

# AGENDA ITEM 5

## APPENDIX 2

2014/0201/DET

REPRESENTATIONS  
SUPPORT

Planning Application Number 2014/0201/DET Erection of New Bus Depot

Land at Pannanich Road, Ballater.

This note is to state my support for this application, some of my reasons are as follows:

A reliable bus service that employs a number of local people is vital for the area.

It provides people who don't have access to a car a means to shop, access services such as health, visit friends and relatives and travel on holiday. With the weather we have reliability and information on it vastly improves with having a local depot, which is useful in summer and invaluable in winter. Local drivers bring other benefits since they naturally know more about the area and are generally more service oriented towards the locality.

Tourists use the bus, sometimes to have a rest from driving or because they are travelling car free. The bus service enables them to visit the several tourist attractions along Deeside bringing in income. Reliability is key as visitors can be caught out by the weather and waiting for hours at a bus stop, not knowing when to expect one, is not a pleasant experience.

I consider having a well-designed bus depot at an entrances to the Ballater village is something to be proud of as it shows that we are not a "car only" area. With no rail link this is the only form of public transport we can be seen to support.

I am aware that some people living in the area close to the proposed new depot have concerns, however Stagecoach have taken significant steps to address them. They appear to have listened to people and made the extra investment.

The location is already semi-industrial and therefore the new depot is in keeping with this. If the bus depot doesn't go ahead it is possible that a more disruptive enterprise could.

We already have a bus depot in the heart of the village which shows that the operations associated with the depot are not a deterrent to residents.

If there are difficulties when the new bus depot is up and running the Marr Area Bus forum provides a mechanism for these to be raised and addressed. Local Councillors attend these meetings and can provide continuity from the intentions of the application to actual operation. If early morning and late night noise is a problem maybe electric vehicles could be employed for these runs?

Please consider the need for reliability of the bus service and employment of local people when this application is decided.

Susan Matthews

The Firs, Crathie, AB35 5TJ

# Comments for Planning Application 2014/0201/DET

## Application Summary

Application Number: 2014/0201/DET

Address: Land At Pannanich Road Ballater Aberdeenshire

Proposal: Erection of New Bus Depot to include Staff Welfare Facilities, Manager's Office, Fuel Pump and Bus Washing Facility and Erection of 1.8m High Fence and Gates

Case Officer: Fiona Murphy

## Customer Details

Name: Mr Angus FYFE

Address: MORVEN CROSSROADS BOULTENSTONE STRATHDON

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As a resident of the park I wholeheartedly agree with this proposal. I am pleased to see that so much effort has gone into it, as it seems to take into consideration everyone's concerns,especially what it looks like, and what it will look like years down the line. Something that wasn't considered in the development of the other industrial units across the road from this site which look weathered and neglected.

The area needs a bus depot in Ballater,hopefully this what it shall look like.

The Firs  
Khanore  
Crathie  
Ballater  
AB35 5TJ  
13/07/2014

Dear Park Planning,

Reference - Application 2014/0201/DET Erection of New Bus Depot -  
Land at Pannanich Road Ballater

I wish to support the application for the following reasons (in no order of precedence);

1. The proposed location ensures that the bus company's presence in the form of a bus depot on Upper Deeside continues a long established tradition of operator presence.
2. Moving to the Craigview Road end of Pannanich Road will provide the bus company with an up to date facility in keeping with the twenty first century (something that the current location would be unlikely to provide without considerable expenditure and in any event would not be in line with twenty first century thinking as to where a bus depot might best be located).
3. Bus company local employment will be retained which ensures that the operating staff contribution to Upper Deeside and Upper Donside is maintained with all of the benefits to those concerned. It is important that operating staff do not have to increase their commuting to work distance. Having the depot at any other than the proposed location could have a negative effect such as a considerably increased commuting distance (with its impact on the environment and lifestyle), or loss of employment (if a new location was a considerable distance away from Upper Deeside) with a consequent loss of contribution to Upper Deeside and Upper Donside.
4. Service availability and reliability should be maintained. This is particularly important for some bus users who do not have or choose not to use a private motor vehicle (bus travel is overall less environmentally damaging than private motor vehicle use). Whilst important all year round it is particularly so in winter when the bus service is for some people the only credible means of transport, the A93 road being generally kept open when B roads et cetera are not. Having the bus depot and operating staff local to Upper Deeside increases the probability that a service (particularly in the early morning) should run with minimum schedule disturbance.
5. To their credit the bus company have done much to soften the impact of the bus depot at the proposed location. In addition, the presence of long established trees to the east and north of the proposed location should as far as reasonably practicable significantly reduce any visual intrusion considered to arise from the bus depots presence. Audible intrusion should also be dampened by the above trees.

