

AGENDA ITEM 5

APPENDIX 4b

2017/0284/DET & 2017/0285/LBC

**CONTRIBUTIONS RECEIVED TO
DEC 17 SUBMISSION**

From: Macleod, A.M.
Sent: Wed, 17 Jan 2018 15:05:01 +0000
To: Planning
Subject: re: Application 2017/0284/DET and 2017/0285/LBC - Ballater Old School

9 Queens Road
Ballater
AB35 5NJ

Dear Sir

re: Application 2017/0284/DET and 2017/0285/LBC

I am a Ballater resident living in Queen's Road and have read both the above applications.

The resubmission 2017/0285/LBC does not address the residents' concerns.

This is a gross overdevelopment of a small site and the proposed reduction in the resubmission is utterly derisory. The proposed high number of people living in such a small area with very little amenity space is completely inappropriate for a country village and for the quality of life of the people who will live there and their neighbours .

The major issues of road safety, particularly visibility at the entrances/exits, traffic flow in School Lane, access by emergency vehicles and parking which were stressed in several letters of objection to the initial proposal including that from the Road's Department have hardly been addressed at all. I note the "Roads Response" of 9th January 2018 to the resubmission continues to express the Road's Department's objection.

The site does need to be developed. Perhaps a smaller mixed development with both houses for sale and affordable housing would provide a safe, high quality environment - unlike the current proposal. Such a development would provide much needed affordable housing for our community and allow sufficient revenue to be generated for the developer.

I wish therefore to object to the above applications.

Please confirm receipt of this email.

yours faithfully
Alison MacLeod

Professor Alison M MacLeod

The University of Aberdeen is a charity registered in Scotland, No SC013683.
Tha Oilthigh Obar Dheathain na charthannas clàraichte ann an Alba, Àir. SC013683.

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 3 dwellinghouses and 11 flats (affordable houses), formation of access and alterations to boundary walls

Case Officer: Katherine Donnachie

Customer Details

Name: Mrs Carolyn Munro

Address: Blair Cottage School Lane Ballater

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I again am writing to object to both planning applications re The Old Schoolhouse ,Ballater. As much as I would like to see the building being brought back to life ,reducing the dwelling capacity by one ,does not address my original concerns re density, road safety(as pointed out in the latest Roads Dept correspondence)and pressure on existing utilities. School Lane is probably one of the smallest no through roads in Ballater ,yet it seems perfectly alright to place all the traffic onto it with absolutely no concern for the existing residents. We are sandwiched in the middle between two very large roads. !!! am also concerned that the listed wall on the School Lane side might be lowered. How is this possible in a conservation area?

Regards

Carolyn Munro

2017/0284/DET and 2017/0285/LBC

BALLATER OLD SCHOOL, ABERGELDIE ROAD, ABERDEENSHIRE AB35 5RR

OBJECTION

Introduction

We have carefully studied the amended application and all supporting documents and objections.

We would reiterate the statements made in our objection published on 18 August 2017 to the original application.

We would strongly support the comments made by Professor Alison Macleod of 17 January 2018.

We note that the amended application is still a gross overdevelopment of a small site. In addition to the objections from the Roads Department the other grave concerns as to road safety, parking and access previously expressed, have not been dealt with.

Many other issues in the amended application have also not been dealt with. Waste collection is apparently a matter to be dealt with in due course. There would appear to have been no serious dialogue with Scottish water regarding sewage and surface water / SUDS. The ongoing problems of the local sewage system would seem to be not an issue that the applicant is prepared to consider, notwithstanding that adding 83 additional residents would clearly overload the existing system, which is itself already overloaded.

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.

We understand that the applicant has contractually acquired this site from Aberdeenshire Council but with a subject to planning condition. It would now seem self-evident, that the price agreed between the parties for this site is excessive (also taking into account the necessary costs involved in renovating its listed building) and only financially viable if a grossly overdeveloped scheme were to be approved.

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 still very wide of the mark, out of all proportion to what is realistic for this small site with its listed building and weakening what was envisaged for this special site.

