

Appendix 2

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E-Mail Enquiry

Class: Planning Applications - Marr
 To: ma.planapps@aberdeenshire.gov.uk
 CC:
 From: no.reply@aberdeenshire.gov.uk
 Date: 25/03/2013 16:22:42
 Subject: [ACE/490995] Comment on application APP/2013/0703
 Status: Actioned
 Owner: No Owner Assigned
 (Individual dealing with the Enquiry.)
 Age: 0
 (in work days)
 Comments: Printed for Marr mail, changed to 'Actioned' as letter of rep. will be ack. via SX3 - 25/03/13 - LT

ABERDEENSHIRE COUNCIL
 26 MAR 2013
 Change Class
 Change Status
 Change Owner
 Edit Comment

Enquiry Text

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

Ref: APP/2013/0703
 Ref Link: http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2013/0703
 Name: Irene Didcock
 Address:
 Clunie Mill
 Invercauld Road
 Braemar
 AB35 5YP
 Telephone:
 Email: NO EMAIL ADDRESS SUBMITTED - PLEASE RESPOND BY TELEPHONE OR LETTER
 Comment Type: object
 Comment:



ACK - 02/04/13
 REPRESENTATION REF: APP/2013/0703

I consider this large extension of the building to be an overdevelopment of the site. It results in a loss of open space around the building to the detriment of the spacial pattern and character, and appearance of Braemar Conservation Area.

Looking at the size of the kitchen and seating areas we have concerns that the cafe may become the predominating use of the site. We have particular concerns about diners/smokers sitting outside generating increased levels of activity and noise to the potential detriment of neighbouring residential amenity. I am also concerned that our external sitting area maybe overshadowed by the size of the building and be overlooked by the large glazed doors on the north west elevation.

I am also concerned about cooking smells and the additional burden of a cafe use and toilet facilities will have on the communal drain which passes through our property, having experienced a backup into our house in the past. I would like confirmation from Scottish Water re. this application.

Submitted: 25/03/2013 16:22:42

History

- 25/03/2013 16:23 .Enquiry (Current Document)
- 25/03/2013 16:52 Automatic Reply
- 25/03/2013 17:00 Status Change

EXP. 11.4.13

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E-Mail Enquiry

Class: Planning Applications - Marr

To: ma.planapps@aberdeenshire.gov.uk

CC:

From: [REDACTED]

Date: 19/03/2013 09:32:40

Subject: [ACE/489335] Comment on application APP/2013/0703

Status: Actioned

Owner:

(Individual dealing with the Enquiry.) No Owner Assigned

Age:

(in work days) 0

Comments: Printed off for Marr Mail, marked Actioned, letter of rep, ack via SX3 - 19/3/13 KLT

Change Class

19 MAR 2013

Change Status

Change Owner

Edit Comment

Enquiry Text

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

Ref: APP/2013/0703

Ref Link: http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2013/0703

Name: Sandra and Iain Geddes

Address:

7-9 Invercauld Road

Braemar

Telephone: [REDACTED]

Email: [REDACTED]

Comment Type: object

Comment:

We own Auld Bank House, a listed building (see Policy 10 of CNPA), and also the Gathering Place Bistro which is situated in the basement of our property, with an conservatory.

We strongly object to this proposal from our immediate neighbour, and for the following reasons.

1. The huge size of the building will totally dominate and overwhelm the existing buildings, according to CNPA Authority Policy 10, as this is being built in a conservation area, it should be in character with existing buildings.
2. Scottish Planning Policy Paragraph 33, emphasises that the development should "operate with the purpose of increasing "sustainable" economic growth. This current proposal from an established operator now to have a cafe will of course have a major impact on the "more than" adequate eating establishments that are already here.
3. The parking facilities already there will be totally inadequate. Customers will park (as they do at the moment,) randomly and on the busy A93 and Braemar junction, thereby preventing coaches and delivery lorries from turning, for years this had been a dangerous situation.
4. Having researched CNPA Planning Papers, we see that according to policy 16, section 7, that planning "must protect the amenity enjoyed by neighbouring properties and not overlook or overshadow garden ground.
5. On a personal point the proposed development will have a very large balcony which will remove privacy from my own home and will overshadow and dwarf our existing conservatory and garden

Trusting that these points will be taken, in relation to this (oversized and out of character) development.

