

AGENDA ITEM 5

APPENDIX 2

2021/0229/DET

**REPRESENTATIONS
OBJECTIONS**

Comments for Planning Application 2021/0229/DET

Application Summary

Application Number: 2021/0229/DET

Address: 13 High Street Kingussie Highland PH21 1HS

Proposal: Conversion of building into 3No flats and erection of 2No cottage flats

Case Officer: Alan Atkins

Customer Details

Name: Mrs Ailsa Schofield

Address: 7 Croila View Kingussie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The building immediately adjacent to the applicant's property is the former bank building. This is now owned by community run charity Caberfeidh Horizons and is the base for many of the charity's initiatives, looking after people from the local community and beyond, especially those who are vulnerable.

The scale of this application is likely to be detrimental to Caberfeidh on several counts, as it includes extensions to the rear plus further detached accommodation in the small garden. This could affect access both to the rear and the side of the building, which would be catastrophic for the smooth running of the hub and its clients, many of whom have mobility issues. To date, Caberfeidh has enjoyed unlimited access to their building without let or hindrance. There would also be issues relating to over-looking, and blocking light from the Caberfeidh building.

Such a development would completely over-develop what is currently quite a tight site, and destroy some of the remaining precious green space in Kingussie town centre in the process. It would also affect the sort of services Caberfeidh may wish to provide in the future.

There are mature trees on the site boundary which although not currently covered by tree protection orders are still of note and worthy of protection, as not only are they beautiful they are probably a significant habitat for wildlife, including bats. Any of the site not built on is likely to be used for car parking, which will undoubtedly cause damage to the trees. Interestingly, the tree schedule only shows illustrations of the Lawson Cypress but does not show the spectacular Copper Beech in all its glory.

As this application would be detrimental to both Caberfeidh and by association the wider community, I feel that it is wholly inappropriate, and urge the planners to reject it.

However in the event of the application being approved, I ask for attachment of the following conditions:

1. That the full access currently enjoyed by Caberfeidh to be maintained.
2. Only the existing Old Bank House building to be developed; to preserve the character of one of

Kingussie's most important buildings, and prevent over-development of the site.

3. Any car parking to have appropriate landscaping to enhance the site.

4. Permeable surfacing to help reduce the presence of excessive surface water - as I note from Scottish Water's response that they will not accept any surface water connections into their combined system.

Comments for Planning Application 2021/0229/DET

Application Summary

Application Number: 2021/0229/DET

Address: 13 High Street Kingussie Highland PH21 1HS

Proposal: Conversion of building into 3No flats and erection of 2No cottage flats

Case Officer: Alan Atkins

Customer Details

Name: Mrs J C Kinnaird

Address: West Terrace Kingussie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Badenoch House 11 High Street Kingussie PH21 1HS

Ref. No: 21/03088/FUL

I am writing to make comment on the above planning application. Conversion of Badenoch House to family accommodation I believe would be welcomed in the town .One bedroom and two bedroom properties are not suitable accommodation for families and therefore this is not a suitable conversion for our community.

The proposed new build within the grounds are of a finish not associated with the surrounding buildings and have little in common with the area nor the character of the town.

Parking spaces are allocated on the plan but no reference is made to exiting onto a congested road with the town.

I also note that nowhere on the plan is any space designated as outside or green space for the residents of this proposed development. Given the attention placed on Health and Well-being this should surely be a consideration in any development.

Yours etc.

Janet Kinnaird

From:Gregor Rimell
Sent:7 Aug 2021 10:05:55 +0100
To:Planning
Subject:Application 13 High Street Kingussie on behalf of Highland Council

From Gregor Rimell, Broomlea, Golf Course Road, NEWTONMORE PH20 1AT

The Objection:

This property was built as a Victorian House, with garden ground, for accommodation for the Manager of the adjoining branch of the Bank. Before Highland Council acquired it for temporary homeless housing, the ground was cultivated by the then owner and had chickens. It had always been a green island.

