

AGENDA ITEM 5

APPENDIX 3C

2020/0009/DET

**REPRESENTATIONS
OBJECTIONS**

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.

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: Miss Kirsty Blythe

Address: Rowan House Old Station Cromdale

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although the primary focus of this planning application is the immediate development, the master plan for the full development is presented as part of this application. Relevant objections to the overall plan should therefore be considered as they could influence both the developer and planning authority positions on the development of this site.

As the owner of Rowan House, I'm particularly concerned with the planned construction of two properties (in Plots 24 and 25) adjacent to my front garden and within yards of my living room window. The proposed development would result in the outlook from my property being transformed from a view over to the Cromdale Hills to a view directly into the back gardens of two properties.

I feel that such extreme damage to the enjoyment of my house is unacceptable, would represent an invasion of my privacy and would be unsympathetic to the immediate surroundings.

Finally, I would ask each person who has a responsibility to review this planning application to take a moment to consider how they would feel if the outlook that they currently enjoy from the front of their own house was replaced by the gable end of 2 properties and the other features associated with a back garden.

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: Mr Craig Blythe

Address: Rowan House Old Station Cromdale

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Updated

I support the many objections that have been raised by other neighbours to the proposed development. In particular:

I'd be surprised if any credible business case exists that indicates that a community shop for such a small community would be sustainable. This creates the impression that this aspect of the plan exists for the sole purpose of appealing to the wishes of the planning authority.

The dark sky experience for residents will be destroyed forever

The unsuitability of Kirk Road for access has been noted by almost every objector

Increased traffic will result in unpredictable stresses on Cromdale bridge

The lack of interest in existing plots raises serious doubts about the demand for homes in the area and the commercial viability of the development. Serious consideration must be given to the prospect of a partial or failed development, with the existing unsightly development nearby providing a stark illustration.

The impact on the sizeable bird population on this land doesn't seem to have been adequately considered.

Many neighbours will see their privacy severely and adversely impacted.

I do not see how the Park Authority's responsibilities to existing home owners would be considered to have been exercised fairly if it were to approve this development so soon after it granted planning permission for the landowner's own property on Kirk Road. That property will continue to enjoy the level of privacy and the open outlook currently enjoyed by the other homeowners in Kirk Road and Old Station. The combination of the developments on both sides of Old Station clearly places the interests of existing homeowners behind those of other parties, for example the developer and prospective future residents.

Finally, time should be allowed for the success or otherwise of the recent developments in Grantown to be assessed in terms of the extent to which this has met the demand for new houses.

eProcessing
Date Received

23 JAN 2020

Larachmor,
Kirk Road, Cromdale,
Grantown on Spey. PH26 3LH.
20th January 2020

e-Planning Centre,
The Highland Council.
Glenurquhart Road,
INVERNESS. IV3 5NX.

Dear Sir/Madam,

RE: APPLICATION 19/05588/FUL - 120m North of Auchroisk, Cromdale

With regard to the above application, we hereby wish to lodge our objections to this development and ask that the following "meaningful considerations" be addressed.

1. **PRIVACY:** Within the application, under "sustainability & house design" it is stated:

(i) *"the layout and house designs have been arranged to ensure that overlooking is not an issue and privacy and amenity between properties are maintained."*

(ii) *"The affordable houses (plots 11-18) are 2 storey which is typical of other social housing in the area. The 2 storey element to the development is not visually intrusive as it is set back into the site and not prominent from the main commuter routes."*

The privacy of our property, a bungalow, at Larachmor, would be totally compromised by the two-storey "*affordable houses*," particularly by plots 13 & 14* This we feel would also apply to the properties at Auchroisk and Dunroamin. (* The distances to the fence boundary/house at plot 14 are approximately 17 metres and 30 metres respectively) This represents a considerable intrusion on our privacy.

Additionally, why is it deemed acceptable for the siting of these properties to be "*set back into the site*" so as not to be "*visually intrusive*" from the main road, whilst complete disregard is given to existing residents? Surely these two-storey houses should be accommodated at the lowest height within the development rather than one of the highest?

