

AGENDA ITEM 5

APPENDIX 4a

2017/0284/DET & 2017/0285/LBC

**CONTRIBUTIONS RECEIVED TO
ORIGINAL SUBMISSION**

29 AUG 2017

Alan & Barbara Duncan

Tel: [REDACTED]

Email: [REDACTED]

Bheinn Raineach House
Queens Road
Ballater AB35 5NJ
Aberdeenshire

24/8/2017

CNPA
Planning Dept.
14, The Square
GRANTOWN ON SPEY
PH26 3HG

Dear Sir/Madam,

Planning Ref. No. 2017/0285/LBC & 2017/0284/DET

We would like to object to the proposed redevelopment of the Old School in Ballater.

Although we are not opposed to the redevelopment of the building it is the number of residential units that causes us a great deal of concern. Our house is on Queens Road and backs on to School Lane and we know how fortunate we are to live in this beautiful and historic part of Ballater. The Old School building is an eyesore and a security concern but the number of units proposed by the developer is just not sustainable and will negatively impact on our and our neighbours quality of life.

We already endure parking restrictions on Queens Road, School Lane, Abergeldie Road and Invercauld Road during the busiest times of the year when the Royal Guard are resident in the Victoria Barracks (see attached photographs) and if there are only single off-road parking spaces provided for each house there are going to be serious access issues on the surrounding roads. The refuse collectors already have a tricky job collecting the bins from the properties along School Lane as do the oil and gas delivery tankers and with additional cars it will only be a matter of time before there is an accident. In the winter the snow ploughs do not clear the lane as they cannot turn at the top.

The Cairngorms National Park Local Development Plan has already earmarked sites at Monaltrie Park and Patrick Geddes Way which will fulfil the National Park's requirement for additional housing and site at the Old School would not comply with the Park's wish to "reflect additional housing in terms of positions, density and scale". We would suggest that the search to identify alternative uses should continue for this site. The CNPA is looking to add to and improve community facilities in Ballater and the Old School is ideally placed to achieve this aim.

There is a real need in Deeside for an Outdoor Educational Facility for local children and young people as well as those from further afield. When the Old School was run as an Outdoor Education Centre, it was an incredibly popular facility bringing people from all types of backgrounds into the village and allowing them to experience a huge variety of outdoor activities and learning opportunities. The therapeutic effects of outdoor education for those with additional needs is undisputed and allowing the P7 children of the local Deeside schools to attend courses preparing them for the next step in their educational journey with something every primary school child looked forward to and remembered into adulthood. The Old School is perfectly located for easy access to Glenshee allowing residents to try skiing and other winter sports as well as it being in easy walk of the river Dee and Craigendarroch Hill. There really is an incredible opportunity for Ballater in the Old School which will never be realised if the entire site is turned over to housing.

I hope the above is taken as constructive criticism and I look forward to hearing your decision.

Yours faithfully,



Alan W. Duncan

Cc: Aberdeenshire Council Planning Department

Enclosures: 4 photographs









Comments for Planning Application 2017/0284/DET

Application Summary

Application Number: 2017/0284/DET

Address: Ballater Old School Abergeldie Road Ballater Aberdeenshire AB35 5RR

Proposal: Demolition of ancillary buildings, conversion of school to 10 dwellinghouses, reinstatement of schoolhouses to form 2 dwellinghouses, erection of 7 dwellinghouses and 8 flats (affordable houses), formation of access and alterations to boundary walls

Case Officer: null

Customer Details

Name: Mr Bryan Wright

Address: Pronybeg Glen Gairn Ballater

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Evidence suggests that the number of housing units,27, has been calculated as the minimum number required to make the project financially viable for the developer, and not in accordance with local need. The Planning Guidance note asks for "information demonstrating the need for the development" Policy 1.5 of the Local Plan infers that unless the development meets a demonstratable local need, there will be a presumption against. While most agree that some affordable units are needed in Ballater, it has not been demonstrated that the local need is 27 units. Perhaps an increase in subsidy is required to enable small scale projects.

2. The high density proposed would have a detrimental effect on the local environment and the attraction of Ballater as a tourist destination. Parking in the village centre, already very difficult would become more so, resulting in a reduction in tourists stopping.

3. The main access is via School Road which has a width of about 3.5m. It is totally unsuitable to carry the traffic which would be generated by cars and delivery vans. Appendix 3 of the Design Statement shows the path for a 7.5t van. The validity of the diagram is in question since it carries a note "not to scale". It does not cater for the situation where vehicles are parked in school lane, while it is probable that larger vehicles will require access. The development does not appear to comply with clauses 2.12.1, 2 & 3 of the Technical Handbook. Fire and Rescue should have been consulted.

4. It is proposed to provide 28 car spaces on site, of which 2 are for disabled, plus 6 visitor spaces in Abergeldie Road. Although Roads are asking for 33 spaces on site, the ever increasing ownership of cars suggests that 50 spaces will be required. This would result in residents parking

in School Lane and Abergeldie Road, adding to congestion. Will the 6 visitor spaces be marked on the ground and will there be any enforcement?

From: [Sylvia Coutts](#) on behalf of [Planning](#)
To: [Planning Online](#)
Subject: ACTION REQUIRED - FW: Old School Ballater
Date: 25 August 2017 09:12:28

-----Original Message-----

From: Carolyn Munro [REDACTED]
Sent: 24 August 2017 19:49
To: Planning <planning@aberdeenshire.gov.uk>
Subject: Old School Ballater

Ref app/2017/1891/1892

Further to my phone call this afternoon, would you please keep a copy of this letter of objection and also send one to the Cairngorm National Park Authority Planning Department who have called the application in.

I am writing regarding the proposed development of the Old School Ballater ,which is always referred to as residing on Abergeldie Rd ,but in actual fact has most traffic movement on the narrow one way road called School Lane.

I live in an old cottage in School Lane in the conservation area of Ballater. My Cottage is built directly on to the road and I am very worried about the amount of new traffic which will be using School Lane if the proposal goes ahead. In particular ,I am very concerned about the damage which will be done to the foundations of my property due to heavy construction traffic throughout the whole process, to say nothing of the noise generated at street window level.

The one way Lane is very narrow and is barely coping with the amount of heavy vehicle traffic it has at present. Also, I have no other options but to park my car on the street as , like many other people on the street, I do not have a private driveway. At several times in the week I require extra space for visitors with a disability in order to access my property with ease.

I have no objection to people requiring affordable housing, but the proposed site is simply not suitable for the surrounding infrastructure.

Yours Sincerely

Carolyn Munro

Blair Cottage
School Lane
Ballater
AB355RJ

Sent from my iPad

From: [Sylvia Coutts](#) on behalf of [Planning](#)
To: [Planning Online](#)
Subject: ACTION REQUIRED - FW: PLANNING REF: APP/2017/1892 and 1000017268-001 - Specifically foul drainage fact, interpretation, and concern
Date: 28 August 2017 09:02:06

Please upload to DMS

Kind Regards

Sylvia Coutts
Admin Support Officer
Infrastructure Services
Planning & Building Standards
Gordon House
Blackhall Road
Inverurie
AB51 3WA
Tel: 01467 539425 or 761 9425 (internal)
Email: building.standards@aberdeenshire.gov.uk
Website: www.aberdeenshire.gov.uk/planning/buildingstandards

From: Daves Hotmail [REDACTED]
Sent: 27 August 2017 13:39
To: Building Standards <building.standards@aberdeenshire.gov.uk>; Planning <planning@aberdeenshire.gov.uk>
Subject: PLANNING REF: APP/2017/1892 and 1000017268-001 - Specifically foul drainage fact, interpretation, and concern

Dunroddin,
42, Golf Road
Ballater
AB35 5RS
27th Aug. 2017

Head of Planning and Building Standards,
Aberdeenshire Council,
Viewmount,
Arduthie Road,
Stonehaven,
AB39 2DQ

**RE: SITE: AB35 Ballater Abergeldie Road Ballater Old School
PLANNING REF: APP/2017/1892. and 1000017268-001
Foul drainage fact, interpretation and concern**

Dear Sir or Madam,
With reference to above application.

