

Marie Duncan

From: John Macpherson [REDACTED]
Sent: 23 June 2010 13:29
To: Planning
Subject: Planning Application Comment

Cairngorms National
Park Authority

23 JUN 2010

PW RECEIVED JM

Dear Sirs,

07/444/CP - PLANNING APPLICATION FOR ERECTION OF 25 DWELLING HOUSES AT SITE AT GLENSHEE ROAD, BRAEMAR

Further to your letter enclosing plans for the above dated 7th June 2010, Braemar Community Council considered this application at its meeting of 21st June 2010.

While the councillors agreed that the designs were a vast improvement on the previous application it is very strongly of the opinion that the developer should either build to the existing planning permission or restore the site and depart. Since the original planning permission was granted at a time when there were no other applications for housing on the table there have been two other significant developments granted, one of which is already under way. Since Springfield have chosen not to proceed in the meantime things have moved on. This community no longer needs these houses, private or low cost, and has for some time been complaining about the "trashed" site that we have had to live with in the meantime and that our visitors have had to view from the main entrance to this village. We have some 17 low cost housing units in other developments which more than meets current needs though they are of little value to the community since there is little or no reflection of current community needs in their allocation. Our real need at present is some small business units.

In short we have to accept Springfields current permission but are not minded to condone anything else. This developer, who has never made any attempt to communicate with this community, needs to realise that he cannot assume that changes and modifications are a given. Build as agreed or leave is the message from this council.

I hope that this will help in your deliberations

Yours faithfully

John Macpherson,
Chairman
Braemar Community Council

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To CNP 20/11/07

Home » Tools and Resources » Internet Enquiries

Reply Reply with History Forward Make Private Actioned No Action Required

E-Mail Enquiry

Class: Planning Applications - Marr

To: ma.planapps@aberdeenshire.gov.uk

CC:

From: [REDACTED]

Date: 15/11/2007 12:51:27

Subject: [ACE/131958] SPRINGFIELD DEVELOPMENT BRAEMAR

Status: Actioned

Owner: No Owner Assigned

(Individual dealing with the Enquiry.)

Age: 0

(in work days)

Comments: Printed off for Marr mail, marked Actioned, ack via SX3 - 15/11/07 KLT

Change Class

Change Status

Change Owner

Edit Comment

Enquiry Text

The Area Planning Officer Balnellan House
 Mar Area Braemar

ACK 20/11/07

REPRESENTATION

2007/1373

Proposed Springfield Development

In the original plans for this development it was proposed that one three bedroomed house be built to the south of of my property, somewhat restricting the views that I am used to. This I accepted, had no objection to, and considered the the development as a whole was well planned. I must however object most strongly to the new proposed plans in that it is now planned to replace the above mentioned house with a solid wall of four houses which will overshadow this property and block any possibility of the smallest view.

D.J.Sharp

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History

- 15/11/2007 12:51 Enquiry (Current Document)
- 15/11/2007 13:09Automatic Reply
- 15/11/2007 14:26Status Change

Cairngorms National Park Authority
Planning Application No. 07/444/CP
REPRESENTATION
ACKNOWLEDGED 20 11 07

Gordon & Barbara Rattray
3 Balnellan Road
Braemar
Aberdeenshire
AB35 5YE

22nd November 2007

Planning and Environmental Services
Aberdeenshire Council
Viewmount
Arduthie Road
Stonehaven
AB39 2DQ

ABERDEENSHIRE COUNCIL
PLANNING AND ENVIRONMENTAL SERVICES

26 NOV 2007

RECEIVED

Ack - 27/11/07
REPRESENTATION
APP/2007/4373

Dear Sirs

Applicant's Name – Springfield Properties plc
Erect 38 Houses with Associated Parking Glenshee Road, Braemar AB35 5YQ

We are writing to register our opposition to the above proposal on the following grounds.

- 1) **Style of Houses**
Perhaps would be more appropriate to a Spanish Golf Course development.
Maybe this demonstrates the intention of Springfield Properties to market these as holiday homes.
- 2) **Density**
The proposed density of housing is completely out of character for Braemar. It is at least twice the density of Balnellan Road/Balnellan Place which should be regarded as maximum density for the village.
- 3) **Traffic**
This amount of houses must create a major increase in traffic flow significantly close to Braemar Primary School.
- 4) **Overshadowing/Privacy**
This density of housing will definitely have an overshadowing and privacy impact on the houses backing onto the site.

