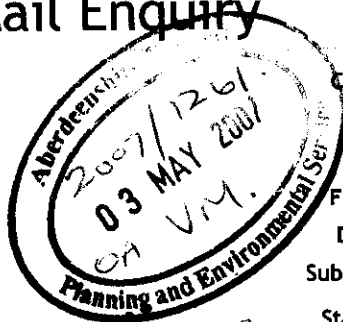


## E-Mail Enquiry



Class: Planning Applications - Formartine

To: fo.planapps@aberdeenshire.gov.uk

CC:

From: no.reply@aberdeenshire.gov.uk

Date: 02/05/2007 13:22:09

Subject: [ACE/99398] Comment on application APP/2007/1261

Status: New Enquiry

Owner: No Owner Assigned

Age: 0  
(in work days)

Comments: Passed to Formartine Mail on 03/05/07

## 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: Graham Cook

Address:

644 George Street,

Aberdeen,

AB25 3XN

Telephone: 01224633851

Email: g\_cook29@hotmail.com

Comment Type: object

Comment:

Dear Sir/Madam,

I think the proposed is ludicrous. To threaten the atmosphere and setting of a 16th Century farmhouse is beyond comprehension and is utterly unforgivable.

I cannot possibly see how permission can be granted for the farmer to transform the barn into a dwellinghouse. Not only is it adjacent to a 'Grade A' listed national treasure but the access routes, water, foul waste etc are simply not suitable for this kind of development.

I also KNOW these barns to be in use which indicates that the person who is applying for this is not telling the truth (lie is a strong word perhaps)!!

This seems to be another mindless money making scheme from the applicant. This cannot be allowed to continue in general and especially not here, where an 'A' listed property will be the casualty of such greed.

The environmental impact has already been identified, with the threat to barn owl and bat habitat. How many other unrecognised impacts will this have?

I am confident not only that common sense will prevail but that this case will be a 'heads up' for the planning committee to the underhand and deceitful avenues in which money can be made at the expense of such a beautiful piece of history. A simple visit to Ardgrain should concrete the need to preserve a place of exquisite historical importance.

Yours Sincerely

Graham Cook

Submitted: 02/05/2007 13:22:09

\*\*\*\*\*

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

02/05/2007 13:22 Enquiry (Current Document)

02/05/2007 13:50 ....Automatic Reply



# E-Mail Enquiry



(Individual dealing with the Enquiry.)

**Class:** Planning Applications - Formartine  
**To:** fo.planapps@aberdeenshire.gov.uk  
**CC:**  
**From:** no.reply@aberdeenshire.gov.uk  
**Date:** 02/05/2007 17:32:45  
**Subject:** [ACE/99459] Comment on application APP/2007/1261  
**Status:** New Enquiry  
**Owner:** No Owner Assigned  
**Age:** 0  
*(in work days)*  
**Comments:** Passed to Formartine Mail 0<sup>3</sup>4.05.07

## 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: Andrew Gordon  
 Address:  
 5/5 Saunders Street  
 Stockbridge  
 Edinburgh  
 EH3 6TT  
 Telephone: 0131-226 2010  
 Email: andrew\_gordon3@yahoo.com  
 Comment Type: object  
 Comment:

A scheme such as this should not be considered appropriate for a setting such as this, for the following reasons.

Detrimental to character of listed area / house

Detrimental to character of setting  
Privacy lost for residents in the main house

No valid reasons for development other than for personal financial gain for current landowner

Loss of Aberdeenshire's historic sites  
Negative impact on local tourism

Obligation on the council to protect the site

Restoration is a much better alternative to residential development

Moneymaking by the applicant after decades of neglect on his part  
Submitted: 02/05/2007 17:32:45

\*\*\*\*\*  
 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

02/05/2007 17:32 Enquiry (Current Document)

02/05/2007 18:00 ....Automatic Reply



J Atkins  
34 Hartington Road  
Aberdeen.  
AB10 6XX

Formartine Area Planning Office  
29 Bridge Street  
Ellon  
AB41 9AA

To Whom It May Concern:

I write to you in protest to a series of planning applications at Nether Ardgrain, outside of Ellon in Aberdeenshire. The applications I refer to are 1261 and 1262, both of this year.

I have read with horror in the local papers and on websites that a planning application has been tabled to convert some traditional stone steadings into a large house at Nether Ardgrain. This cannot be allowed to happen. Steading conversions are becoming almost a plague in Aberdeenshire. Soon we will have no stone steadings left at all and a chapter of farming history will be lost forever. Steading conversions knock through large openings for doorways and windows destroying the building and its appearance. Nether Ardgrain was built in 1528 and is the last of its kind. It is threatened to be completely dominated by yet another of these 'modernisations'.

