

PAPER 2

APPENDIX 1

2014/0105/DET

REPRESENTATIONS



18 Castle Road
Grantown on Spey
PH26 3HL

To whom it may concern,

Please note my objection to the development at The Garth, 21-23 Castle Road, Grantown on Spey, PH26 3HN. Reference 14/01223/FUL.

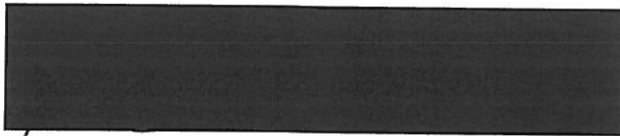
My concern is about the proposed access from Castle Road. I do not feel that this will cope with the volume of traffic as my photos show. This opening is directly opposite my property and I am not happy with it being used as a through fare for as much traffic.

As my attached photos shows this access route has created difficulties in the past for vehicular access .

If a vehicle is parked at my front door then there is no way possible for a vehicle to access the narrow proposed access route.

I look forward to hearing from you.

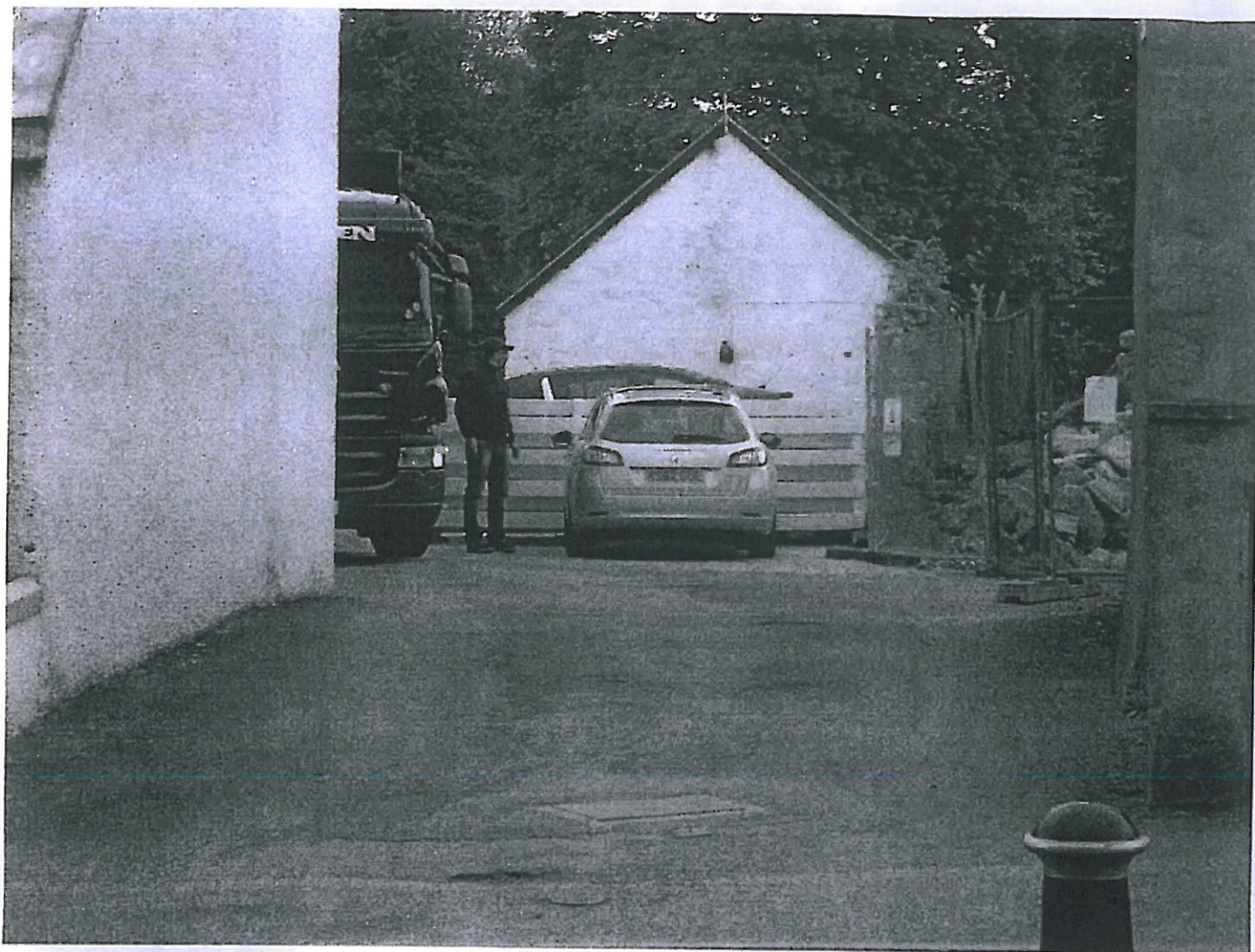
Yours



Allen Calder.

