

Application Comments for 11/02005/FUL

Application Summary

Application Number: 11/02005/FUL

Address: Waltzing Waters Main Street Newtonmore PH20 1DR

Proposal: Change of use of building to retail and residential (5 units)

Case Officer: Andrew McCracken

Customer Details

Name: Mr William Forrest

Address: Tir Nam Beann, Church Terrace, Newtonmore PH20 1DT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Date: 23/6/2011

Ref: Planning1a

To: Planning The Highland Council

Glenurquhart Road

Inverness IV3 5NX

Cairngorms National Park Authority	
Planning Application No.	11/1791CP
REPRESENTATION	
ACKNOWLEDGED	13.07.11

RE: Planning No 11/02005/Full Application

Applicant Mr A Donald Agent WD Harley

Change of use of building to retail and residential.

I have absolutely no objections to the residential proposals and welcome it. I do however have a number of objections to the proposed retail application as detailed below:

1). As this area is classed as a residential area I feel that the proposed change of use is inappropriate as the Co-op development is not within normal retail hours and runs from 6am-11pm. These times include deliveries for large articulated lorries which are currently delivering to the Co-op in Newtonmore out with these hours.

2)Noise. At present Waltzing Waters is only open between 10am-5pm and as such does not disturb too many people but the proposed development will increase the noise level between 7am-11pm due to delivery lorries, huge increase in traffic and the numbers of young people which gather round the Co-op in Newtonmore. There will be an increase in alcohol consumption with the Co-op and the Balavil bar in such close proximity which will further exacerbate the amount of anti-social behaviour which already exists (particularly at week-ends). There are also public health and social issues around the cheap and easy availability of alcohol by the supermarkets, particularly in

relation to the younger members of the community.

3) Access and traffic. Balavil Brae is far too narrow for the proposed development. Coming from the centre of the village the turning onto Balavil Brae, even for cars is a blind turn where you often have pedestrians on the road and other vehicles blocking it. You often have to pull out or cross over to the other side of the road into oncoming traffic in order to get round the corner safely. How is an articulated lorry going to negotiate this corner when a car driver has difficulty? If the proposed development goes ahead I have no doubt that at some point someone will get knocked down.

Coming from Kingussie, the turning into Balavil Brae is easier but this remains a narrow road and often there are cars parked outside the Balavil bar, articulated lorries unloading into the double doors of the Balavil that are just off the corner and people standing outside the bar door, drinking or smoking.

3) This junction can be congested. you often get an articulated lorry between the junction and the entrance to Waltzing Waters, taking up 2/3 of the road plus traffic coming down from Church Terrace and traffic turning onto Balavil Brae . You are now proposing to add a even greater increase in traffic into a already bad situation at this junction.

4) In the mornings the Balavil Brae can be blocked any time from 6am -9pm with lorries and vans of all types unloading at the Balavil .It is not uncommon to have two or even three turn up at the same time as they get regular deliveries every two or three days. I often have to go onto the pavement to get passed or have to go along, to the end of Church Terrace, which has a blind bend, to get onto the Main Street. One of the staff at the planning office told me that they often cannot get down the brae on the way to work and have to make the same detour.

5) The other big problem is the turning of lorries. All the lorries that turn into Balavil Brae have to either go up to Church Terrace, reverse backwards along it and then turn down back in to the brae, to get back onto the main road or continue along Church Terrace, or reverse onto the Main road from Balavil Brae.

They have been using Waltzing Waters car park as a turning area, but when cars are parked in it this is not possible. My property wall at the corner of Balavil Brae and Church Terrace junction has been repaired three time in the last 5 years as a result of lorries hitting it. The last occasion was a Co-op lorry, I do not know why it had needed to come up Balavil Brae, but the damage was repaired and paid for by the Co-op.

6) Increase in traffic speeding on Church Terrace. At present if you have to go to the Co-op on the Main Street in Newtonmore there is no single road that has any more traffic than any other but Church Terrace will see a great increase in traffic going to the proposed development from the west end of the village, as it will be used rather than the Main Street. Church Terrace cannot take this increase of traffic and somebody will get killed by the increase of speeding cars on it.