Sandra and Iain Geddes

Submitted: 19/03/2013 09:32:40

History



ack-27/03/13
REPRESENTATION REF APP/2013/0703

EXI 11.04.13

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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: 18/03/2013 11:59:54

Subject: [ACE/489095] Comment on application APP/2013/0703

Status: Actioned

Change Class

Change Status

Change Owner

Owner: No Owner Assigned
(Individual dealing with the Enquiry.)

Age: 0
(in work days)

Comments: Printed off for Marr mail, marked Actioned, ack let of rep via SX3 - 18/03/13 EAC

Edit Comment

Enquiry Text

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

Ref: APP/2013/0703
Ref Link: http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2013/0703
Name: IAIN HAIR
Address:
MOORFIELD
CHAPEL BRAE
BRAEMAR
AB35 5YT
Telephone: [Redacted]
Email: [Redacted]
Comment Type: object



Obj - 27/03/13
REPRESENTATION REF APP 2013/0703

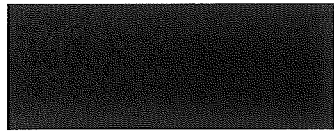
Based on the Application form submitted I would wish to object to this proposal as set out on the basis that , it may misleading and lacks clarity of purpose.:

- a. is it misleading -My understanding is the primary commercial reason for this application is to create a 40 seater cafe/ restaurant?. This does not seem to be stated in the application.
 - b. Traffic / Parking implications - the application states there will be no changes to parking/ traffic volumes. Again this would seem to be misleading. A 40 seater restaurant/ cafe must generate substantial traffic and no extra parking is proposed.
 - c. Unsuitable location - the proposed site is located close to the only junction from Braemar to the main A93 which carries all of the bus, commercial vehicle and car traffic in and out of the village . This is a poor junction and already has access issues / parking problems / restrictions created by an adjacent restaurant: a sweet / shop on the other boundary; a bank; a fast food outlet directly opposite and a number of nearby retail outlets within 50m. There is a public car park 100m away but this is behind other shops and currently very few customers of the existing food outlets use this facility preferring to park 'at the door'
 - d. There is also a lack of clarity about opening, the opening hours, these are stated as 9. - 6.00pm but later it is suggested that evening may be required. Does this mean that an Alcohol Licence will be required/ requested as a consequence. What is the full picture.
- Submitted: 18/03/2013 11:59:53

History

EXP. 11.04.13

THE LOG CABIN ^{MSF}
KINDROCHIT DRIVE
BRAEMAR AB35 5YU
20/3/13



AREA PLANNING OFFICER,
NEWMOUNT, ARDUTHIE,
STONEHAVEN AB39 2DQ

AGREEMENT
PLANNING ACT
22 MAR 2013



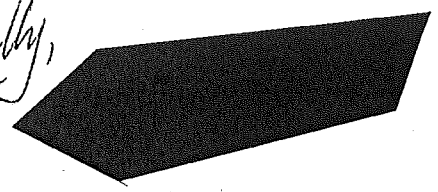
Dear sir,

I wish to submit an objections to the proposal to alter and extend the Mountain Sports shop and form a cafe' on Invercoul road. APP/2013/0703

I feel the building would be too large and dominating in relation to existing buildings and would not be in keeping with an approach to the village unchanged for many years. I also foresee an issue with parking and traffic issues. Parked cars already create a problem for touring buses negotiating the sharp turn into the village from the Perth road.

When existing eating establishments are having a lean time, I wonder if such a development is necessary anyway.

Yours faithfully,



Arch - 27/03/13
REPRESENTATION REF/APP
2013/0703

11.04.13

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E-Mail Enquiry

Class: Planning Applications - Marr
To: ma.planapps@aberdeenshire.gov.uk
CC:
From: [REDACTED]
Date: 20/03/2013 09:41:38
Subject: [ACE/489676] Comment on application APP/2013/0703
Status: Actioned
Owner: No Owner Assigned
(Individual dealing with the Enquiry.)
Age: 0
(in work days)
Comments: Printed for Marr mail, changed to 'Actioned' as letter of rep. will be ack. via SX3 - 20/03/13 - LT

[Change Class](#)

Ack - 27/3/13
REPRESENTATION REF APP/2013/0703

[Change Status](#)

[Change Owner](#)

[Edit Comment](#)

Enquiry Text

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

Ref: APP/2013/0703
Ref Link: http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2013/0703
Name: Roger Sudworth
Address:
 7 Castleton Terrace
 Braemar
 Aberdeenshire
 AB35 5ZR
Telephone: [REDACTED]
Email: [REDACTED]

