



Cairngorms
National Park Authority

Ùghdarras Pàirc Nàiseanta a'
Mhonaidh Ruaidh

Item 6 Appendix 4a 26 January 2024

Agenda item 6

Appendix 4a

2023/0295/DET

Representations – objections

Comments for Planning Application APP/2023/1235

Application Summary

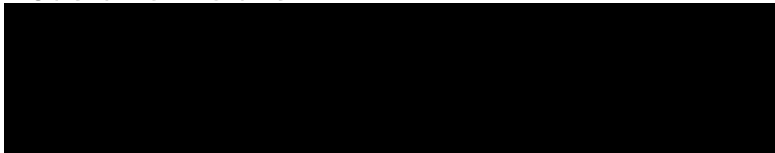
Application Number: APP/2023/1235

Address: Land Adjacent To Carrue Cottage Logie Coldstone Aboyne Aberdeenshire

Proposal: Erection of Farmshop/Cafe/Staff Accommodation and Shed and Installation of Free Standing Solar Panels and Associated Works

Case Officer: Ruth Cuthbert

Customer Details



Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The applicant seems to have overlooked the specifics of the recently updated EV parking requirements which are now (as of June 2023) dictated by Scottish Government building standards, in this case - the non-domestic technical handbook, section 7.2. This covers how many spaces are required to have access to active chargers, the required specs of the chargers, as well as other pertinent information. If the applicant addresses this then consider this objection rescinded.

In such a location I would suggest the applicant seeks to install better than the minimum 7kW slow AC chargers by reaching out to one of the various Charge Point Operators (CPO) who would look to install much quicker DC chargers, which would likely increase visitors ie passing tourists etc. This is inline with what Farms Shops and Garden Centres (with cafes) are beginning to do elsewhere.

(LCP Delta report 2023, 74% of UK respondents said that they would more frequently visit destinations with charging available.)

Comments for Planning Application 2023/0295/DET

Application Summary

Application Number: 2023/0295/DET

Address: Land Adjacent To Carrue Cottage Logie Coldstone Aboyne Aberdeenshire

Proposal: Erection of farm shop / cafe / staff accommodation and shed and installation of free standing solar panels and associated works

Case Officer: Emma Bryce

Customer Details



Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a resident of the local area , I do agree that the area could do with some amenities for residents and tourists alike, however do not think that the proposed site offers the best location. There are no footpaths or pavements within the vicinity, which would mean that to visit on site on foot or by bicycle you are traveling on a dangerous stretch of road made up of bends and blind corners.

I regularly pass this site for both work and when visiting family and I have seen the proposed field flood numerous times over the last 10 years. From memory the flooding here was particularly bad in January 2016 following storm frank.

Following on from heavy rain and snow melts the water coming down from the surrounding hills in the area only adds to the water levels and Climate change will only serve to cause more flooding in these areas. Building commercial properties on a flood plain will only contaminate the land and harm the wildlife in the area.

Comments for Planning Application 2023/0295/DET

Application Summary

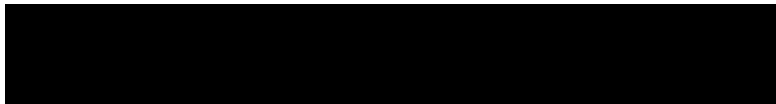
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Proposal: Erection of farm shop / cafe / staff accommodation and shed and installation of free standing solar panels and associated works

Case Officer: Emma Bryce

Customer Details



Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A local shop to serve the local community would be great, but prices in these organic farm shops are much higher than the likes of your local coop or Tesco and I doubt that locals will be able to afford to shop there for their regular convenience. Surely it would be most convenient to the locals for the shop to be in the village where it can be accessed on foot? There was a shop in Dinnet, but due to the cost of operating and lack of local use/support it closed. Why would this be any different? There is no real passing trade or bread and butter customers passing.

The road users in this area are timber lorries and farmers, not the most likely of customers. Are the proprietors local and already associated with the CNP? Are they established in organic farming/ retail?

How can already established farms & businesses within the CNP diversify their already long established business if this planning goes ahead from someone looking at taking all opportunities with it?

