

# **AGENDA ITEM 6**

## **APPENDIX 3a**

**2021/0166/DET**

**PUBLIC REPRESENTATIONS-  
OBJECTION**

## Comments for Planning Application APP/2021/1044

### Application Summary

Application Number: APP/2021/1044

Address: Site At Kindrochit Court Mar Road Braemar Aberdeenshire

Proposal: Erection of 15 Dwellinghouses and Associated Infrastructure

Case Officer: Jan Regulski

### Customer Details

Name: Dr Peter Andrews

Address: The Home, Broombank Terrace, Braemar, Aberdeenshire AB35 5YX

### Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Access to the site for construction and subsequently emergency & service vehicles will require a new road that will result in loss of some of an ancient forest.

This is not in line with "The Queen's Green Canopy" @qgcanopy

A unique, UK-wide tree planting initiative created to mark The Queen's Platinum Jubilee in 2022 (I believe that the "Green Canopy" project also will protect ancient forests too).



## Comments for Planning Application APP/2021/1044

### Application Summary

Application Number: APP/2021/1044

Address: Site At Kindrochit Court Mar Road Braemar Aberdeenshire

Proposal: Erection of 15 Dwellinghouses and Associated Infrastructure

Case Officer: Jan Regulski

### Customer Details

Name: Dr Peter Andrews

Address: 4 Broombank Terrace Braemar AB35 5YX

### Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My concern is the risk of flooding to properties on Broombank Terrace, Braemar. My recent assessment of ground conditions shows:

Trial pit 4 BB Terrace AB35 5YX - 1.1m deep. 0.4m dark brown sandy ORGANIC SILT with angular rock fragments, over 0.7m medium dense grey gravelly sand with angular and sub-rounded cobbles to an undefined depth. Groundwater was encountered at 1.0m below EGL.  
Trial pit 2 AB35 5YX - 1.0m deep. 0.4m dark brown sandy ORGANIC SILT with angular rock fragments, over 0.6m medium dense grey gravelly sand with angular and sub-rounded cobbles to an undefined depth. The materials encountered would be typical of river terrace deposits and although superficial deposits were not mapped for the area the site is located approximately 400m from the River Dee to the west and 250m from the Cluine Water to the east, further to this the site is located within a wide valley, which would suggest that the material encountered may be alluvial.

These conditions provide for little surface water soak away. Any further reduction in surface water drainage, such as housing footprint, tarmac roads and loss of trees will increase the volume of water run off onto Broombank Terrace and risk flooding. No. 5 is already at very high risk of flooding (if not subject to flooding).

CAIRNGORMS  
NATIONAL PARK AUTHORITY

ÙGH DARRAS PAIRC NÀISEANTA A'  
MHONaidh Ruaidh

# Comments for Planning Application 2021/0166/DET

## Application Summary

Application Number: 2021/0166/DET

Address: Site At Kindrochit Court Mar Road Braemar Aberdeenshire

Proposal: Erection of 15 Dwellinghouses and Associated Infrastructure

Case Officer: Stephanie Wade

## Customer Details

Name: Jennifer Greenshields

Address: Ivy Cottage, Cluniebank Road, Braemar, Aberdeenshire AB35 5ZP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:8. The significant detrimental impact for those living adjacent. To this point I agree with the concerns already raised by Lynne Chalk, Alan McKay, Duncan McCallum, Joanne Sheridan and Peter Andrews in their objections.

# Comments for Planning Application 2021/0166/DET

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Address: Site At Kindrochit Court Mar Road Braemar Aberdeenshire

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Case Officer: Stephanie Wade

## Customer Details

Name: Jennifer Greenshields

Address: Ivy Cottage, Cluniebank Road, Braemar, Aberdeenshire AB35 5ZP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:7. For transparency, it would have been useful to see a list of all the feedback submitted at the Community Consultation in St Margaret's, and how any concerns raised have been addressed, or not as the case may be.

# Comments for Planning Application 2021/0166/DET

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Case Officer: Stephanie Wade

## Customer Details

Name: Jennifer Greenshields

Address: Ivy Cottage, Cluniebank Road, Braemar, Aberdeenshire AB35 5ZP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:6. The design of the homes is not in keeping with the village (it looks like prefab housing on a military base) and sets a dangerous precedent for future planning applications. It is increasingly common for planning applications to be supported by an Architect's Design Statement which seems to involve taking photos of any building in the local area which are a similar shape or built with similar materials and putting them forward as precedents in the local area. If this development is approved in its current design it is setting the bar very low for future planning applications.

