



Cairngorms
National Park Authority

Ùghdarras Pàirc Nàiseanta a'
Mhonaidh Ruaidh

Item 6 Appendix 2C 22 September 2023

Agenda item 6

Appendix 2C

2023/0087/DET

Representations –
Objections

Emma Greenlees

From: [REDACTED]
Sent: 08 March 2023 23:07
To: Planning
Subject: 22/01873/APP

Categories: Emma G, Comments

Good morning

I would like to lodge an objection into the proposed caravan site in tomintoul, We have serious concerns regarding this application for development.

Firstly no real warning was given for this. No discussion in the community, there are so many questions regarding this that has no answers. As I live right next to the proposed site I think I am entitled to ask and these be answered.

This is the road our cars are parked on for access to our house and as a blue badge holder I need close parking. I front of my house isn't an option as we have lost wing mirrors and had the cars scratched parked at the front.

The effect this could have on my house is huge,

Lighting

Noise

Water (I have zero water pressure here how you managing to get it at this site) Security (this is a massive issue) This road is badly maintained as it is. With a lot more and heavier traffic who's fixing and maintains this?

Litter

Sewage?

Access

Wildlife. Birds nest here for one.

The increase to my insurances as I'm sure this will increase. And if damage to car or property who's covering this?

The list is massive. And these issues need answered in-depth and to the satisfaction of the people who will be most affected by this poorly thought out decision.

I look forward to hearing back for you

Regards

[REDACTED]

Sent from my iPad

Emma Greenlees

From: [REDACTED]
Sent: 10 March 2023 00:41
To: Planning
Subject: Proposed Caravan Site Tomintoul
Categories: Emma G, Comments

Good Eveninh

I would like to formally lodge an objection into the proposed Caravan Site in Tomintoul.

I have serious concerns regarding this application for development of another Caravan Site at Tomintoul; especially as there has been NO consultation or discussion with the Residents living in the Village, as this impacts directly on the day to day lives of us all, & most didn't know of the Planning Application until yesterday.

First impression is that Tomintoul & Glenlivet Development Trust are trying to sneak this past the Residents before any objections can be raised which itself is objectionable as it smacks of the Trust is only interested in itself & not the Village.

The following questions need to be addressed & a full consultation with all Residents needs to be undertaken.

The big questions are;

1. Is it going to be policed, if so how?
2. Is it going to be floodlit? we are a Dark Sky Park!
3. Is 12 to be open months of the year?
4. Who will staff it?
5. Who will keep the area clean?
6. Infrastructure, water pressure in the village is bad enough.
7. Security, this is a massive issue, householders have concerns.
8. Access, the road is badly maintained as it is. Vehicle access will be vastly increased?
9. Litter, who will be responsible for clearing it up?
10. Wildlife. It is extremely close to the nesting site of Lapwings & Curlews. It could have a detrimental impact on all of these as they are designated red level nest sites.

The questions are not finite & exhaustible but these issues need answered in-depth and to the satisfaction of all individuals who will be most impacted by this ill conceived badly thought out decision. After all the Glamping Pods at the top of the Village have only recently been completed, wouldn't an expansion of this be a more viable option?

I look forward to hearing back for you with your thoughts.

Regards,



Sent from [Outlook for iOS](#)

Comments for Planning Application 22/01873/APP

Application Summary

Application Number: 22/01873/APP

Address: Old Mart Site Conglass Lane Tomintoul Moray

Proposal: Change of use and alteration to form new campsite shower facility hard standing and foul at

Case Officer: Iain T Drummond

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Drainage
- Inadequate plans
- Legal issues
- Litter
- Noise
- Parking
- Permitted Development
- Reduction of natural light
- Road access
- Traffic

Comment: How exactly are we competing with sewage? What about the dark skies status, traffic, maintaining roads, removing of historical walks, the traffic safety, noise, we exactly are we not upgrading the current site, no real facilities in this village. No real places to eat etc, this is not the correct site for this. Wildlife conservation lists go on.

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Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Drainage
- Noise
- Over-development of site
- Permitted Development
- Precedent
- Reduction of natural light
- Road access
- Traffic

Comment: Hello, whilst I am not against any development bringing more visitors / customers to our village this development is far too large for the proposed area and below are my reasons against it.