This stretch of road that is very dangerous, often with surface water and severe flooding along the stretch of road from Carrue Cottage to Galton farm track, incorporating that with the bends either end of the straight several cars over the years come off of the road and into the fields/woods. A shop will bring daily delivery lorries, refuse and recycling vehicles all added unnecessary traffic. There has been at least one serious fatality and another serious accident when a car went off the road just at Carrue cottage. Winter 2022 the burn flooded the road completely (at the access gate to the site) and more than one vehicle's engine was was flooded and had to be towed. Once car sat in the water on the middle of the road for several hours. The entire field that the shop is to go was under water as well as the fields beyond!

Not the place for this im afraid. Somewhere safer that doesnt flood that locals can afford and id be more in favour!

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Case Officer: Emma Bryce

Customer Details



Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have seen the area of the proposed building flood several times over the years with flooding in November 2022, resulting in the nearby burn actually flowing over the access road to Galton farm at its gate near to the A97. This was not simply rising, still water it was the extent to which the flow of the burn had reached.

I accept the wish to produce some of the shops goods on site, but believe for any business of this type to survive, the business will have to sell a wider range of products, all of which will have to be transported by road to the site. The same applies to customers who, given the infrequent availability of buses, will most likely attend there by motorcar.

Similarly, all waste produced at the site which cannot be reused will have to be transported off site by road.

All of the increased traffic in the area of Blelack farm, where a series of blind corners exists increases the chances of road traffic accidents.

Comments for Planning Application 2023/0295/DET

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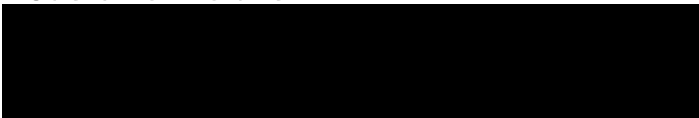
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Case Officer: Emma Bryce

Customer Details



Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having travelled the A97 for over 50 years visiting numerous farms with my work as an auctioneer i have seen this field completely flooded on several occasions. So I would think a development on that area should not be advisable and with climate change progressing the situation will only get worse.

Comments for Planning Application 2023/0295/DET

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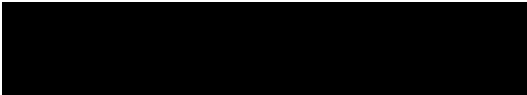
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Case Officer: Emma Bryce

Customer Details



Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This field floods on a regular basis and extremely badly every 5 years or so. With climate change I would expect this to become more regular and more intense. To consider building anywhere on this field makes no sense at all. Please listen to the locals, I am one, who know how frequently these flood events occur.

Comments for Planning Application 2023/0295/DET

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Proposal: Erection of farm shop / cafe / staff accommodation and shed and installation of free standing solar panels and associated works

Case Officer: Emma Bryce

Customer Details



Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I do think the local area needs something like this however this location is all wrong as it regularly floods but also only assessable by car due to no walk paths



Public Representation: Statement of Objection

APP/2023/1235 and CNPA Ref 2023/0295/DET

Erection of Farmshop/Cafe/Staff Accommodation and Shed and Installation of Free Standing Solar Panels and Associated Works | Land Adjacent To Carrue Cottage Logie Coldstone Aboyne

August 2023

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1.0 Introduction

1.1 RCP Chartered Town Planning Consultancy (the agent) has been instructed [REDACTED] [REDACTED] to submit a public representation in the form of an objection to the Cairngorms National Park Authority in response to application references APP/2023/1235 and 2023/0295/DET.

1.2 [REDACTED] wish to raise several issues which are of varying degrees of concern to them. These include:

- Flood Risk
- The suitability of the proposed drainage systems
- Site contamination
- Animal welfare
- Impacts on the quality of their private water supply
- Impacts on quantity of their private water supply
- Impacts on amenity
- Adequacy of refuse and recycling facilities
- Environmental health risk from vermin
- Worrying of livestock
- Road safety
- Car parking
- Impacts on wildlife and insects
- Risk of wildfire

1.3 These issues will be set out in further detail from Section 3.0 onwards, following a brief overview of Galton Farm and its recent History to provide sufficient context to the Planning Authority in order to support its decision-making.

2.0 Galton Farm

2.1 Our clients [REDACTED] which lies immediately west and south of the application site for APP/2023/1235 and 2023/0295/DET. Their land extends 230 acres and has been [REDACTED]

██████████ first purchased it. The current farming business is mixed arable (cereal crop) and livestock, comprising 250 cattle, of which there are 90 cows, 80 calves, 80 stirks, 4 bulls and 90 sheep.

