damage to the access road which will need increased maintenance, with the potential for increased disturbance to wildlife. Increased use of mechanised traffic will result in a reduction in the isolation/wildness feel of the area.
5. All activities associated with the construction, use and maintenance of the site will result in an increased carbon footprint. We should be reducing the footprint not increasing it.
6. If, as described in the original planning application, the lunch hut is mainly used during the shooting season then it is likely that the hut users will have based their decision to travel to the Cairngorms to shoot rather than on the availability of a lunch hut. Thus user numbers to the Cairngorms will not necessarily be increased by the availability of a lunch hut.
7. The site if developed sets a precedent for further desolating and dewilding other areas and is thus unacceptable and unsustainable for the reasons stated.
8. Any perceived benefit to the site users is likely to be outweighed by the reduction in the feel of isolation and wildness that other users such as walkers will experience. Walkers are the predominant users of the area.
9. There is a risk of abuse of the lunch hut in the form of unauthorised use. In addition, there is a risk that the externals may be defaced.
10. There is a risk that the lunch hut will fall into disrepair should the estate choose not to upkeep its maintenance and thus it will become an eyesore.
11. We feel that Cordavon Lodge or the land immediate to the lodge could be modified to serve as a lunch hut (assuming a lunch hut is really necessary). Clearly the lodge exists and some small scale development in the same area might be acceptable and may not significantly detract from the feeling of isolation and wildness.
12. We note with concern the use of the words "mainly used" in the letter accompanying the application (Hesdesign Architectural Services dated December 21 2012). We feel that this terminology leaves open the option for the estate to use the lunch hut in connection with activities such as wildlife, or other similarly titled safaris. We strongly object to any possible such use for the reasons outlined above.
13. Should it be the case that the activities described in 12 apply we feel that user numbers are most likely to be derived from visitors who have decided to make the Cairngorms the subject of their visit. Thus the lunch hut in itself is highly unlikely to be the sole reason for visitors to travel to the Cairngorms.

Martin Ashdown and Susan Matthews
The Firs, Khantore, Crathie
Ballater
AB35 5TJ