21 MAR 2013
 RECEIVED

Comment Type: object

Comment:

Having looked at the planning proposals, I consider that this building extension to be both entirely out of character, and also out of proportion with the other buildings in the main street.
 Also, the extension would severely obstruct and dramatically alter the view to the front of our property.
 Also, parking in the vicinity is a current problem, especially in the summer months, when kerbsides on both sides of the immediate road are crowded; therefore further parked traffic could pose a potential safety hazard, both to pedestrians and road users alike.
 Also, there are sufficient cafe's/eating establishments in Braemar, all of which are competing in a very limited market, in the winter months especially, when they struggle to make ends meet. The last thing the village needs is a further eating establishment.
Submitted: 20/03/2013 09:41:38

History

- 20/03/2013 09:41 [Enquiry \(Current Document\)](#)
- 20/03/2013 09:47 [Automatic Reply](#)
- 20/03/2013 13:54 [Status Change](#)

11/00

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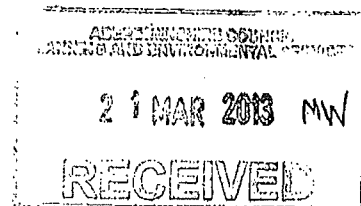
E-Mail Enquiry

Class: Planning Applications - Marr [Change Class](#)
To: ma.planapps@aberdeenshire.gov.uk
CC:
From: [REDACTED]
Date: 20/03/2013 09:44:36
Subject: [ACE/489678] Comment on application APP/2013/0703
Status: Actioned [Change Status](#)
Owner: No Owner Assigned [Change Owner](#)
(Individual dealing with the Enquiry.)
Age: 0
(in work days)
Comments: Printed for Marr mail, changed to 'Actioned' as letter of rep. will be ack. via SX3 - 20/03/13 - LT [Edit Comment](#)

Enquiry Text

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

Ref: APP/2013/0703
Ref Link: http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2013/0703
Name: Sandra and Iain Geddes
Address:
 Auld Bank House
 9 Invercauld Road
 Braemar
 AB 35 5 YP
Telephone: [REDACTED]
Email: [REDACTED]



Comment Type: object
Comment:

This is as an addendum to our previous objection.
 There is, within 30 yards of the proposed development, a 2 storey shop, which is in a state of dereliction, a total eyesore for Braemar, and, has been vacant for 2 years. This could be utilised by the proposer! It is adjacent to the existing car park, ideal!
Submitted: 20/03/2013 09:44:36

History

- 20/03/2013 09:44 [Enquiry \(Current Document\)](#)
- 20/03/2013 09:47 [Automatic Reply](#)
- 20/03/2013 13:54 [Status Change](#)

Mh
W/O

muse
DOX

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E-Mail Enquiry

Class: Planning Applications - Marr

Change Class

To: ma.planapps@aberdeenshire.gov.uk

CC:

From: no.reply@aberdeenshire.gov.uk

Date: 09/04/2013 10:42:10

Subject: [ACE/494203] Comment on application APP/2013/0703

Status: Actioned

Change Status

Owner:

(Individual dealing with the Enquiry.) No Owner Assigned

Change Owner

Age: 0
(in work days)

Comments: Printed off for Marr mail, marked Actioned, letter of rep, ack via SX3 - 9/4/13 KLT

Ack - 17/4/13
REPRESENTATION REF APP/2013/0703

Edit Comment

Enquiry Text

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

Ref: APP/2013/0703

Ref Link: http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2013/0703

Name: John Torrance

Address:

Gordons Tearoom

20 Mar Road

Braemar

AB35 5YL

Telephone:

Email: NO EMAIL ADDRESS SUBMITTED - PLEASE RESPOND BY TELEPHONE OR LETTER

Comment Type: object

Comment:

At the present time over the summer months there is already a shortage of parking spaces in the area surrounding the mountain shop. With the addition of a cafe to the shop this is going to cause further problems on what is already difficult junction. The development as a whole I feel is to large for the site that it will sit on, and will not be in keeping with the look of surrounding buildings within the conservation zone.

Submitted: 09/04/2013 10:42:10

History

09/04/2013 10:43 Enquiry (Current Document)

09/04/2013 11:02 Automatic Reply

09/04/2013 14:06 Status Change

ABERDEENSHIRE COUNCIL
PLANNING
10 APR 2013
REC'D

11.04.13.