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Case Officer: Stephanie Wade

## Customer Details

Name: Jennifer Greenshields

Address: Ivy Cottage, Cluniebank Road, Braemar, Aberdeenshire AB35 5ZP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:5. The land proposed for the housing development and new road far exceeds the area marked for development in the Local Development Plan.

# Comments for Planning Application 2021/0166/DET

## Application Summary

Application Number: 2021/0166/DET

Address: Site At Kindrochit Court Mar Road Braemar Aberdeenshire

Proposal: Erection of 15 Dwellinghouses and Associated Infrastructure

Case Officer: Stephanie Wade

## Customer Details

Name: Jennifer Greenshields

Address: Ivy Cottage, Cluniebank Road, Braemar, Aberdeenshire AB35 5ZP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:4.The planning application has material error:

(a)The "Applicant" is stated as Braemar Community Council as the owner of the land. The Applicant and owner of the land should be Braemar Community Limited.

(b)It should be declared on the Application Form the connection that the Chair of Braemar Community Limited's wife is the Aberdeenshire Councillor for the area and a member of the Board of Cairngorms National Park (and as recently as last year the Deputy Convenor of the Board) as it could reasonably be expected that she could have considerable sway with the decision makers even if she does not make the decision on the application herself. She posted a video on the Braemar Community Facebook Page on 11 May 2021 in which she presented this project as her idea and that it has been delivered as a joint project between herself, Braemar Community Limited, Cairngorms National Park and Aberdeenshire Council. If there is nothing to hide, why not make it clear the connected and involved parties on the formal Application? - Facebook does not suffice.

(c)The Chair of Braemar Community Limited wrote in the village newspaper, the Braemar Buzzard, June 2021 edition (a copy of which was posted in my letter box on 11th June 2021), that the Public commenting for the application closed on 6th June 2021, without any mention that the public could still comment on the application to the Cairngorms National Park until 28th June 2021.

(d)To my knowledge this matter has never been an agenda item for any public meetings of the Braemar Community Council. By making itself the "Applicant", members of the local community have been denied the opportunity expected with all planning applications to raise concerns to the Community Council and to ask for the Community Council to consider lobbying on their collective behalf. How can the Community Council raise any issues with this application if it is the "Applicant"?



# Comments for Planning Application 2021/0166/DET

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Proposal: Erection of 15 Dwellinghouses and Associated Infrastructure

Case Officer: Stephanie Wade

## Customer Details

Name: Jennifer Greenshields

Address: Ivy Cottage, Cluniebank Road, Braemar, Aberdeenshire AB35 5ZP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:3. There is inadequate access to the site where the 15 homes are proposed to be situated. The first third of the land where the new road is proposed, as it leaves Cluniebank Road, is flooded several times every year so would be rendered unusable for several periods of time every year. It is also rumoured that the cost of the new road is not supportable by the scale of the development, creating doubt as to whether this road would even be built if the development goes ahead. This would leave only the existing farm track for access which is unsuitable and unsafe for that volume of traffic and would have considerable detrimental impact for those living along the farm track, particularly the residents of the sheltered housing flats adjacent.

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Case Officer: Stephanie Wade

## Customer Details

Name: Jennifer Greenshields

Address: Ivy Cottage, Cluniebank Road, Braemar, Aberdeenshire AB35 5ZP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 2. Negative impact to the existing wildlife of the ancient woodland, both in the area to be cleared for the housing development and new road, but also the knock-on impact to the rest of the woodland. This is currently a very passive area of the village with the existing buildings only being used as workshops/storage and for lambing for a few weeks in the spring. A development of 15 homes would bring noise and light pollution on an incomparable scale to that which currently exists. For this reason it should be considered irrelevant that the 15 homes would be on the footprint of the original buildings.