- 2.2 Galton farm is bound to the east by the Logie Burn and to the north by the application site, with the A97 and adjacent ancient woodland beyond. The access track to Galton meets the western boundary of the application site. There are agricultural fields beyond the southern site boundary. The main farmhub is located to the south-west of the access track behind the woodland. This is where the cattle courts, farmhouse and agricultural storage buildings are located.

- 2.3 The land at Galton farm is classified by Scotland's Soils as Class 3.2, which according to the Land Capability for Agriculture in Scotland Series, is suitable for supporting a moderate range of crops including cereals, forage crops and grass. It is therefore cultivated for cereal crops and quality feed for the cattle. The cattle troughs and farmhouse are serviced by an existing private water supply, the source for which is located immediately south-west of the application site. It lies adjacent to the rubble stone dyke which defines the southern boundary of the application site. Please see below Figure 1 showing the approximate route of the private water supply in relation to the application site boundary.



Figure 1: Approximate Location of Galton Farm's Private Water Supply

3.0 Site History of Flooding

3.1 Figure 2 below is an excerpt from SEPA Flood Maps, which shows the likelihood of river flooding from the Logie Burn in relation to the application site, Galton Farm, and wider surrounding area. The application site is identified by SEPA's Flood Maps as having a medium (0.5%) and low (0.1%) chance of flooding each year. The land to the south of the site, which pertains to Galton, is shown to have a high (10%) chance of flooding each year.

