

AGENDA ITEM 5

APPENDIX 4c

2017/0284/DET & 2017/0285/LBC

**CONTRIBUTIONS RECEIVED TO
APRIL 18 REVISIONS**

From: Barbara Duncan
Sent: 26 Apr 2018 12:50:53 +0000
To: Planning
Subject: Application Numbers 2017/0284/DET & 2017/0285/LBC

Dear Sir/Madam,

We have now had the opportunity of reading through the proposed amendments to the above applications.

The minor tinkering does not address any of our concerns as stated in our previous correspondence to you and we therefore continue to object to this overdevelopment.

Alan & Barbara Duncan

Sent from [Mail](#) for Windows 10

From: BRYAN WRIGHT
Sent: 21 Apr 2018 11:08:58 +0000
To: Planning
Subject: 2017/0284/DET & 2017/0285/LBC

Dear Sirs,

Thank you for your letter dated 12 April 2018. I note that the concerns expressed by many objectors regarding over development and roads congestion have not been addressed in the revised proposals.

I therefore would advise that my previous objections still stand. I am also wholly supportive of the Community Council's objections.

I would also ask the planning authority to consider that **FIRST AND FOREMOST, THE VILLAGE NEEDS TO BE A PLEASANT PLACE TO WORK AND LIVE.** Large housing developments as proposed and which are much more than required to satisfy local need, will erode the quality of life and add to traffic congestion and parking problems.

Bryan Wright

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: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Once again I find myself having to object to this application for exactly the same reasons as before, ie, density of housing and an unbelievable volume of traffic in an already overcrowded one way small street, resulting in road safety concerns for existing residents.

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

Case Officer: Katherine Donnachie

Customer Details

Name: Mr George Woods

Address: Coorie Doon School Lane Ballater

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Myself and wife Mrs Julie Woods both object strongly to this proposed development on the grounds that it will restrict our privacy and light to neighbouring property.

Proposed car parking at the side of our property will cause unwanted air and noise pollution my wife suffers from chronic obstructive airways disease and this pollution will potentially have a detrimental effect on her health.

Also parking and road safety, School Lane is already congested and extra vehicles from development will cause chaos as well as potentially dangerous.

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 John Duncan

Address: Bheinn Raineach Cottage School Lane Ballater

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: School Lane is effectively a single lane.

Outwith seasonal parking restrictions, School Lane is effectively made 1 way to road traffic by intermittent pavements, a large number of gates, driveways plus existing Residents parking their cars outside their properties. From April through to October (7 months of the year) parking restrictions are in place because of the British Army Barracks located at the end of School Lane and which bridges Queens and Abergeldie Roads. This means that effectively two-thirds of School Lane becomes a No Parking zone. School Lane is also inaccessible to HGVs.

To propose that this development can use School Lane as its principal route for road traffic is ridiculous and any site visit to the Lane will clearly demonstrate the same. It is simply not feasible and no proposals have been provided by the Developer that offer a safe solution to road access, irrespective of how wide access to the Development is.

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 lisa mcMahon

Address: fairdene school lane Ballater

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I still stand by my original objection and feel the new proposal addresses none of the mentioned issues. The traffic in School and is a big problem at the moment and this is before the parking restrictions are enforced.

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 Marcelle Touw

Address: Greystones, 1 Abergeldie Road, Ballater, Aberdeenshire AB35 5RR

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have recently moved to Ballater, taking possession of our house which lies opposite the proposed development, in December 2017. I attended the Ballater and Crathie Community Council meeting on 24 January (see Documents: 17 April B&CCC Response). Based on the material presented and subsequent discussions at this meeting, I concur with Council's summary as detailed in the Response, ie I object to the development on grounds of density, access, parking, safety and allocation of affordable homes to the residents of the Ballater area.

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

Case Officer: Katherine Donnachie

Customer Details

Name: Mrs Marcelle Touw

Address: Greystones, 1 Abergeldie Road, Ballater, Aberdeenshire AB35 5RR

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have recently moved to Ballater, taking possession of our house which lies opposite the proposed development, in December 2017. I attended the Ballater and Crathie Community Council meeting on 24 January (see 2017/0284/DET Documents: 17 April B&CCC Response). Based on the material presented and subsequent discussions at this meeting, I concur with Council's summary as detailed in the Response, ie I object to the development on grounds of density, access, parking, safety and allocation of affordable homes to the residents of the Ballater area.

From: Katherine Donnachie
Sent: 18 Apr 2018 16:33:16 +0100
To: sharon.easton@aberdeenshire.gov.uk
Cc: Kirsty Mackenzie
Subject: RE: Old School Ballater ..2017/0824/DET and 2017/0285LBC

Dear Sirs

I refer to your letter do 12th April 2018 advising me of additional information received concerning the above application .

I have checked the new documents submitted on your website and am disappointed but not surprised to see that the concerns expressed by myself and others regarding over development of the site have not been addressed .

The overriding point made in each and every version of Messrs Rogers Design Statements is that their clients Grampian Housing cannot make the project viable unless they get planning approval for a minimum of 26 units .


