

Pitmain and Glen Banchor estate withdraws application to build 4.83km of roads above Newtonmore

Description

Yesterday the Cairngorms National Park Authority (CNPA) notified those who had commented on the proposal by the Pitmain and Glen Banchor estates to build 4.83km of “forestry roads” above Newtonmore ([see here](#)) that the planning application had been withdrawn. Good news!

Yet the reason why the application “has been withdrawn from the Cairngorms National Park Authority’s register of planning applications” has not been explained or recorded publicly. On 27th October Pitmain’s agents, Caledonian Building Surveyors, sent an email to the CNPA stating “Please take this communication as formal notification of withdrawal of the following planning application”. This the CNPA then acknowledged. Those two emails are still on the CNPA planning portal ([see here](#)) but tell the public nothing about what has happened or why the application was withdrawn.

One can surmise that after months of fruitless negotiation – the application had been delayed to allow Pitmain and Glen Banchor to try and come up with paperwork to show the roads were needed ([see here](#)) – the estate was told the application would likely be rejected. Rather than press ahead and have that formally recorded, the estate then decided to withdraw the application, just as they did with the Carn na Fhriceadain radio mast.

Meantime, also just like Carn an Fhriceadain radio mast, all the documentation explaining what was being proposed and why, alongside the many objections, have been removed from the planning portal. If Pitmain and Glen Banchor decide to re-submit the application, as they did with the Carn an Fhriceadain, it will be back to square one for everyone who commented. This appears to be another case of landowners and their agents playing cat and mouse with the public.

Our development planning system is not fit for purpose. I suspect CNPA planning staff were doing a good job behind the scenes in this case but that work is then being wasted because our National Park Authorities are not then taking a lead and insisting on much greater transparency when planning applications are withdrawn.

Category

1. Cairngorms

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Author

nickkempe

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