

# **AGENDA ITEM 6**

## **APPENDIX 2a**

**2020/003 I/DET**

# **REPRESENTATIONS OBJECTIONS**

# Comments for Planning Application 20/00322/FUL

## Application Summary

Application Number: 20/00322/FUL

Address: Former Police Station High Street Kingussie PH21 1HS

Proposal: Change of use from office to 8no flats

Case Officer: Laura Stewart

## Customer Details

Name: Mr Paul Waters

Address: Creagbeag, Ardbroilach Road, Kingussie PH21 1LQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is insufficient parking as it stands for ourselves let alone the business already in this area cars and vans are parked on all sides of Ardbroilach rd 9hrs a day and when they've done we have cars parked to use the takeaway there be even less parking space for builders if the planning permits are given

Also the noise it will generate as we have a daughter who works nights up in Inverness at the hospital

# Comments for Planning Application 2020/0031/DET

## Application Summary

Application Number: 2020/0031/DET

Address: Former Police Station Kingussie Highland PH21 1HS

Proposal: Conversion, extension and change of use of existing office building to create 8 number flatted dwellings for holiday letting use

Case Officer: Robbie Calvert

## Customer Details

Name: Mrs Cheryl Steele

Address: Lerigan Ardbroilach Road Kingussie

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have three objections to planning application 2020/0031/DET. The first is the obliteration of daylight and privacy to my bedroom, kitchen and small garden should the existing "flat" roof of the former police station be elevated. Lerigan has been a happy family home for over 30 years and values the afternoon sunshine which would be blotted out forever. Secondly, for over 30 years there has been an unwritten right of at least one vehicular space to the rear of Lerigan. I trust this would remain should the application be allowed to go ahead. Coal delivery vehicles also use the rear Lerigan access. My third concern is noise and disturbance at night. Lower Ardbroilach Road is already a very busy, congested thoroughfare during the day and ten or more vehicles squashing into the former police yard at week-end and evenings would destroy any peace the current residents enjoy and value. As much as I look forward to seeing this overgrown, neglected area being developed, a common sense and compassionate design would be appreciated.

Gillian  
Mccallum

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From: Gillian Mccallum  
Sent: Fri, 14 Feb 2020 14:15:37 +0000 (UTC)  
To: Planning  
Subject: (Highland Council ref 20/00322/FUL) 2020-0031-DET 15-16 High Street.  
Kingussie PH211HS Dear Sir/Madam

Further to my previous letter, raising our objection with respect to the neighbour notification issued 2019, the strong objections remain with reference to amendments submitted 2020 regarding 15-17 High Street, Kingussie.

As one of the neighbours to the site of the proposed development, I am of the view that the proposed conversion of the existing building to eight dwellings will have a serious effect on our existing standard of living.

The proposed dwellings would be in extremely close proximity to several residential properties including Rowanlea. The revised design shows Flats 2, 5 & 8 extending back to the existing outbuilding situated in the current "parking area". This brings the proposed residences even further forward and closer than before to the existing perimeter residences. As a result the design of the proposed development does not afford any privacy for the occupants of the existing residences. Extending the building in this way and into such a small space would undoubtedly physically impose on the residences located on Mill Road, Arbroilach Road. In fact, it would dramatically impact on the right of the existing residents to enjoy any privacy whatsoever.

It is inevitable that eight short-term term letted properties will impact in an already busy area as occupants check in and out on a regular basis. The noise and traffic associated with that is of great concern due to the acoustics of the noise in Mill Road.

Furthermore, a persistent problem with inconsiderate parking coupled with the shortage of places for residents to park their vehicles can only be exacerbated. It is so bad at present the refuse truck often abandons collections on the allotted day in Mill Road due to Arbroilach or Mill Road parking congestion making it impossible to safely reverse into the street. During the Summer the situation worsens due to tourists parking without due care and consideration to the residents here resulting in issues with access and that of delivery vehicles.