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Proposal: Erection of 15 Dwellinghouses and Associated Infrastructure

Case Officer: Stephanie Wade

## Customer Details

Name: Jennifer Greenshields

Address: Ivy Cottage Cluniebank Road Braemar

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am supportive of building affordable homes for rent in Braemar, but I do not believe this is a suitable location. Any of the other sites marked for housing development on the Local Development Plan would be more suitable than this site, for both the local community and those who would be living in the homes. This is a site with very limited access, encroaching into ancient woodland in the centre of the village, a unique jewel for any village which should be protected to the fullest, not chipped away at. My objections are:

1. The felling of mature trees, many of which have significant life expectancy according to the Tree Survey.

# Comments for Planning Application 2021/0166/DET

## Application Summary

Application Number: 2021/0166/DET

Address: Site At Kindrochit Court Mar Road Braemar Aberdeenshire

Proposal: Erection of 15 Dwellinghouses and Associated Infrastructure

Case Officer: Stephanie Wade

## Customer Details

Name: Karen Noble

Address: Jasmine Cottage, 15 Cairnadrochit Braemar Braemar

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst understanding the need for affordable housing for rent in Braemar and applauding our local community in trying to rectify this, I question the suitability of the proposed site on the grounds of:-

Destruction of woodland and natural habitat

Disruption to wildlife - especially red squirrels

Increased traffic, noise and light pollution

Impact on neighbouring properties and business

Proposed access route floods several times a year

Proposed housing not sympathetic to its surroundings

Height of proposed housing given that the majority of Braemar houses are 1 1/2 storeys high

I understand that the planning application makes reference to the potential for flooding and I believe there's the possibility that the development will have no pavements - instead the road/pavement area will be constructed from the same material which will be designed to allow better absorption of excess water. If this is indeed the case (and I haven't misunderstood the application) how will that work for families? Surely children won't be expected to be walking in the same area as cars, delivery vans, bin lorries etc?

There are many open spaces in Braemar that would surely lend themselves better to an affordable housing development rather than this site which is enjoyed and appreciated by many in it's current form.

**From:**Keith Phillips  
**Sent:**27 Jun 2021 11:47:17 +0100  
**To:**Planning  
**Subject:**Application 2021/0166/DET

Dear Stephanie,

I am writing to you in relation to the planning application ref 2021/0166/DET, for the proposed erection of 15 dwelling houses and associated infrastructure at the site at Kindrochit Court, Mar road, Braemar. We are at the contract stage of purchasing a property affected by this development, Somerset Cottage, 25 Mar road, Braemar, and hope to close the purchase in the next couple of weeks. Our solicitor (Colin Bremner of Burnett-Reid) has advised he will confirm this if you so require. As the close for submissions is the 28th June, I felt it appropriate to write to you now, I hope this is acceptable.

Our comment/objection is in relation to access to the property, which is currently via the unadopted track which runs through the proposed site. The track is used for access by approximately 5 houses. The planning application shows lockable bollards preventing the use of this track as access for private vehicles. The other end of the track to the North onto Mar road is currently not useable due to the steep angle onto the main road, making it impassable in any vehicle other than a 4x4 with high ground clearance. The report states that the track is used as a through route, but this is clearly not the case. The lane also exits onto Mar road on a very dangerous blind corner with no visibility to the right, and faces the Gallery where there are usually cars parked making the situation worse. This is actually highlighted in the developers report, where they state in their assessment of the track "Visibility distances here mean that this junction is not safe and therefore not feasible".

The track has been used for the houses for well over 20 years, so I would expect that prescriptive access rights would apply, to allow continued access to the properties. This is also the primary route used by the postman, deliveries, doctors, emergency vehicles etc, so lockable bollards would also restrict access for these important utilities.

I would be happy to provide more information and photographs to illustrate if you feel this would be helpful in your assessment. Thank you for your consideration on this matter.

Yours sincerely,

Keith Phillips

**From:**Keith Phillips  
**Sent:**6 Aug 2021 11:47:27 +0100  
**To:**Planning  
**Subject:**Planning application 2021/0166/DET

Dear sir/madam,

I would like to make a submission in relation to the planning application 2021/0166/DET in relation to the proposed Erection of 15 dwelling houses and associated infrastructure at the site at Kindrochit Court Mar road Braemar Aberdeenshire.