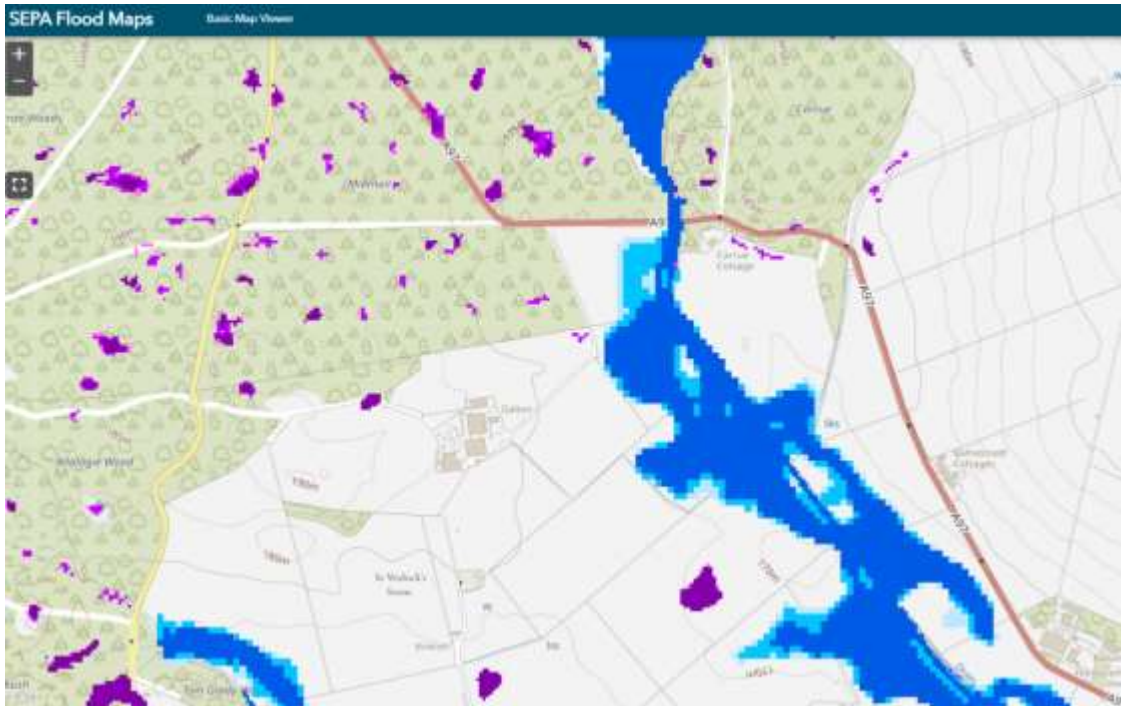


Figure 2: Excerpt from SEPA Flood Maps

3.2 Having farmed the land at Galton for several years, [REDACTED] anecdotal evidence from [REDACTED] suggests that the annual flooding events are notably more severe in reality than is indicatively shown on the SEPA Flood Maps. Photographs taken in November 2022 of the application site, adjacent land, and A97 public road, show the extent of localised flooding from the Logie Burn (please see Figure 3), which on this occasion was said to have been less severe than in other recent years. Please refer to Appendix 1 for the annotated site photos, site plan and link to recordings. The flooding extends further westwards than is indicatively shown in Figure 2 and engulfs a significant section of the A97, having prevented smaller vehicles from passing safely. The waterflow southwards is said to be relatively strong and generally reaches around 300mm in depth from ground level, after having burst the riverbanks and filled the field ditch (approximately 1m in depth) along the northern site boundary. The flooding generally extends into at least the first 6no. fields south of the A97.



Photo 1: View From A97, looking south



Photo 2: View from A97 looking south-west



Photo 3: View of A97, looking west



Phot 4: View from Galton access, looking north-east 18/11/2022

Figure 3: Photos of Flooding, November 2022

3.3 Photos 3 and 4 in Figure 3 show the extent of the water travelling from the woodland across the A97, and pouring over the rubble stone dyke into the northernmost field at Galton Farm, respectively. The location of the water source for Galton farm is situated approximately in the far left-hand corner of Photo 4, where the land is completely submerged.

3.4 RCP Planning has been informed anecdotally that there have been at least a further 3no. flooding events in recent history. These were in 1996, 2010 and more recently, Storm Frank in December 2015 - January 2016. Flooding in association with each was significant, resulting in water levels at the Galton access track reaching approximately 500mm above ground level. During these events, there was notable damage due to the rapid flow of water, with structures such as boundary fences swept away. The land within the application site, which is visible above the water levels in Figure 3, was completely submerged during all of these significant events.

4.0 Impacts of Flooding

4.1 (i) Suitability of Proposed Drainage Systems

4.2 There are concerns about the functionality of a surface water soakaway (as proposed) on land which is prone to flooding, in that the soakaway may be flooded before there is time for the effluent to be treated, resulting in failure of the system. The proposed package sewage treatment plant (PSTP) is shown to be approximately 100m north-east of the water source for Galton farm. The design includes foul water treatment before discharge to the Logie Burn – by design, there is no requirement for a foul water soakaway. Whilst the location of the PSTP is further west than the flood risk zones shown on the SEPA Flood Maps, the reality of the annual flooding and extent of the more significant flooding events (as detailed in Section 3) would strongly suggest that the location of the PSTP will likely be impacted by river water flooding. SEPA guidance on septic tanks states that too much water flushes effluent through the tank before the bacteria can work. Solids get washed out of the tank and pollute the discharge. The water carries soil and grit into the tank, filling it up. Eventually, there is potential for the system to back-up and overflow, resulting in contamination of the surrounding land and watercourse from human waste. With a history of flash floods in this location, it is reasonable to expect that this situation could occur and would do so very quickly. We would therefore ask the Flood Risk and Coastal Protection Team considers the need for a Flood Risk Assessment and/or Drainage Impact Assessment, as is deemed appropriate to address these concerns in accordance with Policy 10 of the CNP LDP 2021.

4.3 (ii) Land Contamination

- 4.4 Galton farm benefits from good quality Agricultural Land (Class 3.2, Scotland's Soils), which produces a good yield for cereal crops, grazing and cattle feed. Land productivity equates to a significant portion of the business turnover and it is therefore of serious concern from a business viability perspective that there may be potential for land contamination resulting from flooding. Given the force of the flood waters during past events, there is reasonable concern that an overflow of the PSTP would see waste quickly travelling southwards, extending far beyond the field immediately adjacent to the drainage system. This would render the fields at Galton obsolete in the medium to long-term for cultivation and grazing purposes, with extensive financial implications for the business. We would ask that the Planning Authority considers re-consulting SEPA in light of the above information (and throughout Section 4) to assess compliance with Policy 10 of the CNP LDP 2021.
- 4.5 (iii) Animal Welfare
- 4.6 Another concern regarding flooding, malfunctioning of the PSTP, and consequent contamination, is the resultant health implications for the cattle. The water source for Galton farm, which is located immediately south-west of the application site, provides the only source of drinking water to the cattle courts and troughs. There is concern that this could be contaminated by human waste if flooding were to result in the failure of the PSTP. Anecdotal evidence from a neighbouring Farmer on the east side of Aboyne, informs that following a similar contamination event (overflow of package sewage treatment plant during the Storm Frank floods), they have seen an increase in failed pregnancies in cows with calves, increased stillborns, and increased birth defects. This is both an animal welfare concern and one which would have extensive financial implications for our client's business.
- 4.7 (iv) Quality of Private Water Supply
- 4.8 Similarly, the same water source is used to supply the farmhouse and our clients worry that there is potential for its contamination resulting in human health implications. The water feeds into a well where treatment is in place, however this is not designed to mitigate the extent of pollution that would result from failure of the proposed PSTP and overflow of human waste. It is felt that the proposed development conflicts with Policy 10 of the CNP LDP 2021 in this regard.

