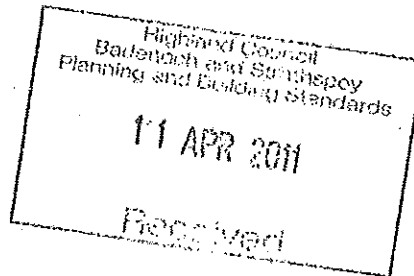


10TH April 2011



Area Planning Office
Badenoch & Strathspey
100 High Street
Kingussie
PH21 1HY

To Whom It May Concern

Planning Application - 11/01041/FUL - Ashfield, Drumguish, By Kingussie

Having viewed the above application, we fully support the fact that as the owner of a small 2.8 hectare croft, Mr McBean does indeed require some form of agricultural shed, and that building it in his back garden makes good operational and economic sense, as it means the site has immediate access to water, electricity and the access road. However, we would like to bring to your attention the fact that Mr. McBean currently uses this area of his garden to store his construction machinery of a mini digger, tipper truck and trailer (which we assume are associated with his work in the construction industry), a log splitter (which he has used to process all the mature Larch trees which he has felled around his garden) and various cars and pick-ups. He does not, in fact, appear to have any agricultural vehicles or agricultural machinery, such as tractors, ploughs, bailer, harrows or rotavator. Nor, indeed, does he currently rear any livestock or raise crops. Given the size of the croft, we therefore question why Mr. McBean requires such a huge agricultural shed in the first place, given that The Crofters Commission - Agricultural Grants Scheme - Appendix A suggests that a shed of 6m x 5m is suffice for a croft with 2 cows and 12 sheep, and that one of 12m x 10m is seen as suffice for 10 cows and over 100 sheep. As the croft is only 2.8 hectares of poor marginal land, it would certainly not sustain this level of livestock, so this size of shed must surely be unjustified.

Furthermore, we would like to express our concerns regarding the following issues:

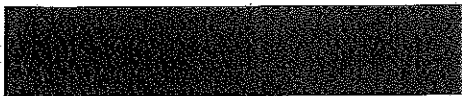
There is not sufficient detail or information about the proposed agricultural shed in terms of detailed siting and visual impact, scale and form of building, colour and

cladding materials and its visual impact on the surroundings, for us to make an informed decision about the application.

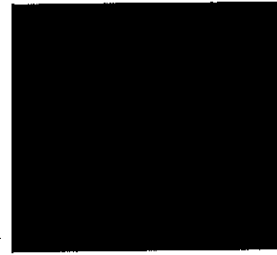
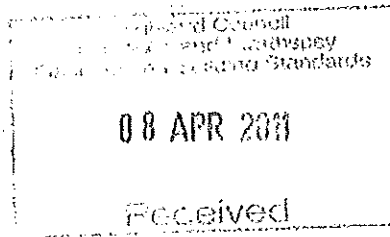
- For example, what is the necessity of a 9m high building - does he intend to store large, heavy construction machinery, such as a JCB, or agricultural goods such as hay bales, or does he intend to have two storeys within the shed, and if so, what will these two storeys be used for?
- What is the building to look like externally - what construction materials will be used and what colour will they be? We would hope that this development would have to conform to The Cairngorm National Park's Guidelines about Sustainable Design - Jan 2011.
- What will its visual affect be on his own house and the neighbouring house - it is significantly longer, wider and higher than both properties and will therefore look out of scale with them. How will the shed therefore be screened?
- Also, we fear that this large modern building will look out of place with the other traditional properties in Drumguish, and will not integrate well with the immediate surroundings of Drumguish, which is a small crafting township of some 20 houses, all of which have large curtilages which contain small outbuildings.

Once again, we reiterate that we have no objection to Mr McBean building an agricultural shed in this location, but we would urge the Planning Department to evaluate this application for such a large shed on the basis of the visual and other effects on amenity of the building's siting, design and colour including its setting in the landscape.

Yours sincerely

A black rectangular redaction box covering the signature of Deirdre & Alex Falconer.

Deirdre & Alex Falconer



Planning Officer
Highland Council
100 High Street
Kingussie
PH21 1HY

Dear Sir

**Planning application 11/01041/FUL
Agricultural Shed at Ashfield, Drumguish**

We object to the above planning application.

We are the immediate neighbours of the above property at [REDACTED]. We are considering the possibility of moving to the property on a permanent basis but currently it is a holiday home (we were there for nine weeks in 2010) and a holiday let.