7) Church terrace as far as I understand is part of a designated school route to the primary school and older children using it to go to the bus stop for Kingussie school. It is very narrow and with the increase of traffic, often speeding, the risk of somebody being knocked down is increased dramatically.

Also the number of additional houses passed by the planning has increased dramatically the number of cars parked on church terrace which already causing problems with visibility noise and congestion.

8) The proposed development for unloading of goods. Is not feasible as it stands. I understand that lorries cannot cross in front of the public entrance to the development, this is not viable as all the buses and lorries that enter Waltzing Waters either turn in a big circle providing there are no cars parked in the centre of the car park or cut across the entrance and reverse in to the proposed unloading area, especially articulated lorries as it is impossible for them to turn in any other way.

9) Gas tanks/tankers. There are three large gas tanks which service the Balavil, on Balavil Brae. The tanker regularly calls to fill and maintain these tanks and has to park on the brae. Heaven forbid that there is a collision with the tanker or the tanks as it would cause a major explosion, significant property damage and loss of lives.

10) All I hear is people complaining about Newtonmore Co-ops lack of stock. Often you go to get basic items which are not available. This is not been due to limited floor space, its recent refurbishment has made little, if any difference to the range of goods supplied and I am not confident a bigger store will improve matters. If you compare the Newtonmore Co-op to the very small Laggan village shop, Laggan stocks a far better range yet has much less floor space. Many folk in the village prefer to use the Costcutter in Kingussie and even more, go to Tesco's in Aviemore or to Inverness to shop. Also Asdas and Tesco vans are also a permanent presence, delivering daily in the village.

The local shops are all struggling to survive as it is and I know they have concerns about the huge Tesco's being built in Aviemore so it seems a bit crazy to add yet another supermarket. It will also make the already featureless Main Street in Newtonmore look even more desolate and discourage visitors from stopping in the village.

I feel for my neighbours on the east side of the development, as this is going to be a nightmare for them from 6 am to 10 am every day. The planning gave permission for these houses and it is their responsibility to protect that planning residential decision.

Yours sincerely
William Forrest

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Address: Waltzing Waters Main Street Newtonmore PH20 1DR

Proposal: Change of use of building to retail and residential (5 units)

Case Officer: Andrew McCracken

Customer Details

Name: Mr Brian Hunt

Address: Glenavon House, Main Street, Newtonmore PH20 1DR

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We own the property adjacent to Waltzing Waters (Glenavon House) and we are rather concerned about the position of the proposed bus shelter. We believe it will prevent us having a clear view when turning out of our drive and as we trade as a Bed & Breakfast our guests (which include many foreigners) and delivery vans may have problems coming in and out of the drive. A more practical site may be where the existing Waltzing Waters sign is -which is more central- and there is also a dropped kerb in place at this point. It would certainly be better to have the bus shelter off the pavement as currently pedestrians have to walk on the road if there are several people waiting for the bus which can be quite dangerous. The proposed seating area could also be in a more central position or left where it is currently which is on the opposite side to the proposed area.

Cairngorms National Park Authority	
Planning Application No.	11/179/CP
REPRESENTATION	
ACKNOWLEDGED	13.07.11

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Address: Waltzing Waters Main Street Newtonmore PH20 1DR

Proposal: Change of use of building to retail and residential (5 units)

Case Officer: Andrew McCracken

Customer Details

Name: MR CHRIS ROBINSON

Address: CREAG AN LOIN, BRAESIDE PLACE, NEWTONMORE PH201DW

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear sirs

regarding application for flats to rear of existing Waltzing Waters. I agree with the general idea but I have reservations regarding parking and vehicle access to proposed flats

Having recently completed a small development across the road from the proposed flats with a 70m visibility splay and turning space within site boundary, for two vehicles for each house I am concerned after surveying the new drawings the same criteria cannot be achieved without on street parking which would cause a bottleneck at this position

Chris Robinson

Calngorms National Park Authority	
Planning Application No.	11/1771CP
REPRESENTATION	
ACKNOWLEDGED	12.07.11

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