

# AGENDA ITEM 8

## APPENDIX I

2015/0154/DET

REPRESENTATIONS  
OBJECTIONS

**From:**Gordon Berry  
**Sent:**8 Jun 2015 10:55:14 +0100  
**To:**Matthew Taylor;Planning  
**Cc:** [REDACTED]  
**Subject:**Meadowside Quarry  
**Attachments:**Meadowside Quarry objection(1).docx  
**Importance:**Normal

Dear Mr Taylor,

Please find the attached objection relating to the proposed developments by Breedon Aggregates at Meadowside Quarry. The objection represents the views of all of the owners at the self catering tourism complex known as Meadowside House.

Mr Jamal Karim, who has lived on the site for many years, and owns the largest number of self catering properties there, wishes to attend the relevant decision making meeting of the Cairngorms National Park planning authority, and speak at the meeting on behalf of the objectors.

Can you please copy me into any correspondence, and advise the likely date for the planning meeting when this has been decided.

We have an interest in Orkney Cottage and its garden ground, which are owned by my partner Ms Vivien Collie.

On looking at your e-planning section, it appears that a lot of the background documentation is missing. There is much more information on the Highland Council site.

Yours faithfully,

Gordon Berry

[REDACTED]

**To- Cairngorm National Park Authority - Planning Office**

**For the attention of Mr Matthew Taylor-planning officer**

**Subject - Meadowside Quarry  Breedon Aggregates**

**Date  04/06/2015**

**Statement of Objection in relation to applications Ref. No: 15/01773/PNO; Ref. No: 15/01721/FUL; Ref. No: 15/01723/S42; Ref. No: 15/01724/FUL**

**Submitted by :**

This objection is submitted by Mr Jamal Karim on behalf of all the owners of the holiday cottages at Meadowside House as listed below.

- 1) Mr Jamal Karim-owner of six cottages and Meadowside House.
- 2) Miss Vivien Collie-owner of Orkney Cottage
- 3) Mr Ian Ash-owner of Shetland Cottage and Uist Cottage
- 4) Mr Andrew Snowdon-owner of Harris Cottage
- 5) Mr Roger Elliot-owner of Jura Cottage
- 6) Miss Cathy Sedworth-owner of Islay Cottage

**Note** - Mr Karim wishes to attend/address the meeting of the National Park planning authority when the planning applications submitted by Breedon Aggregates for Meadowside Quarry are due for consideration. He will speak on behalf of all of the owners.

Mr Karim's contact details are



Web site [meadowside-cottages.co.uk](http://meadowside-cottages.co.uk) (to view cottages)

**Objection** - We are the owners of the self catering cottages at the complex known as Meadowside House. We wish to object strongly to the large scale expansion of operations at the adjacent Meadowside Quarry.

In documentation submitted to Highland Council the four applications for a temporary access, mobile concrete plant, mobile asphalt plant, and huge expansion of extraction, appear to be treated as a single planned overall operation. The principal background reporting appears to straddle almost all of the planned work and site plant installation.

Although it is claimed at the moment that there would only be a two year expansion, it is almost inevitable that the applicant will submit further applications in an attempt to extend this work for many years to come to service other sections of the A9 dualling.

One section (Kincaig to Dalraddy) is due to proceed with a start this year at the Meadowside House, wildlife park/quarry access road.

The adjacent section to the south (Crubenmore to Kincaig) will not be on site until at least 2019, and will last for several years. This section will adjoin the Kincaig to Dalraddy stretch at the end of the access road to the quarry and just below the Meadowside House complex.

We have a number of areas of concern, in spite of the optimistic nature of the background reports and the supporting statement from the applicant.

We are informed by fellow objector, majority property owner and permanent resident at Meadowside House, Mr Jamal Karim, that he already has concerns about the way the existing planning consent is treated by the applicant.

Our concerns about the proposed developments include the possibility of vibration damage to the Grade B listed buildings at Meadowside House, noise, dust, smell, disruptive traffic movements, adherence to operating hours and planning conditions, and loss of visual amenity.

The Visual Appraisal Study makes it very clear that the worst impact from any point will be at the top of the entrance track to Meadowside House. This is adjacent to the entry to the Highland Wildlife Park. (Viewpoint 5 in the report)

The conclusion is there will be a noticeable change in the existing view, and recognisable new elements in the overall view will be readily noticed.