We were content with the existing planning permission for 20 houses on this site and urge you to stipulate that anymore than this would be overdevelopment.

Yours faithfully

Gordon & Barbara Rattray

Reply Reply with History Forward Make Private Actioned No Action Required

E-Mail Enquiry

Class: Planning Applications - Marr

Change Class

To: ma.planapps@aberdeenshire.gov.uk

CC:

From: [REDACTED]

Date: 26/11/2007 20:55:35

Subject: [ACE/133850] Comment on application APP/2007/4373

Status: Actioned

ABERDEENSHIRE COUNCIL
PLANNING AND ENVIRONMENTAL SERVICES

Change Status

Owner: No Owner Assigned

(Individual dealing with the Enquiry.)

27 NOV 2007

Change Owner

Age: 0
(in work days)

RECEIVED

Comments: Printed off for Marr mail, marked Actioned, ack via SX3 - 27/11/07 KLT

Edit Comment

Enquiry Text

A comment has been submitted via the Aberdeenshire Council planning register:

Ref: APP/2007/4373

Ref Link: http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2007/4373

Name: Barry Morris

Address:

Choinnich House

Invercauld Road

Braemar

AB35 5YP

[REDACTED]

Comment Type: object

Comment:

The houses look squashed in and totally out of keeping with the rest of the village.

There is NOT enough employment in the area for this size of development, also the school and health centre would not cope with this increase in the population of the village. There are applications for other developments in the village, the character of the village would be ruined if this goes ahead. Surely this is not in keeping with the cairngorms national park plans?

Submitted: 26/11/2007 20:55:35

Ack - 27/11/07
REPRESENTATION APP/2007/4373

History

26/11/2007 20:55 Enquiry (Current Document)

26/11/2007 21:23Automatic Reply

27/11/2007 08:52Status Change

Cairngorms National Park Authority
Planning Application No. 07/444/CP
REPRESENTATION
ACKNOWLEDGED 29 11 07

JR

John and Kathleen Kinsella
Schiehallion House
10 Glenshee Road
Braemar
Aberdeenshire
AB35 5YQ

21 NOV 2007

RECEIVED

Monday, 19 November 2007

Planning Department
Marr Area
Viewmount
Arduthie Road
Stonehaven

ACK 22/11/2007

REPRESENTATION
APP/2007/4373

kathleen.6@tiscali.co.uk

Concerns proposed New Development Glenshee Road Braemar - Springfield Properties

APP/2007/4373

First impressions from plan - is this a site on the Mediterranean Coast - the designs look like what you would expect to see round a Spanish golf course or European holiday development complex.

38 houses - we feel this is too many for size of area, which will not be in the tradition of Braemar village/rural setting. The developer, in order to squeeze this number of houses in, shows house types which look much higher & narrow and not characteristic of this area. Arising from this number of new homes there could be problems to surrounding properties from noise and danger from the added traffic and this increased traffic will be an added hazard going onto and coming in from the main road the A93 and also roads leading to the primary school close by. As we run a Bed and Breakfast business adjacent to this we are quite concerned that this will affect our business. Also the views from our guest rooms are going to be spoiled and many visitors comment on the lovely open views and how peaceful it is.

We are also concerned about the drainage from our property - the original plan showed an infiltration ditch along the western boundary of our property - water drains naturally from our property to the west - we hope this will not be affected by the new development.

A development of this size will have the added effect of upsetting the natural balance of the environment within the area. Hopefully the developers will be sympathetic to the red squirrels, pheasants and all other wildlife which are prevalent to the area while the area is under construction. We have already seen the felling of nearly all the trees including the one we watched the woodpeckers nesting in during the springtime (2007).

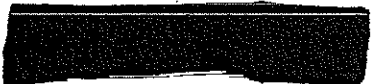
We note from the new submitted plan that the area is now going to be fenced by post and wire fences on most of the boundaries - only deer fencing remain the same as before. Previous plans showed wooden fencing surrounding development.

A further concern is the effect the development will have on the ethos of village life. Braemar does need new housing to keep the young in the village and encourage people to live and work here permanently. But will the amenities within Braemar be able to cope with this development, plus all the other proposed developments? There is very little employment in the area - perhaps this is an area the developers should look into. If all the proposed developments go ahead, we are looking at nearly 100 new houses, 25% of these low cost/rented accommodation. Does Braemar need this? It will totally change village life here as we know it. Village/rural communities have a very sensitive way of life and this must be taken into consideration for the sake of the local population, many of whom are elderly. Further to this, would the school, shops, doctor's surgery, bus service and other local amenities cope with this influx of all these new residents?