Don McKee
Head Planner,
Cairngorm National Park Authority
Ballater
Aberdeenshire

Cairngorms National
Park Authority

11 APR 2013

RECEIVED

10.04.13

2013/0092/DET

Dear Mr McKee,

Thank you for your letter of 4th April inst., inviting me to address the planning committee regarding this application, I shall be happy to attend.

This building will result in the loss of amenity to our home, which is a listed building. It will result in a lack of privacy in my home and will totally overlook and overshadow our garden ground.

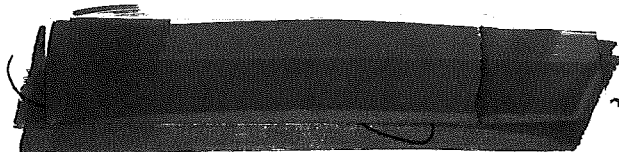
I have taken some photographs also to show the committee the present road layout, it is impossible for delivery lorries and coaches to manoeuvre this junction, on entering or leaving from or to the south A93 in one turn, mostly 2 turns are necessary. As Braemar does not have any yellow lines, people park at random all the time. My wall, a substantial granite one has only 3 months ago had to be rebuilt due to someone reversing into it.

As can be seen by the enclosed photos, the parking is insufficient, and does not or could not meet the roads departments requirements of 7-8 parking spaces.

The proposed building, in my opinion is completely "out of character", with Braemar, and I would question the need for it.

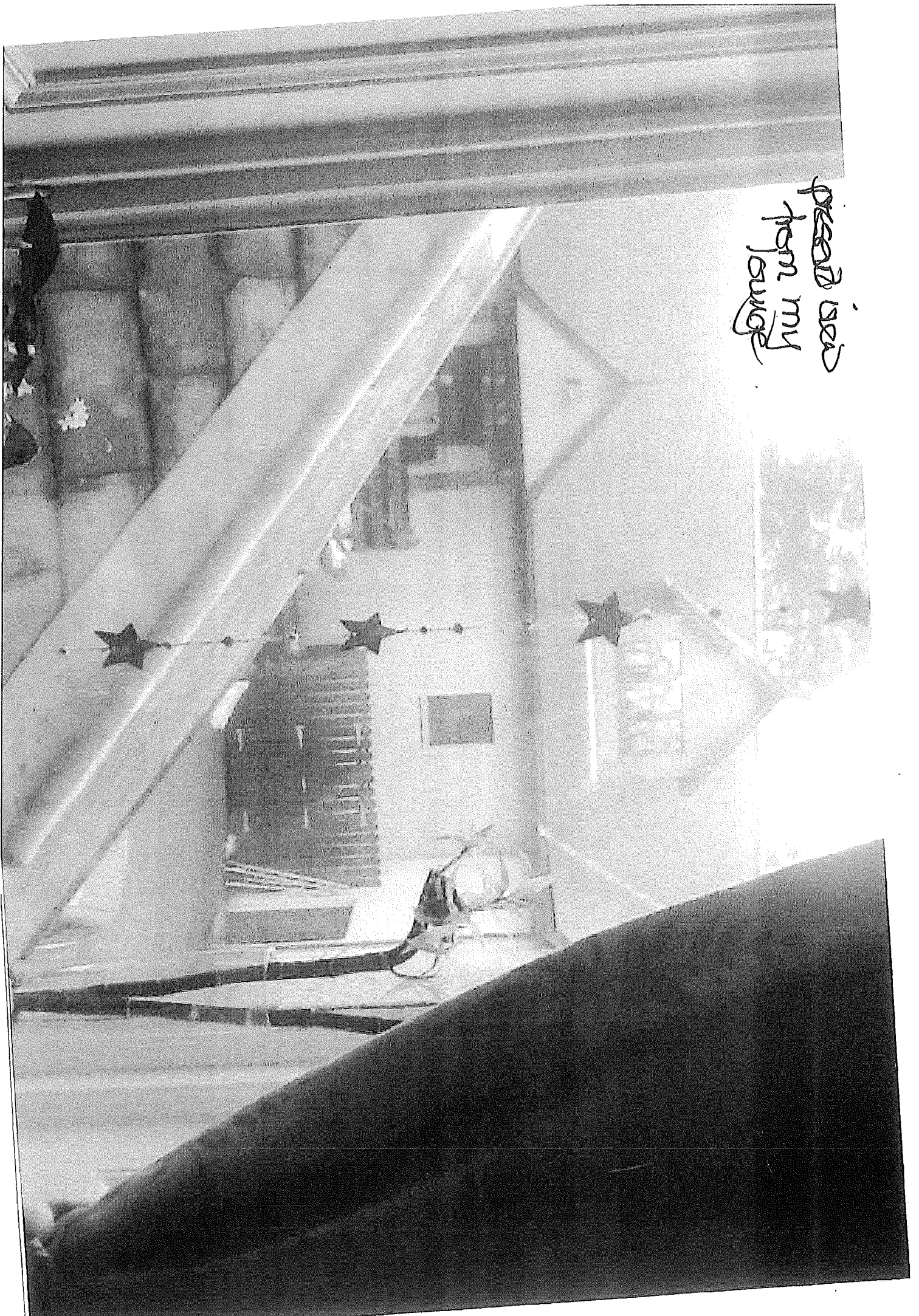
I look forward to hopefully, being invited to attend.

