

AGENDA ITEM 7

APPENDIX 3

2016/0110/DET

REPRESENTATIONS

Comments for Planning Application 2016/0110/DET

Application Summary

Application Number: 2016/0110/DET

Address: Seafeld Lodge Hotel 5 Woodside Avenue Grantown-on-spey Highland PH26 3JN

Proposal: Conversion of hotel to form residential units (6no. flats and 1no. house), demolition of existing steel escape stairs and single storey extension to rear and alterations to existing building

Case Officer: David Allan

Customer Details

Name: Mr Andrew McCracken

Address: 44 Kylintra Crescent Grantown-on-Spey

Comment Details

Commenter Type: Member of Public

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

Comment Reasons:

Comment:I would refer you to the general points regarding the need for provision of allotments in Grantown on Spey in accordance with Highland Council supplementary guidance and CNPLDP supplementary guidance made in my comments on applications 2015/0394/DET and 2016/0060/DET. I believe that these arguments apply particularly strongly to flatted developments in which garden space is either private to each flat but ludicrously cramped, or communal as is shown in this particular application. Even if the extent of garden space shown is not reduced by having to respond to transport planning comments or building standards requirements by changing the layout (a common occurrence in my experience) such an area of relatively restricted and communally managed open space offers no realistic scope for residents of the proposed flats to cultivate fruit and vegetables. If the principle of the proposed use can be supported by CNPA, therefore, a proportionate developer contribution towards the provision of allotments in Grantown should be secured from the developer.

From: Stewart Grant
Sent: 20 Jul 2016 22:12:36 +0100
To: David Allan
Subject: Boundary Change

CNPA e-planning page 2016/0110/DET - proposed site plan@ A3 - Revision B

David

I am sorry to have taken so long in replying to the above and I apologise most profusely.
We have looked at the revised site plan and are happy that our boundary has been modified.
Thank you for writing to us.

Stewart and Doris Grant
Allt-na-Frithe
Woodside Avenue
Grantown-on-Spey
PH26 3JN

Comments for Planning Application 16/01532/FUL

Application Summary

Application Number: 16/01532/FUL

Address: Seafield Lodge Hotel Woodside Avenue Grantown-On-Spey PH26 3JN

Proposal: Conversion of hotel to form residential units (6 no. flats and 1 no. house), demolition of existing steel escape stairs and single storey extension to rear and alterations to existing building.

Case Officer: John Kelly

Customer Details

Name: Mr Edward Swales

Address: The Rowans, Woodside Avenue, Grantown-On-Spey PH26 3JN

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: I neither support nor object to the application, my comment lies around car parking on the site. I note that the Transport Planning Team have indicated there is insufficient parking as currently proposed and I would wish to see no on-street car parking outside of the proposed development.

Woodside Avenue is a school road with a nursery on one side and primary school on the side of Seafield Lodge Hotel and the on-street car parking is already affecting the "school run". I recognise this is difficult to control through planning and planning conditions however I would like my comment noted.

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Case Officer: David Allan

Customer Details

Name: Mr William Sadler

Address: Murree Woodside Avenue Grantown-on-Spey

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Change of use - Objection

Disputed facts:

- 1) bar and restaurant development not viable due to location - Grantown's busiest bar and restaurant is 2 doors away
- 2) unlikely to have future in current form - Ben Mhor and Firhall just opening
- 3) advertising more expensive online
- 4) facilitate economic growth: significant bed spaces remain within the town - Grantown's economy needs more bed nights ref Tourist Information in Burnfield
- 5) few large properties converted to flats (or similar) - South Church, Waterford, Tyree, Spey Valley, Strath and Coppice (in process?), Mount Barker and Palace (care homes)

Additional facts

- 1) conversion to flats very expensive because of additional insulation fire regulations etc. (ref complaints about conversion of Spey Valley)
- 2) On the market for 8 years, only two years after purchase - did price reflect turnover as business had been allowed to deteriorate.

Limited attempts to attract local trade

- 3) Hotels lying empty eg Strath is perhaps a reflection on owners and planners
- 4) There is a considerable amount of residential property on the market

Planning details for flats and house - Objection

- 1) Some plans missing from online information
- 2) Increased roof height at rear not mentioned

- 3) Potential over development with at least 20 bedrooms
- 4) Very small communal space
- 5) Not enough parking spaces. Bike spaces in no way compensates for possibly 2 cars per flat plus visitors as this is a rural location. Some accommodation very small eg 80sq m for a 2 bed flat
- 6) Potentially extreme difficulties for access both for residents and neighbours including those with shared parking and rights of way. The street is already heavily congested at times
- 7) Inevitable additional noise and thus loss of amenity
- 8) Door to flat 01 leads directly into living room and is situated right outside neighbours window
- 9) Refuse storage for flat 01 right outside neighbours' window.

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Please visit <http://www.cairngorms.co.uk/part-authority/planning/planningapplications>

Case Officer: CNPA Case Officer

Customer Details

Name: Mr Stewart Grant

Address: Ault-Na-Frithe, 6A Woodside Avenue, Grantown-On-Spey PH26 3JN

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: While we do support the proposed change of use we would like to raise the following points:

1. The boundary on the location plan is incorrect as it intrudes into our properties. The actual boundary line runs in a straight line from the small wall at the end of the car park on the Allt-na-Frithe side to Beanach at the other side.
2. Large trees in the existing hotel car park. They currently overhang the car parking area and can block light from both our properties. If they are to remain in situ who will have responsibility for them after the renovation to ensure that they are kept to a safe and manageable size for a residential area.
3. Access throughout the renovation should be kept clear at all times.

Stewart and Doris Grant, Allt-na-Frithe

and

Sheila Grant, Beanach