This application ignores the cultural heritage of the building and garden, by seeking over development (with no regard for obtrusive new buildings not fitting in with other buildings), it reduces access, it destroys a unique natural haven in Kingussie town centre. The application was originally made for the wrong address. Access matters were over ridden. (This was described in the press, by an HC official, as an "oversight". When will this "oversight" be corrected? Is it a statutory change of use from temporary accommodation to permanent housing? Why did a local authority ignore the need for ecological surveys? Why is it suggested to put two new garish buildings on garden ground, when the accommodation could be developed as one entity? Why did not HC Housing Dept consult HC colleagues in Transport Dept, which has submitted an objection? If CNPA had not called this in, would Council Planning Committee have judged a Planning Application made by its Housing Dept, opposed by its Transport Dept?

CNPA Planners have a proud track record of working with applicants to achieve acceptable balance for the Park Planning Committee to be able to consider grant of an amended application. May I suggest that this application is brought speedily to Committee, for decision, in its unaltered unprofessional state? Pity the architect who had to work to such instructions.

Gregor Rimell
05/08/2021

Comments for Planning Application 2021/0229/DET

Application Summary

Application Number: 2021/0229/DET

Address: Badenoch House 11 High Street Kingussie PH21 1HS

Proposal: Conversion of building into 3No flats and erection of 2No cottage flats

Case Officer: Alan Atkins

Customer Details

Name: Mrs Christine Briddon

Address: Caberfeidh Horizons 16 High Street Kingussie

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Caberfeidh Horizons is a vibrant Social Enterprise working with adults & young people at the heart of their local community in Kingussie.

Our Community Hub is the other half of the building featured in the planning application.

At our Board Meeting on Monday 19th July 2021, it was agreed to submit our views on the planning application:

2021/0229/DET | Conversion of building into 3No flats and erection of 2No cottage flats |
Badenoch House 11 High Street Kingussie PH21 1HS

Background:

The former bank premises are one building, made up of the bank offices and the manager's accommodation. There was one area of back garden.

When the Bank of Scotland sold off the manager's accommodation, they included most of the back garden, leaving just a small area of land behind the bank offices.

Caberfeidh Horizons purchased the former bank offices with support from the Scottish Land Fund, to be a Community Hub. Considerable funding was given by THC and the CNPA to help renovate and develop the new facility.

During the time of purchase of the bank offices Caberfeidh Horizons tried to purchase the area of garden behind their part of the building. This would have provided valuable outside space for clients, enhancing physical and mental wellbeing. After some discussion the THC eventually refused to sell any land because they said they had plans to develop their half of the building which was currently in use as homeless housing. This was likely to include usage of the garden area.

Therefore, the planning application from THC was expected. But we were not expecting the plans to include an invasive two-storey separate building taking over the back-garden area, resulting in the total loss of green area and the removal of valuable trees.

We fully support the bank house providing housing. Caberfeidh Horizons has worked with and supported the temporary residents over the years. Our ethos is of integration and breaking down barriers.

Under pressure THC has now re-submitted plans to honour its obligation for access for Caberfeidh Horizons.

We oppose the proposed development of the site for the following reasons:

The Highland Council and CNPA, in recognising the need for the Community Hub, have contributed considerable funding to set up this much needed provision. This planning proposal would hem in the Hub, block out light and be detrimental to the wellbeing of all those, of all abilities, who use the facility.

The planned new two storey unit "garden house" would overwhelm what is basically a house back garden.

Development of the site in this way would result in the loss of a small valuable area of green oasis in the middle of Kingussie. Mature trees would be felled, the remaining mature copper beech tree would be damaged by covering of its root area. Birds, bats and many other forms of wildlife would lose their habitat.

The site is not big enough for this type of development. Access for cars to the proposed parking area is inadequate, access for pedestrians would be totally unsafe. The roadway cannot be expanded to provide appropriate access.

We believe the existing premises should be developed to provide improved housing without taking away the garden ground.

From:ePlanning
Sent:11 Aug 2021 10:58:13 +0100
To:Planning
Subject:FW: CNPA ref 2021/0229/DET

From: Morag Campbell [REDACTED]
Sent: 11 August 2021 10:33
To: ePlanning <ePlanning@highland.gov.uk>
Subject: CNPA ref 2021/0229/DET

CAUTION: This email was sent from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir

As secretary of the Badenoch and Strathspey Disabled Access Panel, I have been instructed to convey to you the Panel's dismay at Highland Council's mishandling of this planning application. To publicly admit that failure to respect the access pathway for ambulant disabled and wheelchair users was an "oversight" shows scant respect for the legal requirements of the Equality Act. Furthermore, the panel wishes to emphasise the value of the garden area for the mental health of the clients of the Kingussie Hub and urge Highland Council to retain this valuable asset. The importance of mental health is reinforced by Highland Council's support of the Green Health campaign in conjunction with NHS Highland. The Panel hopes that revised plans will take these views into consideration.