Whilst I have no objection with the concept of an appropriate, sensitively planned housing development in the old school, Ballater, I have sincere concern over the depth of consultation that has been made with respect to the high-population scenario proposed in APP/2017/1892; this is exemplified specifically through the development's impact on foul drainage which subsequently courses through my property.

The sewer system that descends beneath Abergeldie Road, also crosses 42, Golf Road and into Viewfield Place. Over recent years, in this vicinity, there has been a regular stench that emanates from what, pending professional review*, I interpret as an inadequately sized or maintained main sewer.

Given the lack of any evidence to suggest that the current maintenance or standard of this sewer has been considered by any parties or service providers, and the possible doubling of throughput that the scenario proposes, I request that this be taken into consideration before final decisions on the above application.

Yours sincerely,

Dr David I Gray
Ballater, 27th Aug. 2017.

*Note - In parallel with this email, I have separately informed Scottish Water:

On 22-Aug-2017, at 5:38 PM, DevelopmentOperations
<DevelopmentOperations@scottishwater.co.uk> wrote:

Thank you for contacting Scottish Water, Development Operations.

We have received your e-mail, and will assess this and action accordingly. If we have any further questions, we will contact you directly.

Please send any written correspondence to the following address:

Scottish Water
Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Central contact number: 0800 389 0379

Web: www.scottishwater.co.uk/connections

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Scottish Water

www.scottishwater.co.uk

Deirdre Straw

From: Daves Hotmail <[REDACTED]>
Sent: 29 August 2017 12:05
To: Planning
Subject: Ballater Old School PLANNING REF: APP/2017/1892. and 1000017268-001 Foul drainage concern

Categories: Comments

Dunroddin,
42, Golf Road
Ballater
AB35 5RS
29th Aug. 2017

Cairngorms National Park Authority
14 The Square
Grantown on Spey
PH26 3HG

**RE: SITE: AB35 Ballater Abergeldie Road Ballater Old School
PLANNING REF: APP/2017/1892. and 1000017268-001
Foul drainage concern**

Dear Sir or Madam,
With reference to above application.

Jane Weir, Aberdeenshire Council Development Manager provided your email as a contact.

I wish to draw your attention to my concern about the foul water drainage system that may be impacted by the above proposed development.

The proposed development would utilize the sewer system that descends beneath Abergeldie Road and also crosses my property, (42, Golf Road) and into Viewfield Place. Over recent years, in this vicinity, there has been a regular stench that emanates from this area. Pending professional review*, I interpret this as being due to either an inadequately sized or maintained main sewer.

Given the lack of any evidence to suggest that the current maintenance or standard of this sewer has been considered by any parties or service providers in the above application, and the possible doubling of throughput that the development scenario proposes, I request that this be taken into consideration before final decisions on the above application.

Yours sincerely,

Dr David I Gray

Comments for Planning Application APP/2017/1892

Application Summary

Application Number: APP/2017/1892

Address: Ballater Old School Abergeldie Road Ballater Aberdeenshire AB35 5RR

Proposal: Demolition of Ancillary Buildings Conversion of School to 10 Dwellinghouses, Reinstatement of Schoolhouses to form 2 Dwellinghouses, Erection of 7 Dwellinghouses and 8 Flats (Affordable Houses), Formation of Access and Alterations to Boundary Walls

Case Officer: Jane Weir

Customer Details

Name: Ms Elizabeth Bunn

Address: Ardenlea 44 Golf Road Ballater

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:we are directly affected since our Golf Road property also fronts out on Abergeldie Road. we have questions regards density and use mix of proposed development and concerns there may be inadequate parking/delivery provision on site. we are concerned about the appropriation of public highway for parking. this will impact our amenity. we will comment in full once we have attended the public consultation scheduled for 9th August. we reserve the right to submit comments later than the closing date.

Elizabeth Bunn and Richards Frimston

Duneire
11 Viewfield Road
Ballater
Aberdeenshire
AB35 5RD

- 4 SEP 2017

CNPA Planning Dept
14 The Square
Grantown on Spey
PH26 3HG

1 September 2017

Dear Sir/Madam

Refs: 2017/0285LBC 2017/0284/DET

Ballater Old School

Whilst I am pleased to finally see plans for housing on the grounds of the Old School, I wish to raise concern about access from School Lane, a very narrow "Lane". Residents on School Lane who do not have garages, park on the Lane. Should the development go ahead, where will they park? I appreciate a development must be economically viable and there are planning laws re the number of car parking spaces; despite this, there always seems to be far more cars than spaces allocated! School Lane has always had and still has traffic flow issues since ever I can remember, from when I was growing up in Viewfield Road also as a pupil at the Old School in the 1960s till it closed; viz the problems cars have passing on the Lane not to mention access for emergency vehicles, bin lorries, and snow ploughs, which I doubt ever manage to go up School Lane! This will result in the "Ladies' Girdle Syndrome" - a knock on effect with all cars in the area being parked further away. Viewfield Road is a one-way Street and Dec Street is very narrow - if two cars meet there, passing is extremely difficult. Traffic from the Old School will only exacerbate this problem. If access during construction is to be via School Lane, I fear for the residents' walls and house structures, having been a victim of this myself, resulting in my property having to be underpinned due to the actions of heavy vehicles. Car parking restrictions on Queen's Road are enforced during the period the Royal Guard are in residence at the Victoria Barracks, adding to the problem.

How many working Ballater locals will be allocated dwellings? They should have priority. It defeats the purpose of affordable housing if folk outside the Ballater area are given priority. Some time ago two families, both working in the area, had to leave the village due to a lack of affordable housing. The majority of jobs in Ballater are low paid. How are the young going to stay and work in the village if there is no housing for them?

I trust you will note my concerns and circulate them to the relevant people involved.

Yours faithfully


Elizabeth M L Wilson

OBJECTION

Introduction

Our property has a rear exit onto Abergeldie Road directly opposite Ballater Old School. We are keen for the Old School site and the grand listed building to come back into use as a quality landmark. We support the statement made in the Cairngorms National Policy Local Development Plan 2015 (p. 79) regards sensitive development. We support and concur with the observations of our neighbours regarding the unsuitability of this particular Planning Application. We too have serious reservations concerning density, sewerage, drainage, parking and site access for emergency vehicles and refuse collectors and specifically in the context of the local planning framework we make the following comments:

Height and Massing

The CNP LDP (Policy 9) Para 2 (Conservation Areas) states:

Development in or affecting a conservation area will:

a) enhance its character and be consistent with any relevant conservation area appraisal or management plan; and

b) use design, materials, scale, layout and siting appropriate to the site and its setting.

New blocks A and B are set back slightly, but only slightly and overall the height and massing of the proposed development along Abergeldie Road detracts from the grandeur of the listed building and compromises the setting of the building. Height and massing along School Lane represents a significant departure from the signature characteristic of this area – the harmonious low rise villagescape of Ballater. Overall the proposed development creates an ‘urban feel’ and this is embedded by too much hard landscaping, two sets of large communal dustbins and spaces for twenty two outdoor clothes dryers.

The Applicants have stated (Design Statement) that the site is being treated as open space, (complying with the CNPA’s requirement for at least 20% of the site being utilised by amenity ground). We contest this assertion – most of the ground is being utilised for parked cars or private gardens. The insufficiency of genuine amenity or green space adds to the sense of enclosure within the site and will create negative feelings amongst tenants - of difference between them and the garden village population. We object to an application which designs-in marginalisation.

Furthermore, the new ‘lighting columns’ and ‘lighting bollards’ and ‘bulkhead fittings’ (i.e. floodlights) may compromise Ballater’s aspiration for ‘Dark Sky Place’ status.

Density

This site (just over 1 acre) proposes 27 units housing up to (we presume) fifty persons – a density rate of 67 units per hectare, far denser than Glasgow (17 units per hectare) and other sites identified in the Ballater section of the CNP 2015 (e.g. Monaltrie Park 50 units, Patrick Geddes Way, 8 units).