2. **ROAD SAFETY:** We feel that the proposed access road to the development represents a significant safety risk to road users, both vehicular and pedestrian. This junction would be totally blind to vehicles travelling south-easterly towards the village as the road passes over the crest of the former railway bridge. Although visibility would gradually increase

thereafter, it remains restricted. This however will only worsen, as roadside vegetation, along with trees and shrubs within the boundaries of the property at Abbotsford continue to grow. The proposed re-location of the 30 mph signs, to a point on the village-side of the crest is insufficient: Traffic approaching the crest towards the village along the de-restricted (60 mph) road would have little time to react to the signs a short distance ahead, and may have to brake hard to reduce speed. Winter road conditions particularly on this downward stretch make this inherently hazardous. Re-locating the 30 mph signs to the approach side of the crest, at a point at the entrance to the property at Mains of Cromdale would give traffic around 200-300 yards of advance warning.

We would also like to raise two further comments for your consideration:

(i) The "Design principles" within the planning application, states that the *"existing Auchroisk Park housing development (Local Plan site 'EP1') is now well developed with detached housing units."* This is simply wrong. The Auchroisk Park development, which occupies a relatively small area off Kirk Road has been, to a degree, under development for at least the last 15 years to my knowledge. Yet building is still taking place, whilst, as far as we can make out, six plots remain unsold/undeveloped. Additional properties that could be termed "long-term unsold" within the village would in our view question the demand or need for such a large-scale development.

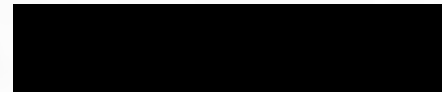
(ii) The proposal for an illuminated footpath connecting the development with the centre of the village would have a very detrimental effect to the enjoyment and pleasure of "dark skies" that we and our neighbours enjoy, and which the Cairngorms National Park Authority are seeking to preserve. Low-level illumination, triggered (as in the case of the Cromdale footbridge near the Haugh Hotel) by movement sensors would at least minimise the need for such unnecessary and avoidable light pollution.

We respectfully submit this letter for your consideration and ask that we be informed of any meetings that we are able to attend when this application is discussed.

Yours sincerely,



William Cuthbert.



Nancy W. Cuthbert

Planning Objection: 19/05588/FUL

CNPA ref: 2020/0009/DET

My objection is based on the following comments:

1. Housing density proposed is not in keeping with similar properties in the area, this produces a development which is of significance and far bigger than envisaged in local plan. This density should be reduced in order to meet requirements of similar developments in a rural setting across the Cairngorms national park
2. House design of 2 story is not in keeping with other local properties and will have a detrimental impact on views of Cromdale hills from my property, which is wholly unacceptable. The height of the current design proposals must be reduced to prevent obscured view.
3. A tree shield should be provided from old station development to soften impact of new development
4. Access proposal from kirk road in its current state is not acceptable for such a size of development, and visibility splays proposed on plan cross over my property to a significant extent which limits any future development at my property and is also shielded by trees. This is not acceptable to me and requires a redesign of the access and visibility.
5. The width of kirk road is not adequately wide for 2 cars to pass in the vicinity of this development, a such proposals to widen the road and provide a lighted footpath to the village must be incorporated into a development of such a scale
6. The proposed relocation of the 30mph sign to the corner of my property (as per layout drawing) is wholly unacceptable and would require location within my property, this is completely unacceptable to me and consideration should be given to moving it to the other side of the humpbacked bridge
7. The additional traffic generated by this development would put undue traffic over the weak bridge near to the church and the single-track hump backed bridge, as such consideration should be given to what is required to upgrade or manage this situation including widening of the road and improved safety over the hum backed bridge. Further traffic which is inevitable could cause both bridges to become damaged further, which is highly undesirable. A traffic survey of existing traffic I would have thought was absolutely essential before any new development which added traffic was even considered.

Planning Centre
Date Received:

23 JAN 2023

Auchroisk
Kirk Road
Cromdale
Grantown-on-Spey
PH26 3LQ

ePlanning Centre
The Highland Council
Glenurquhart Road
Inverness
IV3 5NX

22 January 2020

Dear Sir/Madam

Re: Planning Application No. 19/05588/FUL

We wish submit our objections to the application for planning permission at land 120m north of Auchroisk, Cromdale, for the following reasons:

1. The properties proposed are 1½ and 2 storey which is much larger than the existing homes bordering the development which are mostly made up of bungalow/cottage size homes. The proposed design and finish of the houses is more akin to a 'new town' development rather than aesthetically enhancing the village.
2. The Sustainable Design Statement states, in regard to the 'affordable housing', *"the 2 storey element of the development is not visually intrusive as it is set back into the site and not prominent from the main commuter routes"*.

