

AGENDA ITEM 6

APPENDIX 5

2018/0173/PPP

**REPRESENTATIONS
OBJECTIONS**

Comments for Planning Application 18/01973/PIP

Application Summary

Application Number: 18/01973/PIP

Address: Dow Store And The Osprey Cafe Deshar Road Boat Of Garten

Proposal: Demolition of existing shop and cafe and erection of 6 no new housing units and associated car parking and cycle storage

Case Officer: Laura Stewart

Customer Details

Name: Ms Lynne Leslie

Address: Glen View, 12 Upper Feorlig, Dunvegan, Isle Of Skye IV55 8ZL

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sirs, I wish to object to the application for planning permission for the above. I have recently purchased a holiday caravan in the Boat of Garten holiday park. My plan is to use this for holiday rentals, however turning the shop and cafe area into a building site (and that would probably not be a short term situation) would be very detrimental to this plan and to my own personal use of the caravan, as the eyesore of a building site, with associated dirt and noise would all detract from the peace and quiet of the site, as well as potentially affecting access to the site.

The peace and tranquility is what drew us to this caravan site, and is what we will be promoting to customers. The first thing they would see on arrival would be a building site, which would definitely detract from the experience we advertise they will have on their visit, so this proposed development would adversely affect both our holiday home rental and that of others on the caravan site.

In addition, the comings and goings of site traffic, deliveries, heavy plant etc, which usually start early, will be a nuisance and a potential danger to anyone exiting the park on foot.

I ask that you turn down this planning application.

Kind regards

Lynne Leslie

From:wendy
Sent:7 May 2018 13:47:23 +0100
To:ePlanning
Subject:Planning Application - 18/01973/PIP - Mr Dow

I would like to register my dismay and disapproval at the above planning application.

I have a chalet on the Boat of Garten Caravan Park, behind the shop. Myself and my family come to the Park on holiday to enjoy the peace and quiet of the area, and the Park. There is already a building site at Boat of Garten, which makes mud and mess on the main road, and the new houses are absolutely horrible. Any more building, especially in front of the Caravan Park is not acceptable. There will be mess and debris at the Park entrance, it will detract from the beauty of the Park, and will affect any business run by ourselves on the Park, as no one will want to come on holiday where there is mess, debris and confusion.

We have no other shop in Boat of Garten, and it is absolutely necessary the shop is sold on to another buyer, rather than destroyed by its, quite frankly, greedy current owners, who have complete disregard for the people in the village, and for the Boat of Garten chalet/caravan and park home owners. As a national park, you should be thinking to consider the needs of the locals, and tourists alike. Boat of Garten will lose its charm and tranquillity, to build other ugly houses.

I therefore totally disapprove of the application, and would be grateful if you could register this disapproval in your records.

Kind regards,

Wendy Viney ☐ Chalet 17, Boat of Garten Site, Deshar Road, Boat of Garten



Mail priva di virus. www.avast.com

From:Linda Reed
Sent:7 May 2018 14:05:47 +0100
To:ePlanning
Subject:APPLICATION NUMBER 18/01973/PIP

Dear Sir/Madam

APPLICATION NUMBER 18/01973/PIP

I have recently been informed of the above planning application from Mr & Mrs Dow for the demolition of the shop and cafe in favour of 6 houses.

As an owner of one of the caravans on the Holiday Park I would like to object and say that this would not only be a terrible blow to the Park but also the village. Owners of the caravans have long promoted the shop to visitors, so it has been a beneficial asset to both parties.

It always appears to be a busy shop with the cafe doing well, in spite of its small size. So am at a loss as to why there has been no takers to carry on the trading. Boat of Garten is a small village but with good community spirit and this shop has been part of it for a long time. I understand, and sympathise, that Mr Dow is no longer able to carry on but I feel full marketing of the shop, as a going concern, should be the first priority. I note that Mr & Mrs Dow have said that it has been on the market since July 2017 with no viewings. I believe that this is not a long time for this sort of property and wonder how far and wide it has been advertised. For instance, there has been no 'For Sale' signs, in or around the shop, showing that the property was for sale. No Vendors board etc. Is this usual?