I cannot stress enough the concerns raised as the existing living environment here, in terms of traffic, noise and parking is already a challenge to existing residents.

Yours faithfully

Gillian McCallum

[Sent from Yahoo Mail on Android.](#)

17 FEB 2020

Gillian McCallum  
Rowanlea  
Mill Road  
Kingussie  
PH21 1LF

ePlanning Centre  
The Highland Council  
Glenurquhart Road  
Inverness  
IV3 5NX

10<sup>th</sup> February 2020

Dear Laura Stewart,

**Re- Planning Application Number 20/00322/FUL**  
**Proposal Address: 15-17 High Street, Kingussie PH21 1HS**

Further to my previous letter raising objections with respect to the neighbour notification issued 2019, the strong objections remain. In addition, there are further comments regarding the amended planning development proposal for eight flatted dwellings at the above site.

As one of the neighbours to the site of the proposed development I am of the view that the proposed conversion of the building to eight flats will have a serious impact on our existing standard of living. My specific objections are outlined in my previous letter (a copy of which is enclosed) and highlighted here with reference to the amended proposal.

**Proximity, Traffic, Parking & Noise.**

The proposed dwellings would be in extremely close proximity to several residential properties including Rowanlea. The revised design shows Flats 2, 5 & 8 extending back to the existing outbuilding in the current parking area. This brings the residences even closer than before to existing residential properties. The design of the proposed development does not afford any privacy for the occupants of the adjacent residential properties. In fact, it would dramatically impact on the right of the existing long-term residents to enjoy a quiet residential environment due to the impact of the potential noise of occupancy of eight dwellings and again more so than before potential traffic commensurate with short-term lettings.

Extending the existing building outwards into such a small area, literally on the doorsteps of at least four residences on the immediate perimeter of the site (including those residences located on Ardbroilach Road, High Street, Mill Road and beyond) would

undoubtedly impact on the existing neighbours. It is the right of those existing residents including myself to enjoy their garden amenities (private space is already limited or non-existent to residents) where a person has the right to a peaceful enjoyment of their home and garden and I strongly believe the proposed development will significantly impede this right.

It is inevitable there will be an impact with further eight flats, more so as intended short-lets where tenants are regularly checking in an out coupled with entering and exiting vehicles. That said, the noise and traffic associated with that, due to the acoustics on Mill Road, is of major concern. Furthermore, the problem with inconsiderate parking in Ardbroilach Road and Mill Road is so bad at present the bin collection days are regularly delayed, often for days, due to the inability of the refuse truck to access the street! Already we are forced to park elsewhere due to insufficient road width to park and we reside here on Mill Road. There is no doubt, as happens every Summer, inconsiderate parking would become intolerable as cars and mobile campers reverse and park without due care and consideration to the residents here.

I stress once more Article 8 of the Human Rights Act states a person has the substantive right to the respect of private and family life and I fail to see how this will be preserved on any level should this development go ahead. I strongly object to the revised proposal.

Yours sincerely  
Dr Gillian McCallum



Gillian McCallum  
Rowanlea  
Mill Road  
Kingussie  
PH21 1LF

ePlanning Centre  
The Highland Council  
Glenurquhart Road  
Inverness  
IV3 5NX

Dear Laura Stewart,

*(Previous proposal comments)*

**Re- Planning Application Number 19/03110/FUL**  
**Proposal Address: 15-17 High Street, Kingussie PH21 1HS**

I wish to make you aware of several strong objections with regard to the planning development proposal for eight flatted dwellings at the above site.

As one of the neighbours to the site of the proposed development I am of the view that it will have a serious impact on our existing standard of living. My specific objections are outlined as follows:

**Uncharacteristic and Overbearing Development Proposal.**

The proposed dwellings on three levels, as well as uncharacteristic to that area (a police station is currently sited there) would be in extremely close proximity to several residential properties and would be entirely out of keeping with the character of this extremely small area. The design of the proposed development does not afford adequate privacy for the occupants of the adjacent residential properties. In fact, it would dramatically impact on the right of the existing long term residents to enjoy a quiet residential environment due to the impact of the potential noise of occupancy of eight dwellings and the potential traffic commensurate with that.