5.0 Quantity of Private Water Supply

5.1 It is noted from the planning application form that a connection to the public water supply is proposed, and Scottish Water has also responded to advise that there is currently sufficient capacity in the Ballater Water Treatment Works to service the development. Notwithstanding, Environmental Health has requested further information regarding the proposed water connection, and given Galton farm's reliance on a private water supply, it is questionable whether a connection to the Scottish Water main supply would be technically achievable. Should a private water supply be proposed, then our clients wish to express concern about where this would be sourced from, and how utilisation of that water source could impact on their existing water quantity, which if impeded, would conflict with Policy 10 of the CNP LDP 2021.

6.0 Impacts on Amenity

6.1 The proposed development offers a dog-friendly environment and points to nearby walking routes, such as Burn O' Vat, Deeside, Strathdon and Lecht for the convenience of its guests. However, there are concerns that visitors may wish to walk their dogs nearby and venture onto the private land at Galton farm. Our client also has concerns about the impacts of increased car traffic and footfall on the privacy and amenity of their land due to increased noise, activity and general disturbance associated with commercial premises serving the public. This is not in the spirit of Policy 2.4 of the CNP LDP 2021.

6.2 It is noted that there is a proposed function suite with a maximum capacity of 60 people. This raises concerns for the types of activities which will occur on site, surplus to the day-to-day operations of the cafe and farm shop. Reference is made in the Design and Justification Statement to "classes, weddings, etc." which could result in significant noise impacts from loud music, guests socialising outside the venue late at night, and light pollution in an area otherwise benefitting from dark skies.

6.3 Policy 2.4 of the LDP states that proposals which support or extend the economy, or which enhance the range and quality of economic opportunities or facilities, will be considered favourably where they:

- a) have no adverse environmental or amenity impacts on the site or neighbouring areas; and
- b) are compatible/complementary with existing business activity in the area; and
- c) support the vitality and viability of the local economy.

6.4 As outlined above, the proposal raises concerns regarding the erosion of perceived privacy and amenity of the adjacent site at Galton. There are no details of proposed staffing numbers or hours of operation. As such, the degree of activity in relation to site operations is not known and it is therefore questionable whether this can be fully assessed in accordance with Policy 2 of the LDP. The proposal is unlikely to be compatible or complimentary with existing farming businesses, given the nature of the proposal and immediate proximity to livestock. This type of business would be more appropriate next to or within an existing settlement, in the interests of amenity, the character of the area, and sustainability. The proposal does not utilise a brownfield site and is therefore developing an area of cultivatable land. Reasons for incompatibility with the adjacent farming business will be detailed in the following sections. However, details of how the proposal will support the economy are unclear, as the proposal is not supported by a business plan and there is no indication, such as a sequential site assessment, to justify why this particular site has been chosen. The above does not appear to satisfy the requirements of Policy 2 of the LDP.

7.0 Vermin and Disease

7.1 There does not appear to be any details regarding the method of storage and disposal of trade waste. Should this be addressed incorrectly and/or spill over during strong winds, litter would plight the surrounding countryside and lead to increased vermin, such as flies, lice, rats, foxes, gulls and cockroaches, and bring with them associated environmental health issues through the spread of disease.

