

# AGENDA ITEM 5

## APPENDIX I

2014/0311/DET

## REPRESENTATIONS

Heathfield,  
116 Main Street,  
Tomintoul,  
Ballindalloch.  
AB37 9EX

14<sup>TH</sup> October 2014

TEL [REDACTED]

Email [REDACTED]

C.N.P.A

PLANNING DEPARTMENT

GRANTOWN on SPEY

Dear Sir/ Madam

Re Planning Application no. 14/01791/APP Wigwam project at Tomintoul,

I object to this proposed development on the grounds that it will alter the quality of our lives and our enjoyment of living in this house. I know this will be the case, as we already experience some disruption from the so called wild camping that takes place within 150 metres of our home.

However, we are willing to tolerate the amount of wild camping as it is fairly rare, whereas this amount of wigwams is a massive development. Considering the potential numbers using this facility, there is likely to be noise and disturbance to residents on the Main Street from revellers walking home late at night.

It will affect the wildlife as this is the only semi-natural forested area that lies adjacent to the village. It is rich in wildlife partially because of low human activity, and, because of its close proximity to the village, it gets a lower level of management than that which goes with the more common, intense control of wildlife that can take place.

Development on this scale will greatly interfere with the well-being of several species which currently, live within this limited, forested area. It is particularly important habitat for roe deer, red squirrel, pine martin, bats, woodpecker, hedgehogs and many others.

Development in this village has sadly been strangled over many, many years, and so, any ultra- new development needs careful consideration.

This development potentially, could house more than all the rest of the holiday accommodation available, at present, in the village. Anything which has the potential to damage the already fragile, holiday accommodation market, is not what is required.

This area was originally planted for the shelter of the village and should remain so. Since the clear fell of the nearby shelter belt, this is the only wood which lies between the village and the open hill. If this area is taken out, it will leave what little trees are left, vulnerable to wind blow.

It would appear that some existing trees would be retained, but this will not work as these trees have grown in the shelter of a wood and would almost certainly blow over. Even the broadleaf saplings that have survived are very spindly and would be unlikely to be of use.

The area in question lies close to an area where moor burning takes place, and therefore, there is an additional risk of heath fire.

I, therefore, ask that permission for this development be turned down.

Yours sincerely,

EDWARD STUART

**From:** Teresa Ruggeri  
**Sent:** Tue, 28 Oct 2014 11:53:37 +0000  
**To:** Sam Wainwright  
**Subject:** FW: Application Comments for 14/01791/APP

**From:** [REDACTED]  
**Sent:** 27 October 2014 17:42  
**To:** Richard Smith  
**Subject:** Application Comments for 14/01791/APP

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 5:41 PM on 27 Oct 2014 from mr michael budd.

### **Application Summary**

**Address:** Land To South Of Main Street South East Of Crown Estate Office Tomintoul Moray

**Proposal:** Erect 24 Wigwam holiday camping pods and associated works including access track drainage and water supply on

**Case Officer:** Richard Smith

[Click for further information](#)

### **Customer Details**

**Name:** mr michael budd

**Email:** [REDACTED]

**Address:** 10 tomnabat lane tomintoul ballindalloch

### **Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Affecting natural environment
- Over-development of site
- Road access

**Comments:** I strongly object to the development on the grounds of it's position which involves the removal of the last forested area adjacent to the village which is the habitat of the red squirrel, an endangered species as you are aware. There are other spots where these could be sited and trees

planted adjacent thereby creating a new environment rather than removing the last one. Too many trees have been removed in the 11 years that I have lived here and very little put back.

Mr & Mrs Foran,  
Bridgeview,  
100 Main Street,  
Tomintoul,  
Ballindalloch.  
AB37 9EX  
20th October 2014



Planning Department,  
C.N.P.A.  
Grantown on Spey.

Dear Sirs

**Re: Planning Application No. 14/01791/APP Wigwam Project at Tomintoul**

We understand that planning permission for WigWam (wooden chalets) is being requested inconjunction with the Crown Estate. We seriously object to this request for the following reasons.