My concern/objection continues to be the issue of access to the properties (approximately 5) which use the old farm track from the south/east for access. This is the primary access route to these properties, and has been for over 20 years as the other end of the track onto Mar road is unusable as it is too steep where it joins the main road, the exit is on a dangerous blind bend, and the track is too steep and is not accessible especially in winter due to the gradient where the track meets the road. This was clearly highlighted in the survey by the architects/ developers of the proposed new housing development. The road route maps have been updated and superseded several times, some showing lockable bollards on the track which would block access for the properties. The properties presumably have prescriptive rights of access due to the length of time they have been using this track. This issue needs to be clearly resolved before any approval for the new development.

Further to this, and assuming that access will continue to be available after the new housing development completion, the issue of access during the construction of the new development (estimated at one year duration), needs to be addressed, as if the track is not available during this period it will effectively leave the properties on the track "land locked", and essential services such as emergency vehicles, doctors, delivery vans, post delivery, etc will not be able to access the properties, and owners will not be able to access their properties in their vehicles.

Also, the latest submission (location plan dated July 28<sup>th</sup>) shows that the new development has access rights to the old track to the north of the development. The track was used many years ago for access to the old farm, but is not suitable as an access route to a new 15 dwelling development and the associated traffic it will generate. It is a narrow unadopted single track with no passing place, and would be dangerous if cars travelling in opposite directions met, as one would potentially have to reverse onto the main road. Again, this is clearly highlighted in the survey by the architects/developers of the proposed new housing development. It is not clear whether this is for pedestrian or vehicular access. If this is implying vehicle access, I cannot understand how it has access rights when the development has not been built and the track has been deemed unusable for several reasons by the developers in their assessment of access roads.

Thank you.

Yours sincerely,

Keith Phillips



**From:**Keith Phillips  
**Sent:**Mon, 13 Dec 2021 13:58:48 +0000  
**To:**Planning  
**Subject:**Application 2021/0166/DET

Dear Sir/madam,

I am writing in relation to planning application 2021/0166/DET, the proposed erection of 15 dwelling houses and associated infrastructure on the site at Kindrochit court, Mar road, Braemar, Aberdeenshire.

After reviewing the recent updated proposals, I must once again raise an objection on the grounds that it blocks the access route to our home, Somerset Cottage, 25 Mar Road, Braemar. We are very concerned and frustrated that the issue of access to our home has not been considered by the developers.

Despite my previous representations, the updated plan continues to show "lockable bollards" on the track which we use to access our property. It also shows what I believe is a fence across the track (purple line) which would further prevent access.

The track leading to the north of our property is not usable due to the gradient where it meets Mar road, and vehicles ground out. It is very steep and is impassible in winter snow conditions. It also has zero visibility to the right for oncoming vehicles and is dangerous. I have included photographs to illustrate this in my previous correspondence.

Therefore, if this proposal goes ahead in its current form, we will have no vehicular access to our home.

Vertical line on the left side of the page.

The plan states that “Lockable bollards installed to prevent access for private vehicles. In the event of an emergency and flooding of the new access road, emergency services can unlock these or use their vehicle to ram these bollards to gain access to the site”.

To reiterate what I have said in my previous submissions.

This will block our access route which has been used for over 20 years, and which we believe we have prescriptive rights of access over. This would force us to use the new road for access through the proposed development, therefore preventing us from direct access to the village, and making us susceptible to any flooding issues with the new road. We would then be met with what appears to be fencing across the lane at our property further preventing access. This will also affect several other properties along the track. The track links our home to the village, which is especially important in winter in the event of snow and adverse weather conditions.

Also, it does not address the issue of access for the residents of the proposed new development in the event that the new road floods. Are they to park in the village and walk to their homes?

Furthermore I would question the reality of a doctor or ambulance “ramming” a bollard in their vehicle to gain access.

Thank you for considering my concerns with this proposal.

Yours sincerely,

Keith Phillips

Type: Objection

Title: Proposed Housing blocks and new road outwith Site H3

Please refer to documents CNPA-LDP, GENERAL\_LANDSCAPE\_LAYOUT-9437122.pdf, ROAD\_ROUTE-9437170.pdf

Proposed blocks lie outwith the identified boundary of site H3 as set out in the CNPA LDP (to the North West and South West of H3). The proposed new road route lies outwith site H3 entirely (to the South of H3). Both proposals are within Braemar Conservation Area.

Proposed housing and proposed new road are not in line with CNPA Strategy for Future Development in terms of Conservation of Natural Heritage, especially concerning sections 4.4 and 4.5 of CNPA LDP policies. Ancient woodland, especially in the heart of Braemar, should be protected. Disturbance to protected species and removal of woodland creating a break in their habitat should be avoided.