Patrick Geddes way (now Sheridan Place, H2 in CNP 2015) is an example of sensitive development - sensible density and good design which sits well with surrounding properties.

Tenure

The CNP Local Plan 2015, Section 3 para 3.9 states *'It is recognised that a mix of tenures and sizes of unit is the key to achieving the best form of development to meet the local need.....in applying the policy proposals will be assessed to measure the range of tenures in a variety of sizes depending on site demand and market conditions. This mix should include; social rented housing provided through public subsidy; low cost home ownership; and/or rent options provided through public subsidy or the developer; affordable private rented housing; and serviced plots for the local market.'*

This proposal presents limited sizes and only one tenure – again an example of a plan designing-in problems and most especially reliant upon the existing system of Housing Benefit surviving to guarantee long-term viability.

Furthermore, Grampian Housing Association was unable to assure us that these units would be subject to a sensitive lettings policy. Meaning that their normal bidding system (whereby applications are invited from all over Scotland) means village locals will not have priority access. Pertinent is Mrs Gray's observation regards the condition in the Title to the ground and the accepted meaning of 'local'.

Conclusion

Whilst we have not been provided with a financial statement so as to make sense of the developer's claims, we understand that the Applicant requires an 8% return on this investment, and this rate accounts for the extremely high density of very small units. The plan for Ballater (CNP LDP 2015 Section 17 p.78/79) makes it clear that Monaltrie Park (designated for housing) has capacity to meet housing need whereas the Old School is an opportunity for investment in the heart of the village. We understand that neither the Architects nor GHA have experience of developing a low cost housing scheme within the National Park and in our view, the proposal from GHA is very wide of the mark, out of all proportion to what is realistic and weakening what was envisaged for this special site.

We urge the Parks' Authority to stick to its well-considered Local Development Plan and not to compromise its aims for Ballater by approving this Application.

Richard Frimston and Elizabeth Bunn

Ardenlea, 44 Golf Road

Ballater

AB35 5RS

From: [REDACTED]
To: [Planning Online](#)
Subject: APP/2017/1892
Date: 14 August 2017 14:18:32
Attachments: [IAMQUI-1.DOC](#)

Dear Sirs, Old School Abergeldie Road Ballater

I am an occupier of the 8 Abergeldie Road adjacent to the proposed development of the School.

My comments on the application are attached. Kindly acknowledge receipt.

W Gavin Gray

I am quite frankly appalled and angry that this development has even reached this stage.

Whereas the motivation of the applicants may be laudable and altruistic they have been badly advised to embark on what is clearly an ill-conceived and impractical scheme.

To impose a dense development of 27 affordable houses on a quiet rural town is somewhat unwise and a complete recipe for disaster.

Parking and Accessibility

Quite simply there is no adequate access to a development of this density for the emergency services.

Nobody who has experienced the problems of the parking in School lane between the hours of 6pm and 6 am could even contemplate the proposed access.

It is clear that no member of the roads department of the planning authority has been to the lane between those hours. The requirement there is indeed for **some additional measures** be put in place to facilitate movement along the lane.

Currently it is almost impossible at certain times to advance up the lane and even more difficult to negotiate a safe return from the Dead End.

Drainage and Waste

Currently drainage is provided from School Lane to Abergeldie Road and Queens Street.

Neither of these outlets is currently adequate without adding 27 dwellinghouses.

Refuse

Refuse is currently collected from School Lane by a vehicle reversing up the lane when possible.

The proposed refuse collection for the 27 dwelling houses is to be on Abergeldie Road since it has been deemed unsuitable to add to the already considerable congestion on School Lane. This will involve residents on the north of the proposed site carrying refuse through the entire site for approximately 100 mts. This quite simply will not happen. School Lane will become a tip.

Residents on School Lane will presumably still have their refuse collected by the reversing vehicle while taking account of the increased traffic flow of 27 new homes.

Light

Typically nobody from the developers has remotely considered the adjacent properties. No representative has been to any of these houses to assess the loss of light impact.

Safety

While compromises can be made by planners in respect of tree preservation and amenity area (there is none) **there is an essential requirement that safety is not compromised in any way.**

How is it possible to sustain an argument that School Lane is unsuitable for refuse collection while suggesting it is suitable for emergency vehicles accessing a 27 home development?

The density of the proposed development is clearly unsustainable and surely recent tragic events have taught us a lesson in respect of sacrificing safety to financial interest or other motives.

It is the responsibility of the Council's professional advisors to highlight potential problems and dangers in a detached manner. Messrs Rodgers have indeed highlighted these themselves by clearly indicating in their Statement that Block A would not have been included but for the fact that it was necessary to render the project viable. The Architect himself stated publicly at the meeting held at Victoria Hall that this was not the scheme he would have proposed. He had in fact been compelled for reasons of viability to shoehorn units into the site.

This latter viability argument also erroneously presupposes that the decision here is binary in that we either get an overdeveloped site or the current site in it's deteriorating state of repair.

I have investigated this matter and **it is simply not true.** At least 2 other developers submitted proposals containing a more sensible 13 or 14 units.

It is therefore far from logical to suggest that the total rationale for allowing any development is that it represents the only viable way of improving the current derelict site.

It is simply a convenient excuse for having failed to properly consider the alternatives proposed by other developers and blindly accepting the highest offer.

The Council are now being required to bend every regulation to accommodate the clear deficiencies of the project which are clear for all to see. ----- OVERDEVELOPMENT!

In conclusion if this project is to be given any further consideration on the basis of the professional advice alluded to earlier then it is imperative that any individuals involved **be named and be capable of being brought to account. This in addition to a careful examination of those involved with the original decision to have Grampian as the preferred purchaser.**

Far too often responsibility for professional negligence is passed from faceless individuals to faceless individuals. This cannot be allowed to happen here.

From: [Sharon Easton](#)
To: [Planning Online](#)
Subject: FW: Planning Application Objection APP/2017/1892
Date: 14 August 2017 09:31:13

-----Original Message-----

From: George Woods [REDACTED]
Sent: 13 August 2017 22:54
To: K&M Planning Apps <km.planapps@aberdeenshire.gov.uk>
Cc: Marr Planning Apps <ma.planapps@aberdeenshire.gov.uk>
Subject: Planning Application Objection APP/2017/1892

George woods
Coorie doon
School lane
Ballater
Ab355rj
130817

To whom it may concern

I wish to object to proposed development of neighbouring land at Ballater old school The grounds on which I object are- 1. Access-school lane is a narrow cul de sac and is totally unsafe and unsuitable to deal with the proposed development and additional vehicular use of possibly an extra 40 to 50 vehicles. Parking in school lane and access to and from is already problematic.

Emergency vehicular access will be severely compromised by the additional vehicles that will be in the vicinity.

2. Drainage-totally unsuitable for the of properties proposed.

3. Waste collection-refuse bin collection vehicles will be unable to access current properties if anymore vehicles are parked in the lane.

4. School lane-road surface is already compromised with current use. Heavy traffic will further add to the problem.

5. There is already is parking restrictions in school lane from the army barracks and it will not cope with any overflow of vehicles from the development.

Yours sincerely
George woods

Cairngorms National Park Authority ref: 2017/0284/DET

Aberdeenshire Council ref: APP/2017/1892

Ballater Old School, Abergeldie Road, Aberdeenshire AB35 5RR

1. Introduction

We are all residents within the location of the Ballater Old School, Abergeldie Road and have decided to jointly submit our comments on the above planning application.

Our 24 names, addresses and signatures are included below.

2. The Ballater Old School Development Plan

Firstly, we stress that all of us are in favour of a proposal to re-develop the Ballater Old School.

It has been a site that has been left derelict for far too many years.

3. Over Development of Site

The current development proposals [APP/2017/1892] in our view represent an over development of the site.

This is clearly evidenced, within the proposals, which contain the application for 10 additional parking spaces on a public road.... Abergeldie Road.

Evidently, the over development does not leave adequate parking spaces within the site itself.