Yours sincerely

A large, dark, rectangular redaction covering the signature area of the letter.

Sandra Geddes

present used
from my
savings



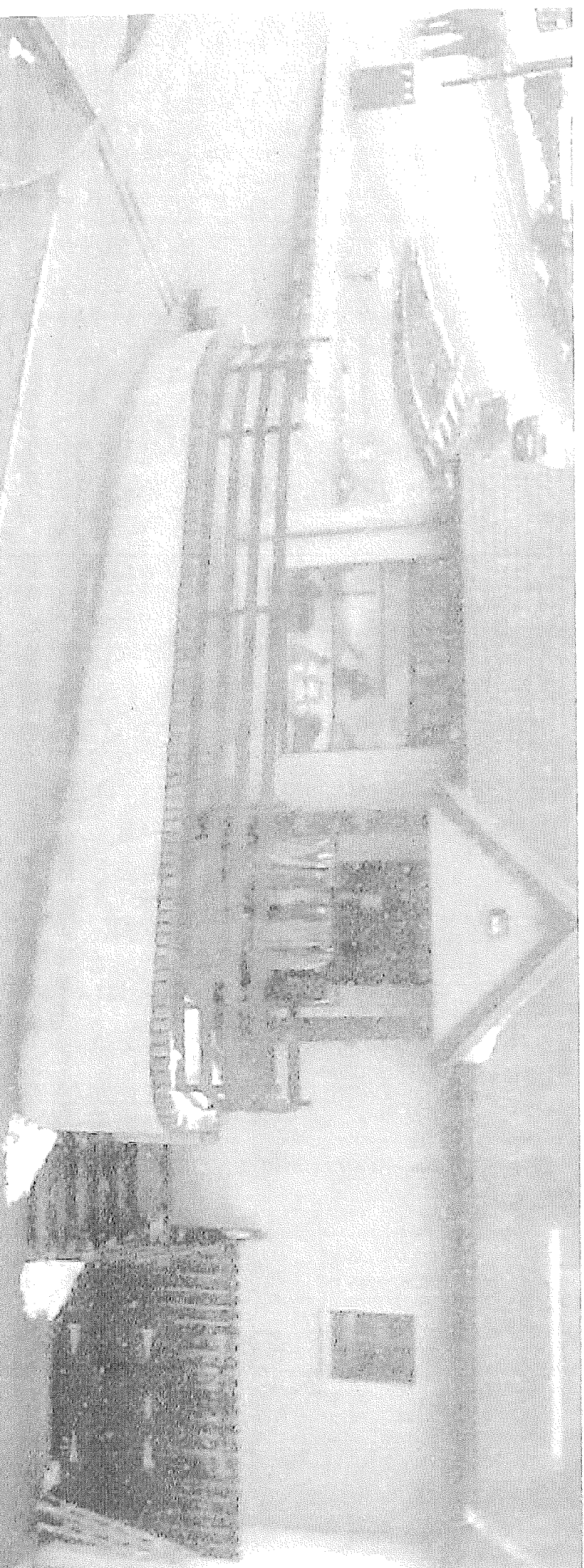
Can be seen
that at a squeeze
3 cars could
park!