1. We or our neighbours have never been approached by either the Council or Crown Estate to ask our opinion re the Wigwams, it seems we are not immediately next to them so it will not affect us , this is not so.
2. The effect on the environment, wildlife etc. (for which the Crown Estate say they are very concerned about) will be drastically reduced. We have at present a diverse habitat for plants, insects, birds and animals which include Roe Deer, Red Squirrels, Bats, Owls, Woodpeckers, birds of prey plus many other birds. Opening up the area for development will create serious effects on the balance of the forest habitat, bog and heather moorland, once the area is opened it will effectivly alter and make worse the area for storm and wind damage to any remaining woodland and local human habitat.
3. We already have a large variety of accommodation for tourist both in Tomintoul and surrounding areas, who in turn would be effected by this development.
4. The high volume of traffic and noise during and after contruction would affect the quality of ours and our neighbours lives. We are already effected by the wild camping area i.e. minibuses, motor homes, groups camping in large tents all arriving in vehicles, groups shouting coming home from the pub and also in the play area. In our opinion wild camping is for backpackers staying for 1 or 2 nights and not in groups for 2 or 3 nights. If the development was accepted this would only make matters worse.

We, therefore, ask the permission for this or any future development of this site be turned down.

Your sincerely,

Mr & Mrs Foran

# Comments for Planning Application 2014/0311/DET

## Application Summary

Application Number: 2014/0311/DET

Address: Land To South Of Main Street South East Of Crown Estate Office Tomintoul Moray

Proposal: Erect 24 wigwam holiday camping pods and associated works including access track drainage and water supply

Case Officer: Fiona Murphy

## Customer Details

Name: Mr Bill Lannagan

Address: Stronavaich Tomintoul

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Good Evening

I would like to give my full support to the above project - I have lived and worked in this area for nearly 40 years. My wife and I have a business in Tomintoul and what we desperately need are more visitors with spending power actually staying in the village and if this project creates some local jobs as well then great!

Local jobs and visitors staying in the village are surely more important than a few members of the local wildlife fraternity and their verdant homes- they will just move to another area at the top on the village-

Bill Lannagan

**From:**Nicholas William Morrison  
**Sent:**Wed, 5 Nov 2014 11:22:46 +0000  
**To:**Planning  
**Subject:**E-MAILED REQUESTING A POSTAL ADDRESS

Sir / Madame

I am sending in an objection to the application for these structures as the removal of the trees which provides a shelter belt at this end of the village with the removal of this amount of woodland it will impact on the local houses also there is alot of areas that already are open and could easily be adapted to take the Wigwams without having to remove the trees Also in the village we have 3hotels along with a number of guest houses and bed and breakfast households which would definitely suffer from the impact of such a scale of development. Going back to the trees their removal also will impact on the diverse wildlife we have here. So I implore you please reject this application as we as a community use the wood for walk etc we don't want too see the area scarred in such

away

yours

Nick Morrison



Vicky Hilton  
Countryside Manager – Glenlivet Estate

E-mail: [Vicky.Hilton@thecrownestate.co.uk](mailto:Vicky.Hilton@thecrownestate.co.uk)

5th November 2014

Fiona Murphy  
Planning Department  
Cairngorms National Park Authority  
14 The Square  
Grantown on Spey  
PH26 3HG

Dear Ms Murphy,

Re – planning application 2014/0311/DET  
Erect 24 Wigwam camping pods, Tomintoul

On behalf of The Crown Estate, the landowner in this planning application, we would like to express our support for this application.

We have worked in partnership with the applicant, Wigwam Holidays, in order to support their objective to create an area of wigwam lodges within a natural wooded setting, adjacent to the village of Tomintoul.

We strongly believe that this project will add to the regeneration and long term sustainability of the village and surrounding area, and have a beneficial impact on the local economy. It is consistent with the aims of the Cairngorms National Park Local Development Plan and the Tomintoul & Glenlivet Regeneration Strategy, in which it is specifically mentioned as an action point.

Several sites were considered with the developer, including those identified in the local plan for tourism development, but we are in agreement with the developer that the proposed application site is actually the optimum location for the wigwams and will contribute to the sustainable future of the village.

The local community associations were kept up to date with the proposals from a very early stage, and the project was discussed by myself at several Tomintoul community meetings (Feb 14 and May 14) and mentioned in two editions of both community newsletters. A community consultation was hosted at our Estate office & Information Centre in Tomintoul (Aug 14) where the plans were on display for several days and an open afternoon/evening with Wigwams Holiday representatives held. This was widely advertised in local shops, on community notice boards and in the local paper. The general response from those attending that spoke to staff was positive and supportive.