The required parking spaces, within the site, would clearly be possible if the development proposals were downsized.

- For instance, is there a need for Block A?

This could be an additional parking area.

- If there is a need for Block A it should be single storey, no higher than the Cottage at 8 Abergeldie Road.
- Also, is there a need for unit 21 for Block B and Units 19 and 20 for Block C?

The above should be used for the required parking spaces within the site itself.

4. Roads Development Response

We support the Roads Development Response which has covered:-

- Insufficient visibility
- Road safety issues
- Insufficient parking provision

Indeed, with the off-site parking proposals for 10 parking spaces on Abergeldie Road this will certainly be a road safety issue concerning the corner between Abergeldie Road and Viewfield Road.

In itself, this corner is currently a safety issue. With cars allowed to park on Abergeldie Road right up to the East boundary of the Old School, this concern would move from a safety to a dangerous issue.

Additionally, such on street parking could restrict emergency vehicle access to the Craigard Care Home on Abergeldie Road.

5. Wastewater Drainage Proposals

The current Scottish Water combined [Victorian] sewer network within Abergeldie Road cannot cope with present requirements.

During periods of slightly above average rainfall, Abergeldie Road floods opposite the Old School House.

There have also been periods of sewage seepages, in the past, in this location.

Given that the requirements for the Abergeldie Road drainage and sewage network will be substantially increased in light of the proposed plan, Scottish Water cannot realistically confirm that the present drainage/sewage system can cope with the extra demand.

We refer to an extra demand on the current Victorian drainage system of around 50-60 additional people toilets, washing machines etc.... having to cope.

This would not be possible without Scottish Water totally enhancing their drainage/sewage network in Abergeldie Road, opposite the Old School House.

6. Inconsistency in Design

The architects report states that the Aberdeenshire Council Planning and the CNPA requested that they wished to retain the grandeur of the South Elevation-Abergeldie Road, yet Blocks A and B are to be timber clad in contrast to the granite of the Old School House and building.

7. Aesthetics

A bank of outdoor clothes driers and 27 small green food waste bins placed in a row along the East end of Abergeldie Road will not help retain the character of the location.

August 2017

Signed and Dated

| Name | Address | Date | Signatures |
|---------------------|--|---------|------------|
| Mr and Mrs Nelson | Greystones, 1 Abergeldie Road Ballater, AB35 5RR | 16/8/17 | [Redacted] |
| Mr and Mrs Grant | Glendee, 28 Viewfield Road Ballater, AB35 5RD | 16/8/17 | [Redacted] |
| Mr and Mrs Gray | The Cottage, 8 Abergeldie Road Ballater, AB35 5RR | 16/8/17 | [Redacted] |
| Mr and Mrs Frimston | Ardenlea, 44 Golf Road | 16/8/17 | [Redacted] |

Ballater, AB35 5RS

| Name | Address | Date | Signatures |
|----------------------|--|--------------------|----------------------|
| Mr and Mrs Armstrong | Craigard Cottage, 3 Abergeldie Road Ballater, AB35 5RR | 16/8/17 | [Redacted] |
| Ms McLeman | 10, Abergeldie Road Ballater, AB35 5RR | 16/8/17 | [Redacted] |
| Mr and Mrs Mackay | The Oaks, Abergeldie Road Ballater, AB35 5RR | 17/8/17 18/8/17 | [Redacted] |
| Mr Bruce | Corroul, Abergeldie Road Ballater, AB 35 5RR | [Redacted] | [Redacted] |
| Mr and Mrs Robertson | Byethorn, 12 Abergeldie Road Ballater, AB35 5RR | [Redacted] | 16/8/17 16/8/17 |
| Mr and Mrs Bryce | Clach Mhor, Abergeldie Road Ballater, AB35 5RR | [Redacted] | 18-8-17 16-8-17 |
| Mr and Mrs Harrison | Little Gatton, 7 Abergeldie Road Ballater, AB35 5RR | [Redacted] | 21/08/17 21/08/17 |
| Mr and Mrs McLeod | Dunrhoda, Abergeldie Road Ballater, AB35 5RR | 22/8/17 | PP [Redacted] |
| Mr and Mrs Cowie | Craigard House Residential Care Home 3 Abergeldie Road Ballater, AB35 5RR | 16-8-17 | [Redacted] |

Head of Planning & Building Standards
Aberdeenshire Council
Planning and Building Standards
Viewmount, Ardrythie Road
Stonehaven, AB39 2DQ

Jeanie Rowand
Clochemerle Cottage
3 School Lane
Ballater
AB35 5RJ
09/08/2017

To the Head of Planning and Building Standards,

Re: proposed plan for Old School, Abergeldie Road, Ballater
Reference APP/2017/1892

14 AUG 2017

My home is adjacent to the East wall of the Old School Council property in Ballater. I have concerns about the above planning application as follows:

- 1) Dwelling numbered 21 of the plan, would completely block the light and view from 50% of my windows. The consequence of which would increase damp potential, decrease property value and significantly adversely affect the enjoyment of my home life. The pleasure of observing the familiar fauna and flora from my kitchen window would no longer be available to me. It would be like living in a cave. (My home is not well represented in any of the drawings.)
- 2) The traffic and parking on School Lane is already excessive at times and it would be unthinkable to create the burden of so many more vehicles as proposed by the plan. Parking on the street will no doubt increase despite the off-road parking proposed as of course will pedestrians. Passing other vehicles, turning and access for emergency or larger work vehicles could become much more challenging than it is already, not to mention the increased pollution. Winter weather would cause an even greater problem. School Lane is a no through road and not wide enough.
- 3) Removal of the proposed number of trees could affect water runoff in this area of poor or no drainage facilities and the affect on familiar fauna. Should there be at least some garden space for every new dwelling proposed not just a few?
- 4) Reassurance of the safety of neighbouring properties from asbestos fallout when controlled removal takes place would be appreciated. The asbestos in Outhouse 3 next to the East wall of the property has long been a concern.

I do not object to development or affordable houses at the Old School site but the planning proposal would appear to be a case of over development which this particular location cannot sustain.

Thank you for your attention.

Sincerely,
Jeanie Rowand



From: Jeanie Rowand
Sent: 4 Sep 2017 21:51:31 +0100
To: Planning
Subject: planning application 2017/0285/LBC & 2017/0284/DET

to The Planning Committee

from: Jeanie Rowand
Clochemerle Cottage
3 School Lane
Ballater, Aberdeenshire
AB355RJ
Tel. [REDACTED]
mob. [REDACTED]
e-mail [REDACTED]

I wish to speak at the Planning Committee meeting regarding planning application numbers 2017/0285/LBC & 2017/0284/DET.

I have submitted an objection to your site.

In addition to joining my neighbours in submitting our many common concerns, I wish to make a case for my unique position.

My small dwelling borders on the East wall of the proposal and is not well represented in the plan submitted.

The dwelling listed as 21 in the proposed development drawing would block the light from 50% of my windows. As I have a right to light, this would be insupportable.

I understand that the developers, GHA, have indicated that any reduction in the planned number of dwellings as represented in their submission would end their involvement in the project.

I look forward to hearing from you and thank you for your attention.

Kind regards,
Jeanie Rowand

From: jimmy armstrong
Sent: 4 Sep 2017 19:20:46 +0100
To: Planning
Subject: Re: CNPA ref 2017/0284 DET Ballater Old School Abergeldie Road ..
Attention Katherine Donnachie ..

Dear Sirs,

Further to my objection emailed earlier today, I would add that the School was designed as a school and not as a facility to accommodate possibly more than 50 vehicles .. Children were in plentiful supply, not cars under the present proposal ..

