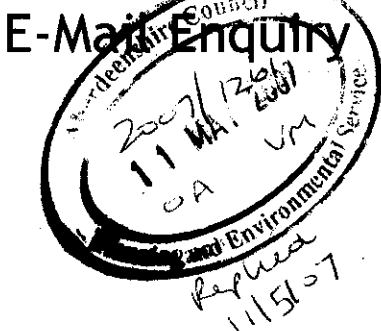


Home » Tools and Resources » Internet Enquiries

Reply Reply via mobile Forward Make Private Attachments No Action Required

PUBLIC COMMENT



Class: Planning Applications - Formartine

To: fo.planapps@aberdeenshire.gov.uk

CC:

From: no.reply@aberdeenshire.gov.uk

Date: 10/05/2007 11:38:25

Subject: [ACE/100343] Comment on application APP/2007/1261

Status: New Enquiry

Owner: No Owner Assigned

Age: 0  
(in work days)

Comments: Passed to Formartine Mail 11.05.07

(Individual dealing with the Enquiry.)  
Age: 0  
(in work days)

### Enquiry Text

A comment has been submitted via the Aberdeenshire Council planning register:

Ref: APP/2007/1261  
 Ref Link: [http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref\\_no=APP/2007/1261](http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2007/1261)  
 Name: Steven Leaper  
 Address:  
 1 Fornety Steading  
 Newburgh  
 Ellon AB41 6AH  
 Telephone: 07739 979261  
 Email: [steven.leaper@prospect-fs.co.uk](mailto:steven.leaper@prospect-fs.co.uk)  
 Comment Type: object  
 Comment:

I wish to make the strongest possible objection to proposed developments at Nether Ardgrain. Having been resident in the area most of my life, and been aware of this historical site, I cannot believe that it's individuality and unique characted is under threat in most inappropriate manner. Have the relevant authorities learned no lesson from the ghastly development around Provost Skene's house in Aberdeen? There lies a first class tourist attraction frequently overlooked by visitors to the area because of its inaccessibility and the inappropriate surrounding development.  
 Submitted: 10/05/2007 11:38:25

\*\*\*\*\*  
 This e-mail may contain privileged information intended solely for the use of the individual to whom it is addressed. If you have received this e-mail in error, please accept our apologies and notify the sender, deleting the e-mail afterwards. Any views or opinions presented are solely those of the e-mail's author and do not necessarily represent those of Aberdeenshire Council.  
[www.aberdeenshire.gov.uk](http://www.aberdeenshire.gov.uk)  
 \*\*\*\*\*

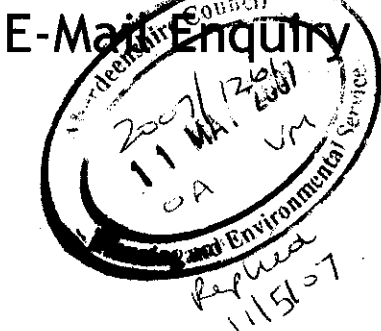
### History

- 10/05/2007 11:38 Enquiry (Current Document)
- 10/05/2007 12:01 ....Automatic Reply

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Name: Steven Leaper  
Address:  
1 Fornety Steading  
Newburgh  
Ellon AB41 6AH  
Telephone: 07739 979261  
Email: [steven.leaper@prospect-fs.co.uk](mailto:steven.leaper@prospect-fs.co.uk)  
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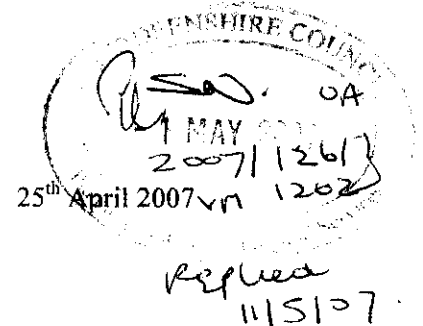
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# SAVE BRITAIN'S HERITAGE

70 Cowcross Street, London EC1M 6EJ

Head of Planning  
Aberdeenshire County Council  
Aberdeenshire Council  
Woodhill House  
Westburn Road  
Aberdeen AB16 5GB

PUBLIC COMMENT



Dear Sir,

## **Nether Ardgrain Steadings**

SAVE Britain's Heritage writes to express its strong concern at proposals to construct what is in effect a large house in the curtilage of the A listed Nether Ardgrain, in effect in the place of the Grade A steadings, as the level of alteration the proposals involve will leave little of the original buildings. The proposals will also have a strongly negative effect on the setting of this highly important house by virtue of their size and the loss of the relationship between the steadings.