The proposed building is approximately the same length and width as our cottage but at least twice the height. Its proposed position puts it closer to the cottage than it does to the house at Ashfield. A building of this size will dwarf our cottage. A row of mature trees along the boundary of Ashfield and Feshieway that might have provided some sort of screen have been completely removed recently. The proposed building is out of proportion with our cottage, out of proportion with the rest of the village and out of proportion with the landscape of the National Park. It will be plainly obvious from the entire ridge that includes Sgoran Dubh Mor. The building will have a detrimental impact on the appearance of Drumguish and its environment.

Our cottage is currently let out for at least twenty weeks per year to holidaymakers who form an important part of the local economy. We expect that if this proposal is allowed to progress then our business will suffer. People come to Drumguish because of the picturesque and tranquil setting. It would not be of great surprise if the other holiday letting businesses within Drumguish also suffer as a result. All of this will have a knock-on effect on the local economy. Is there a mechanism whereby we, and others similarly affected, can claim compensation for loss of earnings?

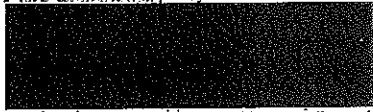
What is the proposed building to be used for? It seems totally out of proportion (again!) with any crofting activities on a small croft. Is it to be used to house animals? If so what will be the impacts of noise and smells on the community, both resident and visiting? Is it to be used to house machinery? If so what are the machines so housed to be used for? If some sort of machine hire business is to be run from the site what impact will the increased amount of large vehicles using the small roads have? What about noise and diesel fumes? None of this seems appropriate for a small rural

location such as Drumguish. If it is not for animals or machines then what is the point of building it at all?

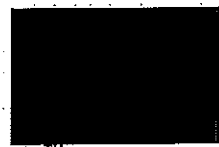
We strongly object to the proposed building. We cannot understand why, if such a building has been in mind for some time, the trees on the property were felled, as they would have provided a sense of scale as well as a physical screen. However we do not wish to create a conflict with our neighbour, but at no time has he told us of his proposals, let alone asked us about them. At no time did he speak to us about the tree felling despite the fact that large trees were felled only a few feet from our house.

If you would like any additional information from us please do not hesitate to contact us. Please let us know how we are to find out about the outcome of the planning proposal.

Yours faithfully

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

Martin and Amanda Ketcher



12th April 2011

Highland Council
Gairmoh and Strathroy
Planning and Building Standards
13 APR 2011
Received

The Planning Officer
Area Planning Office
100 High Street
Kingussie
PH21 1HY

Dear Sir/Madam,

Planning Application: 11/01041/FUL – Ashfield, Drumguish, Kingussie PH21 1NY

We write to you with grave concern and a number of questions which we feel are very important with regard to the above application.

First of all I must describe for you very important facts about Drumguish which go far beyond mere statistics and stark information.

My family has crofted here in Drumguish for approximately ninety years and lived in this immediate vicinity for well over one hundred and forty years. We hold this place to be very dear and special, not just to our immediate family, a new generation of whom are currently growing up in Drumguish, but to the Highlands and indeed Scotland as a whole.

Drumguish is a very old, beautiful and still functioning crofting community. It is home to some thirteen resident households comprising of all age groups from the elderly to small children, many of whom have roots going back generations in this precise locality. The current working inhabitants of Drumguish range from: crofter, teachers, Scottish Water engineer, nurse, care worker, police inspector, lady police constable, plumbing and heating engineer, Queen's Council, house-keepers and licence trade officer. There are also a number of retired people whose working lives have likewise been spent dutifully and conscientiously serving both their families and their community.

Unlike many similarly rural settlements across the Highlands here in Drumguish there are just five dwellings whose owners are not full time residents of the township. These home-owners have an affection for and commitment to the well-being of Drumguish which is very strong. These property owners help, in the holiday rental of their houses, bring tourism, income and employment to the local community. They have chosen to buy second homes here because of the beauty of the place.

Drumguish sits in most beautiful landscape, a high township rising above the River Tromie, shielded on its north side by an ancient pinewood with the magnificent Cairngorm Mountains rising along its eastern flank. It has always been a place of great natural beauty with rich flora and fauna. Those of us who live here, from my uncle Lachlan Campbell, a retired shepherd and janitor, who now crofts,

In the footsteps of his father, the major part of the land, to the very youngest- two young boys in Kingussie Primary school whose grandfather lives and has deep roots here, feel deeply privileged and fortunate to be living in such an environment.