Whilst we appreciate that Aberdeenshire Council would wish to maximise the sale price that it can achieve on the sale of the 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 in its amended form.

We would then hope that if the applicant exercised its right to cancel its purchase contract, Aberdeenshire Council would agree to sell this site at a lower more realistic market value price taking into account the investment required to bring the listed building back into use and the considerable constraints of what is almost a landlocked site with very limited access to the local infrastructure. A more sensible lower density scheme would then be possible with a viable use of the listed building for the benefit of the local community and economy, perhaps reopened as an Outdoor Centre.

Richard Frimston and Elizabeth Bunn

Ardenlea, 44 Golf Road

Ballater

AB35 5RS

Deirdre Straw

From: [REDACTED]
Sent: 29 January 2018 07:10
To: Planning
Cc: [REDACTED]
Subject: Ballater Old School
Attachments: Ballater School.docx; Report Groves Raines.JPG; _sk01GroundFloorPlans[A3=1-250].pdf; _sk02FirstFloorPlans[A3=1-250].pdf

Categories: Comments

I attach my more detailed observations in relation to the proposed development.

I have previously made application to speak on this application and will do so if it is to continue.

Also attached are the Groves Raines Options and the Fitzgerald Plans mentioned in the observations.

I had purposely waited to submit these observations and attachments till after the public meeting called for by Ballater Community Council last Wednesday.

That meeting was very constructive and to his credit the Architect was present.

Whatever doubts I had in relation to my assertion that nobody supported this application were more than dispelled. Not only did nobody present support the application but nobody present had even heard of someone who supported the density of the proposal. This was all the more relevant since the Councillors present had been actively seeking the opinion of all the local residents.

Even more telling still was the somewhat stilted public response given by the Architect when he was pointedly asked if even he supported the Application.

I paraphrase his response.

'my job as an Architect is to solve problems and I am acting under a brief from my clients Grampian Housing Association. This brief requires a minimum of 26 units to render the project viable for my clients.

Of course I have had many meetings with the planning officials of both Aberdeenshire Council and the Cairngorm --- I am happy to report that they have now endorsed the application'

He was immediately questioned about the meaning of 'endorsed'. This particularly in the light of the document produced to him there and then. A publicly available document dated 9th Jan 2018 making clear the many objections of the Roads Authorities.

He had no knowledge of this document muttering that he thought the position had changed since that date and that he had perhaps used the word 'endorsed' in an ill advised way.

Gavin Gray

Ladies and Gentlemen,

There is **nobody** who supports this application in its current form.

This may at first sight seem like a ridiculous statement. There are however perfectly simple explanations for any apparent support. Such support is not for the application but for the 2 basic principles which **everybody** supports.

The **2 principles** and the **misconceptions** surrounding them are as follow:

1. **While it is true that nobody supports this application in its current form there is no doubt that a solution has to be found to suitably develop the site.**

The misconception is that this proposal is the only solution. This is simply not the case.

I have researched the matter thoroughly and it has come to light that Aberdeenshire Council was party to the commissioning of a report in 2011 from Groves-Raines an eminent Architectural firm in Edinburgh. Groves-Raines is an award-winning architectural practice specialising in the conservation, restoration and reuse of historic buildings. The firm reported back in July of that year and recommended several possible options for the development.

Suffice it to say that **no option** involved the creation of any more than 14 units on the site. The recommendations included between 6 and 8 affordable homes. In addition, when the property was marketed it was clearly stated by the Council that consideration for amenity and density be paramount. Bidders were required to submit an outline of what they proposed having regard to these factors. In the event the Council simply accepted the highest offer without examining the planning implications and of course ignoring the recommendations of Messrs Groves-Raines. All the other offers were based on the Groves-Raines report and the Council guidelines.

I have now had occasion to discuss the plans of one of the developers with their architects. These plans provide for 15 units and do incorporate affordable and private housing. This on a scale which was considered appropriate for the site. Their lawyers were informed that their offer was only marginally lower than that of Grampian Housing Association (GHA). GHA were however simply bidding for a different article (twice the size) and it is therefore hardly surprising that their offer was the highest.