6. The proposed location has always been available as a commercial opportunity. Being occupied by a bus depot is in keeping with the above. We should not forget that whilst a bus depot in the proposed location might not be to everybody's liking there are other commercial opportunities that might be considerably less appealing to Upper Deeside. In addition, having a bus depot in the proposed location is nothing particularly unusual as on the opposite side of Craigview road there is a long established business complex.

Yours faithfully,

Martin Gilbert Ashdown

# Comments for Planning Application 2014/0201/DET

## Application Summary

Application Number: 2014/0201/DET

Address: Land At Pannanich Road Ballater Aberdeenshire

Proposal: Erection of New Bus Depot to include Staff Welfare Facilities, Manager's Office, Fuel Pump and Bus Washing Facility and Erection of 1.8m High Fence and Gates

Case Officer: Fiona Murphy

## Customer Details

Name: Mr. Francis. G.F. Duguid

Address: Tullich House Ballater

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Planning Application Number 2014/0201/DET Erection of New Bus Depot Land at Pannanich Road, Ballater.

This note is to state my support for this application, reasons being as follows :-

A reliable bus service that employs a number of local people is vital for the area.

It provides people who dont have access to a car a means to shop, access services such as health, visit friends and relatives and travel on holiday. With the weather we have reliability and information on it vastly improves with having a local depot, which is useful in summer and invaluable in winter. Local drivers bring other benefits since they naturally know more about the area and are generally more service oriented towards the locality.

Tourists use the bus, sometimes to have a rest from driving or because they are travelling car free. The bus service enables them to visit the several tourist attractions along Deeside bringing in income. Reliability is key as visitors can be caught out by the weather and waiting for hours at a bus stop, not knowing when to expect one, is not a pleasant experience.

I consider having a well-designed bus depot at an entrances to the Ballater village is something to be proud of as it shows that we are not a car only area. With no rail link this is the only form of public transport we can be seen to support.

I am aware that some people living in close proximity to the proposed new depot have concerns, however Stagecoach have taken significant steps to address them. They appear to have listened to people and made the extra investment.

The location is already semi-industrial and therefore the new depot is in keeping with this. If the bus depot doesnt go ahead it is possible that a more disruptive enterprise could.

We already have a bus depot in the heart of the village which shows that the operations associated with the depot are not a deterrent to residents.

If there are difficulties when the new bus depot is up and running the Marr Area Bus forum provides a mechanism for these to be raised and addressed. Local Councillors attend these meetings and can provide continuity from the intentions of the application to actual operation. If early morning and late night noise is a problem maybe electric vehicles could be employed for these runs?

Please consider the need for reliability of the bus service and employment of local people when this application is decided.

Thanking you in anticipation of your actions.

Francis G.F.Duguid,

Tullich House,

Tullich,

Ballater,

AB35 5SB.

17th. July, 2014.

# Comments for Planning Application 2014/0201/DET

## Application Summary

Application Number: 2014/0201/DET

Address: Land At Pannanich Road Ballater Aberdeenshire

Proposal: Erection of New Bus Depot to include Staff Welfare Facilities, Manager's Office, Fuel Pump and Bus Washing Facility and Erection of 1.8m High Fence and Gates

Case Officer: Fiona Murphy

## Customer Details

Name: mrs Kathleen Fyfe

Address: 13 sluiemohr Hawthorn Grove Ballater

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We need a new bus depot to keep the service as good as it can be, without a depot in Ballater we have to rely on buses from Aberdeen, which would result in cuts to the number of journeys per day. Also we have drivers based locally who might not be able to keep there positions if the service was moved to Aberdeen..



# Comments for Planning Application 2014/0201/DET

## Application Summary

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Address: Land At Pannanich Road Ballater Aberdeenshire

Proposal: Erection of New Bus Depot to include Staff Welfare Facilities, Manager's Office, Fuel Pump and Bus Washing Facility and Erection of 1.8m High Fence and Gates

Case Officer: Fiona Murphy

## Customer Details

Name: mrs Kerry Simmers

Address: 44 Pannanich Road Ballater Aberdeenshire

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a resident of Pannanich Road and having looked at the plans I support the application for a bus depot. I think it would be putting an abandoned over grown field of weeds to good use by not only tidying up the area and planting new trees but also continuing to provide the village with a much needed bus service.

# Comments for Planning Application 2014/0201/DET

## Application Summary

Application Number: 2014/0201/DET

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Proposal: Erection of New Bus Depot to include Staff Welfare Facilities, Manager's Office, Fuel Pump and Bus Washing Facility and Erection of 1.8m High Fence and Gates

Case Officer: Fiona Murphy

## Customer Details

Name: Mr William Simmers

Address: 44 Pannanich Road Ballater Aberdeenshire

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As a resident of Pannanich Road I support the construction of a new bus station. This transport link is essential for local people to commute to work and for visitors and tourists to visit Deeside, without which many local businesses may suffer. I am pleased to see that there is to be additional tree planting and that the building is to be green in colour which should make the project less imposing.