We all cherish this place and seek nothing for it except that it survives intact in all its natural beauty as a healthy, fully functioning and working crofting township. It is one of the last surviving of such settlements on the Highland mainland.

It is for all of the above reasons that we write with grave concerns about the above planning application.

It is commendable that Mr McBean, a young man who is a very recent resident of Drumguish, should desire to live and work a croft here. However his proposal to construct such a huge "agricultural" shed of 9 meters in height, at the very crossroads and heart of the community is deeply puzzling and causing very real anxiety amongst the vast majority of Drumguish residents.

- Such a tall building will most certainly be highly detrimental to the natural aspect and the aesthetic beauty of the whole community.
- Being of such a height it will be totally out of character with all of the existing dwellings and outbuildings in Drumguish
- It will most certainly damage the light to neighbouring properties, notably Feshieway.
- It will also undoubtedly have an extremely adverse effect on the value of all neighbouring properties, most especially Feshieway.
- It will turn what is now an old and beautiful residential hamlet into what will appear to both locals and visitors alike to be an industrial/ agri-business site.

The following questions must be asked about this proposed structure:

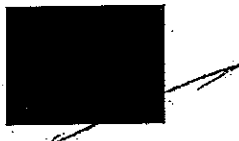
1. Mr McBean's newly designated croft is just 2.8 hectares. He has not yet any animals on his croft. On such a small area of marginal croft land he has neither the acreage nor the quality of land to sustain any sizeable number of livestock of any kind. Why therefore does he require a shed that will be almost thirty feet high to its apex, (far higher than any agricultural shed in the local crofting area)?
2. Mr McBean also currently has no agricultural vehicles at all. Even the largest combine harvester would not require such a tall building for storage! Why therefore does he require such a tall shed?
3. In his back garden, (which has recently been included in the "croft" designation), he does however store numerous construction vehicles: a mini-digger, a dumper and a construction trailer to transport these machines. Does he perhaps intend to store even larger industrial equipment on this site? If so the function of the shed will not be agricultural but industrial.
4. Is it not the case that the Crofters Commission uses very specific land to building ratios in order to approve and allocate funding for agricultural building? Surely the size of Mr McBean's croft which is just 7 acres, will not fulfil their criteria should he apply for grant aid for such a tall and sizeable building?

5. Within months of his arrival here in Drumguish Mr McBean changed, to a great extent, the face of Drumguish by removing many mature trees including a number of very old and beautiful larches, ignoring the advice of The Highland Council, The Forestry Commission and The National Park officers. These trees, over-and -above being extremely lovely ,would have provided screening for his croft/garden which now contains his construction vehicles and more importantly for this proposed shed. While, as we all agree, it is commendable and welcome that a young man should seek to live and work here and we all wish him well in this, the fact that he so quickly on arrival altered the appearance of the heart of Drumguish with what seemed no attention to its beauty or aesthetic value should raise concerns about the rights of any individual to bring about changes which so radically alter the essential nature of the environment/community.
6. Mr McBean's plans for this proposed building contain no design details in terms of: materials used, cladding of the structure, colour of the neither structure nor screening details. Having consulted the Cairngorm National Park's Sustainable Development Guidelines of January 2011 we seek reassurance that *any* new building will adhere strictly to these.

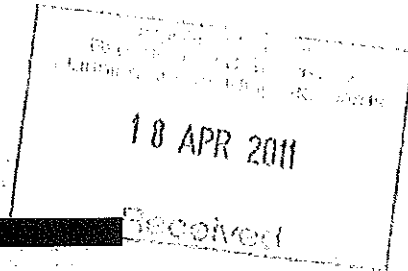
We would like finally to say that we have no objection to Mr McBean using the proposed site for his shed. Our concern is about the height, scale, materials and screening of this proposed structure.

Thank you for your attention on this matter.

Yours sincerely,

A black rectangular redaction box covers the signature area. To the right of the box, there are several diagonal lines, likely representing the original signature or a scribble.