There has been a large housing development on the edge of town already which has three and four bed houses. Losing one of the two small village shops will be a blow. Not everyone shops at Aldi! Although this will be for 6 houses of smaller size the affordability for first time buyers still has to be questioned.

Finally, the disruption to the Park will be considerable and this will affect all owners of caravans on the site as well as surrounding properties.

As part of the Cairngorms National Park Boat of Garten is a jewel with its community spirit and proximity to the accessible outdoors. A shop and cafe have long been a part of this so would request that the Planners think very hard before allowing it to be lost to building of six houses.

Regards

Linda Reed

cc. Boat of Garten Holiday Park.

From:robert turner
Sent:8 May 2018 08:16:04 +0100
To:ePlanning
Subject:18/01973/PIP

I own a caravan on the boat of fatten holiday park I would like to put in an objection against this planing application
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Comments for Planning Application 18/01973/PIP

Application Summary

Application Number: 18/01973/PIP

Address: Dow Store And The Osprey Cafe Deshar Road Boat Of Garten

Proposal: Demolition of existing shop and cafe and erection of 6 no new housing units and associated car parking and cycle storage

Case Officer: Laura Stewart

Customer Details

Name: Mrs Katrina Pressage

Address: 71, Boat of Garten Holiday Park, Deshar Road, Boat of Garten Ph24 3bn

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object to this planning application in the strongest terms. Not only is it over development of the site, it will have an adverse effect on the character of the neighbourhood that has depended on the current shop facility for many years, particularly in winter when public transport is limited.

As there has recently been a development of around 30 houses in Boat of Garten, a further 6 will add more strain to already limited resources.

In addition, there will be an adverse effect due to noise / disturbance to the owners of caravans and chalets in the Park, and will result in a loss of earnings. Will be given compensation for this loss?

Tourists come to this area (and indeed we bought here) because it is a quiet village in the Cairngorms National Park and not a busy city with constant building programmed.

By demolishing this store it will be a huge loss to the community that will not be replaced by building 6 houses.

I hope that the Community Council will also object as they support projects aimed at furthering the public good.

Comments for Planning Application 18/01973/PIP

Application Summary

Application Number: 18/01973/PIP

Address: Dow Store And The Osprey Cafe Deshar Road Boat Of Garten

Proposal: Demolition of existing shop and cafe and erection of 6 no new housing units and associated car parking and cycle storage

Case Officer: Laura Stewart

Customer Details

Name: Mr Shaun Tidman

Address: Kenlea Cottage, Brechin Road, Montrose DD10 9LE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This would be devastating too the Boat of Garten area. This local shop is a life line to a lot of people who do not drive and also during inclement weather conditions.

I have a chalet on the boat of Garten Holiday Park, all my guests say how handy the shop and cafe are to the community.

We need to help local businesses survive and grow, not keep making it easier to build houses, blighting the area.

Regards

Shaun Tidman

Planning Department
Highland Council
Inverness Highland Council

Dear sirs

APPLICATION NUMBER 18/01973/PIP

Application type – Planning permission in principle

Proposal – Demolition of existing shop and café and erection of 6 new housing units + associated car parking with a cycle storage.

Proposal address – Dow store and the Osprey Café, Deshar Road, Boat of Garten.

Application Name – David Dow.

I would like to lodge an objection to the above planning application.

My understanding of the local plan is that this area is zoned for economic and commercial use.

I object to it being changed to residential use.

The shop provides an essential amenity to the village, more so now that new housing is being built.

It also promotes employment both in the premises and with local suppliers.

I am also very concerned about the likely reduction in access to Boat of Garten Holiday Park - a necessary wide access that has been used by residents and owners of the Park for well over 10 years.

The property was only purchased within the last 4/5 years as a going concern and should be sold as such or another economic use, if the present owner wishes to retire.