# Comments for Planning Application 2021/0166/DET

## Application Summary

Application Number: 2021/0166/DET

Address: Site At Kindrochit Court Mar Road Braemar Aberdeenshire

Proposal: Erection of 15 Dwellinghouses and Associated Infrastructure

Case Officer: Stephanie Wade

## Customer Details

Name: Miss Catherine Muirhead

Address: The Bunkhouse, 15 Mar Road, Braemar, Aberdeenshire AB35 5YL

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The CNPA exists to safeguard and promote the heritage, flora and fauna whilst supporting local developments in the village and we trust that you will ensure your power is used sympathetically to lessen as much as possible any negative impact on the environment, residents, and wildlife (protected species) in so doing.

Have you, Stephanie Wade, been on site to observe the area EP3 (LDP) from every angle?

If not, why not?

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Case Officer: Stephanie Wade

## Customer Details

Name: Miss Catherine Muirhead

Address: The Bunkhouse, 15 Mar Road, Braemar, Aberdeenshire AB35 5YL

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Application detail clarification.

I am unclear about the named applicant as detailed on the notification of planning Application for the development on neighbouring land. Dated 17th May 2021.

The applicant is clearly stated as Braemar Community Council, but my understanding is that Braemar Community Ltd is the body behind this project. I think some clarification is needed here.

Housing provision should be governed by proven local needs and not be seen as a means of expanding the village just for the sake of it.

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Case Officer: Stephanie Wade

## Customer Details

Name: Miss Catherine Muirhead

Address: The Bunkhouse, 15 Mar Road, Braemar, Aberdeenshire AB35 5YL

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Road Access

I believe that secured bollards are to be in place on the farm track leading from The Mews area to the proposed housing development , my question is. Who will have the responsibility of unlocking and removing said bollards during times of emergency?, which could be in the early hours of the morning and, perhaps, more importantly the re-instating and relocking of the bollards post emergency?

As pointed out before by those of us who live on the farm track, it is both unsuitable and unsafe for sustained, increased traffic flow due to the lack of a footpath for pedestrians.

As the farm track is used daily by children walking to the primary school, elderly residents of the sheltered housing out for a stroll and villagers walking their dogs, taking shortcuts from the western edge of the village, increased traffic over the shortest period must be kept to the bear minimum.

Who will guarantee this?

# Comments for Planning Application 2021/0166/DET

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Case Officer: Stephanie Wade

## Customer Details

Name: Miss Catherine Muirhead

Address: 15 Mar Road BRAEMAR

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:2021/0166/DET | Erection of 15 Dwellinghouses and Associated Infrastructure | Site At Kindrochit Court Mar Road Braemar Aberdeenshire

## OBJECTION

I do not understand how the CNPA policies can alter and change so radically in such a short time. In the 2007 "deposit local plan" by CNP, they state and I quote."The Mar Estate Farm Woodland is PROTECTED as an important recreational and amenity resource". However within 12 Months , in 2008, full planning permission was granted for 11 dwellings on this very land. Quite an about turn. Now this developer is pushing for 15 dwellings in such a unique and important piece of land in the centre of our village, allegedly for the benefit of the community as a whole..... Certainly Not the case for those of us who live and have our livelihoods on the periphery. The noise light pollution, the increased traffic and the destruction of the scenic value afforded due to the topography of the ancient woodland , in my view makes this site totally unsuitable for building this many houses.



# Comments for Planning Application 2021/0166/DET

## Application Summary

Application Number: 2021/0166/DET

Address: Site At Kindrochit Court Mar Road Braemar Aberdeenshire

Proposal: Erection of 15 Dwellinghouses and Associated Infrastructure

Case Officer: Stephanie Wade

## Customer Details

Name: Mr Alan McKay

Address: Clunie Lodge, Cluniebank Road, Braemar, Aberdeenshire AB35 5ZP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Title: Fluvial Flood Risk on Proposed New Road route

The proposed new access road site floods due to Fluvial Flooding from Clunie Water more often than the planning documentation suggests. It already happens several times per year and with Climate Change is only likely to increase in frequency.

This has obvious implications for access, including Emergency Services and Waste Collection etc.