To even consider destroying a site such as Nether Ardgrain by converting the steadings is unthinkable when it has existed for nearly 500 years. Surviving as a farm for 500 years there is a duty in all of us to now do our utmost to protect this house and adjoining steadings from a terrible fate. What will be left of the ancient building once it is overlooked by a large and modern steading conversion? Once a single conversion takes place, it only a matter of time before more of the farm is turned over to housing. I can understand a farmers desire to generate some much needed revenue, because farming has been so difficult in recent years. But to destroy a site as important as this for the sake of some money?

The long-term loss to Aberdeenshire more than outweighs any short-term financial gain the farmer can possibly make. There must be trusts or charities that can help with the repair costs. Aberdeenshire stands to loose so much if the plans go through. I hope that the farmer can be financially supported to repair these buildings so they can continue to be used for farming, and in doing so save Nether Ardgrain from this terrible fate. These plans have to be stopped now. A better use for these buildings must be sought.

Sincerely,

CONSULTATION

Home » Tools and Resources » Internet Enquiries

## E-Mail Enquiry

**Class:** Planning Applications - Formartine

**To:** fo.planapps@aberdeenshire.gov.uk

**CC:**

**From:** Bruce Mann/P&ES PE/Abdnshire

**Date:** 17/04/2007 12:01:58

**Subject:** [ACE/97014] Planning Consultation - APP/2007/1261

**Status:** Actioned

**Owner:** Kirsty Davidson/P&ES PE/Abdnshire  
(Individual dealing with the Enquiry.)

**Age:** 0  
(in work days)

**Comments:** Passed to Formartine mail 18.04.07 assigned to Vickie.

### Enquiry Text

Our Ref: APP/2007/1261  
Case Officer: Victoria Moore

Proposal: Conversion of Steading to form Dwellinghouse  
Address: Nether Ardgrain Ellon  
Grid Reference: 395263.833971

Having considered the above proposed development the following Condition will need to be attached to the applica-

Photographic Survey (Para 36 PAN 42, NPPG 5, para 25, 31)

No demolition or development shall take place prior to a photographic survey being undertaken by the developer and approved by the planning authority. All elevations, both internal and external, together with the setting of the building and any unusual feature/s, shall be photographed and clearly annotated on a plan. Photographs, which should be clearly marked with place name for identification, national grid reference and planning reference and deposited in the local Sites and Monuments Record.

Reason: to ensure a historic record of the building.

Should you have any comments or queries regarding the above then please do not hesitate to contact me.

Best wishes,

Bruce Mann  
Assistant Archaeologist  
Archaeology Service  
Aberdeenshire, Moray & Angus Councils

Tel: (01224) 664731  
Fax: (01224) 664679

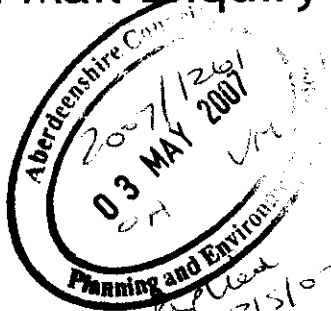
### History

17/04/2007 12:03 Enquiry (Current Document)  
17/04/2007 12:32 ....Automatic Reply  
18/04/2007 09:46 ....Status Change

Home » Tools and Resources » Internet Enquiries

Reply	Reply with History	Forward	Make Private	Remove	Required
-------	--------------------	---------	--------------	--------	----------

## E-Mail Enquiry



(Individual dealing with the Enquiry.)

**Class:** Planning Applications - Formartine  
**To:** fo.planapps@aberdeenshire.gov.uk  
**CC:**  
**From:** no.reply@aberdeenshire.gov.uk  
**Date:** 02/05/2007 22:09:35  
**Subject:** [ACE/99488] Comment on application APP/2007/1261  
**Status:** New Enquiry  
**Owner:** No Owner Assigned  
**Age:** 0  
*(in work days)*  
**Comments:** Passed to Formartine Mail 03.05.07

Change Class

Change Status

Change Date

## 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: Rosemary Milne

Address:

Stuartfield.

Telephone:

Email:

Comment Type: object

Comment:

I saw an article in the news paper about this proposal to convert the barns at Nether Ardgrain farm. As a local this provoked me to visited the site and read the applications on-line.

I must object to the conversion and/or demolition of these LISTED barns which would totally disfigure the grouping of historical buildings which includes an impressive Grade A LISTED farm house (built 1528 !!) beautifully maintained and immediate to the barns.