2. **While it is true that nobody supports this application in its current form there is no doubt that there is a need for affordable housing in the Grampian Area.**

The misconception is, that the answer to the area's problems is a proposal to squeeze 26 flats - (83 people) into a postage stamp with all the demonstrable problems which are bound to ensue. This is simply not the correct approach.

Quite simply, it provides no amenity for any new residents and has failed lamentably to address the infrastructure and safety needs of the area. It is not my intention to comment on these matters since I am sure that many other concerned residents will have addressed them fully. They have also been addressed fully in the ignored report by Messrs Groves-Raines. **Staggeringly** the application in its current form (26 units and 83 people) is not one unit above the recommendations but virtually 100% more than the recommendations.

In conclusion and constructively the solution is not that the site lies undeveloped. It is that a less dense development take place, incorporating private and affordable housing as recommended by Groves-Raines, one of the leaders in this particular field of expertise. This sensible approach has been embraced by other developers who were and are willing to proceed.

And the alternative. An ill devised overdevelopment of a site in a rural area with inadequate infrastructure, no amenity and no safe access. Unsupported by anyone. Even the Architect has publicly stated that this was not his preferred scheme and driven by financial expediency.

Given the professional advice available within the Council and the recommendations of 2 other expert bodies in the field I am absolutely amazed that this application has reached this stage. Presumably we can have access to the reports made to the Head of Planning by the various departments involved. It is essential we have a clear line of responsibility when establishing accountability for what may well be an ill-judged and very much regretted decision.

Gavin Gray

Attachments:

