

053

MG

Highland Council  
Badenoch and Strathspey  
Planning and Building Standards

30 NOV 2009

Received

Invertromie Farmhouse,  
Kingussie,  
Inverness-shire.  
26.11.09.

Planning Officer,  
Kingussie,  
Inverness-shire.

Cairngorms National Park Authority

Planning Application No. 09/355/CP

REPRESENTATION

ACKNOWLEDGED 08/12/09

Application Number: 09/00258/FUBS.  
Invertromie Steading Kingussie.

Cairngorms National

- 8 DEC 2009

RECEIVED JM

Dear Sir or Madam,

Quote from the R.S.P.B. - "Insh Marshes National Nature Reserve is one of the most important wetlands in Europe. Enjoy a springtime stroll along our nature trails and look out for nesting lapwings, redshanks, and curlews. Or visit in the wintertime when the marsh floods to provide the ideal habitat for visiting flocks of whooper swans and greylag geese.

Insh Marshes is a training centre for environmental conservation, and we aim to encourage more trainees and volunteers to become qualified. We are also working with local schools and Wildlife Explorer groups to encourage environmental education for children. Meanwhile, we are promoting the reserve to key audiences as a good example of natural floodplain management".

Cairngorm National Park Aims are:

- a. to conserve and enhance the natural and cultural heritage of the area.
- b. to promote sustainable use of the natural resources of the area.
- c. to promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public.
- d. to promote sustainable economic and social development of the area's communities".

Object to the above planning application on the following grounds:

1. Impact on the local environment.

This application would be an intrusion into a tranquil rural area, as described above, with an inadequate infra structure to accommodate 6 residential units with the resultant number of cars which could be approx. 12. They would produce noise and pollution into an area dedicated to nesting birds, visiting birds and a rich variety of wild life including a small herd of roe deer. The area is also set up for visiting birds and has a network of rural walks.

2. Impact on existing access.

This is of major concern for the following reasons:

- a. junction access with the B970 main road is inadequate for the proposed

increase in usage for 6 new dwellings.

b. the access track connecting with the main road B970 is substandard for the proposed increase in usage for 6 new dwellings. It is a single track, rough road only just suitable for the existing traffic produced by a working farm, R.S.P.B. vehicles and those from my residence. For safe passage this would have to be upgraded by widening the access on to the main road, create passing places and its length bottomed and covered with tarmac. Its gradient and lack of positive drainage results in rain water, together with the run off from fields, cascading down and creating erosion in the area. There is no way this road in its present state will accommodate all that will be necessary to build the site as planned at present. It will be unable to accommodate the number of vehicles required to service the site after completion - i.e. fuel tankers, sewerage tankers, removal/delivery vans etc. Refuse collection vehicles - if bins are to be left at the road side this would need to be taken into consideration when widening access to the main road. 14 wheelie bins parked on the road verge could cause a major obstruction. *When the Planning Department last granted outlying planning permission there was a condition laid down that the developer would be required to widen the access onto the main road and the single track road would be upgraded to a tarmac road with passing places.*

I hope this condition will be enforced when the new planning application comes before the planning committee. The gradient is such that the rain water from the fields runs down the track washing away the aggregate. The level of the road is above that of the verges, except at the field entrances.

c. I also understand that the developer wishes to close off or divert the existing track to the River Tromie. I have enjoyed unrestricted access along this track for in excess of 12 years. I object to any closure or diversion of the section through this site.

3. Further to the above I am concerned that:

a. all Rights of Way must be maintained at all times.

b. the Right of Access to the Tromie River by way of the existing track will remain open to all.

c. that the Developer will take responsibility for the upkeep of the track to the main road.

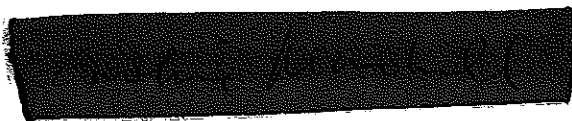
d. my gateway must never be obstructed in any way at any time.

e. that as my farmhouse is closely associated to this proposed development and shares in some elements - I must be kept informed at all times of details involving sewage and road access both existing and new.

f. I must have a plan showing the line of the proposed fence and the position of the gate.

I therefore object to the above proposed development because of its huge impact on an area designated by two major authorities to the care of wildlife. Also the danger that would result from a massive increase in its use with grossly inadequate access.