I live at Clunie Lodge and often witness Clunie Water flowing across Cluniebank Road at proposed site. The land where the proposed road would join Cluniebank Road is lower than Cluniebank Road - it gets a lot of the flood water.

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Address: Site At Kindrochit Court Mar Road Braemar Aberdeenshire

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Case Officer: Stephanie Wade

## Customer Details

Name: Mr Alan McKay

Address: Clunie Lodge, Cluniebank Road, Braemar, Aberdeenshire AB35 5ZP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Title: Traffic Generation and noise/disturbance from same.

The traffic travelling along the proposed new road (and the increase in traffic along the existing single tracked Cluniebank Road from where the vehicles must drive to reach the proposed new road) will cause noise and disturbance to Clunie Lodge and secluded woodland.

# Comments for Planning Application 2021/0166/DET

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Address: Site At Kindrochit Court Mar Road Braemar Aberdeenshire

Proposal: Erection of 15 Dwellinghouses and Associated Infrastructure

Case Officer: Stephanie Wade

## Customer Details

Name: Mr Alan McKay

Address: Clunie Lodge, Cluniebank Road, Braemar, Aberdeenshire AB35 5ZP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Title: Proposed Road and Streetlights - Visual Amenity, Clunie Lodge.

The new road along with new road lighting have a significant effect on the surroundings at Clunie Lodge (new road runs parallel metres away from South West boundary). It will diminish the unique sense of nature that the woodland enjoys and cause a significant amount of light pollution.

# Comments for Planning Application 2021/0166/DET

## Application Summary

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Address: Site At Kindrochit Court Mar Road Braemar Aberdeenshire

Proposal: Erection of 15 Dwellinghouses and Associated Infrastructure

Case Officer: Stephanie Wade

## Customer Details

Name: Mr Alan McKay

Address: Clunie Lodge, Cluniebank Road, Braemar, Aberdeenshire AB35 5ZP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Title: Loss of Privacy at Clunie Lodge by proposed housing Overlooking property.

The proposed housing will overlook Clunie Lodge causing loss of privacy. Please refer to documents CONTEXT\_ELEVATIONS\_SECTIONS-9437139.pdf and SITE\_PLAN-EXISTING\_TOPO-9437162.pdf

The proposed housing overlooks Clunie Lodge with a significant height difference between land at Clunie Lodge and proposed housing site. The proposed housing site is higher than land at Clunie Lodge before proposed building heights are even taken into consideration.

For example ground level 'South Facing Balconies' on proposed Block C (facing Clunie Lodge House and overlooking chalet) are at an elevation of approx 345m (ridge height of Block C is approx 355m). Within Clunie Lodge land, elevations start at 340m (the elevation of which constitutes ground level for Chalet at Clunie Lodge).

All windows and balconies of proposed housing (Block C) overlook Clunie Lodge, it's windows, rear garden and chalet.

# Comments for Planning Application 2021/0166/DET

## Application Summary

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Proposal: Erection of 15 Dwellinghouses and Associated Infrastructure

Case Officer: Stephanie Wade

## Customer Details

Name: Mr Alan McKay

Address: Clunie Lodge Cluniebank Road Braemar / Aberdeenshire

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Title: Removal of Mature Woodland for New Road and Flatted Units/Dwelling Units

Removal of woodland in the heart of Braemar is not within the spirit of conservation of natural heritage. There are many mature specimens with 40+ years of contribution left of varying species including Norway Spruce and Beech trees within the area being cleared. These trees are known to be the homes and foraging sites for protected species.

Notable trees from tree survey BS5837\_DATA\_SCHEDULE\_MAR\_ESTATE\_FARM-9437110.pdf are:

7815: Category B Beech Tree with 40+ years contribution left - only one of a handful of Beech trees within woodland.

7812/13/16: Category B Norway Spruces with 40+ years contribution left.

7843: As above also noted to have a lot of squirrel activity (I live next to this woodland and can confirm Red Squirrels living and feeding on these trees all year round).

7845 to 7851, 7884/85, 7898: More mature Norway Spruce with 40+ years contribution left.