Messrs Groves-Raines recommended options

Messrs Fitzgerald and Co proposals

THE OLD SCHOOL, BALLATER

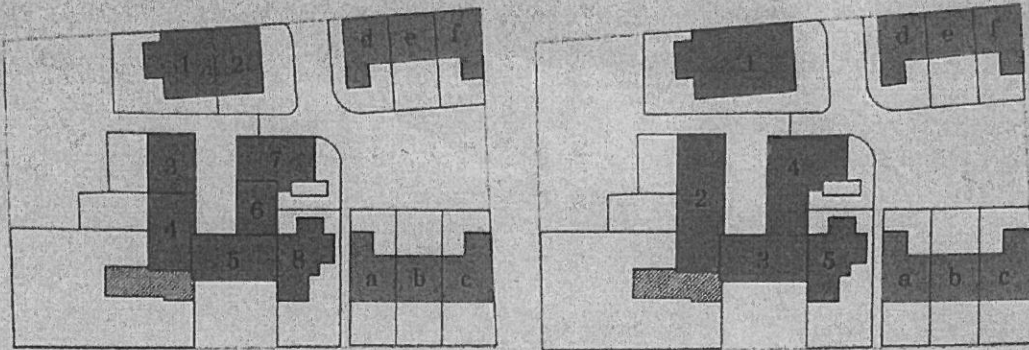
OPTIONS APPRAISAL

COMMUNITY PRESENTATION

JULY 2011

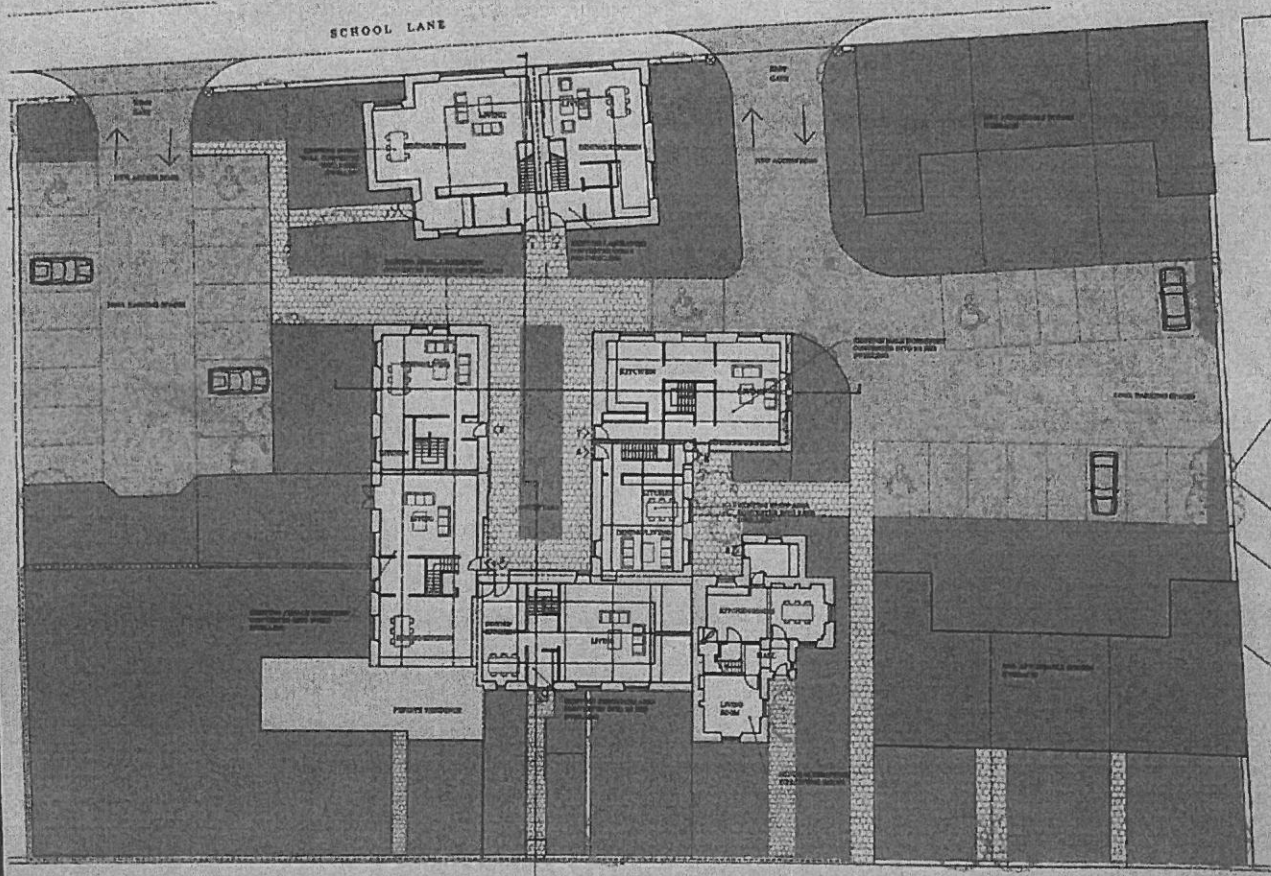
PROPOSED SITE PLAN 1:200
OPTION 1

5 TO 6 NO. HOUSES (2/3 BED) IN FORMER SCHOOL BUILDING
 6 NO. AFFORDABLE HOUSES
 SHARED SURFACE
 MAX 30 PARKING SPACES REQUIRED



