

Paper 1

Appendix 2

Representations

**From:** victor jordan [REDACTED]  
**Sent:** 22 May 2013 13:36  
**To:** Planning  
**Subject:** FW: APP/2013/1312 Bluebird depot

Dear Sir or Madam,

I have been informed that the CNPA have called this application in and that your reference is 2013/0149/DET. Therefore I also submit to you the attached letter of 22nd May 2013 objecting to and commenting on the application. Yours faithfully Victor F J Jordan  
22nd May 2013

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**From:** [REDACTED]  
**To:** [ma.planapps@aberdeenshire.gov.uk](mailto:ma.planapps@aberdeenshire.gov.uk)  
**Subject:** APP/2013/1312 Bluebird depot  
**Date:** Wed, 22 May 2013 13:26:46 +0100

Dear Sir or Madam,

I attach my letter objecting to and commenting on the application relating to the Bluebird bus depot at 4 Golf Road, Ballater, advertised in the Deeside Piper of 10th May 2013. Yours faithfully Victor F J Jordan 22nd May 2013

2 Oakleigh,  
Albert Road,  
BALLATER,  
Aberdeenshire AB35 5QL.

Tel: [REDACTED] mob: [REDACTED] e-mail: [REDACTED]

Your reference: APP/2013/1312

22<sup>nd</sup> May 2013

Dear Sir or Madam,

Comments on Application for Planning Permission relating to the Bluebird Bus Depot at 4 Golf Road, Ballater APP/2013/1312

I object to this application first because it involves change of use from use as a bus depot with no assurance of an adequate replacement. The site which Stagecoach hope to acquire from Aberdeenshire Council as a replacement for the depot is north east of the existing business park. The business park is shown in the operative local plan as ED/1 but the vacant site proposed for the bus depot is not shown as allocated for any use. I think that there are grounds for urging that at least the north eastern part be used for affordable housing. Moreover I understand that the new depot on this vacant site would have no cover for the buses. I have no information whether there would be cover for prospective passengers or drivers.

In any event the site for a new depot is away from the centre of the village and would be a lot less convenient for those wishing to board buses at Ballater. It would be much less of an asset to tourism than a depot where the present depot is. Many bus services start and finish at Ballater and it is very reassuring for tourists travelling, for example, to Braemar to be able to make inquiries of a driver or manager at the depot.

In winter the depot is very useful for protecting buses, drivers and prospective passengers. The physical protection of the buses is of benefit also for passengers elsewhere on the route.

Turning to the design, I point out that the existing bus depot is in a conservation area. I am therefore surprised to learn that the applicants were informed by officials of the Council that conservation area consent is not required for their application. Their application appears to be not just for change of use but also for conversion of the premises in a way which affects its external appearance when seen by passers by on Golf Road and in the church square.

I am concerned that the east one of the two huge windows or "glassed" areas forming most of the frontage on to Golf Road would apparently be opaque. If the whole of these areas or windows of the frontage were transparent I would have no objection to the design. It is one thing to have blinds that can be drawn down if necessary but to have a huge opaque surface would look bad.

If permission is granted I hope that suitable conditions are imposed to deal with this and also to ensure that a new, adequate depot is provided.

Yours faithfully,

Victor F J Jordan

Head of Planning and Building Standards,  
Viewmount,  
Arduthie Road,  
STONEHAVEN AB39 2DQ.



ms

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# E-Mail Enquiry



Class: Planning Applications - Marr

Change Class

To: ma.planapps@aberdeenshire.gov.uk  
CC:

[Redacted]

Date: 11/05/2013 14:59:48

Subject: [ACE/501387] Comment on application APP/2013/1312

Status: Actioned

Change Status

Owner: No Owner Assigned  
(Individual dealing with the Enquiry.)

Change Owner

Age: 0  
(in work days)

Comments: Printed off for Marr Mail, marked Actioned, letter of  
via SX3 - 13/5/13 KLT

**Cairngorms National Park Authority**

Planning Application No. 2013/0149/DET

**REPRESENTATION**

ACKNOWLEDGED 23.05.13

## Enquiry Text

A comment has been submitted via the Aberdeenshire Council planning register:

Ref: APP/2013/1312  
Ref Link: [http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref\\_no=APP/2013/1312](http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2013/1312)  
Name: James Sunley  
Address:  
12 Lochnagar Way  
Ballater  
AB35 5PB

Ack by email 15/5/13  
REPRESENTATION REF APP/2013/1312 23.05.2013

Comment Type: object  
Comment:

I object to the proposal on four counts as follows,

- 1) The proposed frontage of the shop is not in keeping with adjacent buildings being as it is in a consevation area. In particular the windows and the roof line should reflect the traditional buildings.
- 2) A larger shop will require larger car parking facilities in an already congested area. The parking survey conducted in winter does not in any way reflect the position in summer when the existing adjacent car park is full of touring buses.
- 3) The size of the shop is not sufficient to meet the needs of Ballater now, and if the proposal for an additional 250 new houses goes ahead that will make the situation even worse. A much larger supermarket is required in Ballater if the Planning Policy Statement is to reduce the need of residents to travel outwith Ballater for shopping.
- 4) The Montagu Evans Planning Policy Statement para 2.22 states that, " The relocation of the bus depot is an integral part of the proposals" The planning application for the reloction of the bus station has not been made at this time. It therefore should mean that both applicitions must be considered as a whole. The reloction of the bus station to Craigview Rd./ Panninich Road is totally unsuitable as it would be next to residential houses and would creat a noise problem with de-icing of buses in the very early hours or the morning as well as the noise of engine driven power washing. Also possible contamination of the adjacen river Dee

Submitted: 11/05/2013 14:59:48

## History

- 11/05/2013 15:01 Enquiry (Current Document)
- 11/05/2013 15:13 Automatic Reply

30.05.13

**From:** Elizabeth Wilson [REDACTED]  
**Sent:** 24 May 2013 16:00  
**To:** ma.planapps@aberdeenshire.gov.uk; Planning  
**Subject:** APP/2013/132 Bluebird Bus Depot, 4 Golf Road, Ballater 2013/0149/DET

Please find attached my comments re this proposed planning application.  
Please do not hesitate to contact me should you require further information.

Regards  
Elizabeth M L Wilson

Duneire  
11 Viewfield Road  
Ballater  
Aberdeenshire  
AB35 5RD  
Tel: [REDACTED]  
e-mail: [REDACTED]  
24<sup>th</sup> May 2013

Dear Sir

**Planning application ref: APP/2013/132 Bluebird Bus Depot, 4 Golf Road, Ballater.**  
**CNPA Ref: 2013/0149/DET Bluebird Bus Depot, 4 Golf Road, Ballater.**

Whilst I am all in favour of a new, larger Co-operative store in the centre of Ballater I have my concerns re certain aspects listed below.

The store is in the heart of the conservation area and, would therefore, as I understand, have to have Conservation Area consent as is the law. Some may say that the overall design of the new store is an improvement to the frontage of the existing building; however, surely this is an opportunity to showcase good design of retail premises in a conservation area. This has been done successfully elsewhere in conservation areas. Other businesses in the village have to have a certain type of frontage so why should this be different? The large expanse of opaque windows is not conducive to a shop front in and is totally alien to the conservation area. The design resembles a metal shed "plonked" in the centre of the village.

Where will the existing bus exchange be moved to? As Ballater is the "end of the line" for most of the buses, residents and tourists alike want to be able to catch/get off a bus in the centre of the village and shelter from inclement weather.

How will the buses be protected from the elements? Given the past few winters, snow covered buses would prove difficult to clear and start if left outside in the open overnight. How secure will this location be?

I live in Viewfield Road, where the proposed development backs on to. Viewfield Road has recently become a one way system with entry from Bridge Street only. I am concerned that, in the future, deliveries to the new store may take place at the rear of the building, i.e., on Viewfield Road. There are problems with large vehicles parking on this road already, those who ignore the hours specified by law for unloading, not to mention those who choose to totally ignore the one way system when delivering to other businesses in this road.

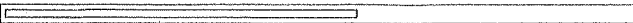
Should these issues be satisfactorily resolved, Ballater and its inhabitants would benefit from this development.

I trust you will circulate this letter to all those concerned with this application.

