

AGENDA ITEM 5

APPENDIX 1a

2015/0214/DET

REPRESENTATIONS
OBJECTIONS

Comments for Planning Application 2015/0214/DET

Application Summary

Application Number: 2015/0214/DET

Address: Land 235M East Of Riverholme Grantown-on-Spey Highland PH26 3NJ

Proposal: Refurbishment of existing station building to form craft shop and multi purpose space for craft demonstrations/multi media display of highland culture and Clydesdale horses; formation of new road access with parking for 40 cars and 2 coaches, provision of separate toilet block; conversion of railway carriages to form café; and highland games demonstration area in adjacent field with outbuilding to provide covered viewing

Case Officer: Katherine Donnachie

Customer Details

Name: Mr David Clegg

Address: The Causer Nethy Bridge

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Whilst having no objection to this proposed development, as a regular user of the A95 I am concerned about the dangers inherent in the existing position of the access road when taking into consideration the anticipated increased usage of this junction, especially by large coaches.

Due to the access road with it's modest visibility splay opening on to the inside of a long fast bend, I feel that to prevent this area from becoming an accident black spot there would have to be a substantial reduction of the speed limit on that section of the A95.

Consideration would also need to be given to creating a right turn lane from the A95 as has been required at the nearby B970 / A95 junction.

Sunday, 19 July 2015

Representation to CNPA re - Application by Revack Estates.

Land 235 metres East of Riverholme; Grantown - on - Spey

Ref: 15/024461/FUL [Highland Council] ; Ref: 2015/0214/DET [CNPA call -in]

I act for Mr & Mrs J & L Semple, Speybridge House, by Grantown -on- Spey

My clients have a notifiable interest in the application as their property abuts the application site.

- My clients do not object to the principle of the proposed development but have serious concerns on a number of matters which they wish the Planning Authority to take into account in their determination of the application.
- ACCESS - No vehicular access to the site should be permitted from the existing road to the north of the application site which serves as an access to residential properties and the Old Spey Bridge. It is unclear what is the purpose of the circle shown on the application drawing adjacent to the designated bus parking bays.
- SECURITY - When not for trading the site must be secured against unauthorised access, so precluding random use of the Highland Games area out of hours, eg Football. Also there is recent history of Travellers occupying part of the nearby Industrial Estate and causing damage to property.
- AREA OF APPLICATION SITE - Only part of the application site can truly be considered "Brownfield". The remainder of the site is Agricultural as there has been no intervening use. Those parts of the application site not required for the purposes described in the application should be excluded from any permission granted, notably the land to the East and South of the Highland games area. Any future development on those parts should be required to be the subject of an express grant of permission.
- ON-SITE PARKING - The proposed parking as illustrated in the application drawings should be the maximum permitted in any grant of permission.
- HOURS OPERATION - The proposed uses are likely to be noisy and detrimental to the amenity of the nearby residential properties. Any grant of permission should restrict the opening hours to 10.00 to 17.00 hours, Mondays to Saturdays and limited to 12.30 -17.00 hours on Sundays. Use of loudspeaker announcements should not be permitted. Use of large multi-media screens should not be permitted.
- TREE RETENTION - While the application drawings illustrate trees to be removed and those to be retained, there appears to be unnecessary removal of existing trees to the

Sunday, 19 July 2015

east of the former Station building. Such tree removal should be limited to those required to be felled to facilitate sight lines at the entrance onto the A95 Trunk Road. The existing trees provide a valuable screening purpose.

- Should the Planning Authority require the application to be amended in any way my clients would reserve the right to make further representations.

George Massie RIBA RIAS MRTPI MIOD

Development Consultant

39 Union Road

INVERNESS IV2 3JY

M:+44[0]7836 709890

georgemassie393@btinternet.com

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Case Officer: Katherine Donnachie

Customer Details

Name: Mrs Jane Thomson

Address: Lynvoan Old Spey Bridge Road Link Road Between New And Old A95, Grantown-on-spey, Highland PH26 3NJ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We wish to make some comments re the formation of the Heritage Centre.

Our home was built originally as the cottages that housed the station staff as, as such, are very much part of the original station complex. In fact, every window of every room in our house looks onto the station, field and proposed car park. We will be completely exposed to Heritage Centre complex and will suffer a complete loss of privacy, any trees that may be planted as a screen will take many years to mature enough to rectify this situation.

We are concerned re the retention the existing access road into the site. This is a shared access for ourselves, the occupiers of Braeriach and the proposed development. They state that this is to be retained for the use solely of pedestrians and cyclists, what measures are to be put in place to prevent vehicular access by patrons of the development in the future. They shall also have to use this small track for all construction/site traffic to gain entry to the site to form the new access onto the main road

The proposed car/coach parking on the site in this version of the plan is much closer to us. The previous plans layout for parking was much better for us. Could parking not be moved elsewhere on the site, away from neighbouring properties.

We are concerned re the security of the site outwith trading hours, as we do not wish have youths

gathering in cars as we have had in the past. We are also very concerned as to the extent of the trading hours.

We live in a fairly peaceful, quiet area, apart from the background noise of the traffic on the main road and as such are very concerned re the level of noise that may be generated by the general activities that will be taking place on the site. We are especially concerned re the possibility that loudspeakers may be used and would request that this be prohibited for the sake of the neighbouring residents.