OPTION 1A
 SITE LAYOUT 1:300
 5 NO. 2 BED HOUSES FOR SALE ON OPEN MARKET
 6 NO. 2 BED AFFORDABLE HOUSES

OPTION 1B
 SITE LAYOUT 1:300
 3 NO. 3 BED HOUSES FOR SALE ON OPEN MARKET
 2 NO. 2 BED AFFORDABLE HOUSES



North

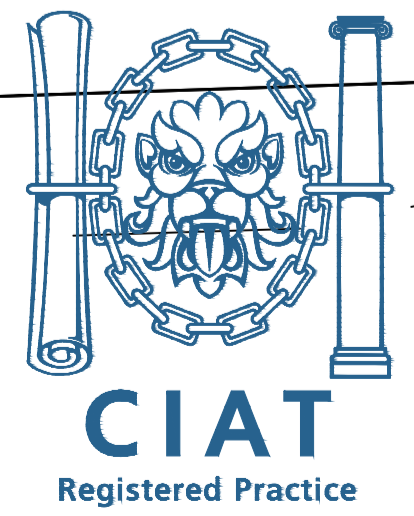
ABERGELDIE ROAD



GROVES
 ARCHITECTS
 RAINES

GROUND FLOOR PLAN

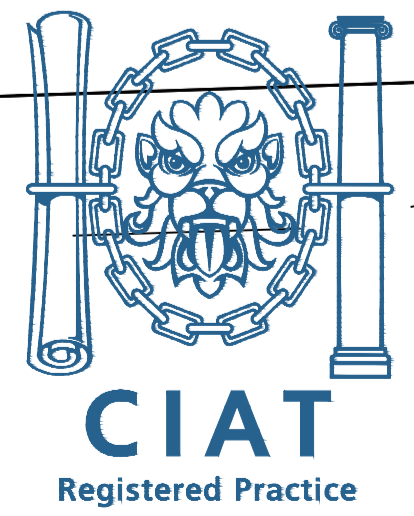
- 1 DENTAL SURGERY - 75m²
- 2 2 BEDROOM TOWNHOUSE - 140m²
- 3 2 BEDROOM TOWNHOUSE 110m²
- 4 2 BEDROOM FLAT - 105m²
- 5 2 BEDROOM FLAT - 130m²
- 6 1 BEDROOM FLAT - 80m²
- 7 2 BEDROOM FLAT - 125m²
- 8 2 BEDROOM TOWNHOUSE - 106m²
- 9 3 BEDROOM TOWNHOUSE - 164m²
- 10 2 BEDROOM TOWNHOUSE - 86m²
- 11 4 BEDROOM TOWNHOUSE - 256m²
- 12 2 BEDROOM AFFORDABLE HOUSE - 65m²
- 15 2 BEDROOM AFFORDABLE HOUSE - 65m²



DRAWING - _sk01- SCALE A3 = 1 : 250



- 13 2 BEDROOM AFFORDABLE HOUSE - 69m²
- 14 2 BEDROOM AFFORDABLE HOUSE - 69m²



FIRST FLOOR PLAN

DRAWING - _sk02- SCALE A3 = 1 : 250

31st January 2018

Application No 2017/0284/DET

I have the following serious complaints/observations in relation to this revised application.

Quite simply the application is based totally on financial expediency.

It demonstrably provides no amenity for any new residents and has failed lamentably to address the infrastructure and safety needs of the area.

Sadly it would appear however that these factors were not the essential element of the Architect's brief from his client. The essential element was getting a minimum of 26 units on the site. As an Architect he was a problem solver and this was simply a problem solving exercise. (This he stated quite clearly at the Public Community Council Meeting on 24th Jan 2018).

It is **not my intention** to comment on the many deficiencies of the application since I am sure that many other concerned residents will have addressed them more than fully.

It is my intention however to be constructive since there are matters which do require to be necessarily addressed.

In the first instance there is **nobody** who supports this application in its current form.

Any apparent support is not for the application but for the 2 basic principles which **everybody** supports.

The **2 principles** and the **misconceptions** surrounding them are as follow:

- 1 While it is true that nobody supports this application in its current form there is no doubt that a solution has to be found to suitably develop the site. The misconception is that this proposal is the only solution. This is simply not the case.**

I have researched the matter thoroughly and it has come to light that Aberdeenshire Council was party to the commissioning of a report in 2011 from Groves-Raines an eminent Architectural firm in Edinburgh. Groves-Raines is an award-winning architectural practice specialising in the conservation, restoration and reuse of historic buildings. The firm reported back in July of that year and recommended several possible options for the development. Suffice it to say that **no option** involved the creation of any more than 14 units on the site. The recommendations included between 6 and 8 affordable homes.

Staggeringly the application in its current form (26 units and 83 people) exceeds the recommendations by almost 100%.

