

# **AGENDA ITEM 5**

## **APPENDIX 3A**

**2020/0009/DET**

**REPRESENTATIONS  
GENERAL**

# Comments for Planning Application 2020/0009/DET

## Application Summary

Application Number: 2020/0009/DET

Address: Land North Of Auchroisk Cromdale Station Road Cromdale Highland

Proposal: Erection of 18 houses (8 affordable) with associated drainage and road layout

Case Officer: Stephanie Wade

## Customer Details

Name: Mrs Maggie Palmer

Address: 5 The Haughs Cromdale Grantown on Spey

## Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: My main concerns are regarding road safety and pedestrian safety.

The entrance/exit from development are adjacent to the old railway bridge which gives no line of sight and a blind summit with only single vehicle access. There is no pavement or verge along this stretch of road until many metres away towards the busy A95 junction. A new footpath is planned from the development which comes out onto the access road to Sewage works at the traffic lights which do not have a pedestrian crossing function, no pavement or verge. Children have to catch the school bus from the A95 and cross an extremely busy trunk road to do so.

Will the Water supply and Sewage works be able to service this size of development and the additional houses still to be built at Auchroisk Park? What about surface water from the development and possible contamination of the adjacent Balmenach Burn?

The proposed application shows a Community Shop/Coffee Shop in the next phase. If this is to be a "Convenience Store" ie Coop or Spar etc these are normally supplied and services by large HGV lorries. Kirk Road is a tight turn off the A95 and unsuitable for such a vehicle.

Mandy Martin  
2 Auchroisk Place  
Cromdale  
Grantown-on-Spey  
PH26 3QF  
07730 985875

To: Planning Support, CNPA  
RE:2020/0009/DET

I am writing in respect of the above planning application, about which I have a query regarding property boundary lines, and the position of this proposed extended link path.

Our property borders the new proposed link path extension which will run alongside the A95 from the traffic lights at the bridge to the existing bus stop.

On viewing the drawings, it appears that the extended 2m wide path borders our property and may even encroach onto our plot. Our plot (land registry document attached) contains a 'tree belt landscaped area' beyond our current garden fence, however this is part of our plot.



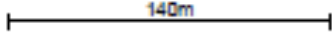
My concern is whether this path crosses into our plot, and even if this is not the case, what provision will be made to prevent members of the public straying on to our property i.e will there be a fence erected along this section of the path to ensure the properties bordering at this point remain private?

I have no objection to the idea of a path along the back of our plot, I am just seeking clarity and consultation on the points raised above, and the impact on our property.

Kind regards

A handwritten signature in black ink that reads "Mandy Martin". The signature is written in a cursive style with a long horizontal line extending to the right.

Ms Mandy Martin.

 <b>LAND REGISTER OF SCOTLAND</b>	Officer's ID / Date	TITLE NUMBER
	4780 28/6/2017	<b>MOR8049</b>
 <b>ORDNANCE SURVEY NATIONAL GRID REFERENCE</b>		
	<b>Survey Scale</b> 1/2500	
<b>NJ0728 NJ02NE</b>		

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