7.2 Whilst the proposal offers a dog-friendly service, there does not appear to be any secure on-site dog exercising (and fouling) areas provided. Dog faeces which are not disposed of correctly can lead to increased levels of phosphorus and nitrogen in the soil, having impacts on the balance of plant species and should be considered when in close proximity to sensitive areas such as the Logie Burn, which forms part of the River Dee SAC. Increased levels of bacteria could also contaminate the areas of land where the proposed fruits and vegetables are to be grown to supply the Farm Shop, which raises questions regarding food hygiene. Given the

proximity of the site to the grazing land at Galton, there is concern that diseases from dog faeces could be transmitted to the sheep, which can be fatal. Where the effects are not fatal, it can result in serious health complications and the condemnation of the meat, all of which would have animal welfare and financial implications for the farming business at Galton.

8.0 Worrying Livestock

8.1 The proposal also fails to address how the business will manage the control of dogs, given the rural setting. It is acknowledged that hedgerow is proposed to partially define the south and western site boundaries with retention of the existing trees to the east and surrounding existing post and wire fences. However, the latter are unlikely to be dog-proof, where many larger breeds can easily jump over a 1.2m high fence and smaller breeds can fit through or underneath small gaps. It is not uncommon for even well-trained dogs to succumb to instinct and prey-drive, and the reality of the outcome is often the unnecessary death of livestock through injury and/or shock. If the public decide to walk their dogs on leads in close proximity to the livestock, our client has expressed worry about the effect this could have on pregnant cows and sheep, young lambs and calves, which graze and are housed at Galton.

9.0 Road Safety

9.1 Over the years, locals have been aware of multiple road traffic collisions and accidents along the A97. These have predominantly been associated with the tight bend in the road adjacent to the bridge over the Logie Burn. However, there has been at least 1 fatality, which occurred on the A97 corner, west of the access to Galton. Whilst the proposed access is along the straight, increased traffic entering and egressing the site will likely lead to further accidents. This risk is also heightened by the susceptibility of the road to flooding, combined with the lack of pavements to serve increased footfall including those who may wish to walk their dogs nearby.

10.0 Car Parking

10.1 The proposed development shows 28no. car parking spaces, of which 8no. are shown as overflow parking. These are to serve: the café, which proposes to seat 50 visitors indoors and additional seating and picnic benches outside; visitors to the retail unit/farm shop, which may

be surplus to those visiting the cafe; a function suite with a capacity of up to 60; resident staff (3no. bedrooms); and parking for the commuting staff. There does not appear to be any provision for disabled parking and the site location requires dependency on private cars, given the lack of public transport.

10.2 Our clients are concerned that during the summer, or other busy periods such as Easter, Halloween, and Christmas, that there will be insufficient parking to serve increased numbers of staff and visitors to the facility. This could result in parking on the road verge, restricted access, and other road safety issues at an already dangerous stretch of the A97, which would conflict with Policy 3 of the LDP. It is a necessity to maintain unincumbered access and clear visibility splays at Galton, to ensure the safe movement and operation of large farming machinery, often carrying livestock. As such, our clients are concerned that increased traffic or inappropriate parking will compromise this, with the potential to restrict vehicle movements on the A97 and cause accidents.

11.0 Impacts on Wildlife and Insects

11.1 Various species of wildlife have been seen to utilise the proposed site. These include but are not limited to the following:

- Red Kites
- Ground nesting birds – Peasies and Oyster Catchers
- Roe Deer
- Hares
- Pheasants
- Curlews
- Larks
- Starlings
- Swifts
- Swallows
- Buzzards
- Squirrels
- Pine martins
- Bats
- Red Squirrels

- Hedgehogs

11.2 The proposed development may have negative impacts on several species recorded on site through increased human activity and light pollution. Whilst the Logie Burn is identified as having low/negligible bat roost potential, bats were recorded in the survey. It is noted that the Ecology Survey advises that light should not be directed towards the Logie Burn in the interest of protecting the priority habitat and bats. However, the proposed function suite and café includes extensive glazing along the south-east elevation of the building which does not appear to be in keeping with this advice and is not in the spirit of Policy 4 of the LDP.