# Comments for Planning Application 2021/0166/DET

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Proposal: Erection of 15 Dwellinghouses and Associated Infrastructure

Case Officer: Stephanie Wade

## Customer Details

Name: Mr Alan McKay

Address: Clunie Lodge, Cluniebank Road, Braemar, Aberdeenshire AB35 5ZP

## Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Title: Community Composting Area

Please refer to document BLOCK\_PLAN-943172

Can you clarify the use of the communal composting area. Will there be controls in place for what is put into composting area, who can add material and how and when composted material will be removed.

# Comments for Planning Application 2021/0166/DET

## Application Summary

Application Number: 2021/0166/DET

Address: Site At Kindrochit Court Mar Road Braemar Aberdeenshire

Proposal: Erection of 15 Dwellinghouses and Associated Infrastructure

Case Officer: Stephanie Wade

## Customer Details

Name: Mr Alan McKay

Address: Clunie Lodge, Cluniebank Road, Braemar, Aberdeenshire AB35 5ZP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Title: Impact on wildlife

Please refer to document NESBREC\_RESPONSE-9443207.pdf, Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations 2010, Building with Nature Guidelines.

Bats are actively feeding around trees proposed for removal with PRFs evident. A Full detailed bat survey required.

Proposed new road will contribute to habitat fragmentation, trees designated for removal form part of a woodland corridor utilised by Red Squirrels. Furthermore increased human activities due to proposed housing units will cause disturbance, reducing likelihood of Red Squirrels to continue to nest in area. There are active dreys. A Full detailed Red Squirrel survey required.

There are also a number of UK BAP priority species that will be affected.

The West European Hedgehog is one of these on the priority list. The Hedgehogs disappeared from this area for 2 years and have only just returned this year.

Disappointing that within the heart of Braemar, within CNP, proposed plan doesn't comply with the mandatory standards of the Building with Nature guidelines.

# Comments for Planning Application 2021/0166/DET

## Application Summary

Application Number: 2021/0166/DET

Address: Site At Kindrochit Court Mar Road Braemar Aberdeenshire

Proposal: Erection of 15 Dwellinghouses and Associated Infrastructure

Case Officer: Stephanie Wade

## Customer Details

Name: Mr Alan McKay

Address: Clunie Lodge, Cluniebank Road, Braemar, Aberdeenshire AB35 5ZP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Type: Objection

Title: Fluvial flow affecting Clunie Lodge chalet

Please refer to document FLOOD\_RISK\_ASSESSMENT-9437116.pdf

In figure 3.2 of above document it shows the fluvial run off for the proposed development which will run either side of chalet at Clunie Lodge. In the past there has already been standing water there due to rain water flooding. Any increase in fluvial flow will risk flooding the chalet at Clunie Lodge.



# Comments for Planning Application 2021/0166/DET

## Application Summary

Application Number: 2021/0166/DET

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Proposal: Erection of 15 Dwellinghouses and Associated Infrastructure

Case Officer: Stephanie Wade

## Customer Details

Name: Mr Alan McKay

Address: Clunie Lodge, Cluniebank Road, Braemar, Aberdeenshire AB35 5ZP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Type: Observation

Title: RPA of trees at Clunie Lodge

Please refer to documents BS5837\_DATA\_SCHEDULE\_MAR\_ESTATE\_FARM-9437110.pdf and COMMUNITY\_WOODLAND\_TREE\_CONSTRAINTS\_PLAN-SHEET2-9437157.PDF

Radius's of Root Protection Areas for trees at Clunie Lodge of 9m, 5.4m and 7.44m for 7849, 7848 and 7849 respectively must be adhered to. No disturbance, construction, level changes or storage. There are trees proposed for removal within afore mentioned RPA of surveyed Clunie Lodge trees. There are also other Clunie Lodge trees close to boundary not included on survey that would require consideration.

# Comments for Planning Application 2021/0166/DET

## Application Summary

Application Number: 2021/0166/DET

Address: Site At Kindrochit Court Mar Road Braemar Aberdeenshire

Proposal: Erection of 15 Dwellinghouses and Associated Infrastructure

Case Officer: Stephanie Wade

## Customer Details

Name: Mr Duncan McCallum

Address: 8 Kindrochit Court Braemar Ballater

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal to create an entirely new path from the housing site to the gate at the rear of Kindrochit Court is inappropriate.

The gate is marked PRIVATE for the safety and security of the eleven tenants of the supported flats in Kindrochit Court.