Nether Ardgrain is an extremely handsome farmhouse dating from 1628. It is one of only ten Grade A listed farmhouses in Scotland and the only one in Aberdeenshire. It is a rare gem and one that should be looked after, and the greatest care should be taken with its setting. A more appropriate approach would be to repair and if necessary reinstate historic farm buildings around the main house. The application runs directly counter to both local and national policy on listed buildings.

It is important to note that the buildings directly affected by this application have been neglected over the last twenty years – a simple maintenance routine would have kept them in serviceable condition – and so less weight should be given to the economic arguments made by the applicant for the current course of action

There are clear and realistic alternatives to the near-destruction of the buildings and their replacement with an oversize development, indeed SAVE understands that the owners of Nether Ardgrain are prepared to take on the buildings at market value and repair them.

We understand that the previous application was rejected on the grounds that it represented the over-development of the site – these proposals are an equal over-development and we urge your authority in the strongest terms to reject this application

Yours sincerely,

Adam Wilkinson  
Secretary

Cc Sean Norman, Conservation Office; Gordon Mackie, Historic Scotland; Alex Adamson, Scottish Civic Trust

Tel: 020 7253 3500 Fax: 020 7253 3400  
email: [save@btinternet.com](mailto:save@btinternet.com)  
[www.savebritainsheritage.org](http://www.savebritainsheritage.org)

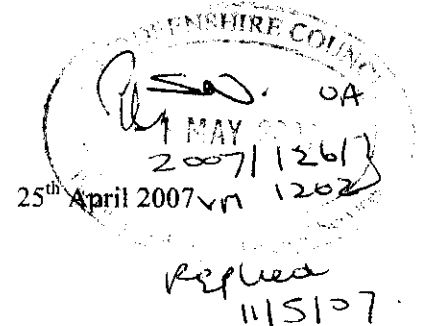
Registered Charity 269129

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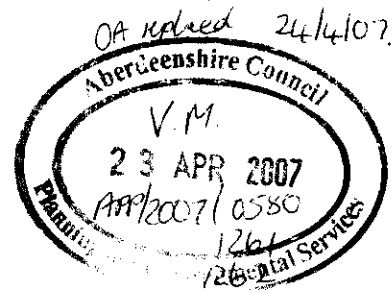
Adam Wilkinson  
Secretary

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Tel: 020 7253 3500 Fax: 020 7253 3400  
email: [save@btinternet.com](mailto:save@btinternet.com)  
[www.savebritainsheritage.org](http://www.savebritainsheritage.org)

Registered Charity 269129

PUBLIC COMMENT



**Formartine Area Office**  
29 Bridge Street  
Ellon  
AB41 9AA

Dear Sir,

APP/2007/0580; APP/2007/1261; APP/2007/1262

I am writing to object to the planning applications at Nether Ardgrain, Ellon, which are to convert some old steadings into a large house

A house conversion will have a huge impact on the area, and completely change the character of the farm. I also sympathise with the owners of Nether Ardgrain because the conversion will take place on their doorstep.

Nether Ardgrain, with its imposing features, architecture and history is a fantastic asset to Aberdeenshire, and the council must strive to protect the farm rather than developing it into houses.

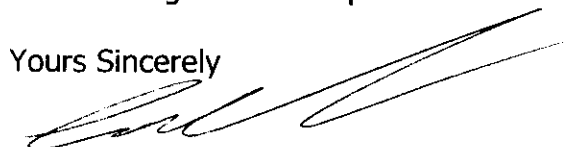
Castles and estate houses of Aberdeenshire attract a huge number of visitors from overseas and generate a lot of trade and revenue. This will no doubt increase once the Trump golf course is in full swing. Having a fantastic house such as Nether Ardgrain so close to Ellon can add to the appeal of Aberdeenshire, which is a benefit to all living in the area.

