

Appendix 1

Comments for Planning Application 2013/0106/DET

Application Summary

Application Number: 2013/0106/DET

Address: Cairn Meilich Tomintoul Moray

Proposal: Development of mountain bike hub consisting of building for provision of cafe public toilets information facilities and associated car parking

Case Officer: Mary Grier

Customer Details

Name: Mr Nicholas Hall

Address: The Mill House, Old Ellick Tomintoul Ballindalloch

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Following the earlier application for which permission was granted, the applicant has now reviewed the location of the building and car-park. This follows the construction phase of the bike trails. The need to review the location has, in my mind, been due to the initial proposals being based on an inadequate site investigation and appraisal.

Reference is made to a local consultation being carried out. This included letters being sent to some neighbouring residents with a request to respond by 22 Feb 2013. My wife and I received no such letter and we understand this was an error by the applicant. We have spoken to residents of three other neighbouring properties and found that letters were sent only to two properties. This can be verified. Even though it was not a planning requirement for the applicant to undertake a consultation, it shows that the applicant failed to meet its own community engagement specification adequately.

The revised locations of both building and car-park go some way to reduce pressure on roads in the area. i.e. It should negate the need for facility users to drive along the public no-through road to Glenconglass and beyond. Direct access by forestry road off the through road is the preferred option. Siting the hub facilities in the disused quarry will provide adequate screening, shelter and noise limitation as well as reducing erosion and is therefore the preferred option.

The comments I have made are based on the fact that planning permission for the development had been granted previously. However, I do feel that the NPA having approved the earlier flawed scheme has now, as a result, the difficult task to consider a major revision with a project statement which also has shortcomings.

Application Comments for 13/00480/APP

Application Summary

Application Number: 13/00480/APP

Address: Cairn Mellich Tomintoul Moray

Proposal: Development of mountain bike hub consisting of building for provision of cafe public toilets information facilities and associated car parking at

Case Officer: Richard Smith

Customer Details

Name: Mr Adrian Marsay

Address: Mill Cottage Glenrinnes Dufftown

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am in full support for the development. It will perhaps bring a much needed boost to the areas summer tourist income. Tomintoul is in my opinion now lacking basic facilities for the general public in particular grocery shops and a fuel garage (which closed some years ago now). This boost in passing trade may encourage better facilities to open.

Julie Millman

Subject: RE: Planning Application Ref. No. 13/00480/APP [REDACTED]

From: Sybil Mackie [REDACTED]

Sent: 29 April 2013 15:46

To: Planning

Subject: FW: Planning Application Ref. No. 13/00480/APP AWAITIN ADDRESS

Importance: High

Please see below representation received by the Moray Council regarding a planning application for Development of mountain bike hub consisting of building for provision of cafe public toilets information facilities and associated car parking at Cairn Meilich Tomintoul which was dealt with by CNPA

Thanks

Sybil Mackie
Clerical Assistant/WPO
Environmental Services
[REDACTED]

-----Original Message-----

From: Melanie Stott [REDACTED]

Sent: 16 April 2013 23:21

To: Planning Consultation

Subject: Planning Application Ref. No. 13/00480/APP

Mountain Bike Hub - Cairn Meilich

FAO George Murray; Richard Smith; Adrian Muscutt; James Harris

We refer to the above application and in particular to the Re-consultation Request Notification - Private Water Supplies; Consultation Request Notification - Contaminated Land; Environmental Health As the owners of Tomachlaggan Smithy, one of the closest properties to the new proposed site for the Hub we wish to express our concern the Hub will have on our water supply which is extracted from the hill behind our cottage and below the proposed new hub location.

If I understand your response forms correctly, the Holding Comments suggest further information has been requested from the Applicant and until such time as this information is provided, the application will not be approved or submitted to committee for determination.

As mentioned, we wish to express our significant concern that the bike hub and all associated activities will have a detrimental impact on our drinking water supply. We should add that it is not only our drinking water supply but also our neighbours. We wish to receive the further information when available and until such time strongly oppose this application. Issues we have include - the impact on the quality of our water; the impact upon the level of supply (there are periods on a regular basis when our neighbours water supply runs low); the location and impact of a cesspit serving the Hub will have on our drinking water. We need to know how these issues will be addressed. Until we receive this information it is our preference that the Hub be located in the original site proposed.

We intend to make a full response to the Planning Application in due course.

We trust this email is sufficient response for now however should you require anything further prior to the deadline date which we understand is 17 April in respect of these specific issues, please do not hesitate to comeback to us.

Regards,

Cameron and Melanie Stott

Hi Marie

Further to your email, our full names are Melanie and Cameron Stott and our address is 53 Dreghorn Loan, Edinburgh. EH13 0DA.

We look forward to hearing from you.

Regards

Melanie and Cameron



The Old Schoolhouse
Tomachlaggan
Kirkmichael
Ballindalloch
AB37 9AR

13 April 2013

Richard Smith, Planning Officer
The Moray Council
High Street
Elgin

Dear Mr Smith

**Re: Glenlivet Estate Mountain Bike Project Cairn Daimh/Carn Meilich -
13/00480/APP**

Thank you for your letter dated 21 March 2013 in response to concerns we raised relating to the proposed relocation of hub and car park: in the former quarry on the east side of Carn Meilich which is close to our home.

Now that planning application has been lodged, we would like the following concerns/questions to be considered please

1. **Water** – where will the water to meet the needs of the cafe, toilets and bike cleaning be sourced?
The spring which services our house, Tomachlaggan Schoolhouse; our self catering cottage Tomachlaggan School; Tomachlaggan Smithy and the Keeper's cottage is in close proximity to this new hub location and we would like reassurance that this water supply will not be affected.
2. **Waste water** – how and where will this be disposed?
Again we are concerned that our water supply will not be contaminated by either toilet waste or oily water from the hosing down of bikes (over 14,000 per annum if the Crown Estate's predictions of numbers using the trails are correct).
3. **Power** – is it planned that the hub will be supplied by electricity power cable?
If not, then we object strongly to a generator which will have to run 24 hours a day in order to supply the necessary fridges etc. at the hub. We presume that Moray Council Environment Department will insist on the water being filtered – another reason for 24 hours electricity. The proximity of the hub in this new location to our house and self-catering business would result in unacceptable disturbance by this constant noise.

4. **Car parking** – spaces for 30 cars only.
If the trails are as popular as suggested, then cars will have to spill along the tracks making it difficult for access for other vehicles and walkers.
5. **Quarry site** – What investigations have been carried out regarding the safety of this site which has been used in the past as a waste dump by farmers and local residents?
6. **Benefit to Tomintoul** – we have been constantly told by the Crown Estate that this project will bring huge benefits to the village. We find this difficult to believe. If this hub is built in this location, then the bikers will be self sufficient – why waste time going to the village? Why is the hub not situated in Tomintoul itself to ensure interaction between bikers and businesses ...perhaps in the units already owned by the Crown and under used?

We hope that you have been made aware of this major change to the original plans and that our concerns will be considered. We note that the trails themselves have many features not included in the plans passed with certain conditions which have not been followed.

Yours sincerely

Patrick & Ann Wraight