However, the plan shows them situated on the very edge at the South West boundary of the site and not set back into the site at all. We also cannot understand why it is necessary to have them 'hidden away' from the commuter routes when the existing social housing they refer to is situated very much on the A95, a major commuter route.

3. The document also states *"Site layout and house designs have been arrange to ensure that overlooking is not an issue and privacy and amenity between properties are maintained"*.

However, the Topography Plan shows that it is proposed to build the tallest houses (plots 13-16, 2 storey) on the highest point of the land directly adjacent to existing properties which are bungalows and cottages. Contrary to the statement, this will in fact provide significant potential for overlooking to be very much an issue and for this to be very intrusive. This will have significant impact

on our property in particular in that occupants (particularly from plots 15 & 16) will be able to look directly into our windows from very close quarters and with the properties proposed so close to our boundary fence, access to the gable end of our property for maintenance etc. is also an issue. This is a great concern to us.

4. The link path which borders our land, is proposed to have lighting running the full length of the path. This, together with additional street lighting will significantly impact on the collective aims of the National Park regarding the erosion of the 'dark sky', a feature which we all enjoy in this area at the moment.
5. The plan detailing the path, tree planting and erection of a 1.8m fence along our property's northern boundary does not appear to take into account that there is a bank from the base of our existing fence down into the field which is approx. 2m high and there is no explanation as to how this bank would be protected in order to avoid any undermining/erosion of our fence and boundary.
6. You will be aware that there is currently the unfinished development (Local Plan site EP1) which has been under development and is still unfinished and untidy after some 20 years of being on the market. This does not give the impression that there is justification for even more properties to be made available within this village.
7. It is clear to see that building regulations appear to change from one property to another on the EP1 site with different roofing materials and windows being used and much larger houses being built on sites originally designated for bungalows leaving very small gardens for family sized houses and disputes over boundary fences. This does not provide any assurance that another development would be any different.
8. The arrangements for the change in the speed on Kirk Road do not appear to be adequate taking into account the close proximity to the old railway bridge and the increased throughput this development would bring and the fact there is no pavement on quite a length of the road.

We trust these issues will be seriously considered when looking at this proposed development and we welcome the opportunity to attend any meetings arranged to discuss this proposal.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

Mr GP & Mrs J Dawson

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 Janet Cuthbertson

Address: A Eilean A Cheo The Haughs Cromdale

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst the consultations appear on the surface to be fairly comprehensive - I see no mention whatsoever of public health services or NHS Scotland, Police or Emergency services being consulted.

The Medical Practice in Grantown is already at straining point, having recently taken over another practice at Glenlivet there are not enough Doctors to serve the current community. With more housing developments being undertaken in Grantown and surrounding areas, the opening of another care home in Seafeld Road, I just cannot see how current services can be expected to meet demand until there is sufficient infrastructure to support so many new homes.

In addition to my comments above, the style of the homes proposed are not in keeping with the area, the access road is not suitable for such an increase in traffic that the proposed development would produce, and the idea of a local shop, whilst it might seem to be 'a nice idea' - a small shop in such a small village is never going to compete with retail parks, shops in Grantown, or Supermarkets that will deliver to the door. A convenience shop is only convenient if it can provide fresh local food at a competitive price. High Streets are already in decline, a small local shop for such a small community just isn't sustainable.

From: Geoff Stott
Sent: Mon, 21 Dec 2020 20:13:04 +0000
To: Planning;ePlanning@highland.gov.uk
Cc: Geoff Stott
Subject: Fwd: Re-consultation on Application No 2020/0009/DET
Attachments: 19_05588_FUL-Mr_and_Mrs_G_Stott-2013123.pdf

Begin forwarded message:

From: Geoff Stott [REDACTED]
Subject: Re-consultation on Application No 2020/0009/DET
Date: 21 December 2020 at 20:08:56 GMT
[REDACTED]
[REDACTED]

Dear Sir,

I am attaching an objection lodged by myself and my wife dated 25/01/2020 on the Highland Council Planning website regarding the above development. As this objection doesn't seem to have found its way onto your Cairngorm National Park Planning site we have not been kept up to date, in particular with your recent letter regarding re-consultation on the application.