Jimmy Armstrong
Abergeldie Road
Ballater

Sent from my iPhone

> On 4 Sep 2017, at 18:09, jimmy armstrong <jimmywarmstrong48@gmail.com> wrote:
>
> Dear Sirs,
>
> I am writing with regard to the above Planning Application ..
>
> My wife and I are signatories to the letter of objection signed by the residents of Abergeldie Road ..
>
> Whilst the project is a positive one, the basis upon which it is being proposed is purely commercial and hence bears no empathy with roads, parking and sewers to name but a few of the existing infrastructure that would be put under unreasonable and unsustainable pressure ..
>
> The proposal in our view has too high a density of accommodation ..
>
> At the meeting in Victoria Hall on 9 August, I spoke with the representative of Grampian Housing Association ..
>
> He confirmed the rentals for the one, two and three bedroom flats and explained that the numbers 'had to work' on an internal rate of return of 8%, which is high given that the base interest rate is only 0.5% ..
>
> 27 housing units are proposed and with 50 plus additional vehicles, plus visitors as a consequence, it seems quite obvious that this level of concentration is too high for this site .. A more a sensible level of housing units would appear to be about 15 ..
>
> GHA have worked backwards from the unsupportable number of units as the output of a financial model and are oblivious and carefree of the effect on the amenities, the infrastructure and the local residents .. This is the wrong approach ..
>
> This needs a rethink and should not, in our opinion proceed as presently proposed ..
>
> Anne and Jimmy Armstrong
> Craigard Cottage
> Abergeldie Road
> Ballater AB35 5RR
>

>

> Sent from my iPhone

Deirdre Straw

From: Jonathan Copp <[REDACTED]>
Sent: 03 September 2017 23:56
To: Planning; ma.planapps@aberdeenshire.gov.uk
Subject: Objection against Planning Application Ballater AB355RR - CNPA Ref: 2017/0284/DET & 2017/0285/LBC

Categories: Comments

Dear Sirs,

Objection against Planning Application for conversion of Ballater Old School to 27 residential dwellings, Old School, Abergeldy Road to, Ballater AB355RR

CNPA Ref: 2017/0284/DET & 2017/0285/LBC

Ref APP/2017/1891 & APP/2017/1892

I hereby wish to exercise my right to object to planning application APP/2017/1891 & APP/2017/1892 for the conversion of the Ballater Old School to 27 houses due to the inadequate provision of parking and sewerage.

I own and run a self-catering business on School Lane. Many of the properties on School lane have no driveways, and those properties which benefit from driveways have limited access due to narrow opens, this therefore results in residents parking on the Lane. The narrow nature of the road coupled with the seasonal parking restrictions (May-Oct) due to the barracks results in the lane being congested and difficult to drive down currently.

Parking:

The 27 home development only makes provision for 28 parking spaces. The inadequate number of parking spaces is below Aberdeenshire Council's guidance and assumes that affordable housing owners will only have 1 car. This assumption does not account for visitors or the scarcity of employment opportunities in the village. More likely many of the households will be 2 car properties in order to reach places of work either with second cars or work vans in the wider area. Given the current parking situation on School lane and the seasonal restrictions that also apply to the nearby Queens Road and Abergeldy Road there is insufficient space to cope with the increased demand on parking and the impact of the additional cars on the residents and business owners is unacceptable.

Grampian Housing Association Case:

Although I am supportive of the need for affordable housing in Ballater, the case put forward by Grampian Housing Association provides substantial information regarding the requirement for affordable housing in Ballater and provides statistic of the current demand, however it falls short on one key assumption: "On the assumption that all applicants have the same housing need priority, this suggests that 78% of the letting of the new homes would be let to people already living in Ballater.....". This statement is grossly misrepresentative and misleading, as we are all aware you cannot assume that all applicants have the same housing need, furthermore Aberdeenshire's housing policy gives no preference to people living in the Ballater area when

determining the allocation of social housing, therefore it is equally possible that the development could result in 0% of homes being let to people living in Ballater.

Drains / Sewerage:

The drains and sewers in School lane block and back up frequently. I regularly have to rod the drains to ensure they function effectively. Other residents on the lane also experience similar problems. The development makes no provision to upgrade the sewerage system. I am concerned that 27 new residential homes will exacerbate the problem. As a business owner, the instant feedback guests can provide through Air BnB and TripAdvisor reviews on blocked drains will quickly have an adverse impact on the sustainability of our business.

I request the 1.5 cars per property policy is applied and the drainage and sewerage system are substantially upgraded in order to prevent reputational damage and inconvenience to the residents and visitors of the area.

Yours faithfully,

Jonathan Copp

Myrtle Cottage

1 School Lane

Ballater

AB35 5RJ

To: [redacted]
From: [redacted]
Date: 14 August 2017, 10:58 AM

From: John Woods [redacted]
Sent: 13 August 2017, 21:08:11 BST
To: [redacted]
Subject: Fuel Planning application objection APP20171882

Dear Brian my iPad

Regards (or wouldnt you?)

From: John Woods [redacted]
Date: 13 August 2017, at 21:08:11 BST
To: [redacted]
Subject: Fuel Planning application objection APP20171882
Mrs John Woods
Creston Drive
School Lane
Ballin
AD19 1BZ
15X2017

- 1) To advise of my concerns.
- 2) To highlight to the proposed development of neighbouring land at Ballin School. The grounds on which I object are:
 - 1. Access - School Lane is a narrow cut in use and is really unsafe and unsuitable to deal with the proposed development and additional vehicular use of possibly six extra 10' vehicles. Parking in School Lane and access to and from is already problematic. Emergency vehicular access will be severely compromised by the additional vehicles that will be in the vicinity.
 - 2. Drainage - totally unsuitable for the amount of properties proposed.
 - 3. Waste collection - refuse bin collection vehicle will be unable to access correct properties if any more vehicles parked in the lane.
 - 4. School Lane - road surface is already compromised with current use. Heavy traffic will further add to the problem.

Attached photos of some of the current parking and access problems





From: [LISA MCMAHON](#)
To: [Planning Online](#)
Subject: Ref APP/2017/1891/1892 proposed plan for old school ,Abergeldie road, Ballater
Date: 24 August 2017 22:37:26

Dear Sirs

My name is Lisa McMahon and i live in Fairdene School Lane. I am writing to you with my concerns of the above planning application.

1) As an owner of a B & B on School Lane i feel That the traffic and parking in school lane is already excessive , It is a dead end, turning and passing to oncoming traffic is impossible. Refuge collectors, Snow ploughs etc cannot get up school lane. The Thought of adding a minimum of another 27 vehicles to this is extremely worrying and would also be a Hazard for emergency Vehicles getting to the properties. I also feel that during the construction of this the heavy vehicles traveling up and down school lane will have an impact on my business and possibly the structure of my holiday cottage that lies below the narrow pavement. The pollution and not to mention the problems of actually getting up and down school lane in the winter are also a concern as these cars will need to find somewhere else to park as driving up the lane is almost impossible. As the access to this area of Ballater is already congested from the Coop and beyond i feel no one has taken into consideration the impact this will have on the residence of this area. There is also Parking restrictions on all the surrounding streets of the old School when the Queens Guard is in residence.

2) **Over development of the Area**

Considering the size of the plot, what is proposed is not withing keeping with what the National Parks states i.e that properties will blend in with the surroundings ,which this will not. The design is more suited to a city giving no green space and a very claustrophobic feeling to the residence there. The size of the properties means that there is nothing suitable for young families to grow in. There is a shortage of affordable housing in Ballater for young families and couples that live and work in the area who would like to have a future here and this development is not addressing this and is off no benefit to the local community and the future of Ballater. The way that the point systems works for this accommodation means that it would be very hard for local residence to gain a property, and due to the lack of employment in Ballater would mean they would all need transport to employment (ref point 1) or if not in employment would not benefit the economy of the village. There seems to also be a bit off confusion how the entire boundary wall is listed but it is ok to take certain parts down to accommodate a new build but not others . The design of this development will not be with keeping within the style of the original buildings on school lane and will change the whole look of the area.

I Have no objections to the area been used for affordable housing, and feel that it would

be a waste to not use the plot wisely in a way that benefits the village and is done in manor that is sympathetic to its surroundings but in this case it seems that the development is way off the mark and would lower the quality of life to the residence surrounding it and living in it.