SCANNED









ePlanning Centre
The Highland Council
Glenurquhart Road
Inverness
IV3 5NX

Dalraddy
Mossie Road
Grantown on Spey
PH26 3HW

PLANNING & DEVELOPMENT SERVICE
DATE RECEIVED:
- 9 APR 2014

06/04/14

Dear Sir,

We received a Neighbour Notification, dated 28th March, in relation to application number 14/01223/FUL.

We are the new owners of this property having taken over from Mr and Mrs G Tague in December 2013.

Having read all the information, studied the plans and visited the site, I would like to make the following comments on the proposed housing development:-

The site is undulating and rises from street level to a small hill. The adjoining properties are all low rise bungalows, most of which lie below the hill on Mossie Road, except for ours which is situated at the top of the hill.

The plans show the proposed five dwelling one and a half story building occupying a site at the top of the hill, and situated very close to our boundary. This building will stand at least 20 feet above ground level, dominating our site and be entirely out of keeping with the surroundings.

The other two story block of flats running parallel to Mossie Road will appear to be even more enormous as the Mossie road bungalows occupy sites below the hill and will have this building towering above them.

The local residents are not against the idea of development, but are anxious that any development fits in with the existing buildings of the attractive small country town of Grantown on Spey, and for that reason I am raising these objections to the plans .

I would like to suggest that the buildings be re-sited to the lower level of the site where they would be less prominent and blend more comfortably into the surrounding area.

Our bungalow has an access from both Mossie Road and Castle Road. I speak from experience as to the caution required when using the Castle Road exit. The road bends left towards the East and there are nearly always cars parked looking West. This will be a similar problem for the proposed housing development and the 17 or more cars that may be using the narrow driveway.

Yours faithfully,



Rosie Fisher.

SCANNED

Comments for Planning Application 2014/0105/DET

Application Summary

Application Number: 2014/0105/DET

Address: The Garth 21-23 Castle Road Grantown-on-spey Highland PH26 3HN

Proposal: Erection of 12 self catering units (amended proposal ref 13/1749/FUL)

Case Officer: Fiona Murphy

Customer Details

Name: Mr Graham Hope

Address: Kenan Mossie Road Grantown on Spey

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Application No. 13/1749/FUL

Erection of 12 self catering units The Garth 21-23 Castle Road, Grantown on Spey, PH26 3HN

Dear Sirs,

Whilst I note that the development for the above application has reduced all units to 1+1/2 this still does not match the adjoining properties to the north east and south west conflicting with Conservation Area parameters. Moreover although the 5 unit block to the north east boundary has been reduced in numbers it is now closer to the boundary than the previous application thus increasing the impact on Dalraddy. The relocation of proposed new build against the south west boundary farther away from Rosemount and Netherby has slightly reduced the impact here. It is further noted that 17 car spaces are proposed. Normally 1 space per self catering unit would be adequate leading to suspicion that at some future date application will be made to change the use to full residential. Furthermore there is ample space within the site curtilage for future housing applications - in effect creeping development.

Concerns about site access for self catering users and service vehicles from Castle Road as I mentioned in response to previous applications still subsist. A substantial "new" junction causing additional hazards and dangers to traffic flows along Castle Road would be created.

Accordingly I object to the application.

Yours faithfully

Graham T Hope



MR and E M Lynch
The Bothy
Mossie Road
Grantown on Spey
PH26 3HW

ePlanning Centre
The Highland Council
Glenurquhart Road
Inverness
IV3 5NX

7 April 2014

Cc : The Planning Officer
Cairngorm National Park
Grantown on Spey

Dear Sir

REFERENCE NUMBER 14/01223/FUL

The above application for the erection of 12 self catering units just seems to be a variation of previous development plans for this site at the Garth hotel, without taking into account any objections already made.


The proposed height of the new buildings is still excessive. They will tower over the existing housing, especially Netherby and The Bothy, as these two bungalows are situated about 3 meters below the level of the site. Consequently they will be totally overlooked, affecting privacy. The roof pitch of the 2 new blocks seems unnecessarily steep, making the buildings even taller. They are both very close to the boundaries of the site, if they were situated a few meters in, with lower roofs, they would be far less intrusive. Bungalows or one story terraced housing would in our opinion be more suitable and ideal for the site.