Our main concern, other than the points raised in the above letter, is that the proposed 3 metre link path, running along the northern boundary of our property, has now been revised to turn through ninety degrees at the corner of our plot, reducing to 2 metres to connect with the footway on Auchroisk Road (Not Auchroisk PLACE) as stated on the revised application.

This would mean our privacy would be severely compromised as the path would be only 2.3 metres from our kitchen door, clearly not acceptable!!

Another point to consider is this: The owner of the plot of land on our eastern boundary intends to build a house there and, as far as we are aware, has no intention of allowing that path to cross his land.

We trust the planning authority will take the points we raise into consideration even though your deadlines have passed, but, as I say, we were not kept informed.

Yours sincerely

Mr. And Mrs. G. Stott

An Diadan
Auchroisk Road,
Cromdale,
PH26 3QN

25th January 2020

ePlanning Centre
The Highland Council
Glenurquart Road
Inverness
IV3 5NX

The Highland Council
eProcessing
Date Received:

27 JAN 2020

Dear Sir/Madam

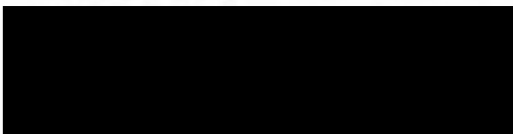
Re: Planning Application No. 19/05588/FUL

We wish to make objections to the proposed development on the following basis:

1. We question the demand for a development on this scale, potentially 40 houses, whilst the site at Auchroisk Park (EP1) still has 8 plots either up for sale or undeveloped. To our understanding this development has been ongoing for over 20 years.
2. Unlike the existing houses, both on Kirk Road and Auchroisk Park, which are a diverse mix of individually designed homes on reasonable plots, this proposed development is uninspiring in its boxy design and density
3. In the Site Appraisal it is stated that "*the development is wholly within within the existing settlement boundary*". This is patently not the case as the proposed link path, some 5 metres wide including tree planting and illumination, is definitely on land which is outside the settlement boundary both in the 2015 Local Development Plan and the proposed 2020 LDP. In fact on the application form under the section Access and Parking the question "*Are you proposing any change to public paths, public rights of way or affecting any public right of access*" the applicant has answered "No". Should the development be granted we would suggest the developer contribute to the provision of footpaths along Kirk Road and improvements to the widening of Kirk Road.
4. In the Design and Access Statement it states that "the applicant, Valley Construction Services, owns the area outlined in blue" yet all the supporting evidence in this application (Birding survey, Reptile survey, Historical and Cultural survey and Flood Risk Assessment) has been submitted by an entirely different company, namely Valley Building and Construction Ltd. Neither of these companies appear to have any history of building houses.
5. It is a concern of ours that should planning consent be granted for this development plots could be sold off piecemeal, as has happened on Auchroisk Park, and then it would be a building site for many years to come.

We trust these issues will be given due consideration both by The Highland Council and The National Park Authority when determining this application and would like to be kept informed of any future meetings to discuss same.

Yours sincerely



Mr. And Mrs. G. Stott

Mrs Pamela Macleod
Clairville
Kirk Road
Cromdale
Grantown-on-Spey
PH26 3LH

To: Planning Objection, CNPA

RE:2020/0009/DET

I am writing to you in objection to the proposed site/landscape plan that was submitted on 11th May 2021. May I start with the entrance of the proposed site:

- Hedges and trees at the entrance does not seem appropriate for drivers as it can block line of sight as proven from the broom bushes on the station brae as visibility is minimal so the idea of that at the entrance is not ideal.
- How tall are these shrubs on the edging that run alongside the entrance on both the top and lower parts of Kirk Road?
- The existing telegraph poles with the phone cables that run along the road are not listed on the plan document and one pole in particular is in the way of the entrance, where are they moving to or what's happening there?
- Kirk road is still not wide enough on the plans for increase of traffic and pedestrians so it compromises the safety of pedestrians.