We should strive to preserve and protect the heritage of Aberdeenshire.

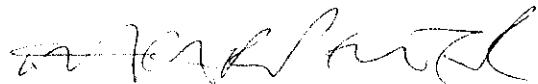
I see there are plans which Mr Younger has put forward for the restoration of the farm complex which would both preserve and protect these building giving a firm commitment to the heritage sites of Aberdeenshire.

I hope the council can show the same commitment to preserve and protect the heritage of Aberdeenshire, see the full benefits in restoring this site, and reject the steading conversion plans.

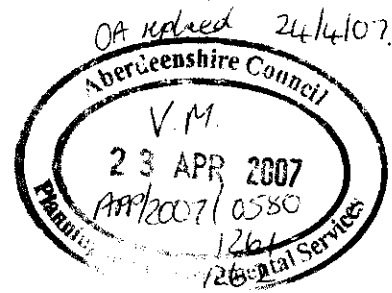
Yours Sincerely



Carl Rudd, Hannah Carpenter  
Muldoanich  
Turriff  
Aberdeenshire  
AB53 5RA



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Ellon  
AB41 9AA

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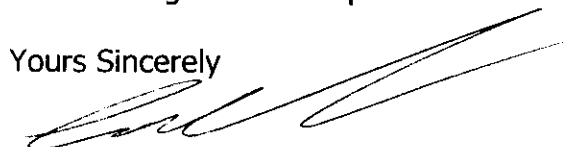
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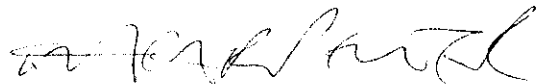
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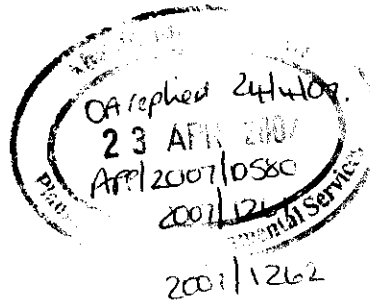
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Carl Rudd, Hannah Carpenter  
Muldoanich  
Turriff  
Aberdeenshire  
AB53 5RA



PUBLIC COMMENT



33 Robin Way  
Chelmsford  
Essex  
CM2 8AT

**Formartine Area Office**

29 Bridge Street  
Ellon  
AB41 9AA

Dear Sir,

I am writing with reference to planning applications listed below:  
APP/2007/0580; APP/2007/1261; APP/2007/1262

As a frequent visitor to the Aberdeenshire region I have a huge amount of respect for the architecture and character of the buildings within the area. The large lodges and castles are a huge credit to your heritage and feel of Aberdeenshire.

These are not alone in making the area what it is today. Houses like that of Mr Younger are a very valuable asset and need to be preserved at all costs. I understand that the house is the only one of its type in Aberdeenshire and that allowing the proposed building work to be carried out would be detrimental to the character and heritage of this exceptional and unique building.

As an outsider to the region I realise my opinion may not be viewed in the same light as locals. I believe that the contrast I see between other parts of the country and Aberdeenshire is noticed more by outsiders and that this is a key driver for visitors to the area.

I trust that my letter will go some way to support the opposition of the plans to develop the steadings into houses and that Mr Younger's plans may be viewed as a favourable alternative.

Yours Sincerely

Richard Mitchell

FROM: MALCOLM BRUCE MP



PUBLIC COMMENT

HOUSE OF COMMONS  
LONDON SW1A 0AA

Mr Alan G Campbell  
Chief Executive – Aberdeenshire Council  
Woodhill House  
Westburn Road  
Aberdeen  
AB16 5GB

Our Ref: RM/1748/Campbell

April 27<sup>th</sup> 2007

Dear Mr Campbell,

I write on behalf of my constituent: Mr Sandy Low of Mossneuk, Ellon, Aberdeenshire AB41 8ED regarding planning application APP/2007/1621.

