

APPENDIX

PAPER I

2012/0124/DET

17/08/12

[REDACTED]

From: Planning
To: Suzy Campbell
Subject: RE: Form from website: Planning Application 12/01329/FUL

From: [REDACTED]
Sent: 04 May 2012 16:30
To: SC-AIness
Subject: Form from website: Planning Application 12/01329/FUL

Message from: Ian McDonald

Address provided: 2 Craigview, Deshar Road, Boat of Garten, PH24 3BN

Please type your message here It is 3.30pm on Friday 4 May and I was prevented from making a comment online re planning application for the old village hall in Boat of Garten - ref 12/01329/FUL. In the notice I received it stated that comments must be received "no later than 4 May". Yet your website has prevented me from making comment. I am concerned about the provision for parking. At present there can be a problem with parking and this proposal can only make it worse. I am pleased to see this change of use but would prefer to see increased attention paid to parking. regards Ian McDonald

Your email reference number is 00013160-0081-00000001-0001

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Mura h-eil na beachdan a tha air an cur an c?ill sa phost-d seo a' buntainn ri gnothachas Chomhairle na G?idhealtachd, 's ann leis an neach fh?in a chuir air falbh e a tha iad, is chan eil iad an-c?mhnaidh a' riochdachadh beachdan na Comhairle, no buidhnean buntainneach, agus chan eil am post-d seo na ph?irt de chunradh sam bith mura h-eil sin air innse.

One Holiday Letting

I think it is great that one of the properties included in the plans is to be for holiday lets. Boat of Garten is a stunning little village and should be shared with as many people as possible. Further accommodation for visitors, again creates further business in the local area. The let will be in the centre of the village, which will provide visitors with the ideal starting position for exploring all avenues of the village itself, as well as neighbouring villages and popular tourism haunts (via the steam train, biking and walking trails).

Impact on surrounding environment

The old village hall has been empty for almost 5 years, and had it remained empty for much longer may have become, not only an eyesore, but a health and safety hazard, right in the centre of the village. The development, not only provides accommodation, but also, with the gallery, another reason to visit the village. As the development incorporates some of the features of the old hall, the impact of the changes to the "look" of the village will not change dramatically.

In conclusion, hopefully the CNP will see that the proposed plans meet their aims - to protect the outstanding natural and cultural heritage of the Park from harmful development, and support new development. This development not only conserves some of the heritage contained in the building of the old hall, but also introduces a dynamic new business to the community. It addresses the issue of lack of housing in the village, without changing too much of the surrounding environment in order to do so.

I thank you for your time in considering this letter.

Yours sincerely,

Emma Macdonald



[REDACTED]

From: Lorraine MacPherson [REDACTED]
Sent: 24 May 2012 10:33
To: Planning
Subject: 2012/0124/DET

24 May 2012

18 Birch Grove
Boat of Garten
PH24 3BA

Dear Sirs

Ref 2012/0124/DET

I am writing to support the above planning application submitted by Mr & Mrs Lunn and Mr & Mrs J Gordon.

The additional accommodation itself will bring much needed visitors and long stay residents to the village and the accompanying art gallery will be a fantastic opportunity for local artists to exhibit their work in comfortable surroundings. The cafe/gallery will also provide local jobs.

The village hall has always held a special place in our hearts and was well used in its time and when it was sold to James and Mairi Gordon, the Trustees of the hall were delighted that a local family was to convert it in what the trustees were sure would be a caring and appropriate manner, rather than a bigger developer knocking it down and building a pile of flats.

I think that the proposed parking will be sufficient for a business of this type and I would anticipate that a bicycle rack may encourage cyclists from the Sustrans cycle track to stop and enjoy a refreshment at the gallery. It might be worth remembering that the Boat Hotel allocated two community car parking spaces in their car park when the community garden was created. When there was a popular event happening at the old hall, visitors simply parked carefully on the main road avoiding corners and junctions. Indeed they still park on the main road when visiting the post office without incident.