I have now had occasion to discuss the plans of one of the developers with their architects. They were required by the Council to give a clear indication of the type and density of their proposals. Their plans provide for 15 units and do incorporate affordable and private housing. Their lawyers were informed that their offer was only marginally lower than that of Grampian Housing Association (GHA). GHA were however simply bidding for a different

article (twice the number of units) and it is therefore hardly surprising that their offer was the highest.

- 2 While it is true that nobody supports this application in its current form there is no doubt that there is a need for affordable housing in the Grampian Area. *The misconception is that the answer to the area's problems is a proposal to squeeze 26 flats (83 people) into a postage stamp with all the clear problems which are bound to ensue. This is simply not the correct approach. Indeed, the Princess Trust has recommended 6-8 units to ensure integration in rural areas.*

In conclusion and constructively the solution is not that the site lies undeveloped.

It is that a less dense development take place, incorporating private and affordable housing as recommended by Groves-Raines, one of the leaders in this particular field of expertise.

Given the professional advice available within the Council and the recommendations of 2 other expert bodies in the field I am absolutely amazed that this application has reached this stage. Even more amazed that it has been 'endorsed' by the planners at ACC and CNPA after several meetings as suggested by the Architect at the Community Council Meeting. Presumably we can have access to the reports made to the Head of Planning by the various departments involved. It is essential we have a clear line of responsibility when establishing accountability for what may well be an ill-judged and very much regretted decision.

Gavin Gray

**8 Abergeldie Road,
Ballater**

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 3 dwellinghouses and 11 flats (affordable houses), formation of access and alterations to boundary walls

Case Officer: Katherine Donnachie

Customer Details

Name: Mrs Jeanie Rowand

Address: Clochemerle Cottage 3 School Lane Ballater

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I welcome the removal of dwelling 21 and the preservation of the mature cherry tree which removes the threat of light loss to my neighbouring bungalow.

However, the revised plan continues to indicate an overdevelopment that would adversely affect the health and home of future occupants and neighbours. Traffic congestion on the School Lane cul-de-sac could raise serious issues of safety. Consequential pollution in this confined area would also be of significant concern.

From: jimmy armstrong
Sent: Thu, 11 Jan 2018 16:28:39 +0000
To: Planning
Cc: iain and catriona nelson;Pat Cowie;ryan cromar;phg@lefevre-litigation.com;richard.frimston@russell-cooke.com;jimbry@btinternet.com
Subject: Application 2017/0284/DET and 2017/0285/LBC

Dear Sirs,

We are in receipt of the above Applications as outlined in your letter dated 4 January 2018 ..

Given the scale of objections from residents in Abergeldie Road and particularly School Lane to the previous Application, the new Application is disappointing and does very little to alleviate the many concerns previously noted ..

The substantial thrust of the earlier complaints was the density of the proposed redevelopment .. Too many housing units in too small a space and the collateral damage, strain and breakage, that such a development would have on roads, parking and sewers together with the downward quality of life for those residents in adjacent School Lane would in total, be entirely inappropriate and unacceptable ..

Whilst there has been a change to the balance of accommodation from more houses to more flats, we believe this is in fact a deception .. Of more significance is the downward reduction in the number of total units from 27 to only 26, a fall of 3.7% and a fall in the number of people from 87 to only 83, a reduction of 4.6% ..

Frankly, these seem fluffy changes, which do nothing to address the density issues ..

Again, it seems to us that School Lane would still be required to be double yellow lined on both sides, as traffic would congest with no passing possible, requiring backing up from either end which would be a traffic zoo .. The consequence of this would be the reparking elsewhere of the cars presently using School Lane ..

We would reiterate that we would be very much in favour of the redevelopment of this famous site but, based on common sense and more consideration for existing residents in School Lane ..

Yours etc,

Jimmy and Anne Armstrong
Craigard Cottage
3a Abergeldie Road
Ballater AB35 5RR

Sent from my iPhone

Rannoch
School Lane
Ballater
AB35 5RJ

23/1/2018

Application Numbers: 2017/0284/DET and 2017/0285/DET

Dear Sir or Madam,

With reference to the above planning application we wish, once again, to object to this development.