1: called a campsite where are the areas for tents? Young families that can't afford posh caravan camping? Promised for original site next to the Games site

2: who is going's to manage it, take bookings, clean away rubbish etc etc or will it be " farmed out" like the wig warms

3: why was there no meeting called to discuss this in an open forum

4: what will happen to the chemical waste disposal from caravans & camper van

5: There will be plenty of light pollution and this a dark sky area and heavily publicised as such

6: Impact of nesting birds such as lapwings & oystercatchers which nest in the adjacent field

7: Entrance to the site is not appropriate for that amount of traffic

I await your comments to these valid points and suggest you hold a meeting in the village to discuss further! We live here and it only fair that we have our say on something that has been

pushed through and carefully hidden without consultation

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Address: [REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Contrary to Local Plan
- Litter
- Noise
- Over-development of site
- Reduction of natural light
- Road access
- Road safety
- Traffic

Comment: No chemical waste disposal. Light impact of 28 camper vans in dark sky area. Impact on ground nesting birds which are prevalent in the area. On site management required to prevent over occupation. Access road will have a detrimental affect on residents. The ability of local businesses to provide hospitality services for this amount of additional visitors. The high number of existing holiday impacting the availability of workers caused issues in the last holiday season.

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Case Officer: Iain T Drummond

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Contrary to Local Plan
- Litter
- Noise
- Traffic

Comment: There is a SSI lapwing nesting site adjacent to the property. Excessive noise within the site itself and traffic to and from the proposed caravan site would be detrimental to the ecological environment of the adjacent site.

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Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Drainage
- Litter
- Loss of privacy (being overlooked)
- Noise
- Road access
- Road safety
- Smell
- Traffic

Comment: The traffic would increase considerably around our residence and this will put forward a significant safety risk for my children who play near the area. The loss of privacy and the increase in noise levels will significantly increase, this will also negatively impact the birds that nest in the area, causing them to leave the area for a quieter more secure environment. The hugely increase number of people in the vicinity will increase the amount of litter in the area and the levels of after hours noise pollution and unsociable behaviour will negatively impact my young children. I do not believe that the increase in visitors to the area will outweigh the negatives that this proposed development will cause. Many thanks for your time

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Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Litter
- Noise
- View affected

Comment: I strongly object to these plans. The existing caravan site has more than enough room to be developed (if it must be) where it is currently located. The increased noise and potential litter is a concern whichever location is chosen, as is the potential for noise at unsociable hours.

My main concern however is the encroachment into an area of countryside that does not have to be disturbed, the added lighting from both new buildings and increased usage will unquestionably have a negative impact on a dark sky sight which Tomintoul is known and loved for.

There is no reason to develop that piece of land.

Emma Greenlees

From: [REDACTED]
Sent: 02 April 2023 11:55
To: Planning
Subject: Re: Tomintoul

Categories: Comments

As I have received no acknowledgement regarding my email dated 14th March 2023 I have included the contents again.

I am aware that this is a time limited situation and so not want to miss opportunities to discuss this with planning

On Tue, 14 Mar 2023, 11:48 [REDACTED] wrote:

I am writing to make my objection against the proposed plans for a caravan site within the village boundary.

I live at 10 Conglass Ln, Tomintoul, Ballindalloch AB37 9HU, UK. This puts me in the impact zone for these proposed plans.

1) water and sewerage

We have an antiquated water and sewerage system in the village. The water pressure is already low enough to cause issues for people living here. How is this going to be mitigated?

The sewerage and drain system has required emergency call outs multiple times in the last 12 months. How is this going to be improved before further demands are made on it?

Will local people be subsidised for the impact that further demands will have on the current systems?

2) electrical system

The village experiences multiple power cuts a year due to an electricity network that is listed as being upgrading.

How are the further demands on the system going to be addressed? Will the local people be subsidised if this causes a problem?

3) roads and other infrastructure

The proposed site is down a small side road alongside a property in conglass lane. Conglass lane is not on the gritting route, and is not suitable for increased traffic. Parking is on- street leaving a single carriage way for all traffic. The road is soft shouldered with no marking and no disability spaces. The further roads currently include two snow roads, and a damaged bridge.

Who is going to be responsible for the increased damage to the road system? Currently it's paid by council tax, but will we be left with further damage, increased bills and no recompense?

How would we have these issues mitigated? How will we ensure the roads are maintained? Who will cover increased car insurance costs due to increased traffic?

4) environmental

i) wildlife, nesting site

The proposed site is a lapwing and oystercatcher nesting site, both Classified in the UK as Red under the birds of Conservation Concern 4: the red list for birds (2021) Priority Species under the UK Post-2010 Biodiversity Framework. Both species are listed as specially protected by Scottish law

The birds are already at risk. How will the impact on them be mitigated? Nesting is between March and July. How will the site prevent impact on this vulnerable species? Will the building only take part out with breeding? Will it only run July to February? Or is this another natural loss at the hands of capitalism?