Mr and Mrs Silvio Rossi



[REDACTED]
[REDACTED]
[REDACTED]

Area Planning Office
100 High Street
Kingussie
PH21 1HY

7th April 2011

Dear Sir

**Planning application 11/01041/FUL
Ashfield -- Drumguish -- Kingussie**

I am the owner of Porch House in Drumguish and am writing to object to the above planning application for the following reasons:

Firstly I would like to say that it is not the construction of an agricultural building on that site to which I object, it is always good to see a young man settling and planning and I wish him well

However, I know that I am not alone in being very concerned about the height of the proposed structure. It is at central part of the rural township, amongst residential dwellings and will have an extremely negative impact on the environment. It is a small cluster of rural homes and this huge structure will give it the appearance of an industrial site. It will also have an extremely adverse effect on the light available to Feshieway and affect negatively the value of homes near to it.

Cairngorm National Park has a policy of sustainability: all buildings should take account of traditional, surrounding buildings and surrounding environment, visual impact on the environment. It is recommended that buildings be made from materials in keeping with the environment. My understanding is that the unit would be of industrial steel, totally unsuitable taking into consideration the above best practice standards.

I understand that the land has been designated a croft and as such is presumably bound by the Crofters Commission formula: 2 cows + 12 sheep = 6x5 sq meter building; 12 cows + 100 sheep = 120 sq meter building
the proposed building is 144 square meters in 7 acres of ground. How many animals does he intend to keep?

The height is totally inappropriate in this setting which is a beautiful old crofting township; much loved by its residents and its many regular visitors who bring much needed money and employment to the area.

This all leads to the question: why does he need such a hugely tall structure? Is it that he plans to store even larger pieces of building equipment than he currently has in his garden, [recently included in the designation of being part of his croft?]. Or is there the plan to install an inner upper storey? None of this is indicated in the plan. If this were the case it would not be an agricultural building but an industrial one.

Suggestions: a smaller lower building with appropriate cladding and screening everything taking into account the beauty of the surrounding environment and the traditional nature of the township.


Please copy all correspondence to both addresses.

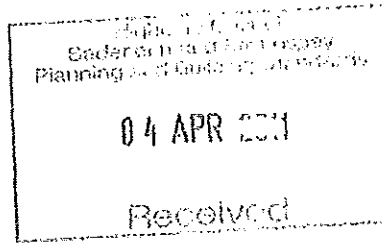
Yours sincerely



ANNE WADE

John M Barton WS

Telephone: 



4 April 2011

Planning Department
The Highland Region
100 High Street
Kingussie

Dear Sirs,

**Application : Andrew McBain
Erection of Agricultural Shed at Ashfield, Drumguish, by Kingussie.
Your reference 11/01041/FUL**

For some time, Mr McBain has been engaged in landscaping the garden ground around his house and it is recognised that he will need some form of garage or shed.

Drumguish is a small village on the intersection of the Badenoch Way and the traditional route to Glen Feshie, and is popular with walkers and mountain bikers. Ashfield overlooks the crossroads. My concern is that the proposed building at 16 metres long and 12 metres high, would dominate the village and the surrounding houses - which are all of single or 1½ storeys.

This also raises the question whether the proposed building should be in the garden ground of a traditional house like Ashfield.

The Planning Application does not disclose the materials or the finish of the proposed building; and it is suggested that in the proposed site, it would be inappropriate if the walls are to be of sheet metal.

Mr McBain may wish to consider whether a smaller building would be sufficient for his proposed croft and that a site within the agricultural land on the other side of the Glen Feshie road might be preferable.

Yours faithfully



John Barton

15 APR 2011
Received

Dear Sir/Madam

I have resided in Drumguish for 30 years & I have never been moved to object to any proposed development before, however I feel the proposed building for Ashfield is totally inappropriate for this small hamlet. It will be situated at the centre of the settlement of a size out of all proportion to any other buildings here & of a cladding alien to anything constructed here. No one else crofting this area has found it necessary to build something remotely on this scale & I would trust that the planning authorities will not allow such a construction. To do otherwise would dilute the integrity of the National Park & detract from the ambience of the Speyside Way which will soon be passing the village.

Yours

Highland Council
Building and Planning
Planning and Building Standards
14 APR 2011
Received



Mrs M Malone,
Highland Council Planning Office,
Kingussie

11th April 2011

Dear Mrs Malone,

Re; Planning application 11/01041 FUL - Mr McBain-Agricultural shed-Drumguish

I am writing to object to the application currently under consideration.