To conclude, we are of the opinion that this extra business opportunity will further promote our village thus enhancing its economic growth and create jobs and the extra accommodation will bring more visitors/permanent residents which will contribute to other businesses in the village and perhaps even increase our Primary School's role. I am confident that local support currently being aired for James & Mairi's proposals will in turn be converted into support for their business when it comes to fruition.

We are pleased to wish the Lunn and the Gordon family every success with their new venture.

Yours faithfully

Lorraine MacPherson MBE
Graham MacPherson

Application Comments for 12/01329/FUL

Application Summary

Application Number: 12/01329/FUL

Address: Boat Of Garten Public Hall Deshar Road Boat Of Garten

Proposal: Change of Use of Hall to Gallery/Tearoom, two dwellings and one holiday letting unit

Case Officer: Andrew McCracken

Customer Details

Name: Mrs Beth Woolsey

Address: Lower cairngorm cottage Deshar Rd Boat of Garten

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We own Lower Cairngorm cottage, upper Cairngorm cottage, and the Post Office.

We would firstly like to make it absolutely clear that it is Cairngorm Cottage (lower and upper), that lies to the east of the old Hall and NOT the Post Office, as is marked on the map of the Hall and its surroundings.

We are supportive of plans to develop the old Village Hall, however we cannot support this plan in its present form.

We live in Lower Cairngorm Cottage with our 2 teenage boys, the upper flat has a long term tenant.

OUR OBJECTIONS:

1) DRAINAGE: If the ground on the east side is tarmaced or hard standing, where will the water drain to?. We already have an issue with drainage and are concerned that this access drive will add to the problems.

2) OVERLOOKING : Lower Cairngorm Cottage comprises of 5 rooms, 3 of which have windows facing the east side of the Hall,(kitchen/dining area and both bedrooms). This proposed development would have us overlooked by ALL 3 flats, and the east facing gallery window. Our back door and bathroom window will also be overlooked by 2 of the flats(flat 1 & flat 2).

Upper Cairngorm Cottage has 5 rooms, 2 of which will be overlooked by ALL 3 flats,(kitchen and living room).

- 3) PARKING : We are very concerned about the parking provision for this development.
- i - 3 flats (with 7 bedrooms between them) have only 4 car park spaces.
 - ii - Cafe/gallery has 6 spaces to include staff parking...
 - iii - "studio" space needs further explanation, (possible future development or commercial use), may require more parking.
 - iv - Parking for Postmaster Generals house at the rear of the Hall.

There is no official village car park, and historically the spaces at the front of the Hall have been used by residents, visitors and customers of The Boat Hotel and the Post Office. Increasing demand for parking and removing public use parking will inevitably create problems.

The lack of peak time parking spaces at this end of Boat of Garten is already an issue which needs to be addressed.

TO CONCLUDE : We are trying to protect what little privacy we already have in our home.

We have run the Post Office/shop for 10 years, and have built it into a thriving business, serving our community and visitors alike. We rely on a large proportion of our customers being able to stop near by and shop for a few minutes and leave. If our customers cannot stop, they will inevitably go elsewhere.

It seems bizarre that when the west side of the hall overlooks a garden and holiday home and has more general space, that access, rubbish bins, flat entrances and so many windows should be on the east side closely overlooking 3 homes.