Such cramming of a dominant scale three storey building in such a small area, literally on the doorsteps of at least four two storey residences on the immediate perimeter of the site including those residences located on Ardbroilach Road, High Street, Mill Road and beyond this scope would undoubtedly impact on the right of those existing residents including myself to enjoy their garden amenities (private space is already limited to residents) where a person has the right to a peaceful enjoyment of their home and garden and I strongly believe the proposed development will impede this right to enjoyment of our property. The impact of the noise of a further eight residents and the traffic associated with that number due to the acoustics on Mill Road is particularly



alarming. Article 8 of the Human Rights Act states a person has the substantive right to the respect of private and family life and I fail to see how this will be preserved on any level if this development goes ahead.

**Inadequate Parking and Contribution to Existing Traffic Congestion Issues.**

In addition, I believe the proposed development does not provide sufficient parking spaces to meet the requirements of the residents of eight flats and will only exacerbate the lack of on street parking which is already an intense issue for the residents in this area now at this present time, frequently worsened with the parking of large delivery trucks/vans serving the businesses on the corners of the main road cross, coupled with tourists attempting to park in the very area the planning proposal has allocated for the entrance to its parking area and further increase demand for this valuable residential amenity. Furthermore, the existing traffic already referred to in this context is particularly noisy and troublesome and the introduction of a new set of pedestrian traffic lights with the audio crossing signal clearly audible from my residence demonstrating the impact of further potential noise emanating from the proposed development so very close to our homes. Large delivery trucks and vans frequently reverse into Mill Road causing congestion also essential frequent oil tanker deliveries, inconsiderate parking are all fraught with potential traffic hazard safety issues worse still all of these activities are in the immediate vicinity of the proposed traffic entrance for the proposed development.

I strongly believe therefore that the proposal will significantly impact on the quality, character and amenity value of the area as outlined above. I would be grateful if the objections would be taken into consideration when deciding on this application.

Yours sincerely,

Dr Gillian McCallum

Please read this Notice carefully



### IMPORTANT INFORMATION

The Owner, Occupier or Lessee  
Rowanlea  
Mill Road  
Kingussie  
PH21 1LF

Date: 31st January 2020

## PLANNING - NEIGHBOUR NOTIFICATION

**A Planning Application has been received by the Council that may affect you.**

This Notice has been sent to you because the Council has received an application for planning permission and the site boundary lies either adjacent to your property or within 20 metres of your property. Neighbour Notification notices will not be sent to owners of land where there are no premises, these will be advertised in a local paper. (see plan overleaf).

Application Number:	<b>20/00322/FUL</b>
Application Type:	Full Application
Proposal:	Change of use from office to 8no flats
Proposal Address:	<b>15 - 17 High Street, Kingussie, PH21 1HS, ,</b>
Applicant Name:	Haynes Asset Management
Agent Name:	Fouin + Bell Architects Ltd
Agent Address:	Fouin Bell 1 John's Place Edinburgh City Of Edinburgh EH6 7EL
Case Officer:	Laura Stewart

### What to do next?

<b>View the application:</b>	You can view the application and plans online anytime, by visiting <a href="http://wam.highland.gov.uk/wam/">http://wam.highland.gov.uk/wam/</a> and searching for reference number 20/00322/FUL
	The application and plans can also be viewed electronically now during normal office hours at: Area Planning Office, Kingussie Courthouse, High Street, Kingussie, PH21 1HR
<b>Publication Date:</b>	
<b>Make Comments</b>	Comments can be made online by visiting: <a href="http://www.highland.gov.uk/yourenvironment/planning/eplanning/">http://www.highland.gov.uk/yourenvironment/planning/eplanning/</a> or comments can be made in writing and posted to: <b>ePlanning Centre, The Highland Council, Glenurquhart Road, INVERNESS, IV3 5NX</b>