The increased human interaction, pet animals and building work will damage this vital site. The area is also used as a breeding site for multiple other wild birds and waders. The environmental impact on such a vulnerable species is inexcusable.

ii) traffic

What considerations have been made to mitigate the impact of increased traffic in the national park? The carbon emissions of increased vehicles. Disruption to access is also a risk, and needs to be prevented.

iii) light pollution

A big point of pride for the area, is our participation in the Dark Skies zone programme. The village has reduced nocturnal lighting in order to support this. Only a few days ago we received a letter from the Crown Estate office informing us that our status is at risk and outlining how we can help maintain it.

How is adding 28 further sources of nocturnal light, right next to the dark skies viewing site going to support us in staying part of this? Considering that the dark skies status brings visitors and money into the local economy.

The site will not only be producing light from the toilet blocks but also each individual caravan, on site lighting which will be necessary for safety.

The Mobile homes, model standards for residential site licences: part 3 explanatory notes on the model standards 14.1 states that : It is expected that site license holders must provide and maintain electrical lighting throughout the site to enable visitors and residents to move around safely by roads and footpaths. This would typically comprise suitable lighting columns along roadways and illumination around and within utility buildings used by residents.

This in itself is contrary to the dark skies ethos. In failing to adequately light the site, it would be contrary to the licensing legalities. However in doing so, it would be detrimental to the dark skies park, and impact on the neighbours by way of nuisance light.

To lose the dark skies status would have a massive detrimental effect on the whole park.

It is also worth considering the statutory nuisance legalities due to the impact of light produced and local residences.

The camping and caravanning club state that direct line of site within 50m of residential properties would be considered risk for a detrimental effect. While they will not be running this site, their expertise shouldn't be ignored.

iv) pollution and litter

Looking at the data collected regarding similar parks in the trossachs, we can see that littering is increased in every site used. How is this going to be mitigated? Who will be responsible for increased litter? If it blows off the site? We also have been tackling dog fouling around the village. The proposed plans will lead to increased animals walking in and around the village. Will the site be clearing any increased fouling?

v) noise

28 caravans. Not known for their sound proofing. This is a massive sound issue for those living next to the site. How will this be prevented from causing damage to local peoples right to peaceful enjoyment? Campsites frequently receive noise complaints, looking at the data available, noise complaints have been made by neighbours in nearly every similar arrangement across the UK.

5) local impact

The increased noise, litter, traffic, light and disruption is going to cause an impact on the residential properties alongside the proposed plans.

6) lack of open planning information or community discussion

There has been no public discussion on these plans, they were not made public knowledge. There's been very little open communication with the people who are going to be most affected. The website with the plans on keeps giving error messages. There are contrary maps between the site and the info given to direct neighbours. The version given to the neighbours is a larger area than that given to the public. See attachment.

7) policing

How is the site going to be policed? We are 40 minutes from Rothes police station, 25 from Grantown. What are the plans to mitigate increased crime and vandalism? If there are issues over night, who will be responsible? Who will be available to ensure quiet hours are maintained? Who will be responsible for keeping light to a minimum? Once the site is in place, its possible to make complaints but realistically it will be too late. This is evidenced in other similar sites

8) current camping space

The village already provides a camping space. This will be impacted by any competitors.

9) current accommodation in village

The village has multiple places of accommodation from the youth hostel to bed and breakfasts to a hotel. Is there any need for further accommodation or any evidence that it is required?

10) financial implications on local community.

These plans, if put in place, will have a negative economic impact on the local community. House prices are negatively impacted by these developments. Movement between council houses is reduced. Car and domestic insurance increases.

Dark skies organisations requirements are : "The core area must provide an exceptional dark sky resource, relative to the communities and cities that surround it, where the night sky brightness is routinely equal to or darker than 21.2 magnitudes per square arc second." (<https://www.darksky.org/our-work/conservation/idsp/become-a-dark-sky-place/>)

This will be drastically impacted by the proposed plans.

Add in the damage to the roads, increased litter, public nuisances, the entire idea is a mockery of the local community. I would suggest that the idea was kept quiet because of fear of community discussion.

There are other possible sites in the local area that won't have the same negative impact on the environment, nesting, local population or dark skies.

Thank you for your time,

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