Kind regards

Lisa McMahon
Fairdene
School lane
Ballater
AB355rj

From: [REDACTED]
Sent: 15 Aug 2017 03:51:41 -0400
To: Planning
Cc: [REDACTED]
Subject: Old School Abergeldie Road Ballater

Dear Sirs,

The surrounding residents are extremely concerned about the current proposals to develop the Old School on Abergeldie Road Ballater.

Following several public meetings we have and will continue to make relevant representations to Aberdeenshire Planners.

These inter alia cover such issues as safety, density, local impact and lack of amenity.

We understand that this matter has been referred to CNPA and would now want to make our views known to that body.

Perhaps you can advise as to the correct procedure we should now adopt and the matters which you would consider relevant to the Authority?

Yours faithfully,
W.Gavin Gray

Comments for Planning Application 2017/0285/LBC

Application Summary

Application Number: 2017/0285/LBC

Address: Ballater Old School Abergeldie Road Ballater Aberdeenshire AB35 5RR

Proposal: Demolition of ancillary buildings, conversion of school to 10 dwellinghouses, reinstatement of schoolhouses to form 2 dwellinghouses, erection of 7 dwellinghouses and 8 flats (affordable houses), formation of access and alterations to boundary walls, alterations to the North boundary walls (school lane elevation)

Case Officer: Katherine Donnachie

Customer Details

Name: Mrs Nichola Grant

Address: 28 Viewfield Road Glendee BALLATER

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No.21 of planned development will reduce the light to the rear of my property to an unacceptable level. It is already quite dark and subject to damp and this will cause irreconcilable damage. Also the reduction in light to a Victorian Walled Garden.

Drains. We already have slow draining water and clear evidence of problems with the drains, including sewage seepage - we see no details of proposed new drainage facilities.

Parking. The parking allowance is seriously below what will be required.

Neighbours in this area are keen to see this site developed in a sympathetic manner to existing housing, but consider the plans to be an OVER development. Too many tiny houses crammed into a small area.

Comments for Planning Application 2017/0284/DET

Application Summary

Application Number: 2017/0284/DET

Address: Ballater Old School Abergeldie Road Ballater Aberdeenshire AB35 5RR

Proposal: Demolition of ancillary buildings, conversion of school to 10 dwellinghouses, reinstatement of schoolhouses to form 2 dwellinghouses, erection of 7 dwellinghouses and 8 flats (affordable houses), formation of access and alterations to boundary walls

Case Officer: David Allan

Customer Details

Name: Mr Norman Wisely

Address: Highland Home 12 Invercauld Road Ballater

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I commend the re-use of the existing buildings on the site, but the addition of so much new building would completely alter the character of this part of Ballater. The total number of proposed additional households must amount to more than all the existing properties in Abergeldie Road and School Lane put together. School lane is a narrow cul-de-sac, totally unsuitable for so much additional traffic and the inevitable (planned and unplanned) overspill on to Abergeldie Road will also be problematic, especially since no account seems to have been taken of the local parking bans imposed for three months during the summer.

I am happy to support the concept of developing the existing Old School buildings for housing, but this apparently desperate attempt to cram the maximum amount of accommodation on to the site is over-development.

I would support conversion of the existing buildings with no additional new building. Ballater depends on tourism for its financial future and any development which would make such a major detrimental change to the local environment should not be allowed to proceed. We need to protect the ambience of our quiet roads and pavements to continue to provide an environment which is attractive for tourists.

From: [Sylvia Coutts](#)
To: [Planning Online](#)
Subject: ACTION REQUIRED - FW: Comments and Objections to APP/2017/1892 Ballater Old School Abergeldie Rd Ballater AB355RR
Date: 14 August 2017 08:50:54

Please upload to DMS

Kind Regards

Sylvia Coutts
Admin Support Officer
Infrastructure Services
Planning & Building Standards
Gordon House
Blackhall Road
Inverurie
AB51 3WA
Tel: 01467 539425 or 761 9425 (internal)
Email: buildingstandards@aberdeenshire.gov.uk
Website: www.aberdeenshire.gov.uk/planning/buildingstandards

From: Pamela H. Gray [REDACTED]
Sent: 12 August 2017 15:14
To: Planning <planning@aberdeenshire.gov.uk>; [REDACTED]
Subject: Comments and Objections to APP/2017/1892 Ballater Old School Abergeldie Rd Ballater AB355RR

Dear Sirs

My Name is Pamela Gray .

I am the owner and occupier of The Cottage 8 Abergeldie Road Ballater AB355RR
My house is a single storey Victorian building dating from circa 1890. I am an immediate neighbour of Old School which is the subject matter of the above numbered planning application.

I wish to comment on and object to the application as follows .

1). The application if approved will result in a gross over development of the site . The plan is for 27 affordable housing units . The site is not big enough to contain this number of units and the car parking and waste bin arrangements that are necessary for it.

I attended an open meeting with the Messrs Rodgers , Robertsons the builder and Grampian Housing Association for this proposal on 9 th August where I pointed out that there is a total no parking restriction in place in Abergeldie Road from 1st August to 31st October as a security measure for the Victoria Barracks which is home to HM The Royal Guard while the Queen is in residence at Balmoral . It was obvious that none of the representatives who were present were aware of this . There is already a parking problem in the street while this restriction is in place and it also applies to School Lane .

2). The plan shows that car parking is being allocated for 10 vehicles on Abergeldie in front of the Old School and that bin collection for the entire site will be from two access points also on Abergeldie Road necessitating the widening of the kerb at both points . This will mean that vehicles travelling along Abergeldie Road will be in the middle of the street

as they approach the totally blind corner with Viewfield Road a very dangerous situation.

3). The tree survey shows that only 5 insignificant conifers are to be retained one of which is in "poor" condition . The large mature silver birch 5092 and two other large silver birch 5094 and 5097 are to be sacrificed despite no one else in the area being allowed to fell mature trees . These large trees along with many others in Abergeldie Road are part of the "grandeur " (to quote from messrs Rodgers design statement) of the street which they say they are committed to preserving . These mature trees are to be sacrificed in order to accommodate the overdevelopment of the site .

4) Referring to Messrs Rodgers design statement re New Builds they say as follows

'Block D'

Single storey block consisting of 2 x 1no. bedroom houses in the North West corner of the site, along the School Lane boundary. This block has been purposely kept at one storey to respect the height of its neighbouring house.

Block A'

2-storey block consisting of 2 x 2no. bedroom houses in the South West corner of the site, facing Abergeldie Road. The front single storey section of the block incorporates the existing playground wall.

The block has been set back into the site from the front elevation of the existing School building to respect its grandeur as mentioned previously.

Block A is adjacent to my property . I am also a single storey property yet I am not being afforded the same respect as the property adjacent to proposed Block D. Why not ? I object very strongly to this . The fact that I am single storey is confirmed by your very own planning department as I was refused planning permission 3 years ago to have dormer windows ! A two storey gable end so close to me will impact on the light that I am entitled to .

5). Messrs Rodgers design statement states as follows

South Elevation – Abergeldie Road

At the request of Aberdeenshire Council Planning and CNPA, it is essential that the existing School Building and Schoolhouses retain their grandeur on this elevation in particular. The two 'New Builds' (Blocks A & B), have been designed to ensure their height is below the existing ridge lines of the existing school buildings. Unlike the North Elevation, the two 'New Builds' are to be set back from the front line of the existing building with an appropriate landscaping scheme between them and the boundary wall. During discussions regarding the massing of the 'New Builds', it was acknowledged that the extension to the West Schoolhouse would be removed as this would reduce the density along that elevation as there would be a 6m separation between buildings. There was a suggestion of removing Block A from the proposals. However, due to financial viability of the number of housing units for GHA, it was agreed that Block A would remain as long as it is set back at least 1.5m from the front line of the existing school building; thus eliminating the fear of the new building competing with the existing.

The "grandeur" of the elevation on Abergeldie Road will not be retained by felling mature

trees, building 5 new two storey houses, demolishing the pink granite extension to the west schoolhouse or by having bin collection points and washing whirlies the length of the facade .