Gordon Ross
Lodge 23
Boat of Garten Holiday Park
Deshar Road, Boat of Garten

7th May 2018

Comments for Planning Application 2018/0173/PPP

Application Summary

Application Number: 2018/0173/PPP

Address: Dow Store And The Osprey Cafe Deshar Road Boat Of Garten

Proposal: Demolition of existing shop and cafe and erection of 6 new housing units and associated car parking and cycle storage

Case Officer: Emma Wilson

Customer Details

Name: Ms Louise Wyllie

Address: The Sheiling Deshar Road Boat of Garten

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sirs,

I wish to lodge a formal objection to the neighbour notification which I have received in relation to planning reference 2018/0173/PPP

- My property is located adjacent to the subjects. I understand that there are to be windows on the wall between the premises and my property. There are currently no windows on this side of the subjects, and so the addition of windows in the proposed development would affect the privacy of my property.

- I am concerned about the increase in noise disturbance as a result of the proposed development. The current shop is closed in the evenings, however the proposed development will involve increased noise from more residents, cars, music being played, visitors coming and going etc.

- The proposed development is located 850mm away from my boundaries. I am concerned about the imposition on my privacy, and also the aesthetic appearance of the proposed development, which will mean that my property and its outlook, is adjacent to and out over a higher concrete block. I run a small retreat at the bottom of my garden which shall be greatly affected by this in relation to privacy and aesthetics.

- I have thought long and hard about this decision and not just from our point of view in relation to our property, but what it actually means for this village. The shop has been open serving the community here successfully since 1950, and the village should not be held to ransom over the Dow's abilities to run a successful business or not. The owners of the Post Office and village shop

purchased that premises in a run-down condition, and have made a success of it, and there is no reason why the same thing would not happen to Dows if it were left as a shop premises to be run by a new owner.

- I am disappointed that there is no obvious signage to indicate that that the shop is up for sale. Many people in Boat of Garten don't actually know the shop is up for sale, far less that it is to be demolished in favour of housing. Some of the older generation have not the ability to make an objection as they are not computer literate or don't feel, in true Highland tradition, that it is their place to complain, however I feel that the proposed development would have a very large negative impact on my property, but also on the balance of the village as a whole.

Yours faithfully,
Louise Wyllie

From: [REDACTED] on behalf of Paul Sizeland
Sent: 22 May 2018 14:48:35 +0100
To: Planning
Subject: APPLICATION NUMBER 18/01973/PIP

Demolition of existing shop and cafe and erection of 6 no new housing units and associated car parking and cycle storage | Dow Store And The Osprey Cafe Deshar Road Boat Of Garten

Officials of the Cairngorms National Park Planning Authority

Sirs

I am writing to object to the above planning application on three main counts;

1. The current use of the proposed site for housing as a convenience store is serving a real felt need of the community; both those visiting and residents alike. It is ideally placed to serve the holiday park and is a key asset for the functioning of the holiday park and is an asset too for the nearby residents. Its loss would be a hammer blow to the viability of the park, spoil the visual amenity and decrease the outlook for a sustainable rural business and small employer. The existing premises use as a convenience store should be retained as such.
2. The site is small, too small to cram in six new housing units. The local area is relatively well spaced out in a delightful and functioning community. The character of the village would be spolit by installing a more urban style set of dwellings.
3. There is ample provision of new housing for the Boat of Garten community as recently developed to the south side of Deshar Road.

I would urge the Planning Committee of the Cairngorms national park to reject this application.

Kind regards

Paul Sizeland

37. Braemar Place

Aberdeen

AB15 7TX

9-05-18

Highland Council
Processing Centre
Date Received:

11 MAY 2018

Highland Council
Planning Centre.

Planning Application 18/01973/PIP

Re Dawnstone and Osprey Cafe - Boat of Garter.

I have been made aware of the above application and as I am the owner of Cabin 11 at the Holiday Park - I wish to make the following comments which I hope will support the refusal of the planning application.

I have enjoyed visiting Boat of Garter to the holiday site for 40 years - the attraction being the village - so unspoilt - keep it that way -

The building of 6 housing units will detract from the main street with beautiful houses, church & the recent refurbishment of the community hall into a tea room -

The shop will be missed by local residents and the many visitors to the holiday park. The post office/shop, which is great could not meet the demands of all the locals -

Another point I wish to make is that - no doubt the entrance to the holiday park will be reduced in size and with the possibility of children in the new housing units this could be a safety issue with many cars coming & going.

I hope that the above application will be refused -