

# **AGENDA ITEM 6**

## **APPENDIX 4a**

**2021/0035/DET**

**LETTERS OF PUBLIC  
REPRESENTATION  
- SUPPORT**

**From:**Loch Kinord Hotel  
**Sent:**Tue, 2 Mar 2021 10:47:33 +0000  
**To:**Planning  
**Cc:**Stephanie Wade  
**Subject:**2021/0035/DET

**Caravan Park in Dinnet**

To Whoever it may concern

I am fully in support for a caravan park in the area for touring caravans, motorhomes and tents as I feel there is a definite demand and need for this facility. The addition of hot tubs is innovative and really adds a unique selling point for the business.

Once planning permission has been granted, the applicant then has to apply for a Site Licence from environmental health officer. This determines the type and operation of the caravans/pitches.

I would be very concerned if the site licence permitted static caravans, lodges or park homes which are more permanent and more like the many holiday cottages available in the immediate area, which is already well supplied by self catering accommodation.

Please ensure that the planning committee is aware of this second stage of application outwith their control and restrict the use of the proposed development (if granted) to a touring licence only, with no provision for static units.

Yours sincerely

Andrew Cox

Proprietor.

Loch Kinord Hotel

& Royal Deeside Woodland Lodges

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# Comments for Planning Application 2021/0035/DET

## Application Summary

Application Number: 2021/0035/DET

Address: Land Adjacent To Old Hall Dinnet Bridge Dinnet Aboyne Aberdeenshire AB34 5PJ

Proposal: 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

Case Officer: Stephanie Wade

## Customer Details

Name: Mrs Jacqueline Prudent

Address: Caravan and Motorhome Club East Grinstead House East Grinstead, West Sussex

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The Caravan and Motorhome Club has received an application to operate a Certificated Location (CL) from the landowners of the Old Hall in Aboyne, Aberdeenshire.

A CL is a small, low impact 5 pitch site for caravans, motorhomes and trailer tents for members of the Caravan and Motorhome Club to use for recreational purposes only. The Club is exempted under the Caravan Sites and Control of Development Act 1960 (First schedule, Para 5) allowing it to issue annual Certificates to landowners to operate these sites for the benefit of its members.

The Club considers all applications and carries out a site visit to consider the impact of a CL on the landscape, any access issues and the feasibility of providing facilities such as drinking water, a chemical emptying point, an outlet for grey waste and dry waste disposal.

The next step for this CL application would be to carry out a consultation with any immediate neighbours, display a site notice at the entrance to the proposed CL for a period of 21 days and for the Club to invite feedback from the local authority as a courtesy.

Applicants are welcome to consider offering more than just a basic CL, however, we advise them to consult their local planning authority if they are considering making changes to the land to create their CL.

The Caravan and Motorhome Club is a responsible organisation providing Club membership and services for its million members living in over 352,000 member households. Members spend over £310 million in local economies every year and the Club works hard to support the countryside and the people living and working within it. As a major force in tourism, we feel that by allowing landowners to set up these small 5 van sites, it helps to reduce the need for wild camping thus preserving the land for many generations to come.

For more information on Certificated Locations, please visit our website

[www.camc.com/uk-holidays/uk-sites/certificated-locations/](http://www.camc.com/uk-holidays/uk-sites/certificated-locations/)

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Case Officer: Stephanie Wade

## Customer Details

Name: Mr Gary Cochrane

Address: 21 ROSEDALE GROVE ROSEWELL

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As seasoned caravanners, we appreciate that there are a number of large commercial sites within the Royal Deeside area, however there is a lack of small family run certified location sites for those of us who prefer the small secluded and quiet areas to relax and enjoy the countryside. The benefit of these certified locations is that the sites are limited to small number of touring only pitches for the use by caravan club members all of whom commit to upholding the club standards and respecting their surroundings. For example, all club sites have rules that there is to be no noise on site after 10pm at night. Particularly with certified locations this is not an issue as they tend to appeal to single people or couples rather than families as the on-site facilities are limited.

Being smaller sites, certified locations attract less traffic given the number of outfits on the site at any time. Given that there are no facilities on site such as a shop or gas supplies, there is not the level of delivery traffic which is seen at the larger commercial sites. Whilst this will necessitate a need to travel for supplies, this will be no different to the arrangements for the existing local residents and will introduce minimal additional traffic disruption again due to the number of pitches proposed. The proposed site will also provide vital tourist revenue for the local businesses in Dinnet, Aboyne and the broader Deeside area.

We have known the applicants for quite a number of years and witnessed at first hand the exacting standards they apply to their hospitality venues. In addition, being a certified location approved by the caravan club the site will be subject to the rigorous standards set by the club giving neighbours comfort that the proposals will not diminish the surroundings and environment but actually be a valuable addition to the area.

As a result, we would whole heartedly support the application.