6). I believe there is a condition in the title to the ground on which the development is proposed that it is to be used " for the benefit of the community". This means the community of Ballater. The affordable housing can therefore only be allocated to people the Ballater community . Are the developers aware of this ?

In conclusion while there is no objection in principle to development of the site for affordable housing this has to be on a scale which is commensurate with the site and it's surroundings and what it can accommodate and not on the basis of what the developers consider to be viable financially which they are certain to have overstated .

Kindly acknowledge receipt of this communication

Yours faithfully

Mrs Pamela H Gray
8 Abergeldie Road
Ballater
Aberdeenshire
AB355 RR
Tel [REDACTED]

Pam Gray
Sent from my iPad

Comments for Planning Application 2017/0284/DET

Application Summary

Application Number: 2017/0284/DET

Address: Ballater Old School Abergeldie Road Ballater Aberdeenshire AB35 5RR

Proposal: Demolition of ancillary buildings, conversion of school to 10 dwellinghouses, reinstatement of schoolhouses to form 2 dwellinghouses, erection of 7 dwellinghouses and 8 flats (affordable houses), formation of access and alterations to boundary walls

Case Officer: Katherine Donnachie

Customer Details

Name: Miss Rebecca Brice

Address: Roslin Lodge 15 School Lane Ballater

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the proposed development at the Old School in Ballater. The proposal in its current form is intrusive in the extreme and contravenes many of the CNPA local plan criteria. A more sensitive approach (less dense) to the development would likely win more local support. There is no proof as yet of the actual demand and that this development will actually benefit those already in Ballater and in need of small, rented, affordable units. The traffic movement, road safety, drainage issues, all appear to have been overlooked at best, ignored more likely.

I would be more able to support such a development if these matters were addressed.

Comments for Planning Application 2017/0284/DET

Application Summary

Application Number: 2017/0284/DET

Address: Ballater Old School Abergeldie Road Ballater Aberdeenshire AB35 5RR

Proposal: Demolition of ancillary buildings, conversion of school to 10 dwellinghouses, reinstatement of schoolhouses to form 2 dwellinghouses, erection of 7 dwellinghouses and 8 flats (affordable houses), formation of access and alterations to boundary walls

Case Officer: David Allan

Customer Details

Name: Mr Ryan Cromar

Address: Roslin Lodge 15 School Lane Ballater

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although I support the requirement for local people to be afforded the opportunity to live, work and raise a family in Ballater, I cannot support this ill conceived application. It seems a panic response to the requirement for affordable housing coupled with a lack of foresight and competent governance by Aberdeenshire Council. The accommodation sizes and the fact they are rental does not, in my opinion help the area grow. Where do the 'one bedroom flat renters' go to create families and settle long term into the village? There is nowhere here affordable and we go back to the transient population of strangers and young adults coming and going without creating long lasting roots here. Check your demographics again. We need a bigger mix of housing.

Aside from that, the amount of accommodations for this plot is obviously too many, the traffic created would be totally unacceptable to the, already overcrowded, west side of the village and create the obvious safety issues arising from over parking and questionable driving manoeuvres. Access from School Lane will be ok if nobody drives a car or has any deliveries. Abergeldie Road is not much better in terms of handling the excess traffic but it's far better placed to be utilised as an entry/exit point to this development, should it go ahead.

Aberdeenshire Council will approve this so it's up to the CNPA to take a closer look at this and help get this right. I suggest, utilising only the existing buildings to for the new development and continuing to work harder to find more suitable land to keep our young families here in their own affordable family homes.

Deirdre Straw

From: Jonathan Copp [REDACTED]
Sent: 04 September 2017 00:03
To: Planning
Cc: ma.planapps@aberdeenshire.gov.uk
Subject: Objection to Planning Application - CNPA Ref: 2017/0284/DET & 2017/0285/LBC
- Ballater AB35-5RR

Dear Sirs,

Objection to Planning Application for conversion of Ballater Old School to 27 residential dwellings, Old School, Abergeldie Road to, Ballater AB355RR

CNPA Ref: 2017/0284/DET & 2017/0285/LBC

Ref APP/2017/1891 & APP/2017/1892

I hereby wish to exercise my right to object to planning application APP/2017/1891 & APP/2017/1892 for the conversion of the Ballater Old School to 27 houses. I run a self-catering business at 1 School Lane, and in its current form the proposed development will have an adverse impact on the residents and business owners of school lane, as well as those residents in adjacent streets. Although the developer has attempted to demonstrate alignment with CNPA policy I believe it falls short on several counts and runs contrary to the spirit of the Cairngorm National Park Partnership Plan 2017-2022.

I would like to address my concerns under the following headings: -

Impact on businesses:

I have run a self-catering business at 1 School Lane for 15 years with many repeat visitors returning to the cottage owing to its position on a quiet lane close to the center of the village. Since the winter flooding in the winter of 2015 we have had experienced the most difficult operating conditions since we started in 2003. I am particularly concerned about the impact on the business during the demolition and construction period when for 12-18 months loud trucks will squeeze their way down a narrow lane, with wing mirrors narrowly missing cars, windows and walls. In an age of instant feedback through TripAdvisor and Air BnB reviews, the reputational damage will occur rapidly and affect our ability to attract customers. The alternative is to not let the cottage for the period of construction, however the business will not be sustainable on this basis.

Safety of vulnerable road users:

School lane is a narrow Cul De Sac, the pavements are also narrow but with determination and patience can accommodate a pram or wheel chair user. Consequently, most pedestrians walk up the road given the low traffic volume.

Many of the properties on School lane have no driveways, those which do have only limited access due to School Lane being so narrow and the limited ability to access driveways due to parked cars. The lane is already congested and it is difficult to see how it can accommodate not

only a major construction project involving demolition vehicles, large trucks, cranes etc, but the subsequent traffic from 27 new residential properties.

Furthermore, the lane is too narrow to snow plough in winter and the refuse lorry has in previous years damaged 2 walls. The development also makes no concession for delivery vehicles to safely turn without having to reverse onto the lane, crossing a pavement where visibility is restricted by tall, stone walls.

Nature of the development

Whilst the proposed development appears to meet the spirit of the CNPA Policy 3.1 (Increasing the supply of affordable housing, and ensuring that it remains affordable in the long-term), it unfortunately fails on several counts:

- (1) While Ballater undoubtedly requires more affordable housing, Aberdeenshire Council's policy on allocating housing does not permit the housing to be "targeted at people working in the National Park". The policy requires housing to be allocated to the most vulnerable people on Aberdeenshire's housing list. Given Aberdeenshire covers a far wider geographical area than lies within the park boundaries, current residents of the park who could benefit from access to affordable housing are unlikely to do so and therefore, the development does not meet policy 3.1.
- (2) The proposed development is almost exclusively made up of 1 and 2 bedroom units and will do little to support young families in the village; a gap for the village. The high density of units on a relatively small site also means it offers inadequate amenity and green space for children and residents. This is contrary to policy 3.5 which requires design to "contribute positively to the sense of place" and "provision of a housing land supply that supports migration of young people and workers to the Park and maintains vibrant communities".
- (3) The CNP also aims to create the conditions to "encourage[ing] growth of business", for the reasons outlined above the development will be detrimental to at least two small businesses on School lane.

In spite of my objection to the development in its current form, the site and a revised, lower density development would be an attractive development which could "contribute(s) positively to the sense of place". The developer and Council will also need to address the housing allocation policy to ensure that it provides affordable housing to people living and working in the park.

Furthermore, I also have significant concerns that in its current form the development will not facilitate integration of the residents of the new development with the existing community within Ballater, due to the density of the development and lack of amenity.

Yours faithfully,

Sarah Copp

Myrtle Cottage

1 School Lane

Ballater

ABN35 5RJ

From: Ken Whelan
Sent: 21 Aug 2017 08:06:20 +0100
To: Planning
Subject: Ballater development

Site Address - Ballater Old School, Abergeldie Road, Ballater

School Lane
Ballater
AB35 5RJ

Dear Sir/Madam,

We wish to object to the above planning application.