Yours faithfully

Elizabeth M L Wilson (Mrs)

ms



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# E-Mail Enquiry

Class: Planning Applications - Marr

Change Class

To: ma.planapps@aberdeenshire.gov.uk

CC:

From: [Redacted]

Date: 21/05/2013 16:20:03

Subject: [ACE/503660] Comment on application APP/2013/1312

Status: Actioned

Change Status

Owner:

(Individual dealing with the Enquiry.) No Owner Assigned

Change Owner

Age: 0  
(in work days)

Comments: Printed off for Marr mail, marked Actioned, letter of rep, ack via SX3 - 21/5/13 KLT

Edit Comment

## Enquiry Text

A comment has been submitted via the Aberdeenshire Council planning register:

Ref: APP/2013/1312

Ref Link: [http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref\\_no=APP/2013/1312](http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2013/1312)

Name: Roy Mckeracher

Address:

4 pamanach road Ballater

Telephone: [Redacted]

Email: [Redacted]

Comment Type: object

Comment:

design of front of building not in harmony with Victorian architecture in the main square/ lack of car-parking/opposite green site that often has children playing ?would this attract more cars passing them

Submitted: 21/05/2013 16:20:02



## History

21/05/2013 16:19 Enquiry (Current Document)

21/05/2013 16:20 Automatic Reply

21/05/2013 16:38 Status Change

SEARCHED

22 MAY 2013

ack-23/05/2013  
REPRESENTATION REF APP/2013/1312

29.05.13

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Reply Reply with History Forward Make Private Actioned No Action Required

MW

# E-Mail Enquiry

Class: Planning Applications - Marr

Change Class

To: ma.planapps@aberdeenshire.gov.uk

CC:

From: [Redacted]

Date: 18/05/2013 11:43:42

Ack - 24/5/13  
REPRESENTATION REF APP/2013/1312

Subject: [ACE/503047] Comment on application APP/2013/1312

Status: Actioned

Change Status

Owner:

(Individual dealing with the Enquiry.) No Owner Assigned

Change Owner

Age: 0  
(in work days)

Comments: Printed off for Marr mail, marked Actioned, ack let of rep via SX3 - 20/05/13 EAC

Edit Comment

## Enquiry Text

A comment has been submitted via the Aberdeenshire Council planning register:

Ref: APP/2013/1312

Ref Link: [http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref\\_no=APP/2013/1312](http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2013/1312)

Name: Alistair Skene

Address:

36 Pannanich Road

Ballater

AB35 5PA

Telephone: [Redacted]

Email: [Redacted]

Comment Type: object

Comment:

The proposed site for the Bus Station is most unsuitable in a residential area.

It would cause disturbance to residents in the immediate vicinity.

Industrial building as such would not create a good impression to those entering Ballater from the east.

Submitted: 18/05/2013 11:43:42

## History

18/05/2013 11:45 Enquiry (Current Document)

18/05/2013 12:09 Automatic Reply

20/05/2013 09:26 Status Change

30/5/13

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## E-Mail Enquiry

Class: Planning Applications - Marr

To: ma.planapps@aberdeenshire.gov.uk

CC:

From: [REDACTED]

Date: 18/05/2013 14:06:28

Subject: [ACE/503057] Comment on application APP/2013/1312

Status: Actioned

Owner:

(Individual dealing with the Enquiry.) No Owner Assigned

Age: 0  
(in work days)

Comments: Printed off for Marr mail, marked Actioned, ack let of rep via SX3 - 20/05/13 EAC

Ack - 24/5/13  
 REPRESENTATION REF APP/2013/1312

## Enquiry Text

A comment has been submitted via the Aberdeenshire Council planning register:

Ref: APP/2013/1312

Ref Link: [http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref\\_no=APP/2013/1312](http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2013/1312)

Name: David Watt

Address:

8 Lochnagar Way

Ballater

AB35 5PB

Telephone: [REDACTED]

Email: [REDACTED]

Comment Type: object

Comment:

1. Conversion of the existing garage facility to retail premises would entail the two existing properties occupied by the applicant becoming vacant. Due to the current and prolonged recession particularly within the retail sector it is highly unlikely that either of these substantial premises would be occupied within the medium to short term. At present there is one large shop for rent in Bridge Street formerly occupied by the newsagent Yule's. These premises have been vacant for several years and show no sign of occupation.

Recent transactions show that when two medium sized shops became available the only occupiers proved to be second hand charity shops. No worthwhile or prolonged employment was thus created.

Tourism is vital to the area and the sight of large vacant shops would significantly detract from the attractiveness of the village. The impression created would be one of negativity, a view already expressed by many visitors to Braemar where they also have vacant shops for sale / to rent.

My submission is therefore that to approve this application would be detrimental to the already fragile economy of the village of Ballater and add nothing by way of full time employment within the area.