11.3 The proposal includes beehives to enable the production of home-made honey. It is understood that there are 20 managed beehives on adjacent land at Raebush, managed by a Local Beekeeper with over 50 years experience. The colony is approximately 900m south-west of the application site and is surrounded by Heather, which the managed honeybees forage on. It is expected that the new bees will be drawn to the same source of pollen and this is likely to have numerous implications. Firstly, the close proximity of a new colony could overwhelm the existing colony and lead to the spread of Varroosis, a disease caused by Varroa Mites which can eradicate a colony within 2-3 years. NatureScot highlights that introducing additional managed honeybees within the vicinity of existing colonies can have a negative impact on the existing managed bees, due to competition for limited sources of foraging. This can ultimately lead to the starvation of the established colony. NatureScot also states that importing bees (from elsewhere within the UK) can impact on wild bees, lower the density of wild bumble bees, solitary bees, hoverflies and other flies. It warns that the “reduction in the occurrence of local wild bees, and nectar and pollen harvesting may reach distances of 600–1100m around apiaries”, however honeybees are known to cover a 3 mile radius of their apiaries. Given the proximity of the proposed site to the existing beehives at Raebush, there is a notable concern that there will be competition for foraging in the local area, to the detriment of other insect species, the local flora and fauna, and the likely starvation of the existing bee colony at Raebush.

12.0 Risk of wildfire

12.1 Temperatures in the summer months are continuing to increase to new highs and wildfires are unwelcome but increasingly common events for the farming community in recent years. These

are often ignited by sparks from malfunctioning equipment. There are concerns that with the proposed increase in visiting members of the public and the potential for events such as weddings, that in the dry summer months, wildfires may result from unextinguished cigarettes, fireworks, vehicles, or other sources associated with commercial activities. This would prove devastating for the crop and livestock at Galton, which would likely suffer the consequences, either directly or indirectly.

13.0 Summary

13.1 [REDACTED] RCP Chartered Town Planning Consultancy requests that all material considerations hereby detailed are given due consideration by the Local Planning Authority in its assessment of the planning application reference 2023/0295/DET, in accordance with Section 37 of The Town and Country Planning (Scotland) Act 1997 (as amended).

13.2 Material considerations raised in objection to the proposed development stem primarily from concerns regarding the impacts of flooding. We ask that in light of the evidence of the extent of flooding on site, versus that predicted by SEPA Flood Maps, that the suitability of the proposed drainage system and/or layout is reconsidered and that the Flood Risk and Coastal Protection Team consider the need for additional technical assessments in support of the application. We ask that the Planning Authority considers re-consulting Environmental Health and SEPA so they can re-consider the points raised regarding the potential for land contamination from flooding of the PSTP and the impacts on the quality and quantity of the existing private water supply at Galton.

13.3 It is a concern that the amenity at Galton will be eroded by the resulting increased footfall, visitor traffic and activities associated with the commercial character of the proposal. Loud music from the function suite and late night disturbance caused by those attending events at the premises, are expected to erode amenity through noise. Dog walkers may venture onto the private land and erode privacy, whilst simultaneously presenting a threat to the welfare of the livestock.

13.4 The lack of designated dog exercise/fouling area, segregated from the areas where food for the shop is to be grown, raises issues of food hygiene and the spread of disease. Similarly,

proposed site boundaries are insufficient for preventing dogs from escaping and worrying the livestock. Details of proposed refuse and recycling are not available, which raises concerns about waste management and increased vermin.

- 13.5 Road safety is of significant importance, given the history of accidents on the A97 which include 1no. fatality. It is not felt that the location of the site is sustainable, it does not reduce the need for private car use, and the parking capacity could have implications for the free-flow of traffic on the A97. Combined with the annual flooding events at this site and tight bend in the road at the bridge over the Logie Burn, increased visitor traffic (both vehicular and pedestrian) is of concern regarding the safety of all road users.
- 13.6 Impacts on wildlife, including protected species, have been highlighted and there is notable concern for the welfare of the existing and long-established honeybee colony at Raebush. Wildfires are an increasing problem for the rural community due to climate change, and the nature of the proposed use may give rise to incidents caused by unextinguished cigarettes, fireworks, or similar.
- 13.7 It is felt that the siting of the proposed development has not been adequately justified or given full consideration, in that this does not offer a brownfield development opportunity, the application is not supported by a sequential site assessment, nor has a business plan or details of proposed staffing and hours of operation been detailed to allow for the net economic and social benefits to be assessed. Overall, the proposal appears to conflict with the character and amenity of the site and wider area, and it does not appear to fully address the technical requirements regarding flooding, site services and road safety.
- 13.8 RCP Chartered Town Planning Consultancy extends its gratitude to the Planning Authority for its time in considering and, where necessary, addressing the above objections. Should the Planning Authority require any further information or wish to discuss any of the matters raised, please do not hesitate to contact Roslyn Purdie.