Yours truly.

James Campbell (Secretary)

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Mura h-eil na beachdan a tha air an cur an cèill sa phost-d seo a' buntainn ri gnothachas Chomhairle na Gàidhealtachd, 's ann leis an neach fhèin a chuir air falbh e a tha iad, is chan eil iad an-còmhnaidh a' riochdachadh beachdan na Comhairle, no buidhnean buntainneach, agus chan eil am post-d seo na phàirt de chunradh sam bith mura h-eil sin air innse.

Sandy Maxwell

Comment submitted date: Thu 29 Jul 2021

Planning application 21/03088/ful

Police Station, better known as old bank house

Dear Sirs

As a nearby neighbour I would like to make the following objections to these plans:-

1. The unnecessary removal of two mature trees (Lawson Cypress labeled Txxxx & Txxxxx in tree survey) which are prominent, attractive features in the local skyline and provide a habitat for birds, insects and potentially bats at heights of up to 20metres above the ground not well supplied in the immediate locality.

2. The siting of a bin shelter structure over the root system of a mature Copper Beach (T6750). In the Monckton tree report supplied by the architects the damage to its roots is noted from cement wash and rubble created during a previous development on the Old Bank building by the applicants agent (Leslie Hutt Architect). The plans proposed include a concrete slab hardstanding for bin shelters to be permanently sited immediately beside the Copper Beach. The Copper Beach is an impressive specimen that should be celebrated rather than further constrained with no further construction traffic or structures on the already compacted root system.

Yours truly

Sandy Maxwell

Alan Millar

Comment submitted date: Thu 15 Jul 2021

Dear Sirs

CONVERSION OF BUILDING INTO 3NO FLATS AND ERECTION OF 2NO COTTAGE FLATS

POLICE STATION, 13 HIGH STREET, KINGUSSIE, PH21 1HS

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the development of these flats in this location.

The reason for my objection is that Main Street has an inadequacy to accommodate increases in traffic and parking. There is already a hazard with the increased parking on the opposite side of the road due to the local shops and with reduced visibility due to parked vehicles at the crossing for pedestrians. If the residents of the flats have vehicles and park outside the flats this will contribute to accidents happening. There also will be light and noise pollution coming into our house from cars, street-security lights from the rear of the Police Station.

Can you advise who polices parking in Kingussie?

I live in the old Police house at number 1 Mill Road, with the change of use to flats that are directly in front of the property this will encroach on our privacy. There are young kids who play outside, and their safety is imperative. It will be a gross invasion of our privacy. I, especially if there will be two extra flat cottages constructed closer to my property with no high boundary fence in place.

What type of work is there in Kingussie for residents of flats? If being sold/rented and advertised as easy commute South and North, they are likely to have cars.

Moreover, it will be danger to children-pedestrians having cars crossing the pavement to access parking from Ardbroilach Road into and out of the Police Station especially when the building completely blocks the drivers view of any pedestrians that may be coming; children will not stop to look for the cars as it is a pavement the cars are crossing not at junction. There is a busy plumbing business on the corner of Ardbroilach Road, access to their storeroom is at the rear of the Police Station this could make it extremely dangerous as there would be more pedestrians in the access than usual and they may come to harm if there was extra traffic accessing the rear of the Police Station.

Also, you cannot have two cars travelling in opposite directions passing each other in the access to the rear of the office Police Station, this would cause difficulties, congestion, noise, and danger to pedestrians.

There is also school which already struggles to take all the new nursery children, additional flats will not help this situation as there will be no room for extra pupils?

Flats are not suited in Kingussie, they look out of place and lower the quality of living standards.

Hopefully, this is the last time the Council is going to consider planning to use the Police Station as residential buildings and will only consider planning on things that will benefit the village.

Finally, please note that my submission is in respect of the proposed development. While I have taken every effort to present accurate information for your consideration, I am not a decision maker or statutory consultee, I cannot accept any responsibility for unintentional errors or omissions, and you should satisfy yourselves on any facts before reaching your decision.

Yours sincerely
Alan Millar