

PAPER 5

APPENDIX

REPRESENTATIONS

Home » Tools and Resources » Internet Enquiries

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



E-Mail Enquiry

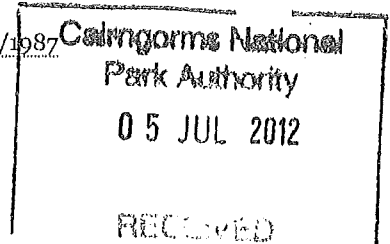
Class:	Planning Applications - Marr	Change Class
To:	ma.planapps@aberdeenshire.gov.uk	
CC:		
From:	[REDACTED]	REPRESENTATION REF APP/2012/1987
Date:	27/06/2012 12:18:14	
Subject:	[ACE/432266] Comment on application APP/2012/1987	
Status:	Actioned	Change Status
Owner:	No Owner Assigned	Change Owner
<i>(Individual dealing with the Enquiry.)</i>		
Age:	0	
<i>(in work days)</i>		
Comments:	Printed for Marr mail, changed to 'Actioned' as letter of rep. will be ack. via SX3 - 27/06/12 - LT	Edit Comment

Ack - 29/6/12

Enquiry Text

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

Ref: APP/2012/1987
 Ref Link: http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2012/1987
 Name: martin ashdown
 Address:
 the firs khantore crathie ballater ab35 5tj
 Telephone: [REDACTED]
 Email: [REDACTED]
 Comment Type: object
 Comment:



I find it disappointing that this application is retrospective and in addition wish to object for the following reasons (in no order of precedence);

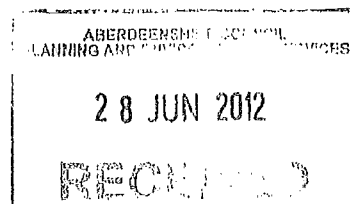
1. knocking down part of an existing stone wall is equivalent to despoliation of the areas built heritage
2. the above is compounded by the fact that there appears to be no apparent reason why access to the two buildings being constructed could not be gained via the existing access. Building contractor access in the past has been through the existing access. Thus why create another access when it appears not to be necessary for the functioning of the aforementioned buildings.
3. In addition to the point raised in 2. above, using the existing access and creating car parking spaces to the rear of the new buildings would lessen the potential visual impact of occupancy when viewed from the road (it might also be argued that having the cars out of sight may pose less of a potential crime risk from break in)
4. Compounding all points raised above, in reality the new buildings/access will potentially only be occupied in the order of six months in any given twelve months. My point being that why destroy the built heritage for apparently unnecessary reasons and for limited use.

Thank you

Submitted: 27/06/2012 12:18:14

History

- 27/06/2012 12:18 Enquiry (Current Document)
- 27/06/2012 12:32 Automatic Reply
- 27/06/2012 13:43 Status Change



Exp. 12.7.12

Objection to Formation of Vehicular Access Application Gairnshiel Lodge 2012/0212/DET

1. The CNPA approved the previous development of two chalets at Gairnshiel Lodge on the basis that it represented a discreet development in a highly sensitive area – discreet in that it would be shielded by the southern boundary of a tree line and the drystone dyke. This new retrospective application for the site entrance has changed the nature of this highly sensitive and controversial development, completely opening up the southern boundary and thus removing the 'discreet' element.
2. Overspill from the existing lodge was part of the justification for the chalets under the first planning consent. The rationale now to have a separate entrance does not fit with this original justification. Even if the chalets were occupied by separate guests, there is no compelling argument to set up a separate entrance. Other similar set ups within the vicinity show a shared entrance to be appropriate, Craighendarroch, Braemar Lodge Hotel for example. Most significantly there is no evidence to suggest that having a shared entrance will affect the viability of the business. This breach in the dyke is a retrospective application for work which has already been undertaken and we are concerned about further creeping development.
3. We have already expressed concerns to Aberdeenshire Council about the speed of traffic in Gairnshiel area, where there is currently no signage to slow traffic and alert them to residences and children. The proposed entrance is an added hazard to passing motorists. More importantly to us, from a personal point of view, we are concerned about the added safety risks to our children, as immediate neighbours, who make use of that stretch of road daily including to the school bus pick up point which is at the existing entrance to Gairnshiel lodge. We would therefore ask that consideration is given to those who live and work in the area over and above those who will be visiting the area once a year for a few days only. Importantly, guests visiting the chalets will be unaware of the area and the people living in the vicinity.
4. This is a sensitive area of cultural and historical significance, as outlined by the CNPA in its first deliberation on the original chalet application. This drystone dyke is continuous to Rinloan from the bridge with a date stone of 1746 on it and there are already two entrances to Gairnshiel lodge on it.

Opening up this dyke may appear insignificant but it will have an impact on the overall look and feel of this historic junction and the overall cultural heritage of the area. The approach is an important tourist route from all directions, which will be changed by opening up an additional entrance. The bridge is among Scotland's most photographed and the vista in the vicinity is highly regarded. We may be a lone voice in being prepared to speak up for the area and maintaining its beauty but would point out that it is impossible to capture people's sentiments about the area as most are by their very nature 'passing through'.

Nick Mardall
THE OLD KENNELS
GLEN GAIRN
BALLATER
AB35