END



Appendix 1

Annotated Site Photos, Site Plan, and Recordings

Taken November 2022



Photo 1: A97 looking west towards existing field access.



Photo 2: A97, view from north-east corner looking south.



Photo 3: A97, looking south-west from northern site boundary.



Photo 4



Photo 5

Photo 4: View from Galton access track looking east. View of water well (circled, RHS), field access, and location of water source (circled, LHS). NB, water pouring over drystone dke from application site into Galton farmland.

Photo 5: View from Galton access track, looking north-east. Western boundary of the field immediately south of the application site in foreground. Drystone dyke in background denotes southern boundary of application site.

Annotated Plan – Showing approximate position from where images were taken.



Link to site recordings: <https://photos.app.goo.gl/PpWVwtyNX7KexTAm6>



Recording 1



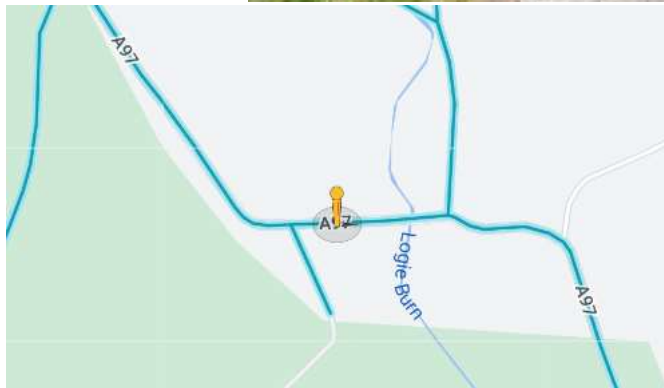
Recording 2

(If above link does not work, please request link via email from RCP@RCPPlanning.com)

Starting point from which Recording 1 was taken and direction of travel:



Starting point from which Recording 2 was taken ©Google Maps:



NB, the vehicle is already travelling through water when the recording begins, so the flooding extends further west than the recording's starting point on the above map.

Comments for Planning Application 2023/0295/DET

Application Summary

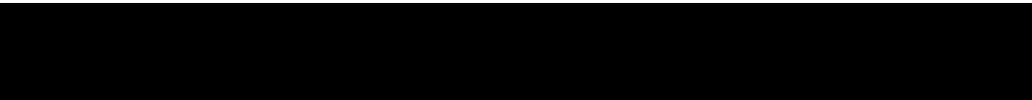
Application Number: 2023/0295/DET

Address: Land Adjacent To Carrue Cottage Logie Coldstone Aboyne Aberdeenshire

Proposal: Erection of farm shop / cafe / staff accommodation and shed and installation of free standing solar panels and associated works

Case Officer: Emma Bryce

Customer Details



Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Surprised that there has not been any canvassing nor questionnaire, by the applicants, to the local residents asking for their views on this type of retail outlet, and if there is a valid need or benefit to the community. The position of the proposed development, at a rather isolated site, questions whether it's viability during the winter months is sustainable.

I am not sure that there is a requirement for staff accommodation to be needed for a shop and cafe, this seems to be a rather random addition to the application and not particularly essential to the running of a business of this type. Possibly more a move towards a residential property should the business fail.

I find the term "Farm Shop" a misleading title as an area of 2.35 hectares hardly constitutes a farm, particularly as buildings, car parking, solar panels and exit/entrance areas would reduce any productive land hugely. Organic production is a very long process to achieve, and in the mean time goods would need to be undoubtedly bought in. Therefore delivery vehicles would have an impact on the local roads.

The road fronting this area has seen a number of accidents (some reported, others not) in the past months. There are farm drives and a narrowing bridge adjacent to the proposed site, also a large number of timber lorries using the A97 regularly.

This site is on a flood plain and flooding has occurred in the last winters' months. This proposed application will undoubtedly exacerbate the problem, and impact on the adjoining neighbours' land and livelihoods to varying degrees. Concerns about runoff from 20+ parking spaces and lorries into the water courses is, also, a very serious consideration.

Finally the area is rich in wildlife, deer, squirrels, pine martin, ground nesting birds, amphibians and fish so any disturbance to their habitat is totally unacceptable.