We also note the newly submitted location plan has not been update with our details, although we have notified Springfield of change of ownership.

We hope our letter of concern will be noted and a response would be appreciated. We are off on holiday from the 24th November to the 7th December.

Yours sincerely



John & Kathleen Kinsella

Cairngorms National Park Authority
Planning Application No. 07/444/CP
REPRESENTATION
ACKNOWLEDGED 29 11 07

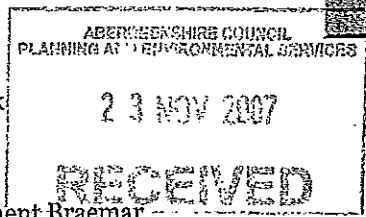
JR

Home » Tools and Resources » Internet Enquiries

Reply Reply with History Forward Make Private Actioned No Action Required

E-Mail Enquiry

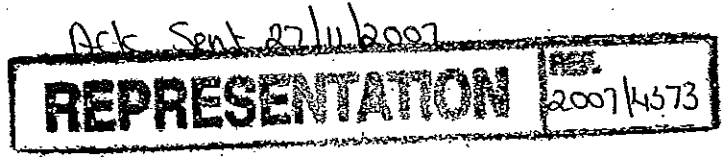
Class: Planning Applications - Marr
 From: [REDACTED]
 CC: ma.planapps@aberdeenshire.gov.uk
 Date: 22/11/2007 22:25:31
 Subject: [ACE/133386] Springfield development Braemar
 Status: Actioned
 Owner: No Owner Assigned
 (Individual dealing with the Enquiry.)
 Age: 0
 (in work days)
 Comments: Printed off for Marr mail, marked Actioned, ack via SX3-23/11/07 KLT



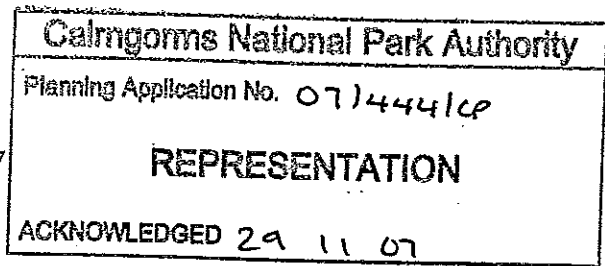
Change Class
 Change Status
 Change Owner
 Edit Comment

Enquiry Text

John and Kathleen Kinsella
 Schiehallion House
 10 Glenshee Road
 Braemar



Aberdeenshire
 AB35 5YQ
 Thursday, 22 November 2007



Planning Department
 Marr Area
 Viewmount
 Arduthie Road
 Stonehaven



APP/2007/4373

Objections / concerns proposed New Development Glenshee Road Braemar – Springfield Properties

First impressions from plan – is this a site on the Mediterranean Coast – the designs look like what you would expect to see round a Spanish golf course or European holiday development complex.

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business adjacent to this we are quite concerned that this will affect our business. Also the views from our guest rooms are going to be spoiled and many visitors comment on the lovely open views and how peaceful it is but we believe 'spoiled views' don't count!!.

We are also concerned about the drainage from our property – the original plan showed an infiltration ditch along the western boundary of our property – water drains naturally from our property to the west – we hope this will not be affected by the new development.

A development of this size will have the added effect of upsetting the natural balance of the environment within the area. Hopefully the developers will be sympathetic to the red squirrels, pheasants and all other wildlife which are prevalent to the area while the area is under construction. We have already seen the felling of nearly all the trees including the one we watched the woodpeckers nesting in during the springtime (2007).