The noise report claims that there will only be a tiny increase in decibels over existing levels. However it omits to state that the noise involved in extracting an extra 200,000 tonnes over a two year period will be much more sustained and noticeable. There is already considerable vibration from blasting at Meadowside Quarry  and this can only become worse with vastly increased site activity.

In their supporting statement the applicants contend that their proposals will result in significant environment and economic benefits, and reduction in vehicle emissions. There would be a great deal more environmental benefit if this work did not proceed at all.

It should also be noted that in its call-in letter the Cairngorm National Park Authority has stated that the development may make a significant visual impact.

In relation to the planned new temporary access, it is understood that permission for this has been refused previously due to safety concerns. 20,000 two way HGV movements and 10,000 one way trips (how can anyone have a one way HGV trip up a temporary road into a quarry??) are planned for this new direct

access to the A9 over a two year period (See Table 1.1 HGV Use of Proposed Temporary Access with A9(T) Page 8, Temporary Access Report).

There is every possibility that these safety concerns on the major artery of the A9 will be proved correct and that use of the new access will have to be cancelled or suspended. If this happened and all traffic reverted to the existing quarry access, the burden would be intolerable.

If the applications for extraction, concrete plant and asphalt plant are approved, it is absolutely essential that the temporary access is also allowed to proceed.


**Conclusion**  The project will have a significantly detrimental effect on a well run holiday business in a delightful location, and with a consistent customer base from the UK and abroad.

Coupled with the effect of the associated A9 dualling work within a stone's throw of the properties, there is a very real danger of a valuable tourism enterprise being blighted for many years to come and possibly pushed out of business.

end

**From:** [andrew snowdon](#)  
**To:** [ePlanning](#)  
**Subject:** Kincaig Quarry Planning Application  
**Date:** 26 May 2015 09:28:31

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 andrew snowdon 25/05/2015

To: [john.kelly@highland.gov.uk](mailto:john.kelly@highland.gov.uk), [eplanning@highland.gov.uk](mailto:eplanning@highland.gov.uk)

Re Planning Applications

15/01721/FUL  
15/01773/PNO  
15/01724/FUL

Dear Sir,

I write with reference to the above applications.

I am the freehold owner of a property at Meadowside House, which is adjacent to the quarry for which planning applications have been made. My property which is Harris Cottage, Meadowside House PH21 1LX is registered with the Highlands Council as a business. There are several other cottages on the site, all of which are used as holiday rentals.

On the basis that people come to the highlands and stay at Meadowside House for a restful break surrounded by beautiful and peaceful scenery, the above applications will not only increase lorry traffic considerably but also potentially be damaging to both views and atmosphere with the construction of a Mobile Asphalt Plant and a Concrete Plant.

At a time when we are trying to encourage people to holiday in the highlands and fighting against an economic downturn and cheap overseas holidays, this could have a major impact on bookings at a time when bookings are already hard to maintain. People are really not going to choose to holiday next to a busy, noisy and potentially smelly quarry.

I urge you to reconsider these applications in the interests of the tourist industry in Kincaig and surrounding area.

Yours faithfully

Andrew G Snowdon

As representative of the Royal Zoological Society of Scotland's Highland Wildlife Park I would wish to add our comment to both application reference 15/01723/s42 and 15/01721/FUL on the ePlanning website.

The temporary access applied for by Breedon Aggregates at Meadowside Quarry is of utmost importance on the grounds of public safety. The existing access to the quarry is shared with The Highland Wildlife Park and the residents of Meadowside Cottages. At present, during our busy season, the volume of traffic to the park mixed with quarry traffic can make access and egress to the three sites extremely difficult, with queues of cars mixing with heavy goods vehicles running in both directions. The proposed 200% increase in extraction from the quarry will only exacerbate this problem and will have a significant effect on our customers experience. The health and safety issues raised by increase quarry traffic and close to 140,000 visitors per annum (increasing annually) visiting The Highland Wildlife Park are of major concern.

With regard to the increase in extraction, as close neighbours to the quarry, some detail of the additional effects of the new tar and concrete plants would help determine possible issues for customers, staff and the animal collection.

Yours sincerely

A black rectangular redaction box covering the signature of Stephen Plowman.

Stephen Plowman  
Property & Estates Manager (HWP)  
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Highland Wildlife Park  
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