



Our Ref: MS/M/APP/2000/0003
Your Ref:

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Dr J Tyler
Mains of Tertowie
Kinellar
Aberdeenshire
AB21 OTS

22 December 2006

Dear Dr Tyler

**Full Planning Permission for Reinstatement of Railway, Erection of 2 Station Buildings, Maintenance and Storage Shed, Associated Engineering Works and Formation of Multi-Purpose Path at Milton of Crathes, Banchory
Planning Application Reference – M/APP/2000/0003**

I refer to the above and now enclose the planning permission document following the confirmation from David Smart of Strutt and Parker on behalf of Leys Estate, that the Guarantee Agreement between the Leys Estate and the Royal Deeside Railway Society has been completed and signed.

In light of the Guarantee Agreement, the Section 75 Agreement is no longer required, however certain issues that were to be covered by the Section 75 have now been added as conditions to the planning consent covering phasing, path construction, fencing, woodland felling, replanting and management scheme, ecology and habitat conservation plan, bridging and culverting details at Burn of Bennie and line of footpath as proposed between the Waste Water Treatment Plant and the east-end of the caravan park.

Development of the railway and replacement path has commenced over the last few years, in some instances without the benefit of the planning permission now enclosed. As you will be aware the Planning Service has taken a fairly pragmatic view on these unauthorised works up until now although works done without the benefit of planning permission cannot be condoned. You will now be in possession of the full list of conditions attached to the planning permission as endorsed by Members of the Marr Area Planning Committee when the application was considered and approved by them in 2003. I would advice that these conditions are carefully considered and all those requiring additional information to be submitted 'prior to the commencement ' are fully complied with. Obviously as soon as all the relevant conditions are complied with the sooner work can commence on the development, but not of course before then.

If you have difficulty in reading this paper please contact Mairi Stewart

As I have discussed with Paul & Williamson my intention is to follow the planning consent document with the full set of approved drawings. Given the amount of time the application has been pending and the large volume of documentation/plans that have been submitted, the task of organising the plans may take a little longer and these will be forwarded to you under separate cover.

Yours sincerely

A handwritten signature in black ink that reads "Mairi Stewart". The signature is written in a cursive, slightly slanted style.

Mairi Stewart
(Area Planning Officer)