The property is at the very heart of the hamlet, at the crossroads. My objection is to the size of the building being proposed, particularly the height of it. To place such an enormous building so close to the village centre and so close to both Mr Mc Bain's own house and Feshieway Cottage would be to completely alter the look of the place.

The scale of the proposed building is completely excessive. It will dwarf the other buildings in that part of the hamlet. For the size of the smallholding it is my opinion that the proposed size is completely 'over the top'. There is no mention of the materials Mr Mc Bain proposes to use or any screening he will provide to lessen the effect on the community and their enjoyment of living in such a 'special' place. The plans if passed as they stand, would allow any old material to be used. The proposed shed is the size of a double storey house.

I note the application is for an agricultural shed. If Mr Mc Bain is to 'croft', then I have no objection at all to him having an agricultural shed. There is currently no agriculture happening here. There are no animals, no crop cultivation of any sort and no agricultural machinery. Mr Mc Bain is entitled to keep his future intentions to himself and as I say, it could well be that he is planning to begin 'Crofting' the land and that this building is the first step towards this. I would not wish to put any obstacles in the way of him being able to do this, but would suggest that a smaller (certainly lower) building would be more appropriate and that the materials should be carefully thought through before any planning permission is granted.

I would politely suggest that in the interest of all concerned parties, it would be advisable for a representative from Highland Council Planning Dept to visit the site prior to any decision being made. The impact a building of this size would make on this village cannot be over-stated and cannot be necessarily understood from the submitted plan.

Yours sincerely,



Carolyn Turner (Mrs)
'Rosarnach'
Drumguish
Kingussie
PH21 1NY

Marie Duncan

From: FIONA WEMYSS
Sent: 21 April 2011 13:18
To: Planning
Subject: Planning Application - Your Ref 11/097/CP

Follow Up Flag: Follow up
Flag Status: Flagged

Calngorms National Park Authority
Planning Application No. 11/097/CP
PURS REPRESENTATION
ACKNOWLEDGED 17.5.11 MD

Dear Sir/Madam

Planning Application as Referenced above - Ashfield Drumgulsh for Agricultural Shed

With reference to the above application, I would like to register an objection to the proposed construction of this Agricultural Shed for the following reasons:

1. I believe the dimensions of the shed to be excessive and completely out of proportion to the domestic premises which it will sit alongside.
2. The build material is not known at the time of writing, however if it were to be in keeping with other agricultural sheds and made from galvanised metals, it would be detrimental to the overall appearance of the small hamlet of Drumgulsh.
3. This building if it were allowed to be constructed would dominate and detract from the beauty of a very picturesque place and its appearance would lend itself more to an industrial unit in a business park, and not to an area which forms part of the footpaths to both Glenfeshie, and the Badenoch Way which is extensively used and enjoyed by both local people and visitors to our area.

In conclusion I do not wish to deny the applicant his wish to have a shed, however it needs to be in proportion to the premises which surround it, including the applicants own property and constructed from building materials which are in keeping with other premises in Drumgulsh.

Submitted for your consideration,

Fiona MRH Wemyss

Fiona MRH Wemyss

Calngorms National Park Authority
17 MAY 2011
RECEIVED

Application Comments for 11/01041/FUL

Application Summary

Application Number: 11/01041/FUL


Address: Ashfield Drumguish Kingussie

Proposal: Agricultural shed.

Case Officer: Maureen Malone.

Customer Details

Name: mr murdoch bell

Address: 

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the height of the proposed building. 9 metres seems excessive & will be prominent in our view of the grampians. We have no objection to a lower structure further back from the road made of appropriate materials (which should be named in the plans).

MR & MRS P. J. & M. HOPKINSON

15 APR 2011

Received

To
THE HIGHLAND COUNCIL
BADENOCH & STRATHSPEY
PLANNING SERVICE
KINGUSSIE

12th April 2011

We are writing to the Highland Council Kingussie in regard to the planning application by Andrew McBain "ASHFIELDS" Drumgush to erect a agricultural building on his property due to the size and height of the proposed building which would be higher than his own cottage and also "FRSHIEWAY COTTAGE" which borders his garden.

We cannot see that for the amount of land belonging to "ASHFIELDS" warrants a building of the proposed size is appropriate.

We think it would be out of character especially as it will be very close to the centre of the village, which is also on the Badenoch Way which undarn attracts tourists to the Cairngorm National Park bringin revenue to the local area.

Yours sincerely