Submitted: 18/05/2013 14:06:28

## History

18/05/2013 14:08 Enquiry (Current Document)

18/05/2013 14:13 Automatic Reply



Home » Tools and Resources » Internet Enquiries

PUBLIC CC: [redacted]

Reply | Reply with History | Forward | Make Private | Actioned | No Action Required

# E-Mail Enquiry

Class: Planning Applications - Marr

Change Class

To: ma.planapps@aberdeenshire.gov.uk

CC:

From: [redacted]

Date: 17/05/2013 11:00:41

Subject: [ACE/502889] Comment on application APP/2013/1312

Status: Actioned

Change Status

Owner: (Individual dealing with the Enquiry.) No Owner Assigned

Change Owner

Age: 0 (in work days)

Comments: Printed off for Marr mail, marked Actioned, letter of rep, ack via SX3 - 17/5/13 KLT

Edit Comment

## Enquiry Text

A comment has been submitted via the Aberdeenshire Council planning register:

Ref: APP/2013/1312

Ref Link: [http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref\\_no=APP/2013/1312](http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2013/1312)

Name: Edward Morrison

Address:

2 Pannanich Road

Ballater

AB35 5PA

Telephone: [redacted]

Email: [redacted]

Comment type: object

Comment:

Dear Sirs

I feel compelled to object to the manner in which this proposal is being dealt with by the applicants, It is stated in the application that a separate submission will be made at some future date to move the bus depot to a field at Pannanich Road/Craigview Road and that the relocation of the bus depot to this site is an integral part of the proposal and that without this latter and as yet unseen application being approved the change will not proceed. As you will note from our address we are the residential property immediately adjacent to the field at Pannanich/Craigview and as such have considerable interest in this proposed second application. As such we would contend that if the Co-op move is dependent on this application surely the Pannanich/Craigview submission should have been made and considered first or at least simultaneously with the Co-op proposal. Our concern is that if the Co-op plans are considered and approved in isolation it will be extremely difficult for the Planning Officers /Aberdeen Council to then turn aside the subsequent proposal to create a bus park? at Pannanich/Craigview. Accordingly we would request that you decline or at least hold the Co-op application in abeyance until such time as the Pannanich/Craigview application is submitted. I am sure this will not delay matters as no doubt the applicants are ready to make this submission now but for tactical reasons have chosen not so to do.

With regard to the application itself my concerns here centre round two main issues:-

Firstly the potential negative impact on the village centre of 3 retail units (the main Co-op is essentially 2 retail units) becoming void simultaneously and if the suggestion that the Post Office will also be housed within the proposed new Co-op is correct then that number would rise to 4. For a village the size of Ballater is is a disproportionate number and could blight the ambience of the village as it is not clear what 'exciting reinvestment opportunities the applicants envisage!

Secondly the issue of parking is treated quite dismissively in the application both for regular shoppers and in particular those such as my wife who have mobility problems and carry disability badges. The application talks of general parking facilities and the possibility of disabled parking within e45 metres but currently this does not exist! As such I would ask that you consider this aspect in some detail recognising that by the nature of the village the general population is at the older end of the spectrum.

I thank you in anticipation for your consideration of my views in this matter.

ACK BY EMAIL 17/5/13  
 REPRESENTATION REF APP/2013/1312  
 17 MAY 2013

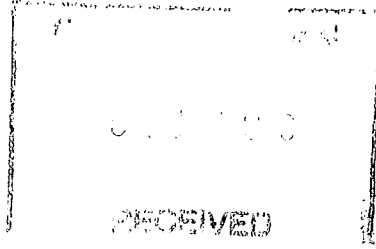
20.05.13

Kind regards  
Eddie Morrison  
Submitted: 17/05/2013 11:00:40

## History

17/05/2013 11:02 Enquiry (Current Document)  
17/05/2013 11:32 Automatic Reply  
17/05/2013 11:58 Status Change

CNPA Planning  
Ballater Office  
Ballater



1 Pannanich Road  
Ballater  
AB35 5PA

4<sup>th</sup> June 2013

Dear Sirs

Planning Application 2013/0149/DET

I wish to make comment in respect of this application in order to confirm that it will be dealt with in correct order such that there will be no precedent established which will show favour to the second Application to relocate the bus depot to the vacant site at Craigview/Pannanich Roads which we are advised is an 'integral' part of the first Application.

I appreciate that my comments do not specifically relate to the Change of Use of the existing Bus Depot - my concerns are with the totality of the submission which chooses to link via several references the first Application with the second.

I request that the Application as submitted should be disqualified without consideration and the applicant advised to resubmit the Application with all references to the 'integral' future Application removed.