We thought fully restoring Gladstone House was a pre-condition before new buildings could be erected. This brings me to site access, which remains a problem of course, as the entrance is narrow with poor visibility of the busy A939 / Castle Road. 12 new housing units will mean at least 12 additional vehicles going in and out regularly.

You may be aware protected red squirrels occupy the site and we trust they will be taken into account, with their dreys protected and disturbance kept to a minimum.

In view of the above comments we object to the application in its present form.

Yours faithfully


Mike and Liz Lynch

V MacLean, D Nelson
Rosemount Villa
Mossie Road
Grantown-On-Spey
Moray PH26 3HW

ePlanning Centre
The Highland Council
Glenurquhart Road
Inverness
IV3 5NX

11 April 2014

Cc: The Planning Officer
Cairngorm National Park
Grantown-On Spey

Dear Sir

REFERENCE NUMBER 14/01223/FUL

With regard to the above application for the erection of 12 self catering units adjacent to the Garth Hotel, we are writing to object to the proposed development for the following reasons:

1. The development is still excessive in scale and out of keeping with the local vernacular of this part of Grantown. It should be noted that this part of town forms a conservation area and this is a material consideration in terms of maintaining the integrity of the built environment. The proposed height of the block of seven units will tower over existing housing –Rosemount Villa, Netherby and The Bothy. As a two storey building with a steep roof pitch, adding unnecessary extra height, its overbearing nature will dominate the surrounding community, with effect of depriving surrounding neighbours from amenity, light and privacy.
2. The block of five units proposed in the plan overlooks Dalraddy also affecting privacy and light and, planning for a car park and refuse area next to this shows plans to cut down **all** the trees thus affecting the wildlife in the area. The protected Red Squirrel occupies this site and this should therefore be carefully considered. The trees within the whole development form an important urban site for biodiversity and should all be maintained.
3. The width of access into the proposed development is too narrow to be used safely as an access route for both cars and large vehicles and visibility onto the busy A939/Castle Road is very poor.

We are extremely disappointed that objections already made have not been considered in these new plans.

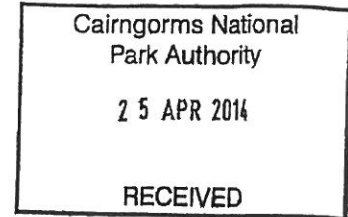
Yours faithfully
V MacLean D Nelson

2014/0105/DET

Neil Paterson
Roselea
Grantown-on-Spey

Planning Centre
Highland Council
Glenurquart Road
Inverness IV3 5NX

The Planning Officer
Cairngorm National Park
Grantown on Spey.



Dear Sir,

Reference No. 14/01223/FUL

Regarding the above Application for 12 self catering units, amended from ref: 13/1749/FUL, we object as before to the height of the proposed buildings, density and proximity to the existing buildings.

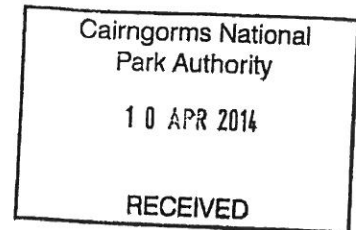
The height of the buildings seem to be worse, not in keeping with existing houses. 7 house units and 5 the other direction seem very dense and for a conservation area not suitable. These extra houses will mean more traffic going in behind the Garth, which brings me to the existing access - which is still the same width as before, too narrow. I also worry that this application being, much less than previous ones is only the 1st of 2 phases.

Yours faithfully

Neil Paterson

John Ross & Elaine McLaughlan
Netherby, Mossie Road
Grantown on Spey.

Planning Centre
Highland Council
Glenurquart Road
Inverness IV3 5NX



The Planning Officer
Cairngorm National Park
Grantown on Spey.

Dear Sir,

Reference No. 14/01223/FUL

Regarding the above Application for 12 self catering units, amended from ref: 13/1749/FUL, we object as before to the height of the proposed buildings, density and proximity to the existing buildings.

The new plans show that these houses will be built 3 meters above Netherby, with steep pitched roofs, which are actually taller than the original application. Single story housing would be more in keeping with the site, being a conservation area.

The access to this site has not changed, its still unsuitable for so much extra traffic, with no chance of two cars passing each other safely.

These self catering units will no doubt be sold off at some point, as others have. We are also not convinced that due to the smaller amount of housing applied for there will be a phase two at a later date.

There are lots of old trees, which may be safe at the moment along with the squirrels but as in other developments tree roots have been "accidentally" damaged to allow more trees to be removed. What has happened to the restoration of Gladstone House? was it not to be undertaken at the same time.

Yours faithfully

John Ross & Elaine McLaughlan