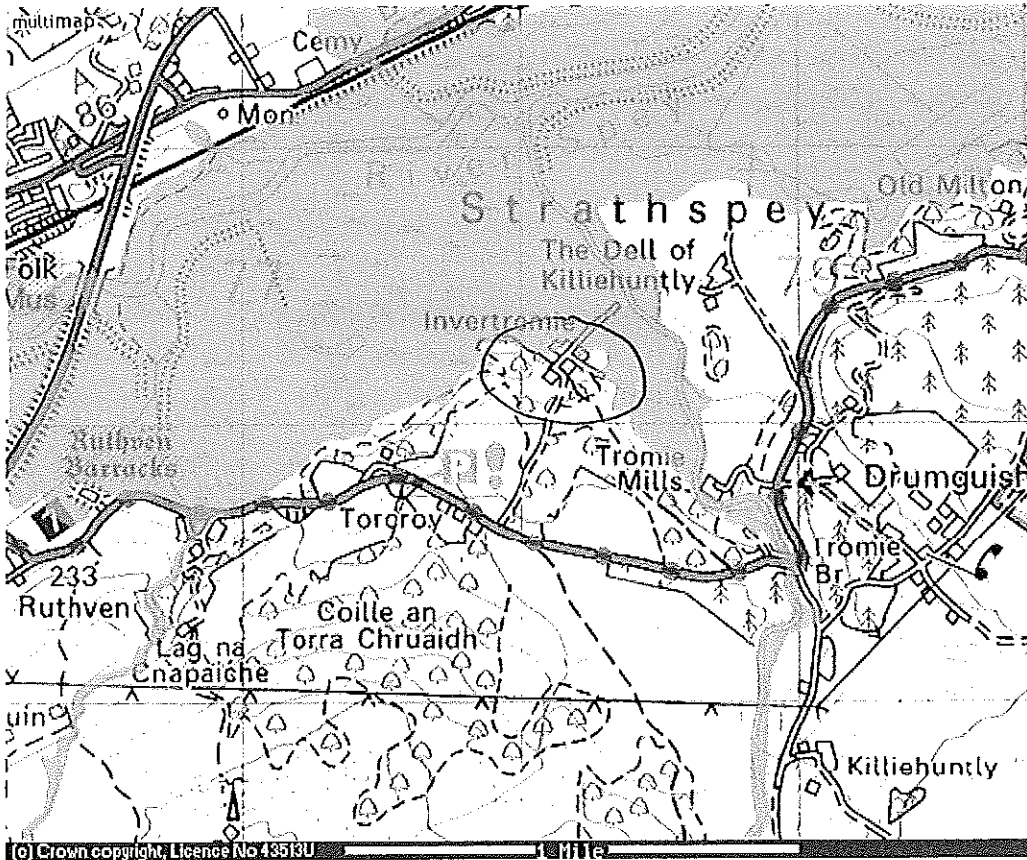
Yours sincerely,

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

Mrs. C. Marshall.

## Indicative River & Coastal Flood Map

Please note: the flood map does not take into account all flood defences which may be in place now or in the future.



CENTRE POINT: X=278,000 Y=800,000 | MAP SCALE: 1:25000




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### Important Information





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### LEGEND

#### INDICATIVE FLOOD MAP

-  Areas at risk of flooding from rivers
-  Areas at risk of flooding from the sea
-  Areas at risk of flooding from both rivers and the sea

#### FLOOD DEFENCES

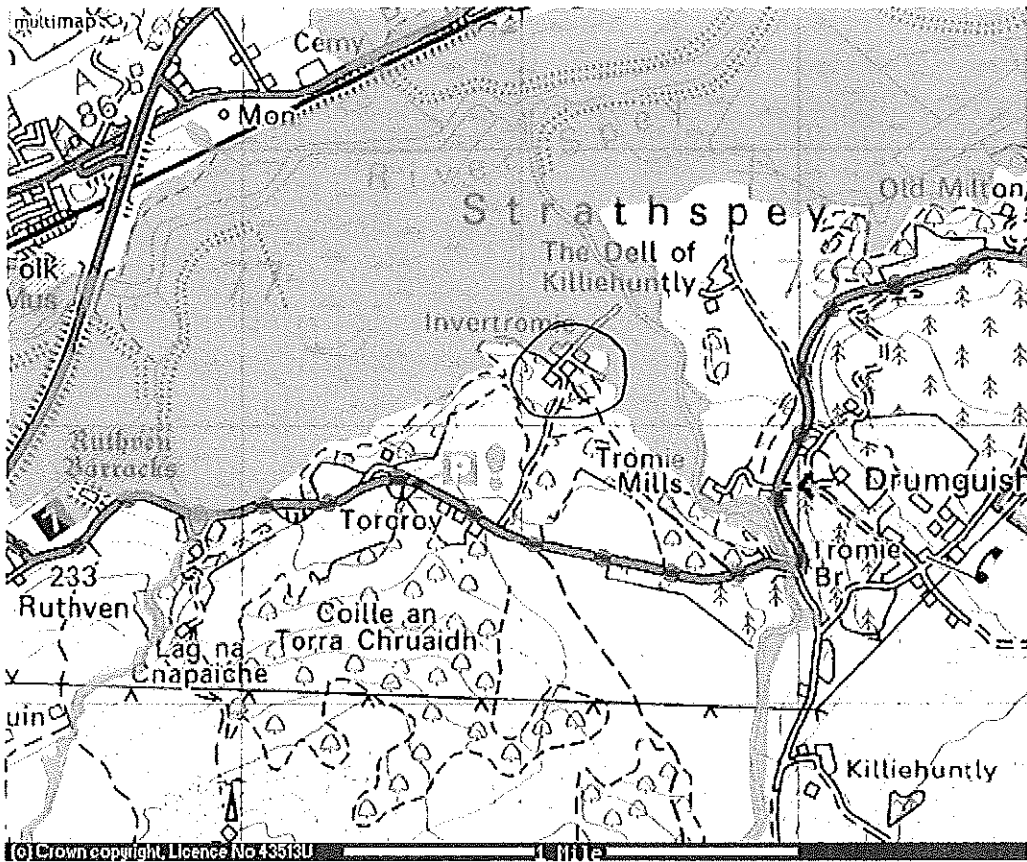
-  Defence scheme ref no. and location
-  Embankment
-  Wall
-  Channel Improvement

