



Cairngorms
National Park Authority

Ùghdarras Pàirc Nàiseanta a'
Mhonaidh Ruaidh

Item 6 Appendix 2A 22 September 2023

Agenda item 6

Appendix 2A

2023/0087/DET

Representations –
General

Emma Greenlees

From: [REDACTED]
Sent: 12 March 2023 19:17
To: Planning
Cc: [REDACTED]
Subject: CNPA 2023/0087/DET - Alan Atkins

Categories: Emma G, Comments

Dear Sirs,

I write with reference to the above planning application for The Old Mart, Conglass Lane, Tomintoul.

I would like some clarification regarding essential infrastructure needs for the village in relation to the increasing demands from new housing and leisure developments in the village. This proposal is for, I believe, 29 pitches for camper vans and the conversion of existing properties into a shower block.

The development Trust have just completed a project of 12 new family homes in the village. Last year 14 camping pods came online at the top of the village, with 12 more being planned for construction.

There are also another 5 private ownership new build family homes under construction, or at planning stage, in the village.

This level of increased demand on essential infrastructure such as water supply, water and sewage treatment, power supply, internet, lighting, footpaths, waste disposal, etc. will place additional pressure on our local Council. As Tomintoul is a distant outpost of Moray Council, have they been consulted on these proposals and their likely increased costs to service the village?

Also, increased human occupation of the village, particularly in the summer months, will place additional demand on services such as policing, traffic control and medical services, all of which have been reduced in recent years. How is this to be addressed?

To conclude, while development of projects to benefit the village commercially may seem a good thing, careful consideration regarding the quality of life and the needs of those who "live" in the village, and who will not benefit financially from it, must be taken into account.

Thank you for your attention and I await your comments.

Regards

[REDACTED]

Tomintoul and Glenlivet Outdoor Bowling Club.

As the organiser behind the camp site at the bowling club, I have several points of concern regarding the new campsite proposed by the TGDT.

The first and most important is the effect it will have on our income. The camp site at the bowling has been instrumental, along with grants from other sources, in our continued existence by raising the necessary funds for a new carpet surface. Had we not been able to raise the necessary funds in this way, I doubt we would have been able to continue as we have. It has also allowed us to fit new doors and windows which were much needed, although a great deal of this money came from grants.

If our income is seriously affected by the new camp site, we would be in the same situation in a few years time. Even with this new carpet, this has been down for 4 years and the life expectancy is 15 to 20 years. In this climate in Tomintoul, that could be shorter and so we will be faced with the same problem in just a few years time. Unfortunately, that is not our only upcoming expense with renewing fencing, repairing side walls etc.

We are already this year seeing a great drop in income due to lack of bookings. This, I suspect, is down to the huge cost of living being experienced at this time. Our bookings at present are down 90%.

This brings me to the next point. I do not believe that the new proposed site needs to cater for more than 12 campervans. It has lost the opportunity to take tents which we get quite a few enquiries about. Unfortunately, we cannot take tents under our licence, and the present site rarely seems to be open. We are very rarely full to capacity, and this occurs, at the maximum, 10 times a year. What occurs most is that people will park at the Field of Hope car park or the village car park for free even though we have space. If they are reluctant to pay our prices, it is unlikely that they will be flocking to the new site to pay more.

In conversation with [REDACTED] some time back, I broached the subject of what happens to any profits from the new camp site and was told, rightly or wrongly, these profits would go to the community. I would like to know how that is going to be put in place. We at the bowling club have helped out other village organisations with funding such as the pensioners party, TAA and children's groups. If our income is depleted to a great degree by the new site, we may be unable to continue this sort of funding in the future. Will these profits do what we have been doing?

As regards the new site, I feel that it is trying to cram in as many as possible into the space and the opportunity to create a really well spaced out site with added privacy between campers has been sacrificed in the search for gold. As I said earlier, no provision has been made for tents. At this stage, it is just lines on a piece of paper, and a good draughtsman could do a better job in 10 minutes. I should know, I was one.

I am also concerned about the footpath changes. If this a public right of way, is it possible to re-route it just when you feel like it without the proper consultation. It appears that even after reinstating of this path, pedestrians are directed on to the entry road for the camp site which puts them into conflict with the site traffic. At the moment, they are able to avoid this road surface. That is not sensible. Also bear in mind that entry from the main road or past the council yard, there are no footpaths in that area for pedestrians. At the moment, traffic around this area is light and used by residents who take care. Visitors will not necessarily be aware of this.

My final word is that if you talk to the village residents, there is great concern and most do not want it. It is no use putting this out on Facebook and saying that you have consulted them when the demographics of this village is of quite elderly folk. Without proper consultation, it gives people the impression that this is a faite accompli, and they the TGDT know better what the village wants than the villagers themselves.

Emma Greenlees

From: [REDACTED]
Sent: 08 March 2023 17:01
To: Planning
Subject: 22/01873/APP

Categories: Emma G, Comments

I have concerns re application for this development as I live on The Square.

Road access /volume of traffic going from Main Street via the Fountain having to cross Conglass Lane onto an unsuitable road into the proposed caravan park.