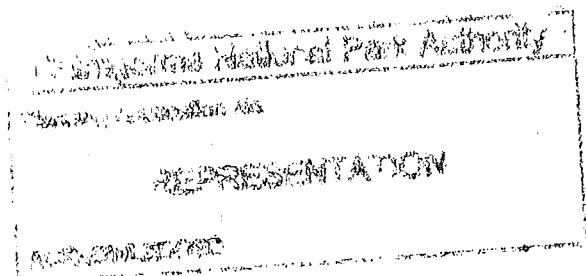
As things are - if CNPA were to find in favour of the first Application it would seem to be difficult to refute any claim were CNPA not to approve the second. It would no doubt be argued by the Applicant that CNPA had been fully advised within the first Application of the detail and 'integral' nature of the second - and as such it could be difficult to consider this as a 'separate' application.

I would appreciate your comments and intentions.

[Redacted signature area]

A T Cox

[Redacted signature area]



P J Swan  
30 Monaltrie Avenue  
Ballater

Dear Sirs,

5<sup>th</sup> June 2013

**Planning Application 2013/0149/DET - Conversion of Ballater Bus Depot to Retail Premises**

I have some serious unresolved concerns about the above application. These are in no particular order of importance:

1. I welcome CNPA's decision to call-in this application. The proposal represents the most significant change to Ballater for some years and there are some complex factors involved. As such, I do not consider that there has been sufficient engagement of public opinion to demonstrate the acceptability of the scope of the of the planning application. Further public debate is needed and this should be sponsored and properly facilitated by CNPA. This is particularly so because the proposal is not supported by the current Local Plan, or by the proposed LDP or by CNPA's "Draft Settlement Map – for informal consultation" published in 2012. This is explained in more detail in paragraph 6, sub-paragraph d) below.
2. Paragraph 5.5 of the Planning Policy Statement by Montague Evans, included in the planning application, states: "The new store will be serving local shopping needs "in full" by providing increased range and choice, at a scale which is complementary to the existing town centre retailers". This seems ambiguous, as the terms "in full" and "complementary" in this context seem to be intrinsically contradictory; this appears to be the only text in the documents submitted that offers any kind of assurance that the new shop will not operate predatory pricing and stocking policies, to the detriment of existing retailers, and yet the statement containing the term "*in full*"..... might be interpreted as threatening to existing retailers. In any case, the undertakings given in section 5.5 are (I believe) not a planning matter at all, but an operational one, which could not be enforced by planning conditions. There are few existing retail outlets in Ballater that could be assured of immunity to competitive pressure from an enlarged Co-op minimarket, as proposed.
3. I understand the Co-op owns the existing two branch premises, but it has given no assurance as to what it will do with them. Potentially, Ballater will have 2 more empty shops available and it's hard to imagine what further retail services Ballater needs that could take up this slack. It has been stated that Ballater is one of the few villages in Aberdeenshire that has no boarded up shop fronts. CNPA should try to help keep it that way.
4. Given two options:
  - a. Having the Co-op in the bus station, with a risk of compromising bus service quality (as described in paragraph 5, sub-paragraphs a), b) and e) below), or
  - b. Continuing with the existing two Co-op branches that appear to have difficulty rationalising the stock holding between them on the other hand,

I consider Option b) would better serve Ballater's needs; I believe that the Co-op could yet be persuaded to accept that there is a service problem in its current Ballater operations, which could be resolved by the Co-op changing its current policy of treating the 2 branches

as competitors, and both stocking predominantly the same lines. So, there is hope that the present configuration could be made to work better. If utilised efficiently, the combined floor area of the existing 2 branches could be adequate for Ballater's needs, if taken alongside the existing capacity of smaller retail outlets.

