

# AGENDA ITEM 5

## APPENDIX 4B

2019/0003/DET

&

2019/0006/LBC

REPRESENTATIONS  
GENERAL

**From:**Richard Frimston

**Sent:**Mon, 28 Jan 2019 16:23:16 +0000

**To:**Planning

**Subject:**FW: Planning Application 2019/0003/DET formerly APP/2018/3126 - the Old School, Ballater - objection

**Importance:**Normal

Dear Sirs,

We live at Ardenlea, 44 Golf Road, Ballater and our property and our adjoining property Dunrhoda, Abergeldie Road, Ballter directly face the proposed development.

We strongly objected to the previous applications 2017/0284/DET and 2017/0285/DET on the grounds of overdevelopment and inappropriate use of land zoned for community use in this Conservation Area.

We are particularly adversely affected by this new application, since all of its onsite carparking will access and egress directly opposite our properties. Our current setting of trees and wildlife will be replaced by hardstand and considerable vehicular movement.

However, we appreciate that the major concern of many local residents has been in the previously proposed access via School Lane, which is far too narrow and constricted to service this site. On this basis we would therefore in principal support the access from Abergeldie Road.

On the basis that the applicants have committed to a local lettings policy and can be legally bound to implement such a policy, then we can understand that the application could then satisfy the provision of a community use.

Whilst we still consider the proposed development overly dense, and unnecessarily urban in design for this Conservation Area, and are still concerned as to the effects of 24 new dwellings on the local infrastructure of drains and roads, we would in principal support the revised application were Approval made subject to the following conditions:

1. An obligation to ensure that a local lettings policy will be provided and enforced
2. A requirement that for both ecological and buffering reasons, sufficient trees, hedging and plantings are created and maintained between the proposed car park and Abergeldie Road and that local residents are fully engaged with the final landscape plan.

Please acknowledge receipt.

Yours faithfully

Elizabeth Bunn and Richard Frimston