# Comments for Planning Application 2021/0166/DET

## Application Summary

Application Number: 2021/0166/DET

Address: Site At Kindrochit Court Mar Road Braemar Aberdeenshire

Proposal: Erection of 15 Dwellinghouses and Associated Infrastructure

Case Officer: Stephanie Wade

## Customer Details

Name: Mr Duncan McCallum

Address: 8 Kindrochit Court Braemar Ballater

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I support the objections already submitted by Mr ALAN MCKAY and by Dr PETER ANDREWS.

# Comments for Planning Application 2021/0166/DET

## Application Summary

Application Number: 2021/0166/DET

Address: Site At Kindrochit Court Mar Road Braemar Aberdeenshire

Proposal: Erection of 15 Dwellinghouses and Associated Infrastructure

Case Officer: Stephanie Wade

## Customer Details

Name: Mr Duncan McCallum

Address: 8 Kindrochit Court Braemar Ballater

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:PRELIMINARY

The Neighbour Notification was less than helpful.

The intention to create a New Access Road was not mentioned and the Site Plan did not show the proposed site for a New Access Road.

# Comments for Planning Application 2021/0166/DET

## Application Summary

Application Number: 2021/0166/DET

Address: Site At Kindrochit Court Mar Road Braemar Aberdeenshire

Proposal: Erection of 15 Dwellinghouses and Associated Infrastructure

Case Officer: Stephanie Wade

## Customer Details

Name: Mr Duncan McCallum

Address: 8 Kindrochit Court Braemar Ballater

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The current access to the site is the old farm track.

Will the use of the old farm track be regulated by the Planning Authority or by the Roads Authority?

How will the use of the old farm track be regulated.....

When buildings are being demolished?

When houses are being erected?

When the New Access Road is being constructed?

In the event that the New Access Road is flooded?

# Comments for Planning Application 2021/0166/DET

## Application Summary

Application Number: 2021/0166/DET

Address: Site At Kindrochit Court Mar Road Braemar Aberdeenshire

Proposal: Erection of 15 Dwellinghouses and Associated Infrastructure

Case Officer: Stephanie Wade

## Customer Details

Name: Mr Duncan McCallum

Address: 8 Kindrochit Court Braemar Ballater

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I confirm that I agree with for the Objections lodged by Dr PETER ANDREWS and by ALAN MCKAY.

# Comments for Planning Application 2021/0166/DET

## Application Summary

Application Number: 2021/0166/DET

Address: Site At Kindrochit Court Mar Road Braemar Aberdeenshire

Proposal: Erection of 15 Dwellinghouses and Associated Infrastructure

Case Officer: Stephanie Wade

## Customer Details

Name: Mrs Joanne Sheridan

Address: Dalvorar Lonn of Dee Road Braemar

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My concerns are:

1. Flooding due to new access road
2. Destruction of ancient woodland
3. Lack of information regarding impact on wildlife
4. Parking spaces. The position of these will have a direct impact...car headlights (light pollution), car pollution and noise on elderly neighbours in Kindrochit Court.
5. Impact of position of refuse bins in the development. There will be considerable disruption and noise with residents emptying bins at all hours, as well as the bin lorries driving through site/ reversing etc polluting Kindrochit court garden and affecting residents health.
6. The destroying of a local business (Rucksacks) from the impact of the development.

From [REDACTED]

Sent: 20 Jul 2021 20:14:38 +0100

To: Planning

Subject: Re: 2021/0166/DET - Objection from Dunmohr, 17 Mar Road

[REDACTED]

[REDACTED]

"To Planning Support Team  
Cairngorms National Park Authority

Sylvia Allen and William Blackburn - owner of Dunmohr 17 Mar Road

I am alarmed to see you have included part of my property in the new amended red line boundary in the 2021/0166/DET. erection of dwellings and associated infrastructure. I cannot correspond by email as myself and my partner do not possess a computer and as we are 76 and 85 years we are very upset about the whole business. Please send me an updated map of the aforesaid showing clearly that my property is not included by return of post.

I must add we both are not in favour of the scheme. Using the farm track, even temporarily, will still in my view cause damage to the existing road/drains. Again I must say that the amount of traffic from the proposed 15 dwellings plus tradesmen i.e. post, carriers, will cause no end of discomfort to ourselves and neighbours and the residents of the sheltered housing Kindrochit Court.



Sylvia Allen"