5. Some people have expressed a view that it would be better to usher the Co-op into the bus station building, by supporting the current planning application, in preference to leaving it for another, more aggressive retail operator (a number of names have been mentioned in this regard). This seems to be based on the belief that the Co-op is a more benign retail operator than others. This is, in my view, a completely fallacious argument because planning permission is granted for the site, not the applicant or the owner and such permission is therefore a saleable asset. There would therefore be no assurance that, by the granting of approval for this application, the Co-op would inevitably become the retail operator for the new minimarket. Furthermore, I note that the planning application was submitted by Stagecoach Ltd, not the Co-op. If planning permission is granted, there is no reason at all to expect that the Co-op will become the occupant of the new minimarket premises – Stagecoach will be free to sell the site, with the planning consent, to any one of a number of “minimarket operators”.
6. The application makes fairly liberal mention of a proposal that Stagecoach will buy the field (ca. 0.4 hectares) at the corner of Craigview and North Deeside Roads for use as a replacement bus depot (with no covered shelter). This is to be the subject of a separate planning application. This is unacceptable because:
  - a. It is infeasible to expect bus service quality to be maintained after a night outside in winter. Although the roads might be cleared, the bus services would be off until the snow on the roofs is cleared – buses should not be allowed on the open road with up to 10-20 cubic metres (my estimate) of snow on them.
  - b. The field is owned by Aberdeenshire Council (AC), which has stated its intention to sell the land and has set a closing date for the sale of 10.30 on 19<sup>th</sup> June 2013. It is thus far from clear that Stagecoach will secure ownership of this land for use as a replacement bus depot and there is no reserve plan for the bus station, as I understand it. The timescale for decision making by AC after receipt of any offers it might attract is not known, but I wish to point out that, in a previous attempt to sell this land (aborted in November 2012) protracted sale proceedings had been underway since March 2006. I see no evidence that AC is able or willing to bring the sale to a closure more quickly on this occasion.
  - c. Owners of houses on Pannanich Road and Lochnagar Way are likely to experience some dilution of their property values as well as a degree of personal disruption, due to general bus traffic, early morning noise, diesel fumes etc.
  - d. I do not believe that a bus depot is the best use of the land in question, as far as the community is concerned. A number of better uses have been mentioned by members of the public. As I have pointed out above, in paragraph 1, more public engagement is needed, because the proposal to use this land as a replacement bus depot is not supported by the extant Local Plan or the proposed LDP, both of which show the site as “white land” (ie, not zoned). Nor is it supported by CNPA's “Draft Settlement Proposal – for informal consultation” published in 2012, which shows the site as “pink land”, ie designated for Community use. In view of these inconsistencies, there is no legitimate basis for AC to sell this land for “Economic Development” without consulting and heeding the wishes of the community.

- e. In recent dialogue with SEPA regarding the use of sites in Ballater for development, SEPA has made the following comments in relation to development of infill / brownfield sites in or close to the SEPA indicative flood plain:

*"If the sites can be considered brownfield sites (which the planning authority has to confirm) then from flood risk perspective, land raising would be required to elevate the sites so that they are no longer part of the functional floodplain. The loss of the floodplain's capacity to store water would then need to be compensated for by providing compensatory storage on level for level and volume for volume basis so that the development does not alter the local flood conditions adversely.*

*"As previously informed, our response to any development proposal on these sites would essentially be guided by the extant flood risk related policies. We, however, would not object in principle to a development proposal exempt under Scottish Planning Policy which states: "There may be exceptions for infrastructure if a specific location is essential for operational reasons or it cannot be located elsewhere. In such cases, the development should be designed to remain operational in times of flood and not impede water flow, and the effect on the flood water storage capacity should be kept to a minimum." Unfortunately we are unable to recommend a range of developments which would accord with this policy.*

*"Exceptions may arise if a location is essential for operational reasons, e.g. for navigation and water based recreation uses, agriculture, transport or some utilities infrastructure and an alternative lower risk location is not achievable. Such infrastructure should be designed and constructed to remain operational during floods. These areas may also be suitable for some recreation, sport, amenity and nature conservation uses provided adequate evacuation procedures are in place. Job-related accommodation (e.g. caretakers and operational staff) may be acceptable. New caravan and camping sites should not be located in these areas. If built development is permitted, measures to manage flood risk are likely to be required and the loss of flood storage capacity minimised. Water resistant materials and construction should be used where appropriate.*

*"Lastly, I shall take this opportunity to state that SEPA's advice is not binding on the planning authority. However, in the event that the planning authority proposes to grant planning permission contrary to SEPA's advice on flood risk, the application must be notified to the Scottish Ministers as per The Town and Country Planning (Notification of Applications) (Scotland) Direction 2009."*

I don't know if a bus depot would qualify for a flood risk location such as this, but it seems that further clarification of SEPA's position is required before the use of this land as a replacement bus depot could be permitted.

For the above reasons I urge CNPA to **refuse** permission for the application as submitted.