-  Area benefiting from flood defence relative to the scheme's standard of protection
-  Storage area
-  Pump
-  Culvert
-  Floodgate



## Indicative River & Coastal Flood Map

Please note: the flood map does not take into account all flood defences which may be in place now or in the future.



CENTRE POINT: X=278,000 Y=800,000 | MAP SCALE: 1:25000




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








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-  Floodgate



check

13/11/09

**Margaret Macbean**

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**From:** Jim [REDACTED]  
**Sent:** 13 November 2009 14:58  
**To:** Planning - Badenoch&Strathspey  
**Subject:** Planning Application 09/00258/FULBS

I am writing to object to the planning application for the development of 5 houses at Invertromie Steading, Kingussie.

I am concerned that the consequent increase in use of this site will result in an adverse impact on the flora and fauna on the Insh Marshes National Nature Reserve, which is a Ramsar Convention Site, a Special Protection Area and a SSSI.

Please acknowledge this objection which is a restatement of my original objection to the original application (08/00151/OUTBS).

Regards,  
Jim Hall

Craigdhu,  
Braeside Place,  
Newtonmore  
PH20 1DW

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13/11/2009

Marie Duncan

**From:** Murdoch, Kirsty [REDACTED]  
**Sent:** 15 December 2009 17:41  
**To:** Planning  
**Subject:** FAO Mary Grier - Invertromie Steading by Kingussie  
**Attachments:** image001.gif

09/355/CP

16-12-09

Hi Mary,

Following our recent telephone conversation expressing concern about the developers intentions we had a very useful site visit yesterday. The developer and the architect were both present and able to take on board our concerns. The plans attached to Mr Baxters e-mail (which I note you were copied into) include these changes and therefore if these plans are used to assess the planning permission we will have no further planning objections. We will now deal with the final details directly with the developer.

If you require anything further from us please do not hesitate to get in touch

Kind Regards  
Kirsty

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**From:** Alan Baxter [REDACTED]  
**Sent:** 15 December 2009 11:31  
**To:** Murdoch, Kirsty  
**Cc:** Sutcliffe, Karen; 'Gordon Fraser'; [REDACTED] 'Mary Grier'; 'Norrie Raeburn'  
**Subject:** Invertromie Steading by Kingussie

Dear Kirsty

**Planning Application**  
**Proposed Conversion to provide 6 Residential Dwellings at Invertromie Steading by Kingussie**  
**Ironhorse Developments Ltd**

It was good to meet on site yesterday and hopefully this has assisted with your assessment of the proposals as submitted.

As agreed we have updated the plans to relocate the passing places as per our discussions on site yesterday while reviewing the access road on foot and hopefully these will now meet with your approval. As discussed the passing places are to be located in the positions as detailed which will not affect any of the existing vehicular and pedestrian access points as well as existing boundary conditions.

We have also amended the boundary to the north-west elevation of the steadings to reflect the site size taken yesterday at 5.10m as detailed.

I trust the updated plans will now meet with your requirements and subsequent approval and I look forward to receiving your confirmation of the same in due course.

Kind Regards,

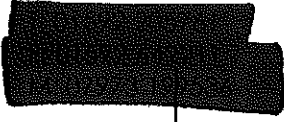
Alan

Alan Baxter  
director



chartered architects  
interior designers

Davidson Design Partnership Ltd



[www.davidsondesign.co.uk](http://www.davidsondesign.co.uk)

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