With a little bit of forward thinking this site could be restored for visitors to the area and for future generations to enjoy.

I was a little surprised that the barns have not been maintained to standard. I assumed that they too would have been PROTECTED by the sites grade A listing.

Is it not the responsibility of the present owner to maintain them or is the listing system not enforceable?

In any case, the last thing that the North East needs is yet another barn development especially when it is to the detriment of this historic site.

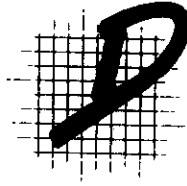
I also understand that Bats and an Owl have been seen to inhabit the barns. Surely this combination is something to protect. Developing the barns will eradicate this vulnerable ecosystem that has managed to survive when so much of their natural habitat is being eradicated. Bats and owls are protected by LAW!

It is very worrying that there seems to be a policy of destroying the properties that make the North East Unique. How many more of our historical sites are going to have their character eradicated?

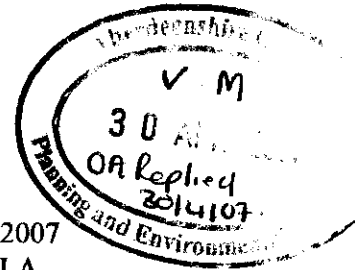
As more of our fields are churned up to grow housing estates cant you at least stop the stripping of our buildings o Character? Properties that are centuries old!

It seems clear that this group of buildings is ALREADY protected by several laws which SHOULD defend them from proposals to convert them to just another house!-

Submitted: 02/05/2007 22:09:35



GEORGE DOUGLAS ARCHITECTS LIMITED



26 April 2007  
2308/01/LA

Aberdeenshire Council  
Planning Department  
45 Bridge St  
Ellon  
AB41 9AA

Dear Sirs,

**PROPOSED CHANGE OF USE FROM FARMHOUSE STEADINGS TO HOUSING DEVELOPMENT.**

**NETHER ARDGRAIN ELLON**

**Ref. app/2007/1261+1262**

I refer to the above recent planning applications and require to raise my objections to the proposed development for the following reasons:

**List of objections to the proposed change of use development :**

- The proposal is an unacceptable change of use of the historical grade A residential farmhouse buildings and its curtilage.
- The proposals for a single large 5 bedroom house is considered as overdevelopment.
- The proposed large house will be in very close proximity to the farmhouse will have a massive detrimental effect on the quality of life for the owner occupants of the farmhouse. It will affect their privacy, amenity and lifestyle qualities. It will transform a farmhouse in a quiet rural agricultural setting into a busy housing scheme.
- The proposed single house is too large and it is envisaged that if approved, that this would ultimately lead to subdivision of the single house into two houses as per the previous application which was refused.
- The proposed house is too close to the existing Grade A listed farmhouse and will adversely affect the amenity of the occupants.
- The farmhouse, barns and courtyard must be regarded as a whole and not as separate buildings since the feus of the barns and the farmhouse should never have been split and sold off separately without planning consent. Consideration should be given for reinstatement of the house and associated barns back under single ownership and for their current use.
- Any changes to the current barns must be sympathetic to the current occupants of the farmhouse, this proposal is not.
- The proposal takes no consideration of the current owners requirements into account. No consultation with the current owners was taken before the application was submitted.

Continued.

*Registered Office:*  
4 MacKenzie Place, Old Aberdeen, Aberdeen AB24 3EG, Scotland  
Telephone 01224 524139 • Fax 01224 524137  
Email info@georgedouglas.co.uk

*Director: George J Douglas BSc (Hons) Dip Arch RIAS*  
*Company Secretary: Tracey Douglas*

Registered in Scotland No: SC291043

Cont.

- The barns must be viewed as ancillary to the existing farmhouse and associated with it as per the Grade A listed building requirements. A conversion of the barns into 1 very large dwelling will result in this no longer being the case and would go completely against this guidance resulting in the converted barns being considerably more imposing than the farmhouse itself.
- The proposal will have a detrimental effect on the character of the listed farmhouse building.
- The proposed development will ruin the setting, character and amenity of this Grade A farmhouse and associated barns, and the farmhouse should be kept in isolation within its current courtyard setting.
- The design and conversion of the proposal is totally out of character of the grade A building as it destroys the interior spaces and external appearance of the historic barns.
- The design is not sympathetic with the farmhouse and will ruin the amenity for the farmhouse owners.
- The farmhouse will effectively become part of a housing scheme if approved and this would be unacceptable for the grade A building and the owners.
- The access track will not meet roads dept. requirements for the proposed increased traffic usage.
- Service vehicles will not be able to satisfactorily access the proposed development.
- Potential conflict will arise from increased traffic and current users.
- It is unlikely that a suitable water supply and drainage can be provided for the new development.
- The new development will not comply with requirements for min. 18m distance between residence windows.
- The amenity for the farmhouse house will be affected by the development.
- There is inadequate amenity space for new development.