Yours faithfully,

P J Swan  
5<sup>th</sup> June 2013

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Reply | Reply with History | Forward | Make Private | Actioned | No Action Required

## E-Mail Enquiry

Class:	Planning Applications - Marr	<a href="#">Change Class</a>
To:	ma.planapps@aberdeenshire.gov.uk	
CC:		
From:	no.reply@aberdeenshire.gov.uk	
Date:	29/05/2013 15:19:25	
Subject:	[ACE/505351] Comment on application APP/2013/1312	
Status:	Actioned	<a href="#">Change Status</a>
Owner:	No Owner Assigned	<a href="#">Change Owner</a>
<i>(Individual dealing with the Enquiry.)</i>		
Age:	0	
<i>(in work days)</i>		
Comments:	Letter of rep printed for Marr mail, will be ack'd by SX3 - 29/5/13 SN	<a href="#">Edit Comment</a>

### Enquiry Text

A comment has been submitted via the Aberdeenshire Council planning register:

Ref: APP/2013/1312

Ref Link: [http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref\\_no=APP/2013/1312](http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2013/1312)

Name: James Clark

Address:

Pineviews

6 Panmanich Road

Ballater

AB35 5PA

Telephone:

Email: NO EMAIL ADDRESS SUBMITTED - PLEASE RESPOND BY TELEPHONE OR LETTER

Comment Type: observation

Comment:

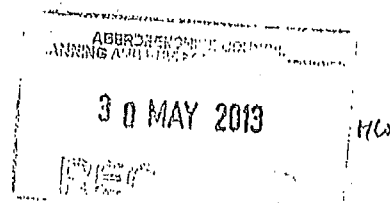
Relocation of CO-OP shops will result in boarded up premises in the centre of the village. There is no parking, nor facility for loading and unloading other than on a main street and where do they propose sighting their waste bins. How can the CO-OP justify this move as their prices are already much dearer than the Aboyne CO-OP and with ASDA providing a very good delivery service and Morrisons due to come on line in January it does not make economic sense. Further more, where do they expect to recruit good staff. If planning permission is granted and the CO-OP realise at a later date that they have committed commercial suicide what will the premises be turned into, a McDonalds, KFC or a bingo hall. Heaven forbid.

A rumour is going about that Stagecoach wish to transfer the bus depot to Panmanich Road if the CO-OP take over the bus station. Environmentally this would be totally unacceptable in a residential area by pollution, storage of diesel fuel, cleaning, and noise, with bus movements starting at 6.00am and the last bus from Aberdeen not arriving back until 1.00am. I am sure that the Traffic Commissioner for Scotland would find it difficult to issue an operators licence in this situation. Note, the Land Register of Scotland does not allow us even as residents to park trailers or caravans in our own driveways.

Submitted: 29/05/2013 15:19:24

### History

29/05/2013 15:19	Enquiry (Current Document)
29/05/2013 15:39	Automatic Reply
29/05/2013 16:37	Status Change



EXP. 30.5.13

Home » Tools and Resources » Internet Enquiries

Reply	Reply with History	Forward	Make Private	Actioned	No Action Required
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## E-Mail Enquiry

Class:	Planning Applications - Marr	30 MAY 2013	Change Class
To:	ma.planapps@aberdeenshire.gov.uk		
CC:			
From:	no.reply@aberdeenshire.gov.uk		
Date:	29/05/2013 11:48:59		
Subject:	[ACE/505281] Comment on application APP/2013/1312		
Status:	New Enquiry		Change Status
Owner:	No Owner Assigned		Change Owner
(Individual dealing with the Enquiry.)			
Age:	0		
(in work days)			
Comments:	Letter of rep printed for Marr mail, will be ack'd by SX3 - 29/5/13 SN		Edit Comment

## Enquiry Text

A comment has been submitted via the Aberdeenshire Council planning register:

Ref: APP/2013/1312

Ref Link: [http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref\\_no=APP/2013/1312](http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2013/1312)

Name: Michael Franklin

Address:

40 Pannanich Road

Invercauld Park

Ballater

Telephone:

Email: NO EMAIL ADDRESS SUBMITTED - PLEASE RESPOND BY TELEPHONE OR LETTER

Comment Type: object

Comment:

I wish to object to the planning application APP/2013/1312 .

Primary reason for the objection

The current proposals to change the use of the site in Golf Road from a bus station to a Cooperative store are in themselves reasonable. However, another proposal to relocate the bus station to a site adjacent to Craigview Road is said to be 'an integral part of this proposal'. No details are presented of what will happen at the new site. Acceptance of the current proposals implicitly assumes that a suitable solution to locating a bus depot at Craigview Road can be found. I believe that this assumption is not warranted and we should proceed on the basis that the Craigview Road site may not be suited for a bus depot. Therefore the two sets of proposals should be discussed together and the decision to submit them separately is wrong.

