AGENDA ITEM 6

APPENDIX 3

2021/0035/DET

COMMUNITY COUNCIL COMMENTS

Mid Deeside Community Council c/o Victory Hall Ballater Road Aboyne AB34 5HY

Planning Support Team Cairngorms National Park Authority 14 The Square Grantown-on-Spey Moray PH26 3HG

1 March 2021

Ref: 2021/0035/DET

Case Officer: Stephanie Wade

By email to

Dear Ms Wade,

Re:	Mid Deeside CC Consultation Request
Application Number:	2021/0035/DET
Development Proposed:	Change of Use of Agricultural Land to Form Caravan Park
	Erection of Storage Shed and Installation of Decking and Hot
	Tubs and Formation of Access
Location:	Land Adjacent To, Old Hall, Dinnet Bridge Dinnet

We write further to your letter of 8 February 2021 asking whether Mid Deeside Community Council (MDCC) would like to respond to the above proposal.

MDCC has the following comments on behalf of the community that we serve. Whilst we are broadly supportive of the proposal, we do have some concerns which we believe should be addressed if the development is to proceed.

In support of the application, the development will provide a service to the area which is currently lacking, namely pitches for touring caravans. This development may therefore attract additional tourism which could be advantageous for local businesses. It may also be advantageous for local businesses supplying goods and services to the development.

However, the following potential impacts need to be taken into consideration:

1. The proposal is for eight touring caravans only. However, in the absence of express planning conditions controlling use of the site, the development could incrementally change over time, particularly if ownership or management of the site were to change, for example increasing the number of caravans, the type of caravans, or expanding to include camping, glamping, lodges, yurts, etc. This could cause competition with existing local businesses providing lodges, etc, and exacerbate potential other impacts highlighted below.

- 2. There is limited screening of the site from the South Deeside Road. The caravans using the site and the associated infrastructure will be visible from the road, as may parked cars, awnings and equipment brought by the caravan users. Whilst we recognise that the Cairngorms National Park is a diverse, living, working landscape, this may have a negative visual impact on the area. There is also potential for users of the site to cause a nuisance, eg by playing loud music.
- 3. Owing to the location of the site, we would expect that pedestrians will walk from the site over Dinnet Bridge to the Loch Kinord restaurant and bar and to the Holly Tree Inn. We are concerned for the safety of pedestrians doing this, particularly at night, given the absence of a footpath serving most of the route from the site to the centre of Dinnet. In particular, we are aware that the South Deeside Road is used by lorries to and from the local sawmill.

We recognise that it may be possible to limit some of the potential impacts highlighted above through planning conditions or obligations which, for example, limit the scope of the development (eg number and type of caravans), require screening and require site rules for users which must be enforced by the site owners.

Please let us know if you have any questions or would like further clarification.

Kindly acknowledge safe receipt.

Yours sincerely,

Fiona Sawyer

Planning Lead, MDCC

For and on behalf of Mid Deeside Community Council