

AGENDA ITEM 7

APPENDIX 4C

2021/0090/DET

**PUBLIC REPRESENTATIONS-
GENERAL COMMENTS**

We understand and appreciate the need for campervan provision across Highland, particularly at the current time. We also appreciate the small scale nature of the development. However we would be grateful if the following comments/observations could be taken into account when this application is considered:

The site will increase **light pollution** from vehicle headlights entering and leaving the site. Whilst there is no mention of providing lighting to the site, it is likely that this will be installed. The nature of any lighting should be considered to minimise light pollution. This could also be mitigated by additional screening/planting to the north and west sides of the site. This would also serve to soften the appearance of the development from the properties at the Garlyne which are within line of sight.

As the nearest property to the proposed site and part of a cluster of 4 properties already adversely impacted by noise from a large self catering property, **noise pollution** is of concern. Noise travels significant distances at night in quiet areas such as ours. The screening described above would undoubtedly assist, but imposing a 'quiet' time onsite after which time outdoor gatherings would not be permitted would also be helpful. The proposal states that the application is only for campervans where people are largely contained within their vehicles and that there will eventually be 24hr supervision of the site once the owners build their new home. However building on this home has not begun. We would therefore appreciate confirmation that no camping will be allowed due to the risk of large gatherings.

The site will lead to **increased traffic flow and more pedestrians** on the C1124, which has a 60mph limit, as people drive to and from, and walk back and forth to the village. This is a scenic tourist route which is narrow with 'pinch points', eroded passing places and frequent farm vehicles, where it is difficult for larger vehicles to pass. The centre of the village is some considerable distance from the site. There are presently no accessible paths and pedestrians are required to walk on the road, stepping to the side when vehicles approach. A safe off road pathway could be provided part of the way along the field on the south side of the road, from the proposed site to the start of the woods near to the Garlyne tracks which would enable guests to at least safely walk that part of the route.

As stated, the small scale nature of the development is appreciated, as is its seasonality (although unspecified). Clarification would be appreciated regarding ***operating periods***.

There is also a concern that if the development goes ahead, a ***precedent has been set for this site***, and that expansion will follow in future years. We have concern for the impact upon wildlife in adjacent woodland eg. Capercaillie, possibly wildcat, roe deer and hares. Confirmation that any future expansion of the site or increase in its operating period would need additional planning approval would be greatly appreciated.

Finally we like to highlight that the ***siting of the campervan park*** will undoubtedly attract more visitors with their campervans to the village. The number of supportive comments to this proposal show it is likely to be popular. Many will be travelling from the A95 via Broomhill Bridge with its weight limit, and others from the Boat of Garten direction. This will increase traffic through the centre of the village at the peak of the summer by up to 12 campervans per day, making use of the amenities eg. Spar, butchers, café, hotel etc in a village with very limited parking, no public car park and tight bends.

Should the plan be approved we would appreciate if yourselves and the developer could mitigate these issues and provide a safe, noise and light free environment for visitors and residents.

Regards

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