

AGENDA ITEM 7

APPENDIX 2A

2020/0293/DET

**REPRESENTATIONS
OBJECTIONS**

Comment on the Proposal : Erection of 3 Dwelling Houses and Detached Garages : Bridge of Gairn, Ballater AB35 5UA

Ref: 2020/0293

Date 4th December 2020

Our Ref : planapp021220

The following provides initial considerations relating to the planning application.

1. Foul Drainage

The Planning Application does not identify that the site is in effect a peninsular surrounded on three sides by steep down sloping banks, which initiates the following comment.

While we accept the drainage report by S A McGregor, we have severe reservations about the placement of the foul treatments plants and soakaways. The land is quite good for soak-away as noted in the report but the height of the level ground above our property is very concerning in the long term.

For example the drop in the levels of ground from the surface of Plot 1 to our property is approximately 5m and that drop is directly off the edge of Plot 1, which is not shown on the cross sections of the site particularly at B-B. That soak-away is directly in the gap between our house and the garage, which is actually constructed into the high bank. The porosity of the ground is likely to be fine over a period of 10-15 years. Experience is that eventual leakage inevitably takes its most convenient route. Therefore, the proposed site of the soak-away is likely to be an environmental hazard within a period of time most especially as our house is at the lowest point.

It is observed that the West side of the plots offers a plethora of soak-aways all to a greater or lesser degree at the top of, and adjacent to, our steep adjoining bank.

One solution that we would propose is that the foul treatment plant and soak-away of Plot 1 is moved to the South East corner of the site as shown in the attached Plan 1-1. Similarly, repositioning of foul drainage on Plots 2 & 3 is requested.

Alternatively, we ask whether the 3 house development would best be served by one foul treatment and soak-away at the South East corner of Plot 1 which will ameliorate the problem of constructing the soak-aways above our house with the inevitable risk of contaminating our property. See Plan 1.

This type of shared foul treatment plant is a common solution to such a problem and the shared responsibility is written into the individual house deeds.

2. Loss of privacy

We are unhappy with the loss of privacy to our house by the house to be constructed on Plot 1. The proposed orientation will permit a direct line of sight into our main bedroom window from the bedroom windows of the proposed house (4.5m High).

We ask the planning officer to seek a slight change to the orientation of the house on Plot 1 so that the front elevation faces South West and not West. This slight change of orientation will

substantially negate the direct line of sight issue. Please find attached a drawing (Plan 1) indicating the slight change.

3. Design Statement

At a more trivial level the Design Statement : 2.0 Local Content : Page 2 features a picture entitled 'Gairnbank Cottage' which is in fact 'North Balgairn Steading' taken at the drive entrance from the A93.

4. Walls of the Houses

The design statement states that traditional white dash rendering is to be used on the walls. This is in stark contrast to every other building in the grouping which are granite. White dash will contrast sharply with grey granite in all surrounding buildings. It seems a great shame not to continue the tradition of granite construction - if a concession is economically essential then perhaps some limited granite construction could be incorporated.

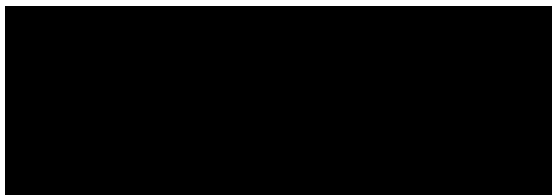
At the least the developer could be required to use a colour which is more consistent with the colour of grey/pink granite.

5. General Comment

Possibly excluding the incorporation of granite, the concerns highlighted can be readily accommodated without significantly increased costs to the developer.