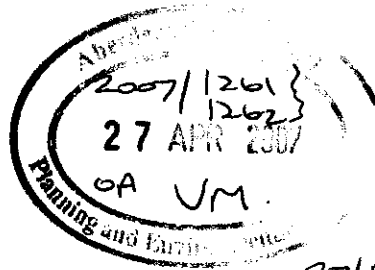
I would request that the above objections are taken into account when determining the application and would request that your department recommend refusal of the application.

Yours faithfully

  
George Douglas

GEORGE DOUGLAS ARCHITECTS LIMITED

The Georgian Wing  
Lauriston Castle  
St Cyrus  
Montrose  
DD10 0DJ  
Wed 25<sup>th</sup> April 2007



Replied 27/4/07.

Formartine Area Planning Office  
29 Bridge Street  
Ellon  
AB41 9AA

Sir,

I am writing as an occupant of a Listed building to voice my objection to the proposed development of the Listed barns at Nether Ardgrain (APP/2007/1261 and APP/2007/1262). It was with anger I read of the latest proposals in the local press, with the owners of Nether Ardgrain having very recently mounted a successful appeal, supported at Ministerial level against development of the site.

I refer you to Section 2.2.1 of Scottish Historic Environment Policy (SHEP 1), a document which puts forward the attitude of the Scottish Executive and the UK Government towards preservation of this historic legacy:

*Since people first appeared in Scotland some 10000 years ago, human activity has helped shape the distinctive character of our landscape. The imprint of past generations is evident across the country as monuments, buildings and sites, in our towns and cities and in the countryside around us, even in the very patterns of our street and fields.*

*This rich tapestry, our historic environment, is part of our everyday lives and helps give us a sense of place, well-being and cultural identity. It creates regional distinctiveness. It forges connections between people and the places where they live and visit.*

*It is important that we take care of this inheritance now, so that future generations will also be able to enjoy it.*

These paragraphs argue entirely against the change in appearance and function of historic buildings, such as the proposals for Nether Ardgrain.

May I also point out how agreement to these proposals are viewed by the wider community. A wealthy yet zealous landowner sells part of his property, then appears to regret splitting his assets and uses a heavy handed approach on an apparently weak and short-sighted local planning department to try and make amends.

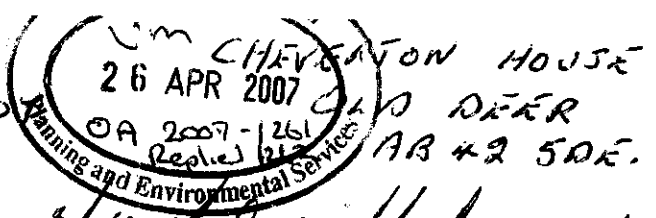
It would be in the interests of the local and wider community for your department to show strength and forethought on this issue, and prevent such a rich historic legacy being lost to a sprawling, characterless housing estate. The barns at Nether Ardgrain should be kept in a usable state, and used as intended by their architects and owners at the time they were built.

Yours Faithfully,

Marc Wiggin

PLANNING DEPARTMENT  
KILLOW

7.4.0



With ever increasing urban sprawl & gridlock on our roads the destruction of the beauty of a bygone tranquil era is proceeding with ever increasing pace. We have an only chance to save an important entire farming complex from the fifteen hundreds, Nether Ardgrain. Which if consent were given would be lost for future generations in the blink of an eye. Aberdeenshire has a remarkable record in the preservation of our heritage & this stems from the huge local & worldwide interest. Most important is the perception of our planners to retain these fast diminishing heritage sites from the destruction caused by commercial developments. It would be criminal to deface this A listed original farming complex of Nether Ardgrain & every effort should be made to restore it to its former glory.

Tourism linked to heritage preservation is our fastest growing wealth producing industry & these tourists in the future will not be content to visit modern car parks. With ever expanding employment developing in the tourist industry to destroy Nether Ardgrain farming complex would be a catastrophe.

What ever are these golf widows to do whilst escorting their obsessed golfing partners at Donald Trumps golf course if Nether Ardgrain is lost to the developers for a short lived monetary gain. Consent has already been refused & must be once again.

Sincerely  BJB BELLAMY