Mr Low wishes to make it clear that, in contrast to his earlier development, only a single dwelling house is proposed. He notes in this respect that several councillors indicated at the previous committee meeting that a single house at the site might prove acceptable. He feels that the new application addresses previous concerns that the provision of a business unit might cause excessive congestion in a rural setting.

In relation to previously expressed concerns about bats and birds, Mr Low advises that all the relevant surveys have been done, and the relevant organisations are satisfied with the results.

Mr Low feels that in seeking to develop the steadings, he is being neither unfair nor unreasonable. He notes that the Committee went against the advice of its own planners previously and hopes that they will not do so again.

I hope that the Committee will take Mr Low's views into account when it makes a decision.

Yours sincerely,



**Rt Hon Malcolm Bruce MP**

Liberal Democrat MP for Gordon

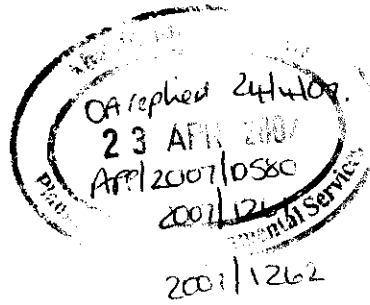
District Secretary:  
Telephone: 013398 89120  
Facsimile: 013398 82656

Constituency Office  
71 High Street, Inverurie, Aberdeenshire, AB51 3QJ  
Telephone: 01467 623413 Facsimile: 01467 624994

House of Commons:  
Telephone: 020 7219 6233  
Facsimile: 020 7219 2334

Email: [bruce@m@parliament.uk](mailto:bruce@m@parliament.uk) Website: [www.malcolmbruce.org.uk](http://www.malcolmbruce.org.uk)

PUBLIC COMMENT



33 Robin Way  
Chelmsford  
Essex  
CM2 8AT

**Formartine Area Office**

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Our Ref: P1154/SL

30<sup>th</sup> April 2007

Formartine Area Development Control **PUBLIC COMMENT**  
Planning & Environmental Services  
Aberdeenshire Council  
45 Bridge Street  
ELLON  
Aberdeenshire  
AB41 9AA



F.A.O. Mrs Victoria Moore

Dear Madam

**OBJECTION TO PLANNING APPLICATIONS REF F/APP/2007/1261 & F/APP/2007/1262, FPP & LBC FOR CONVERSION OF STEADING TO DWELLINGHOUSE AT NETHER ARDGRAIN, ELLON, ABERDEENSHIRE**

Please find enclosed report which forms an objection to the above applications on behalf of our client, Mr and Mrs Younger.

I understand these applications will be reported to the Formartine Area Committee in the near future, and would be grateful if our objection could be copied to Committee Members.

Should you require further information, please do not hesitate to contact me.

Yours faithfully

*S.A. Leitch*

**Scott Leitch**  
**Planning Consultant**  
**Halliday Fraser Munro Planning**

cc. Client

OFFICES IN BELFAST,  
DUNDEE, EDINBURGH  
AND GLASGOW

CHARTERED  
ARCHITECTS  
CHARTERED PLANNING  
CONSULTANTS  
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JOHN HALLIDAY  
DIP ARCH (ARDN)  
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IAN G FRASER  
B ARCH (HONS)  
RIBA ARIAS

HAMISH B MUNRO  
DIP ARCH (ARDN)  
RIBA ARIAS

DIRECTOR OF  
PLANNING  
BOB G REID  
B(ARCH) MCD MRTPI

ASSOCIATE REGIONAL  
DIRECTOR  
NILEE CRAWFORD  
BSC (HONS) MRTPI

FROM: MALCOLM BRUCE MP



PUBLIC COMMENT

HOUSE OF COMMONS

LONDON SW1A 0AA

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Chief Executive – Aberdeenshire Council  
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Email: [bruce@m@parliament.uk](mailto:bruce@m@parliament.uk) Website: [www.malcolmbruce.org.uk](http://www.malcolmbruce.org.uk)