Comment relating to the current proposals

Parking: Plans shown in the proposal document relating to parking indicates 53 car parking places in the main Church Square car park. No mention is made of the current use of this car park for touring and other buses. The number of car parking places needs to be reduced or more details should be given as to where these buses will park in future.

Comments relating to the Craigview Road location

Area: Personal observations suggest that the current bus station is rarely used to capacity. It is therefore surprising that the new area (0.456ha) allocated to the bus depot at Craigview Road is roughly 3.6 times the current area (0.12ha). In a community where good land is at a premium this appears an extravagant waste. If the land at Craigview Road is also to be used for other purposes also then this should be made clear now.

Suitability: In section 3.18 of the Planning Policy Document are listed several criteria for suitability and in section 3.19 are given comments on these. Criterion (a) says that '...the proposal will not adversely affect the amenity of

EXL. 30.5.13

<http://domino-live.ad.aberdeenshire.gov.uk/Intranet/enquiries.nsf/Thread+Lookup/E0...> 29/05/2013



neighbouring land uses'. The associated comment states '...[the site] is adjacent to an existing employment area' This is incorrect. It is adjacent to a housing estate (Invercauld Park) and it is close to an existing employment area and also close to other housing in Craigview Place. No comment is given about criterion (f) which states 'the proposal minimises the impact of any pollution generated'. However, the potential effect of noise, fumes and even traffic on the neighbouring houses is considerable. It is not clear that the proposed development would be suited to this area.  
Submitted: 29/05/2013 11:48:56

## History

29/05/2013 12:37 Enquiry (Current Document)  
29/05/2013 14:05 Automatic Reply  
29/05/2013 16:42 Status Change

Home » Tools and Resources » Internet Enquiries

Reply Reply with History Forward Make Private Actioned No Action Required

# E-Mail Enquiry

Class: Planning Applications - Marr  
To: ma.planapps@aberdeenshire.gov.uk  
CC:  
From: [REDACTED]  
Date: 29/05/2013 12:48:10  
Subject: [ACE/505294] Planing for bus depot

Change Class

Status: Actioned  
Owner: No Owner Assigned  
*(Individual dealing with the Enquiry.)*

Change Status

Change Owner

Age: 0  
*(in work days)*

Attachments: scan0011.pdf

Comments: Letter of rep printed for Marr mail, will be ack'd by SX3 - 29/5/13 SN

Edit Comment

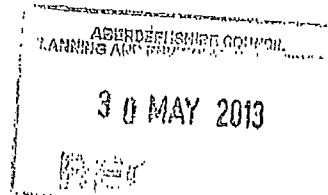
## Enquiry Text

Please find objection to planning application by Stage Coach

J. Stevenson - scan0011.pdf

## History

- 29/05/2013 12:48 Enquiry (Current Document)
- 29/05/2013 14:05 Automatic Reply
- 29/05/2013 16:39 Status Change



MO

EXP 30.6.13

34 Pannanich Road  
Bglater  
Aberdeenshire  
AB35 5PA

29 May 2013

Aberdeenshire Council  
Planning & Infrastructure  
Viewmount  
Arduhle Road  
Stonehaven  
AB39 2DQ

Dear Sirs

**PLANNING APPLICATION REF. APP/2013/1312**

I write to lodge a formal objection to the above planning application.

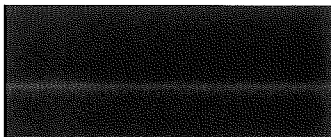
The nature of my objection refers mainly to the relocation of the bus depot to Craigview Road / Pannanich Road;

Whilst it is stated that a further application will be submitted for the bus depot relocation, the submitted Planning Policy Statement clearly states "the relocation of the bus depot is an integral part of the proposal". I therefore feel that as this statement has been made and indeed the relocation site has been stated as Craigview Road / Pannanich Road, I have a right to object.

Being a resident in Pannanich Road, I have great concerns over noise pollution and increased traffic movement. The proposed site is to all intensive purposes within a residential development. There has been no indication of hours of operation, processes to be carried out on site, boundary treatments, vehicular movements etc. Whilst I am sure the future bus depot application will cover all these queries, I fail to see how your council can approve the current application without considering these points. If indeed as stated, the relocation of the bus depot to the Craigview Road / Pannanich Road site is an integral part of the proposal, these points must surely be addressed within this application.

Thank you in advance for your consideration of the above.

Yours faithfully



J STEVENSON