Looking further into the actual development, there are still some issues with the proposed plans which are:

- Affordable housing which is located at corner of field (Plots 13 to 16) is not in context with plans as it seems to be on top of slope? But if so where are the supposed trees going?
- Pathway that leads out of site development towards A95 is only half lit as listed on the plans? Health and safety to be considered there as the darkened area is next to a busy road. Also, the path runs alongside the A95 towards the Kirk Road junction, is the land not owned by people the have properties running alongside the A95?
- Who is this "Factor" that is mentioned a lot in the planning document that is supposed to do the maintenance of hedges, clearing pathways and road of debris?
- Tree protection zone that runs alongside my property on the North West side does that protect my trees that run on that side as well? What does it mean?

- Boundary fences that are 900mm high for every property does not look and seem efficient for layout of property boundaries.
- At the back of my property, only a partial 1.8m fence is laid out where the 2-storey affordable housing is located which doesn't offer much security to me and no privacy whatsoever!

To end this letter of objection, does the applicant think some trees and low fencing is going to make a difference to the housing site which I objected to first time round and currently still do.

Kind regards

Mrs P Macleod.

Deirdre Straw

From: Geoffrey Stott <geoff.stott@live.co.uk>
Sent: 09 June 2021 13:44
To: Planning
Subject: Planning Objection

Categories: Dot, Comments

Mr and Mrs. G Stott
An Diadan
Auchroisk Road
Cromdale
PH26 3ON

2020/0009/DET

Further to our objection to the above application lodged on the 25th January 2020 we wish to further reiterate our objections and following a revised submission by the developer on 11th May 2021 would add these further points:

The newly proposed red line boundary encompassing the Suds pond and link path is on land wholly outside the CNPA's defined settlement boundary. These areas of land designated for permitted development are clearly defined within the CNPA's Local Development Plan (2015 and 2021) Therefore this proposal clearly contravenes the CNPA's LDP.

Objections, raised by the CNPA, regarding the density of the proposed housing, compartmentalisation of plots with high fences and the general overall appearance of the "estate" have not been addressed by the developer. I am, therefore, concerned that this scheme was being recommended for approval by the CNPA before it was withdrawn at the last minute before the recent Planning Committee meeting.

It remains a major concern that, should permission be granted, the plots on this site will be sold off piecemeal and it will become a perpetual building site, as has happened on Auchroisk Road/Park.

In a response by the Highland Council Transport Planning Team to the revised submission on 24th May 2021 they seem to be unaware that the revised link path is now proposed to connect to the busy A95 trunk road. They withdrew their objections to the proposed link path when it was to join the existing footpath network at Auchroisk Place. Some clarification required there.

Mr and Mrs G Stott

Deirdre Straw

From: Joan Dawson <joandawson1@yahoo.com>
Sent: 09 June 2021 11:26
To: Planning
Subject: Planning Application no. 2020/0009/DET

Categories: Dot, Comments

CNPA Planning Objection

Planning Application no. 2020/0009/DET

Following re-submission of the Site/Landscape Plan on 11 May 2020 we again wish to lodge our objection to this proposal for the following reasons:

The extended link path appears to only have lighting and planting along half it's length which seems inconsistent and dangerous as it approaches the very busy A95. In addition, the developer now appears to be running the path along the verge of the A95 and would question the ownership of this land.

Despite the objections raised in our letter dated 22 January 2020, there appears to have been no consideration given to the siting of the affordable housing plots 13-16 as it is proposed to build these 2 storey properties on the highest part of the site resulting in a total loss of our privacy due to being overlooked directly into the windows and garden of our home.

There appears to be no fencing or tree/shrub planting planned along many of the boundaries with existing properties. It is also not clear who will be responsible for looking after the site on an ongoing basis. Who is 'the Factor'?

If approved, who will be carrying out the building work? Is it intended to be a building company completing the whole site or are plots being sold off individually to local builders and so it will end up like Auchroisk Park with random house types being built over a 20 year period? The second option is what we are hearing locally.

It would also appear that some of the site boundary is based on land which does not appear to be within the existing settlement boundary as set out in both the 2015 and 2021 Local Development Plans.

This planning application was due to be on the agenda of the Planning Committee a few months ago and was 'Recommended to Approve' (prior to the plans being pulled at the last minute). However, we have never received any feedback to our letter of 22 January and there does not appear to have been any consultation with residents (other than us writing to you). Is this the usual way during planning applications on such a scale? We, and I am sure many other residents, would welcome the chance to discuss this in more detail.

Regards,

Mr GP & Mrs J Dawson
Auchroisk
Kirk Road
Cromdale