## Continuation



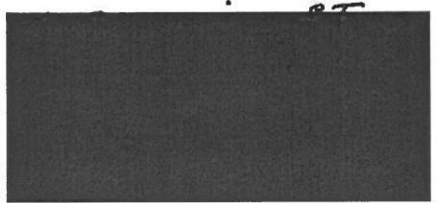
The Crown Estate, along with many partners, has worked for some time to provide opportunities for tourism and recreation in the Tomintoul and Glenlivet area, the most recent of which being the new Mountain Bike Centre, and we believe that the addition of the wigwam accommodation will enhance the appeal of the existing tourism attractions. The wigwams will provide an additional type of accommodation to complement the existing range of accommodation currently available to visitors. This will strengthen the attraction of the area as a tourism destination, to the direct benefit of the local economy.

I would be happy to provide any further information that you may require.

Yours sincerely,



Vicky Hilton



RECEIVED  
19 NOV 2011  
gn

Application Number.  
2014/0311/DFT.

Dear Sir/Madam,

I am writing with Ref. to the planning application for the 24 wigwam Camping Pods.

I am very concerned about this proposal. There is no way these pods resemble wigwams. I do not object to a camp site, as progress is always necessary. However there are many other things to go under Consideration:

The Lose of wild life habitat & the woodland that has been in that area well over one hundred years. The access to the site, is not suitable for the vast amount of large vehicles nor the numbers of vehicles which would be generated by this site, at the top of the village.

Problems I can see are leaving the top of the village open to the elements Snow & Rain from over the hills which will be a problem when the trees are felled.

- 1) Access to the top of the village.
- 2) Lack of facilities within the village, shops Drs etc due to 25% increase in population within Lomuntoul.

Some shops etc will be very happy about this however, they are not looking at the larger picture, and the bigger implications of this plan I must ask you to rethink this plan and ask you to look again at the proposed area for this site. There are other areas around the village which would be far more suitable, and ready to go. That would not cause a problem for wild life or habitat nor environment at the top of the village.

I am not opposed to progress and it is not a case of not in my back yard.

Reassurance for this plain to go ahead would be in the form of a contract in the form of protection for the top of the Village works to be done

- 1) Protection against weather  
eg Snow fencing & flood defense.
- 2) Assets made possible via the military Rd.
- 3) Better facilities within the Village - made possible.  
via finance ect.

I must ask you once more to rethink the proposal  
Please Please think again.

With many thanks  
yours Sincerely.





Representation by Cairngorm Treks in support of proposed Holiday Wigwams in Tomintoul: Cairngorm National Park Reference 2014/0311/DET

Cairngorm Treks would like to offer their full support for the plans relating to the proposed Holiday Wigwams in Tomintoul. The main reasons for our support are as follows:

- Tomintoul is a location in dire need of economic and social regeneration. Holiday Wigwams would give a unique level of accommodation in the area which would undoubtedly encourage more overnight stays in the village. This, in turn, would feed additional money spent into the immediate economy both in terms of local businesses and the employment of personnel to build, service and maintain the Wigwams.
- The above links strongly to the mission of both Tomintoul and Glenlivet Development Trust, and Cairngorms National Park, for the economic and social regeneration of the area.
- The Holiday Wigwams will attract a proportion of clients to the area who will link to other tourist attractions and activities in the area, such as: Whisky Tours, Mountain Biking, Road Cycling, Photography and Walking. As a Tomintoul based bespoke provider of Guided Mountain Walks and Multi Day Mountain Trekking experiences, Cairngorm Treks foresees a symbiotic relationship between our enterprise and that of Holiday Wigwams. This will help grow our business and that of Holiday Wigwams, which in turn will have a positive impact on the local economy.
- Holiday Wigwams has a proven record throughout the UK for the sensitive and professional development of holiday parks in areas of outstanding natural beauty, such as Tomintoul and Glenlivet, and within National Parks.
- Offering a broader range of accommodation into the area will help attract a greater diversity of tourists, again benefitting the local economy
- The Wigwams will fill a gap in the market for this type of accommodation
- The new enterprise will provide a further accommodation source accessible throughout the year which will help extend the tourist season in Tomintoul with associated economic benefits for the locality.

Simon Greaves

Owner/Lead Guide  
Cairngorm Treks  
Tomintoul  
Cairngorms National Park

1/11/2014