[REDACTED]
From: [REDACTED]
Sent: 3 Aug 2015 23:58:19 +0100
To: Planning
Subject: BSCG Objection

Badenoch & Strathspey Conservation Group

Fiodhag, Nethybridge, Inverness-shire PH25 3DJ

Tel [REDACTED]

Scottish Charity No. SC003846

Email info@bscg.org.uk

Website <http://bscg.org.uk/>

Dear Sir/Madam

2015/0214/DET Refurbishment of former railway station

I am writing to object to the above development for reasons that include the following.

BSCG understands that the proposal site has not been considered by the CNPA in the context of an allocation for any built development in the LDP15. Hence the CNPA has not gathered ecological information on the site through the LDP process.

However, we note that this site has potentially significant value for conservation (as indicated by a number of findings provided in the ecology survey). BSCG is very concerned that the CNPA has not required a fuller suite of surveys for this sizeable proposal.

We consider that surveys for the following should have been required:

- Invertebrates - the site supports habitats and plant species of value to invertebrates (e.g. unimproved grassland supporting grasshoppers and including marshy ground with melancholy thistle *Cirsium heterophyllum*, and Tormentil *Potentilla erecta* the food plant for the Tormentil mining bee *Andrena tarsata* (an SBL species that may be present on the site but requires targeted searching). In addition, the site is very close to an area of high value for invertebrates, well known for Lepidoptera including an exceptional population

of northern brown argus (an SBL species); this butterfly has been impacted by development at the Go Kart site at Granish and by land use changes at the Mossie at Grantown.

On two brief visits in August 2015 to the proposal site BSCG has recorded Small heath butterfly *Coenomypha pamphilus* (SBL and UK priority species); Mountain bumblebee *Bombus monticola* (SBL); Burnet moth *Zygaena* for which there are few records in the CNP (<http://www.nesbrec.org.uk/biomaps/>); *Phasia hemiptera* for which NBN holds no records in the CNP and only a few in Scotland (NBN <https://data.nbn.org.uk/imt/?mode=SPECIES&species=NBNSYS0000030025#4-24.399,48.423,17.789,60.529!09TKb>); and *Tachina grossa* for which NESBRec has 3 records in the CNP (<http://www.nesbrec.org.uk/biomaps/>).

- Amphibians (Toad SBL) - the proposal site has suitable habitat for amphibians and a neighbour to the proposed development site has reported newts in their garden.
- Hedgehog (SBL) – Impacts on hedgehogs could include disturbance during hibernation especially in the construction phase; loss of habitat; increased risk of being run over (e.g. delivery vehicles accessing the site outwith daylight hours). A neighbour to the proposed development has reported hedgehogs breeding in their garden, and the proposal site has suitable habitat for hedgehogs.
- Wild-living cats – the site and surrounding areas support rabbits, which are an important prey for wildcat, that in Scotland is a critically endangered European Protected Species. The proposal site has suitable habitat for wildcat. The CNPA will be aware that “camera trapping is more effective for monitoring wildcats than other methods currently used” and that success can be increased by “using bait, placing camera stations less than or equal to 1.5km apart, increasing the number of camera stations and surveying for 60-70 days” (Kilshaw et al *Oryx* 2015 49(2), 207-215). The CNPA will also be aware of cumulative impacts on the UK population of this species as a result of allocations and permissions already granted in the CNP and through upgrading of the A9 and increasing traffic flows on the A9.
- Lichens, bryophytes, fungi – there is potential for species of conservation value on the proposal site.

3. Sewage arrangements

The CNPA is aware that the freshwater pearl mussel population in the River Spey has declined by some 50% in recent years and there are ongoing issues with discharges from water treatment works in the Spey catchment, in addition to other sources of pollution. There are justified concerns that current standards for water quality entering the Spey are insufficient to protect freshwater pearl mussel. BSCG is concerned that sewage arrangements relating to this proposal need to be sufficiently robust to safeguard the

mussel population in the Spey, taking account that current standards are falling short of protecting freshwater pearl mussel.

What are the risks associated with the Klargester treatment unit proposed? Would this proposed development add a new point of discharge into the Spey?

The discharge into the Spey will be within a stretch of the Spey where Ranunculus growth (favoured by nutrient inputs) is a problem for the integrity of the SAC.

4. Policies

It is unclear to BSCG how the CNPA can fulfil Policy 4 Natural Heritage in the absence of a fuller suite of credible natural heritage surveys.

5. Protection for adjacent sensitive habitats

BSCG is aware that land on the other side of the minor road under the same ownership has outstanding natural heritage interest, contributing greatly to the special qualities of the CNP. Accordingly, BSCG considers that the CNPA needs to take account of the need to ensure that the integrity of these wildlife sites is protected through robust agreements/conditions.

Yours sincerely

Gus Jones

Convener

Friday 31st July 2015

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Land 235 metres East of Riverholme; Grantown - on - Spey Ref:
15/024461/FUL [Highland Council] ; Ref: 2015/0214/DET
[CNPA call -in]

I am writing on behalf of my husband and myself – Mr & Mrs J
H Bodman, Speymoon, Grantown -on- Spey. We have a
notifiable interest in the application as our property abuts the
application site.

We fully agree with all the comments made by Mr & Mrs
Semple (our neighbours). Like them, we do not object in
principle to the proposed development. In that respect we
endorse the comments made by Mr & Mrs Semple. We would
particularly second the request about limiting the hours of
operation.

We would also hope that the maximum possible number of
existing trees be retained and there be no access to the site
from the existing road to the north.

We would also second the concern raised about the proposed
access from the A95 (see comment from Mr David Clegg). We
know from nine years experience of using the access to the
existing road how dangerous it can be particularly when
exiting on to the A95.