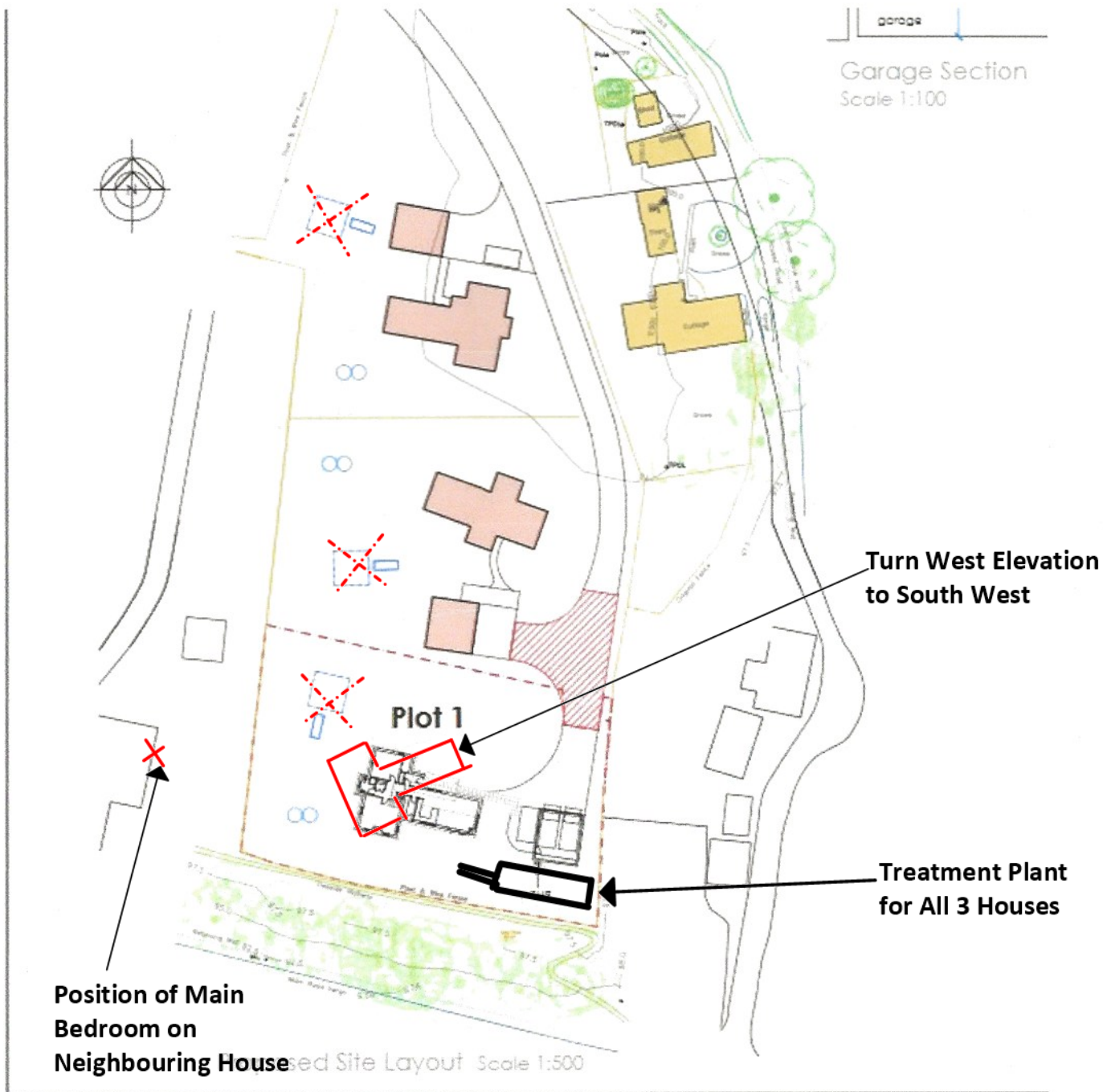
John A.Taylor

North Balgairn Steading
Bridge of Gairn
Ballater
Aberdeenshire AB35 5UA



PLAN 1

Re-Orientation of House & Reposition of Foul Drainage Plant



From:Murray Ferguson
Sent:Fri, 18 Dec 2020 09:08:10 +0000
To:Planning
Cc:Emma Bryce
Subject:FW: Development at Bridge of Gairn | 2020/0293/DET | Objection

Dear Stephanie

Development at Bridge of Gairn | 2020/0293/DET

Land To West Of Gairncliffe Bridge Of Gairn Ballater Aberdeenshire AB35 5UA

Erection of 3 Dwellinghouses and Detached Garages

As the owners of Gairncliffe Cottage, we are writing to express our deepest concerns and objections to the proposal to build 3 houses in the agricultural field adjoining our property.

As a bit of background, this cottage was sold to us by the Invercauld estate 4 years ago with no mention or documentation of what the estate now tell us was an idea 7 years in the pipeline, to develop the land to build houses, directly in our line of view. Even watching as we applied for planning and built a mainly glass extension to maximize those views.

Our cottage has been very successfully let as an Airbnb (please view Gairncliffe Cottage Airbnb video on you tube which will show the views and adjoining land) for the past 2 1/2 years after we spent considerable funds renovating it to the highest standard and we have welcomed guests from all over the world to enjoy Deeside and the Cairngorm National Park for the first time with many now returning having loved what they experienced. The overwhelming feedback is about the peace , views and tranquility in this unique setting.

Youtube Gairncliffe <https://www.youtube.com/watch?v=OPCY--dAHD0>

AirBnb Gairncliffe <https://www.airbnb.co.uk/rooms/25940981>

All that is not just diminished, but completely bulldozed by the prospect of , what is essentially a housing estate being built slap in front of the living quarters of Gairncliffe, completely at odds with everything we believed the National Park stood for.

We would stand to lose our privacy, our views, substantial income both during the building process and then afterwards when all that our cottage's main selling points have been so badly diminished. The road accessing the houses is being proposed to pass right in front of our patio and hot tub area where guests have enjoyed uninterrupted views of Lochnagar. The proposed 2 storey house is directly in front of our living kitchen area blocking all evening light and would look directly into our cottage.

If this proposal were to be passed in any shape or form, our house would plummet in value, it is un-sellable as it stands as nobody would buy a property with that planning proposal hanging over it . We approached the estate with a fair offer to purchase the field should planning be passed in order to put ourselves in control of any future development (one house at the far end of the field) as they claimed that they had had assurances from the planning department that the development would be looked on favourably and so we feared that our only influence might be on the positioning of maybe one of the houses, but for us that is of no consequence . The estate rejected that offer and we are urging you to reject this or any alternative proposal which would jeopardize this beautiful spot both for us and our paying visitors .

Also, the additional proposal to demolish the former bothy attached to Gairncliffe and build a sizeable house and double garage on that as a separate curtilage is unacceptable. The bothy should have been packaged as part of the sale of Gairncliffe and our understanding of it is that it has only ever been used as a store / workshop for Gairncliffe, never having been intended as fit for habitation. It needs to be retained as is and reinstated as a garden store / workshop, not demolished and developed on. It is a totally charming piece of Deeside history that forms part of the Gairncliffe courtyard and needs to be respected as such.

Yours faithfully

Steve & Suzanne Gardiner



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