Number of pitches

Security for residents

Water

Sewage

Lighting

Noise

The Green Lane has always been a very popular area. Any removal of that would definitely not be good.

There would appear to be very few people who realise that this application is in situ and deadline for concerns is looming. The TGDT certainly have not made residents aware. I have just found out about this earlier this afternoon, and have been in contact with Moray Council who directed me to you. Sincerely trust you will take on board my comments.

[REDACTED]

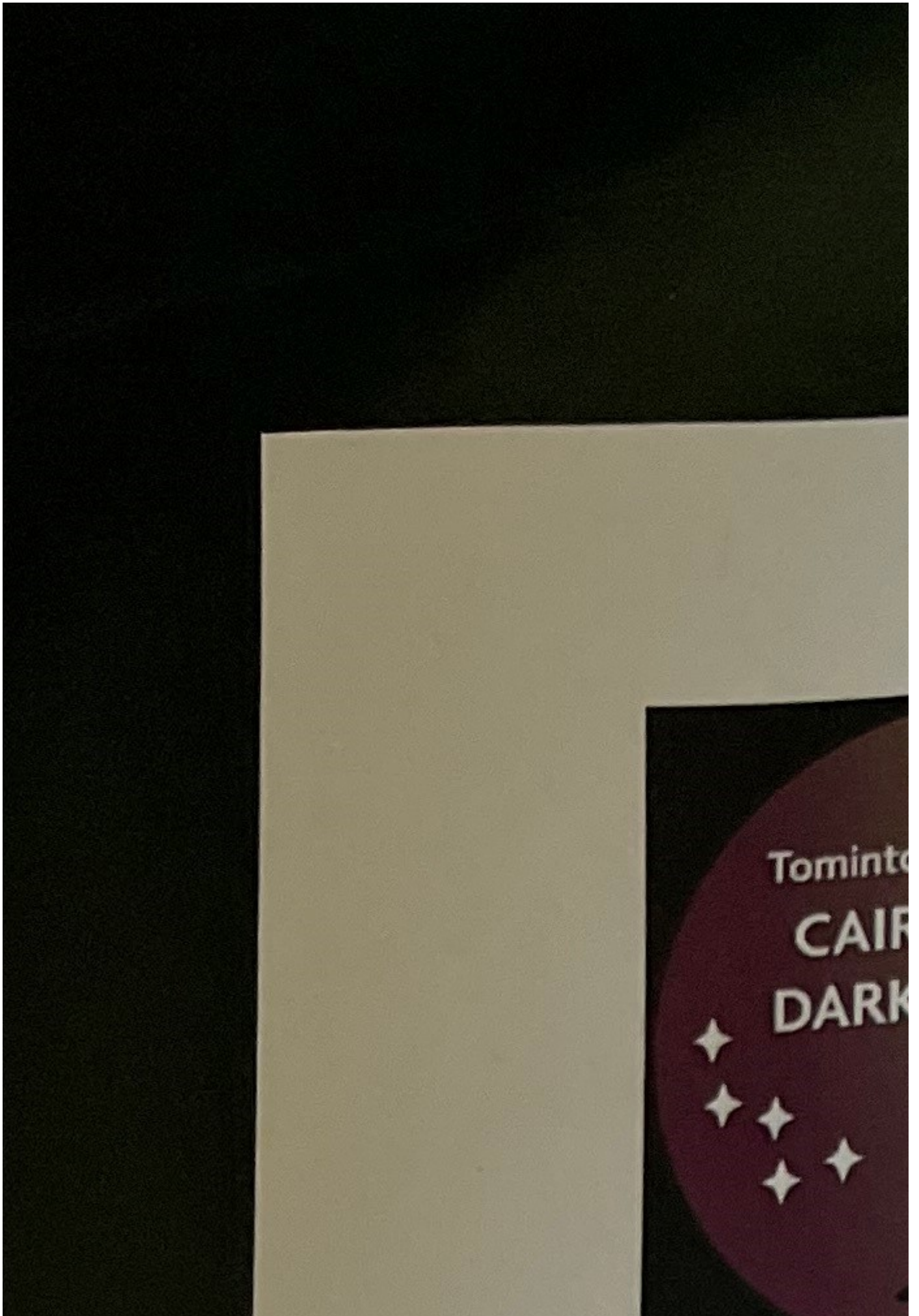
[Sent from Yahoo Mail for iPhone](#)

Emma Greenlees

From: [REDACTED]
Sent: 10 March 2023 11:51
To: Planning
Subject: 22/01873/APP

Categories: Emma G, Comments

This has just come in. Surely placement of site would cause lighting to null Dark Skies!



Also are the plans for static caravans - Open all year - A version of affordable housing? Or visitors with their own caravan/camper-van staying short term? Or caravans that are for rent instead of staying in hotels or bed&breakfast. There is already a small area benefitting the bowls green as well as pods near Crown Estate office.

[Sent from Yahoo Mail for iPhone](#)

On Wednesday, March 8, 2023, 5:01 pm, Planning <Planning@cairngorms.co.uk> wrote:

Thank you for your email.

One of our planning team will be in touch with you in due course, if necessary, within 5 working days.

Kind regards,

Planning Support