We are very concerned about access on School Lane, which appears to be the only option given. Allocated parking for the 27 dwellings is insufficient: most properties usually have at least two vehicles, where will they park? School Lane has parking restrictions placed on the upper half, for security of the army barracks, from 1st August to 31st October, has anyone taken that into consideration? School Lane, for the rest of the year is already heavily congested with parked cars.

The plans show turning for a "box van" - a fire engine, builders lorry, removal vans, large delivery vehicles to name but a few would be unable to turn within the lane.

School Lane is not cleared of snow generally due to snow ploughs/ grit vehicles being unable to negotiate the parked cars on a narrow lane, this has the knock on effect of no refuse collections during snowy conditions.

The planned development does look very cramped, we presume the developers have no thought for quality of life.

The architects appear to have more consideration for historic Scotland and very little thought for people who are actually living!

This project has a great number of floors but the proposed plan, pollution, and the damage done to school lane property's due to the construction equipment squeezing up and down the lane I believe a public meeting that the concerned residents would be able to provide a realistic discussion of this project .

Regards,

Ken And Sue Whelan

School Lane Residents GHA Old Schoolhouse Development

Objections

Firstly, we'd like to make very clear that as a group and individually we wholeheartedly support the concept of developing the site at the Old Schoolhouse. Be this as a small, local resident focussed housing project or some other form of recreational development. Either of which would have the greatest benefit to people currently residing in the Ballater & Crathie community.

As a group we wish to make an objection to the proposed development at the Old Schoolhouse in Ballater.

We understand that, at present, according to Ballater & Crathie Community Councils own 'Proposed Affordable Housing Policy' the actual need for affordable housing here is 'not well understood' as 'estimates differ widely'. The community council also considers there is a 'backlog of real demand amongst local people of about 30 potentially credible applicants'.

We also understand that the **'B&CCC's Proposed Approach to Affordable Housing contains the following principles which it considers critical to the sustainability of Ballater's affordable housing stock and should be adhered to without compromise'.**

b) Allocation of affordable housing should not be viewed as a welfare benefit, but primarily as a means of maintaining a sustainable community. The long term needs of Ballater as a sustainable community must therefore be the main driver in defining Ballater's affordable housing needs. This has significant implications for the allocation of affordable housing to applicants, for it means that this may not continue to be based on housing needs alone.

Some further selected quotes in the B&CCC 'Proposed Affordable Housing Policy'

The Prince's Foundation for the Built Environment (PFBE) has stated its view (in a letter dated 28th September 2007 from PFBE to CNPA) that: "social housing should not be clustered in groups of more than about 5 units to avoid the creation of social divides."

If it were to be ascertained by the B&CCC that the residents of School Lane were merely guilty of adopting a 'NIMBY' attitude, the above should give food for thought that we do actually support the 'right development' for this site. We care that the correct development is put in place for the benefit of the people who B&CCC represent and we'd like for you to fight strongly for this to be the case. While we accept it is very tempting to 'bite the hand off' of the first developer that shows an interest in this site, we'd like to advise caution and to consider the long-term implications of such a large development on such a small, already overcrowded area of the village.

GHA have put forward a supporting document to help further their argument for the current planning application.

Let us look at this in a little more detail please.

'Currently there is little or no housing for rent in Ballater's private sector.' The one property currently listed is 3 bedroom for £1100pcm' - August 2017

As of August 2017, there are at least 4 properties for rent in Ballater between £500 & £600 pcm. Within 10 miles there are a further 6 properties for rent in the private sector between £500 & £1100.

The document then goes on to quote average income figures for Aboyne. But let's take them at face value at £26k per annum.

The suggestion is that a readily acceptable definition of affordable for housing costs is 30% of income. Moving on, it suggests that a gross monthly income would be £1792pcm, with 30% being £538pcm for housing costs. It then goes on to quote rental and mortgage prices for a two-bedroom property at £698 and £767 respectively, suggesting this as unaffordable. We'd point out that a two-bedroom property would be for two people, earning the average wage of £3584 combined, would have a 30% disposable income of £1075 therefore more than able of meeting any mortgage or rent obligations. The same calculation could be applied to a one-bedroom property with similar results to those we have shown.

The above point was not about proving the need for affordable housing in Ballater for local people, it was to show you that we need to ask more questions of this development, GHA in particular about their so called 'facts and figures'.

Next up is 'cherry picked' statements from both Aberdeenshire Council and the CNPA. Neither of these statements address our objection that the proposed development is too big for the site at the Old Schoolhouse. That it will cause unnecessary traffic congestion, road safety issues, compromise emergency services access. Nor will it maintain plot sizes, building sizes or reflect existing housing development in terms of positions, density and scale. Suggest reading the CNPA local plan regarding the village of Ballater (Section 17, pages 75-80)

Moving on to the next 'supporting' statement. The GHA quotes the 2009 BOVOF action plan.

The housing requirement estimate has been roundly criticised by the B&CCC as being '**unclear and questionable**'

The GHA then goes on to quote Aberdeenshire Council housing need as at May 2017.

According to this there are 141 applicants wishing to reside in Ballater.

Of these, 43 are currently living in Ballater.

Interestingly, there is a waiting list for Ballater social rented housing of 141 applicants, yet there are only 64 applicants choosing the village as their first choice. If those who have not put Ballater as their first choice will they still be offered a home here, before locals, because they have a greater housing need (points)?

We have not been furnished with the facts as to what kind of property these applicants require.

It would be very helpful to ascertain the actual housing need of the current local applicants. If we do not we are faced with people from out with the area, on low or no income, with pressing 'housing need' being brought into a village already struggling to house those who require a help up who are actually living here'.

Local resident quote - '**I have recently come off this applicant list for affordable housing. (although I will be one of the 43 still on the list). I required a 3-bedroom house but would never meet the 'housing need' points system in place**'.

The next statement on the GHA supporting document alone should start alarm bells ringing for those who are genuinely concerned about the village, it's residents and those locally who believe they might be looking forward to a new house here in the next wee while.

'On the assumption that all applicants have the same housing need priority, this suggests that 78% of the lettings of the new homes would be let to people already residing in Ballater or within a 19-mile radius of Ballater. It must be remembered that those who do not currently reside in Ballater, may well be originally from Ballater, but moved because they had work or other commitments requiring them to move.'

We cannot make comment on the Viability Assessment of GHA as we are not privy to the purchase and development costs with which it bases its assessment. It would be interesting to know if the Old School was or is still available under a community purchase scheme? What the viability of such a project would be if we, the community were able to develop this site on a more modest scale which could guarantee it benefitting local people in genuine need. With collusion from other bodies including B&CCC, BRD, BBA, CNPA etc. We believe we could leave a lasting legacy to the village which, although ambitious, would surely crown any achievement locally, in the last 100yrs.

Summary

We, the residents of School Lane, object to the current planning application to redevelop the Old Schoolhouse on the basis that it is too large, the proposed access is unsafe, too congested, does not achieve a pedestrian and cycle friendly environment. It cannot provide realistic figures on the requirements for a development this size on such a small plot, does not guarantee benefit to current residents or tourists and does not guarantee the accommodation will go to those locally who are in need of it most.

We also note with interest the large majority of objections (30+) to this proposal have raised almost identical issues to the scale, access, design and benefit to the community. We all wish the Old Schoolhouse to be made use of and developed into something which we can be proud of but not at such a high cost of that which is currently proposed. Please take the time to investigate the opportunity here further so that we can be sure to get it right.

Regards

| | | |
|------------------------|----------------|---------------------|
| Ryan Cromar | Mr & Mrs Woods | Evelyn Newton |
| Roslin Lodge | Coorie Doon | Stables Cottage |
| 15 School Lane | School lane | School Lane |
| Ballater | Ballater | Ballater |
| | | |
| Lisa & Martin Mc Mahon | Carolyn Munro | Jeanie Rowand |
| Fairdene | Blair Cottage | Clochemerle Cottage |
| School Lane | School Lane | School Lane |
| Ballater | Ballater | Ballater |