Yours sincerely,
David and Beth Woolsey.

dwellings and one holiday letting unit

Case Officer: Andrew McCracken

[Click for further information](#)

Cairngorms National Park Authority
Planning Application No. 2012/0124/D ET
REPRESENTATION
ACKNOWLEDGED 07.05.12 by email

Customer Details

Name: Dr Douglas Evans
Email: [REDACTED]
Address: 70 rue Philippe Dartis Epinay sur Seine

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Although currently based in France due to a secondment from a Scottish government agency to a European Union institution, the Cairn, Boat of Garten, is the only property I own and I consider it as my principal residence. Although I own one of the properties closest to the former village hall I have not been contacted by the developer and only know of the proposed development due to friends in the village who have contacted me. Although I would like to see the former village hall developed I consider this proposal in its present form inappropriate and wish to OBJECT on the following grounds. 1) OVERLOOKING - the flats on the east side of the hall will overlook one of my bedrooms. 2) PARKING - The carparking proposed is inadequate with only 4 places for 7 bedrooms with 11 or more residents. 3) DRAINAGE - If the strip of land between the hall and the Cairn is tarmaced to allow access to the proposed parking area where will the water drain to? Many of these points could be dealt with by using the space to the west of the hall for parking and access. I would also point out that the site plan does not show the block of garages to the north of the Cairn. Yours sincerely Douglas Evans

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***** sent by *****
Dr. Doug Evans

EEA-European Topic Centre on Biological Diversity (ETC/BD)
MNHN, 57, rue Cuvier, F-75231 Paris cedex 05, FRANCE
Tel: (+33) (0)1 40 79 38 70, Fax. (+33) (0)1 40 79 38 67
URL: <http://bd.eionet.europa.eu/>

Subject: Boat of Garten Public Hall Planning Application
Date: 29 May 2012 19:00:12

Dear Mary,

I write in support of the planning application submitted for the development of Boat of Garten Public Hall, Deshar Road, Boat of Garten. I was born and brought up in Boat of Garten, and now live in the village as an adult too. I, therefore, have a keen interest in the happenings and future of the village.

In changing the use of the Public Hall to a gallery/tearoom, two dwellings and a holiday letting, the development appears to relate directly to several of the aims of the Cairngorms National Park as well as the park and local plans. In fact, as I see it, the development will also address other issues including impact on the environment, as well as neighbouring properties.

Gallery & Tea Room

As a landscape and nature photographer, James Gordon provides not only spectacular images of the Scottish Highlands, but also a means of promoting such beautiful areas as those in the Cairngorms National Park. The proposed gallery will be a welcome attribute to the village of Boat of Garten, enticing visitors to venture further into the village and make use of all facilities available. The plans to keep some of the main key features of the old hall will ensure that the new development will fit in well with local surroundings, as well as building on the distinctive character of the old hall that was the centre of village life for so long.

The gallery and tea room will promote understanding of the area, and its beauty (through photography), as well as giving customers (whether local or visitor) the enjoyment of perusing whilst having a rest with a cup of tea and a bit of cake!

Parking has always been a bit of an issue around the Village Hall/Post Office area, although I'm sure if the parking spaces allocated in the plans were to be at full capacity at all times, the applicant would be more than happy business-wise. There does look to be adequate parking for the development, especially if, perhaps, a bike rack were made available. In addition to this, I do believe that further community parking is available near the Boat Hotel – opposite the Post Office.

Having such a facility in Boat of Garten will inevitably increase the economic and social development of the village. Visitors and locals alike, who go along to the gallery/tea room, will also become aware of and make use of the other local businesses in the area, and will no doubt increase their visitor numbers.

Two Dwellings

As you know, Boat of Garten is currently fighting for more housing, and this development looks to introduce two new dwellings in a much more attractive form than that of a massive development of houses. The designated parking for both the Gallery and the dwellings, looks to be more than adequate for the properties described in the plans. Especially as, in the most part, the dwellings will most probably be vacant during the opening hours of the gallery.

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I think it is great that one of the properties included in the plans is to be for holiday lets. Boat of Garten is a stunning little village and should be shared with as many people as possible. Further accommodation for visitors, again creates further business in the local area. The let will be in the centre of the village, which will provide visitors with the ideal starting position for exploring all avenues of the village itself, as well as neighbouring villages and popular tourism haunts (via the steam train, biking and walking trails).

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Yours sincerely,

Emma Macdonald