In my view they are not therefore the correct developers for this site as there are others who can make it viable with far fewer units examples of which have been submitted to you .

A development with fewer units would address the concerns of myself and countless others including the Statutory Authorities . These concerns have been stated fully in previous comments and should not require to be repeated.

I therefore stand by my initial note of objection and continue to oppose the plans in their current form .

Kindly acknowledge receipt of this e mail

Yours faithfully

Pamela H Gray
8 Abergeldie Road
Ballater
AB35 5 RR


Pam Gray
Sent from my iPad

This e-mail may contain privileged information intended solely for the use of the individual to whom it is addressed. If you have received this e-mail in error, please accept our apologies and notify the sender, deleting the e-mail afterwards. Any views or opinions presented are solely those of the e-mail's author and do not necessarily represent those of Aberdeenshire Council. www.aberdeenshire.gov.uk Dh' fhaodadh fiosrachadh sochaire, a tha a-mhàin airson an neach gu bheil am post-dealain air a chur, a bhith an seo. Ma tha thu air am post-dealain fhaighinn mar mhearachd, gabh ar leisgeul agus cuir fios chun an neach a chuir am post-dealain agus dubh às am post-dealain an dèidh sin. 'S e beachdan an neach a chuir am post-dealain a tha ann an gin sam bith a thèid a chur an cèill agus chan eil e a' ciallachadh gu bheil iad a' riochdachadh beachdan Chomhairle Shiorrachd Obar Dheathain. www.aberdeenshire.gov.uk

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 Richard Frimston

Address: Ardenlea 44 Golf Road Ballater

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We continue to object, since none of the substantive issues have been addressed.

The disbenefits of this overdense and overdeveloped scheme are considerable; traffic and parking, sewerage, waste disposal, etc.

Winter access is extremely difficult and will limit occupation to the fit and ambulant.

Furthermore, Grampian HA have confirmed that they are unable to operate a sufficiently sensitive lettings policy, so as to guarantee that affordable housing is available to local residents.

This proposal does not save the site for the community.

We would strongly endorse the comments of the Community Council and ask the Planning Authority to refuse consent.

This is the wrong development in the wrong place.

Richard Frimston and Elizabeth Bunn

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:As this proposal has barely changed after 3 revisions, my original objections still stand. I cannot see how any planner, if they were to visit School Lane and see this already congested part of the village, could possibly allow this application, in it's current form, to even get this far down the line.

During the course of drilling test bore holes late last year the vibration caused some cement to loosen and fall from our 'SHARED BOUNDARY WALL'. I notice from these plans that there seems to be an indication that our shared boundary wall is to be reduced in size? Perhaps the developer has consulted other neighbours who share a boundary wall with the Old School, but I have received no such communication. If it were the case the developers wished to reduce the shared boundary wall, I'd certainly object and seek legal advice.

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 and Jonathan 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 information, I can confirm that my original concerns still exist. The amended plans in no way address the underlying issues that School Lane is effectively a one way dead-end street with very poor visibility to access the lane and existing parking and access issues for the small number of residents who currently live there current. This issue continues to be ignored by the developers, and although there have been attempts to address the access in and out of the development there has been no attempt to address the impaired visibility and restricted manoeuvrability in and out of School Lane. Parking is already an issue for residents who face parking restrictions during the year and many of whom have no alternative but to park on School Lane. The concerns raised by the roads department in their most recent response further support the concerns of residents. It would be interesting to understand how the developer plans to ensure that the lane is "unencumbered by obstruction parking" a requirement stipulated by the roads department to allow the free flow of traffic. At moment the lane can't accommodate the parking requirement of those living there. Furthermore, in the past 15 years of being a resident of School Lane, including this winter in particular there have been periods of time where the snow plough can't clear School Lane, and when they do it results in a very narrow access, with no pavements for pedestrian and very limited access for vehicle.

I strongly urge the Cairngorm National Park Councillors to consider the concerns of the community. There is strong support for affordable housing in Ballater and development of the Old School Site. However, the over arching concern is that the density of this particular development, coupled with School Lane as the sole access to the development creates numerous substantive issues which fail to be addressed by the current development plan.

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

Case Officer: Katherine Donnachie

Customer Details

Name: Mrs Pamela Gray

Address: 8 Abergeldie Road Ballater

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer to your letter do 12th April 2018 advising me of additional information received concerning the above application .

I have checked the new documents submitted on your website and am disappointed but not surprised to see that the concerns expressed by myself and others regarding over development of the site have not been addressed .

The overriding point made in each and every version of Messrs Rogers Design Statements is that their clients Grampian Housing cannot make the project viable unless they get planning approval for a minimum of 26 units .

In my view they are not therefore the correct developers for this site as there are others who can make it viable with far fewer units examples of which have been submitted to you .

A development with fewer units would address the concerns of myself and countless others including the Statutory Authorities . These concerns have been stated fully in previous comments and should not require to be repeated.

I therefore stand by my initial note of objection and continue to oppose the plans in their current form .