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Yours sincerely

John & Kathleen Kinsella

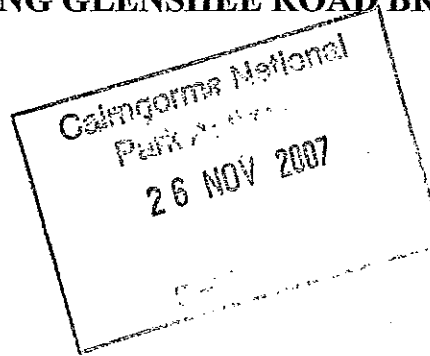
History

22/11/2007 22:25 Enquiry (Current Document)
 22/11/2007 22:46 ...Automatic Reply
 23/11/2007 10:38 ...Status Change

Cairngorms National Park Authority
Planning Application No. 07/393/CP
REPRESENTATION
ACKNOWLEDGED 26 11 07

6 Braemar Place,
Aberdeen AB10 6EP.
23rd November, 2007.

NEIGHBOUR'S REPRESENTATION
SPRINGFIELD PROPERTIES
38 HOUSES WITH PARKING GLENSHEE ROAD BRAEMAR



Cairngorm's National Park,
Albert Memorial Hall,
Station Square,
Ballater AB35 5QB.

Dear Sir/Madam,

I am the owner of the house called Ballochbroek, which borders on the proposed development above. I have only just received details of the proposed development and would like my views to be considered, as I can perceive there to be problems arising in the future and I have highlighted my concerns below.

- **Drainage Problem**

The plans show a **detention basin**, which seems to be another name for a soak-away. This soak-away is designed to disperse surface water from the roofs, driveways and roads of the proposed 38 houses and is intended to disperse one day's rain in 24 hours. The site, which seems to be a marshland at the A93 end is also to be drained by an open ditch, which also deposits rain fall from the proposed gardens adjacent to my property. Both the soak-away and ditch are terminated about 13metres from my front door. This means that all the excess water is dumped from the proposed site causing a real danger of damage of the excess water in and on my fwe and house.

- **Common Area**

The proposed soak-away/pond is to be built in a public secluded area within the proposed housing development and is bounded by two gable ends. The post and wire fence on my boundary is completely inadequate for the security of my property. The proposed housing development will have little common/play areas and child security, noise, vandalism, dumping of waste and litter could result in a very serious problem.

- **Maintenance**

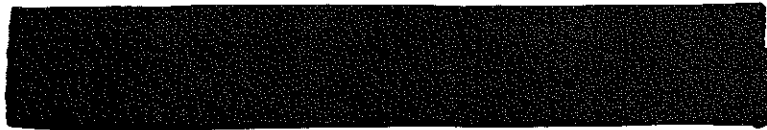
I was informed that the local authority would not be responsible for the maintenance of the housing development when completed. I would like to know the future arrangements for maintenance of the fence, the pond/detention basin, water filters etc.

- **Traffic**

Access to my property is by a narrow private road, which is not maintained by Aberdeenshire Council. This private road is heavily used as a 'rat run' by traffic driving from the village to the A93. This private road will also be the shorter route from the development to the village and this can only lead to further deterioration of the road surface.

I look forward to hearing from you in due course.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

Cairngorms National
Park Authority
24 JUN 2008

RECEIVED

Cairngorms National Park Authority,
Albert Memorial Hall,
Station Square,
Ballater AB34 5QB.

6 Braemar Place,
Aberdeen AB10 6EP.
21st June 2008.

Cairngorms National Park Authority
Planning Application No. 07/444/CP
REPRESENTATION
ACKNOWLEDGED 24 6 08

HOUSE DEVELOPMENT AT GLENSHEE ROAD BRAEMAR

Dear Sir/Madam,

I am the owner of Ballochbroek, a private bungalow adjacent to the ongoing development of 38 houses by Springfield Properties on the Glenshee Road Braemar.

Excavation took place and ditches were dug allowing the site to drain into the culvert adjacent to my property last year. (See enclosed photographs.)

Last week I observed that the entrance to the culvert is now buried under a pile of boulders, which blocks the site drainage. (See enclosed photographs.)

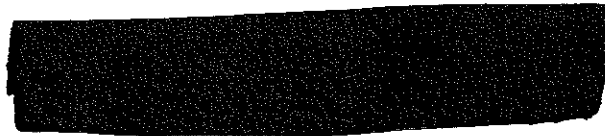
Although work on the site seems to have come to a halt, rain continues to fall and proper drainage should be insured to prevent excessive water ingress into my property and the possible associated damage.

As this drainage system is now in a built-up area a proper maintainable drainage system should be installed now.

As the authority supervising the site, I would urge you to pursue with urgency the completion of an effective maintainable drainage system, before my property is damaged by water ingress.

I look forward to hear from you in the very near future regarding this urgent matter.

Yours faithfully,



Enc. 4 photographs