It seems the developers have reduced the proposed number of dwellings but this minimal reduction continues to have maximum impact on School Lane.

The development gives it address as Abergeldie Road, which is a through road, why is School Lane being used for all access, building works etc? School Lane is a narrow cul-de-sac, large vans, trucks and lorries are unable to turn within the lane. 1 parking space per dwelling is nowhere near enough, vehicles can only park on one side of the lane now. There is a No Parking restriction, from outside our house to the top of the lane, from beginning of August until end of October every year to protect the Royal guard the the Victoria Barracks, has this been considered as we doubt the this restriction will be lifted.

This development will turn School Lane, in effect, into a tunnel. No consideration for the quality of life of present and future residents of School Lane has been given by the developers.

The sewage and water system seems to struggle at the moment, we guess that a new system will need to be implemented will the council, Scottish Water or the developers pick up this cost?

Yours faithfully,

Ken and Sue Whelan

From: Jim Bryce
Sent: Thu, 18 Jan 2018 18:24:19 +0000
To: Planning
Subject: CNPA Ref 2017/0284/DET & 2017/0285/LBC Ballater Old School
Importance: Normal

Dear Sirs

We reside at Clach Mhor, Abergeldie Road and wish to record our disappointment and surprise at the content of the submitted Plans referenced above, further to Aberdeenshire Planning Applications APP/2017/1891 & 1892.

Despite the level of detailed objections previously raised against the proposed development it fails in so many ways to address the serious issues of over development, road safety, emergency services access, sewage system and the general impact on quality of life of those living in School Lane.

The proposed reduction in the number of units from 27 to 26 beggars belief, and could almost be classed as insulting. Numerous previous objections mentioned the fact that there was a feeling of over development with too many residents in too small an area. Whilst fully supporting the redevelopment of the Old School and the provision of some affordable housing, this requires to be done in such a way that the development is not to the detriment of existing residents and provides a reasonable quality of accommodation to those being introduced to the site in question.

Kindly acknowledge receipt of this e-mail

Marie & Jim Bryce
Clach Mhor
Abergeldie Road
AB35 5RR

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 3 dwellinghouses and 11 flats (affordable houses), formation of access and alterations to boundary walls

Case Officer: Katherine Donnachie

Customer Details

Name: Mr martin mcmahon

Address: fairdene school lane ballater

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am all in favour for the old school house to be developed with new dwellings for all the right reasons, without having any detriment to this historic site. The new plans clearly show the latter again. Surely there must be far better alternatives that may have not been explored ? Firstly there are too many dwellings planned for this small site. 10 to 12 dwellings would be a more realistic number that would still keep the integrity of the Old School House & surrounding area intact. Access & safety using School Lane only will create a mature issues for Access especially coming in from the Abergeldie Road side, Emergency Services, Parking, & Safety to manoeuvre up & down the lane. Again have we looked at any other alternatives to gain access to the site ?

Utilities are also going to be under severe strain to cope with the vastly increased number of people needing these services. Has this been investigated ?

I DON'T want to be living in a Ghetto in the middle of a rural village with all that has been mentioned. That's what will happen.

I strongly believe these plans are not fit for purpose & need a complete overhaul to meet the needs for all concerned. Hopefully developing this site & surrounding area will be handled with the love & care it deserves.

Yours faithfully

Martin McMahan

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 3 dwellinghouses and 11 flats (affordable houses), formation of access and alterations to boundary walls

Case Officer: Katherine Donnachie

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: Thank you for your letter of 4 January advising me of the additional and revised information. None of the (very) minor changes to the application have any impact on my previously submitted objection, which therefore still stands.

The proposed scheme still represents gross and completely inappropriate over-development.

From: Katherine Donnachie
Sent: Thu, 18 Jan 2018 13:19:26 +0000
To: Deirdre Straw
Subject: FW: 2017/0284/DET and 2017/0285/LBC Objection

From: Pamela H. Gray [REDACTED]
Sent: 16 January 2018 21:32
To: Planning
Subject: 2017/0284/DET and 2017/0285/LBC Objection

Dear Sirs

I have to say that I consider these new plans to be nothing more than a shuffling exercise by the developers which is pretty insulting to those who have taken the trouble to comment on the original plans .

