



Application Number: APP/2006/3841
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Comment:

OA replied 30/1/07
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APP/2006/3491

I understand that the steading in question forms part of a Grade A listed site of national historical and architectural importance. I also believe that Nether Ardgrain farmhouse, which lies almost adjacent to the site and dates from 1628, is the sole Grade A listed farmhouse in Aberdeenshire and that that the buildings in question are still in agricultural use. I would contend that their conversion into housing and business units would adversely affect this Grade A listed site in its entirety and that the proposals submitted to the council should be rejected on the grounds that they are wholly unsympathetic to the character of such a historically significant site.

I further note that the site is habitat to protected species, including pipistrelle bats and barn owls, and would wish also to highlight my concerns that the proposed development would impact adversely on such species, which are under increasing threat as a result of the growing number of such steading developments. Scottish Natural Heritage suggests that any survey to determine the presence of pipistrelle bats should be undertaken between mid May and late August and I would urge the council to insist, at the very least, upon such a survey being carried out during the relevant season before considering the granting of planning permission for this development.


It is very rare indeed to have a relatively intact 16 century farm complex with A listed protection by Historic Scotland. We owe it to future generations to preserve it and restore such properties for posterity.

Admittedly some of the converted 17th & 18th Century cowshed conversions of old farm complexes have avoided demolition of the sites but in doing so wanton destruction is inevitable.

For instance, if you were lucky enough to own a WWII Spitfire would you dump the Rolls Royce Merlin Engine & replace it with jet propulsion.

Nether Ardgrain is such an important & historical gem set in the beautiful countryside of coastal Aberdeenshire that all efforts are made to ensure it remains intact & unspoilt.

If planning were to be allowed it would prove to be an unbelievable loss to not only us now but to those who come after us.

Yours most sincerely  BJB. BERNAMY.



HOUSE OF COMMONS
LONDON SW1A 0AA



Victoria Moore
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Our Ref: RM/1630/Younger3

February 19th 2007

Dear Ms Moore,

Thank you for your letter of January 30th to my constituents Mr and Mrs Rae Younger (Your Ref: F/APP/2006/3491) regarding the proposed development of the steadings at Nether Ardgrain.

Mr and Mrs Younger wish to reiterate their opposition to this proposal. They feel that their offer to restore the buildings in question has been overlooked. I note they have now submitted a listed building consent application, proving their willingness to undertake any required work. Further, development seems contrary to Historic Scotland guidelines which state that the minimum work necessary to protect a building should be chosen. The steadings are still in use, and as such are still functional agricultural buildings – Mr and Mrs Younger again feel that the best option is to preserve, not develop them.

Finally, Mr and Mrs Younger raise the point that the development appears not to follow the local plan, and seems in particular to contravene policy Env/18, which argues that all listed buildings would be protected against any works which could have a detrimental effect on their character.

Mr and Mrs Younger feel that their considerable efforts to provide an alternative to development are being ignored, and their complaints are not being addressed. I would respectfully ask that the Committee considers the Younger's listed building application alongside and as an alternative to the existing planning application for development. I would also hope that Mr and Mrs Younger's existing complaint would be dealt with prior to the Committee meeting.

I hope that these points will be taken into account when the Planning Committee makes a decision.

Yours sincerely,

 Rt Hon Malcolm Bruce MP

Liberal Democrat MP for Gordon

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