



Abernethy Trust
Nethy Bridge
Inverness-shire
PH25 3ED

T 01479 818000
E info@abernethy.org.uk

www.abernethy.org.uk

Chief Executive: Ed Metcalfe

**Stirling Council
Planning Department
Viewforth
14 - 20 Pitt Street
Stirling
FK8 2ET**

15th February 2022

Dear Sirs,

Brae Lodge, Ardeonaig, FK21 8SY. Design and supporting statement.

I refer our planning application relating to the property at the above address. The application is for change of use from 'Outdoor Centre' to 'Dwelling House'.

The current planning consent was granted on 16.08.1984 on basis of change of use from Dwellinghouse, Planning consent ref N/84/582, copy attached.

Abernethy Trust have operated an outdoor activities centre at this property since 1984, one of their 4 centres around Scotland.

The profound detrimental effect of Covid-19 restrictions on operators of residential outdoor centres are well recorded. Abernethy Trust are no exception. In order to survive Abernethy decided radical changes were required. In early 2021 we carefully analysed all parts of our operation and concluded that several elements had no viable future after the effects of Covid-19 subside. Sadly our Ardeonaig Outdoor centre has been a casualty of this analysis and the outdoor centre was closed permanently in early 2021. Having no further use for the Outdoor Centre, Abernethy Trust placed the property on the market. The property comprises Brae Lodge together with outbuildings, and several staff houses which were all placed on the market for sale in summer 2021. Abernethy Trust are currently maintaining Brae Lodge to avoid it falling into disrepair.

Directors: Mrs SE Allen *BEd SQH* Mr DK Belsham *BSc(Eng) CEng FICE* A Bevan *LLB Hons Dip Th* G Brown
Dr HT Dougall *MRCGP FRCP* Rev NM Glover *BSc(Hons) BD(Hons)*

Mrs C Gordon *BEd DipCo* Alison Smith *LLB(Hons) DipLP* Dr BM Strickland *BDS* Mr AS Thomson *LLB(Hons)* Mrs SE Yarrow *BEd*
Registered Office Abernethy Trust Ltd Nethy Bridge Inverness-shire PH25 3ED Reg no SC 049387

Abernethy Trust Ltd is a non-profit making Company with Charitable Status (SC 006270) & operates at various locations



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3 of the former staff houses which have Planning consent for dwelling house use are now under offer and expected to be sold at an early date. Brae Lodge together with outbuildings have not been sold however we have interest from purchasers wishing to use the property as dwelling house, thus our current planning application for change of use to dwelling house.

The property was originally built as a family dwelling house and so a return to its original use, increasing family accommodation in the area would seem to be a suitable development. In preparation for submission of our planning application we have considered relevant factors and would comment on these as follows:

Access: We have considered what implications there may be for the access road. The access road from the Lochside public highway is owned by Abernethy Trust and used by multiple properties. We envisage that Brae Lodge in proposed dwelling house use would result in reduced vehicular traffic movements compared to the existing outdoor centre use. The property has its own independent gateway access from the access road.

Parking: The property has ample onsite car parking for several cars.

Refuse disposal: This would continue as before with refuse collection by Stirling Council.

Flood risk: The property is not in flood risk area according to the SEPA flood map.

Physical alterations: No physical alterations are proposed.



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Services: The property is supplied with mains water. Drainage is by a private drainage system licensed by SEPA.

If you require any additional information to consider our application please do contact our agent.

Yours sincerely

Ed Metcalfe

Dated 16.08.84

Ref N/84/582

GRANT OF DETAILED PLANNING PERMISSION

Stirling District Council grants Detailed Permission for the proposals described below, on the Application Form and on the accompanying plans.

To Abernethy Trust Ltd.,
per J. Lorimer Gray,
Nethy Bridge,
INVERNESS-SHIRE, PH25 3ED.

Description of proposed development

Change of Use of dwellinghouse to Outdoor Centre

Address of proposed development

Brae Lodge, Ardeonaig

The decision has been made with the following conditions:-

1. This development must begin within 5 years.
2. Notwithstanding the provision of the Town and Country Planning General Development (Scotland) Order, 1975, no works shall commence for any extension or material alteration of the external appearance of the building until detail plans have been submitted to and approved, in writing, by the Planning Authority.
3. The property shall not be occupied by more than 45 residents at any one time to the satisfaction of the Planning Authority. The above figure including staff.
4. Provision of increased supply of potable water shall be undertaken within six months of the date of this consent and prior to the centre being occupied, details of which shall be submitted to and approved, in writing by the Planning Authority prior to works commencing on site.
5. Drainage shall be by way of a septic tank and filter with adequate capacity and suitable vehicular access to the satisfaction of the Planning Authority in consultation with the Tay River Purification Board.

The District Council's reasons for imposing these conditions are:-

1. To comply with the terms of Section 38 and 39 of the Town and Country Planning (Scotland) Act 1972.
2. To ensure that the detailing is undertaken in a manner which is sympathetic to the building to which it relates.
3. In the interests of the amenity of the area.
4. In order to ensure that adequate water supply arrangements are made for the development hereby approved,
5. In order to ensure that adequate and timeous drainage arrangements are made.

Chris M. Harris : Area Team Manager (North) 25th June, 1986 Date

This Decision Notice is issued under the Town and Country Planning (Scotland) Acts. It should be read, together with the accompanying plans; if any details differ, then the Decision Notice takes priority.
This Decision Notice neither gives nor implies a decision on a Building Warrant application or under any other legislation.

DECISION NOTICE

YOUR RIGHTS OF APPEAL

Planning and Listed Building Applications

If you don't agree with the decision of the Planning Authority to refuse permission for the proposed development, or to grant permission subject to conditions, you may appeal to the Secretary of State in accordance with Section 33 of the Town and Country Planning (Scotland) Act 1972, within six months of receiving this notice. The Secretary of State can allow a longer period for the applicant to appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay. The Secretary of State is not required to entertain an appeal if he/she considers that the Planning Authority had to refuse consent or impose conditions as a result of statutory requirements, the provisions of the General Development Order, or to any directions given under the General Development Order.

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be made capable of reasonably beneficial use by carrying out any development which has been or would be permitted, the owner may serve on the Planning Authority a purchase notice requiring the purchase of the owners interest in the land in accordance with the provisions of Part 9 of the Town and Country Planning (Scotland) Act 1972.

In certain circumstances, a claim may be made against the Planning Authority for compensation, where the Secretary of State, either on appeal or on the reference of the application to him for determination, refuses the permission or grants it subject to conditions. The circumstances in which such compensation is payable are set out in Section 158 and 160 of the Town and Country Planning (Scotland) Act 1972.

Any notice of appeal should be made to the Secretary of State for Scotland, on the approved form. You can obtain copies of this by writing to the Secretary, Scottish Development Department, New St Andrew's House, Edinburgh, EH1 3SZ.

Before appealing to the Secretary of State, you are invited to meet District Council staff to discuss alternative proposals which may be acceptable in this particular case.

(These notes are substantially to the same effect as those set out in the General Development Order).

Advertisement Applications

You may appeal to the Secretary of State against the refusal of consent or against the conditions on a grant of consent. The appeal should state the grounds on which it is made and must be made within six months of receiving this notice. It should be addressed to the Secretary, Scottish Development Department, New St Andrew's House, Edinburgh, EH1 3SZ.

Before appealing to the Secretary of State, you are invited to meet District Council staff to discuss alternative proposals which may be acceptable in this particular case.