While some minor issues have been dealt with to appease the CNPA ie landscaping , none of the major concerns by surrounding residents have been taken into consideration .

This is still a gross overdevelopment of the site . Reducing the units by one to address this concern is a joke. Car parking , access by emergency services, road safety and access to the development have all been ignored .

Where else in Ballater or indeed in the surrounding area has it been considered suitable by planners or CNPA to have 80 people living on a site of this size ?

I stand by my original letter of objection and would reiterate all the points I raised then .

While my concern about a two storey dwelling next to my single storey house has been addressed the new plans show that this problem has been moved so that my neighbour on School Lane now has it on his boundary . How on earth can that possibly be acceptable solution ?

Kindly acknowledge receipt of this e mail

Pamela Gray
8 Abergeldie Road
Ballater
Aberdeenshire
AB35 5RR

Pam Gray
8 Abergeldie Road
Ballater
AB35 5RR

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 3 dwellinghouses and 11 flats (affordable houses), formation of access and alterations to boundary walls

Case Officer: Katherine Donnachie

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: In addition to my previous objections please note this as another. The amended development is surely a joke? You have moved all the 'issues' with this development on to one street. Traffic congestion on School LANE is still an enormous issue. Aside from that I can see you've moved a 'two storey' block from Abergeldie road to appease a neighbouring bungalow. Fair play. Only issue now is you've moved it next to another bungalow on School Lane (Block D). How do you justify such a position?

I am absolutely livid that you think this amended application somehow settles the many issues that the residents have with it.

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 3 dwellinghouses and 11 flats (affordable houses), formation of access and alterations to boundary walls

Case Officer: Katherine Donnachie

Customer Details

Name: Mrs Sarah Copp

Address: Myrtle Cottage 1 School Lane Ballater

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having reviewed the amended planning application, I fail to see how any of the concerns and objections raised have been either addressed or appeased, in fact the contrary is true with the parking ratio reduced and the impact to residents of School Lane intensified.

The key issues raised in relation to the density of this development still stand, in particular in relation to the substantial impairment of amenity of those residents of school lane. The access and road safety issues are substantial and are upheld in the letter of objection by the roads department. If this development is to go ahead those who uphold the decision should be held personally accountable for a decision which will not only substantially compromise the amenity of existing residents but also breaches the road's department safety recommendation.

Furthermore it seems crazy that the walls surrounding this building which I believe are listed, can be adjusted in one instance (as per the recent amendment), but when the question of alteration to the wall in the interests of safety of residents, pedestrians and road users was raised this was overruled by Historic Scotland on the basis of the aesthetics of the wall on Abergeldie Road. When inevitable the first accident occurs as a result of 83 additional residents all gaining access via school lane (which is barely capable of dealing with the traffic associated with the small number of existing resident), it will be an interesting defence to hear why a wall should take precedence over safety.

From: OneDrive Support
Sent: Mon, 29 Jan 2018 17:46:34 +0000
To: Planning
Subject: REF 2017/0284/DET and 2017/0285/LBC

Lisa McMahan
Fairdene School Lane

I am writing to you ref the new proposed plans of the Development of the old School, Abergeldie Road, Ballater.

My original Objection made on the 24th of August 2017 still remain as the new plans are an insult and have not addressed any of the problems they have appeased some of the people on Abergeldie road but created more problems on School lane where the entire site is to be accessed from even though the address is Abergeldie road. The Quality of life and safety for the people in school lane will be greatly reduced, We agree that the site needs to be developed and urge the board to look at the other alternative housing plans which were offered with far less density and more suitable housing for young families with a better quality of life. There must be other options for entrance to the site as School lane cannot cope with the traffic and has already has issues with parking restraints from August to October and the extra amount of cars parked on View field road due to Holiday home rentals having multiple cars.

I feel that this Development has no positive outcome for the village with the present plans and that other affordable housing plans should be considered.