**COMMENTS MUST BE RECEIVED NO LATER THAN 23rd February 2020**

Comments made on planning applications will only be taken into consideration if they are received on time and relate to planning matters. Comments made on planning applications will be made public and others, including the applicant, may read your comments. Please quote the application reference number in your correspondence.



ePlanning Centre  
The Highland Council  
Glenurquhart Road  
Inverness  
IV3 5NX  
**For the attention of Laura Stewart**

eProcure  
Date Received  
**24 FEB 2020**

Our Ref:  
Your Ref: 20/00322/FUL

If telephoning ask for:  
Alan Millar

14 February 2020

Dear Laura Stewart

**Change of Use from Office to 8no Flats  
Former Police Station, High Street, Kingussie, PH21 1HS**

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the development of these flats in this location.

The reasons for my objection is the flats are not in keeping with the rest of Kingussie and would be out of place.

The parking would be directly behind my house, 1 Mill Road, and I fear there is not enough room as residents may have more than one car each and it would overflow onto the side street where the Plumbers store is situated.

The main street has inadequacy to accommodate parking. There is already a hazard with the increased parking on the opposite side of the road on Main Street due to the local shops; the parked vehicles reduce visibility at the crossing for pedestrians. If residents of the flats have more than one vehicle they may be tempted to park outside the flats on main street due to overspill of parking at the back of the flats, this will contribute to poor visibility at both sides of the crossing.

Is there policing of parking in Kingussie?

With the change of use to flats directly behind the property at 1 Mill Road this will encroach very much on our privacy.

If the flats are being sold or rented what is the attraction for new residents? What type of work is there to offer these new residents?

Finally, please note that my submission is in respect of the proposed development. While I have taken every effort to present accurate information for your consideration, I am not a decision maker or statutory consultee, I cannot accept any responsibility for unintentional errors or omissions and you should satisfy yourselves on any facts before reaching your decision.

Yours sincerely

Alan Millar  
Resident  
1 Mill Road  
Kingussie  
Inverness  
PH21 1LF



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3 March 2020

The Planning Department  
Cairngorm National Park Authority  
The Square, Grantown on Spey

Dear Sirs

Reference: 2020/0031/DET

Location: Former Police Station, Kingussie, Highland PH21 1HS

Development Proposed: Conversion, extension and change of use of existing office building to create 8 number flatted dwellings for holiday letting use

Following detailed discussion at our recent management meeting on Monday 17th February the Directors of the Board of Caberfeidh Horizons wish to object to this planning application.

The following paragraph is a copy of the relevant minute of our discussions.

“Planning Application for the former Police Station. The second planning application for the former Police Station has been submitted to the Highland Council and called in by the Cairngorm National Park Authority. Following discussion, the Board agreed to submit a letter of objection regarding the lack of parking. The Chair was asked to draft a letter and circulate it to the Board prior to sending.”

The Board is concerned that parking provision on the plans is inadequate for the number of dwellings planned. Eight parking spaces are not sufficient for eight flats of holiday accommodation, five of which are two bedroomed. The plans should demonstrate parking and turning within the parking area. How will vehicles leave the carpark in forward gear when all the spaces are occupied?

Guests in the holiday flats will attempt to park on the side street and High Street using up limited parking spaces needed for shoppers and visitors to the town. Other public parking areas in Kingussie are time limited with restricted usage. Highland Council is consulting on bringing in car parking charges for such locations. Holiday residents would not be able to use car park facilities without considerable inconvenience.

We would like to see the former Police Station appropriately developed, making good use of a redundant building on the High Street. But this should be done in a way that is compliant with Cairngorm National Park Authority Policies and compatible with the development of Kingussie Town Centre.

Yours faithfully

A solid black rectangular box used to redact the signature of Patricia E Rimell.

Patricia E Rimell  
Chair of the Board of Directors of Caberfeidh Horizons