CAR A



possible space
↓

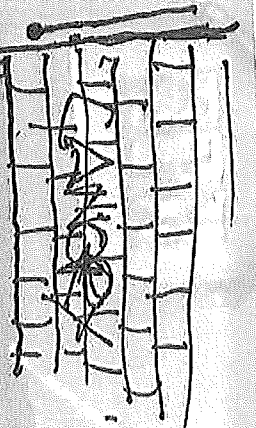
CAR B



Clearly parking space for Car B & C has been lost

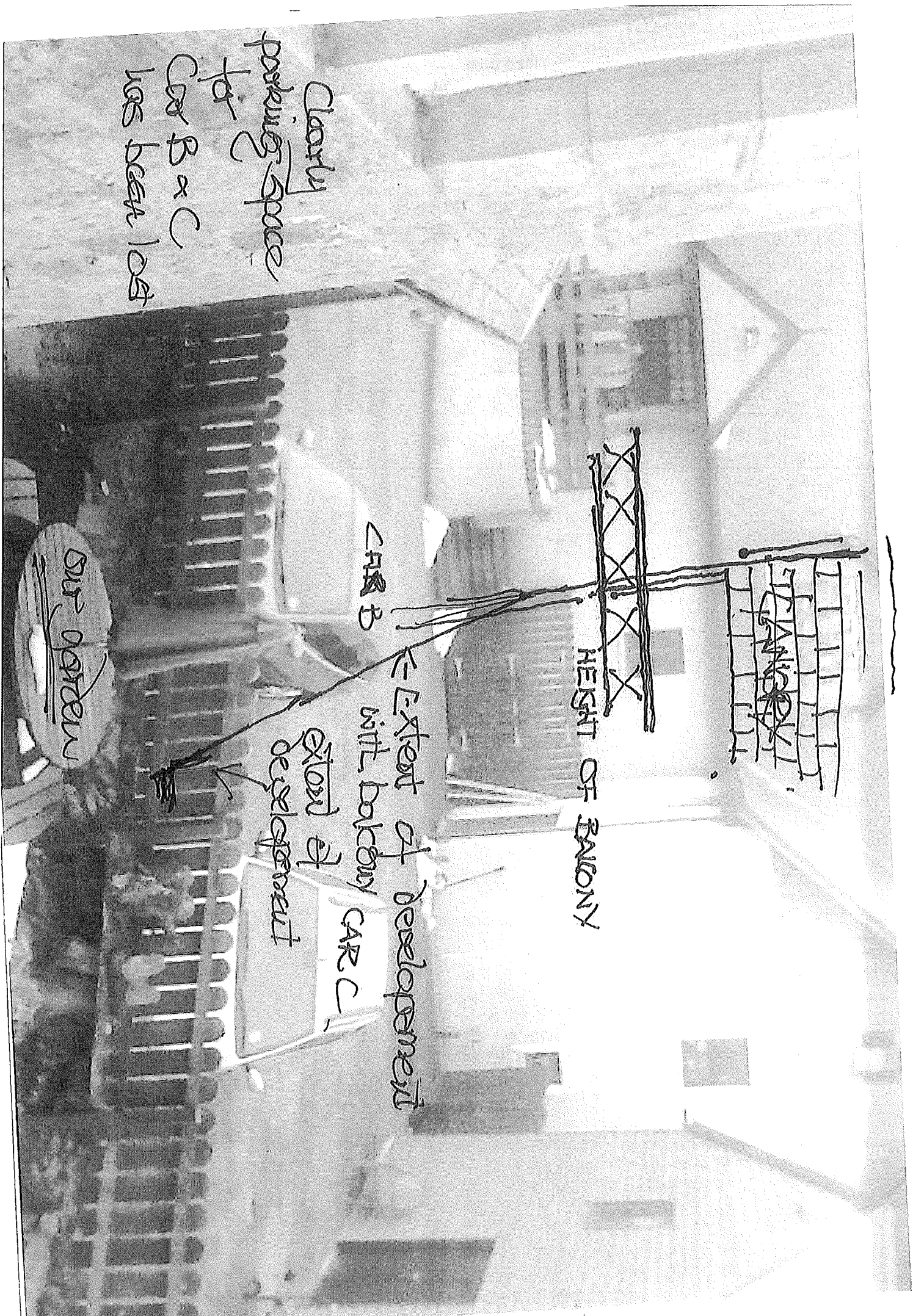
CAR B

HEIGHT OF BALCONY



← extent of development with balcony CAR C
extent of development

DIR garden



GLENSHIEF



Entrance to
Braemar from A93

Exit to
A93 from Braemar!

A93



ABERDEEN



TRAFFIC FROM ABERDEEN
ENTERS HERE.

TRAFFIC FROM
BRAEMAR MERGES HERE

BANK OF AULD BANK
HOUSE

PARKING

FOR



Rebut wall.

