

PAPER 4

APPENDIX

REPRESENTATIONS

2.

813

David and Ruth Samuel
Gairnbank Cottage
Bridge of Gairn
Ballater
Aberdeenshire
AB35 5UA

Cairngorms National
Park Authority
08 MAR 2012
RECEIVED

Act - 28/2/12
REPRESENTATION REF APP/2012/0373

22nd February 2012

Aberdeenshire Council
Planning and Building Standards
Viewmount
Arduithie Road
Stonehaven AB39 2DQ

ABERDEENSHIRE COUNCIL
PLANNING AND ENVIRONMENT SERVICES
24 FEB 2012
RECEIVED

Reference: APP/2012/0373
Applicant: Mr Morris Jones

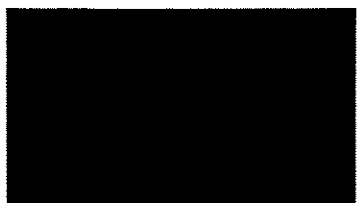
Dear Sirs,

We are writing to lodge our objections to the above proposed application. There are several points which we would like to emphasise;

- 1) The applicant is not, as stated on the application form, the sole owner of ALL the land. The access that is proposed is on mutually owned land. This access has not been used for 30 years because of the dangerous angle to the road. According to the application this is not being altered.
- 2) Creating this new access will result in the loss of valuable off-road parking for the existing properties.
- 3) Road safety is a serious concern. There have been several accidents on what is a very busy and fast stretch of road.
- 4) There are several mature trees on the east side of the site that have not been shown on the plan which we feel would be a loss to the visual and environmental impact of the area. These trees afford our property with a visual and noise barrier from the road traffic approaching from the west. They also provide for a host of different wildlife. We watch red squirrel, goldcrest, blackcap, owl, sparrowhawk, bats and many more in and around these trees.
- 5) There are TWO septic tanks and soakaways on the site, one for each of the existing properties, which are maintained independantly. We have no desire to share responsibility for the mutual system that is being proposed. The location of which also raises concern, a) the lower level of the site has been known to flood at times of very high water. b) does not allow access for the emptying of waste matter.
- 6) The application states that the water supply is to come from a private source. It is not stated wether this is to be from a new supply or if it is to be from the source that already serves the existing proprties. The existing supply is not sufficient to provide for a third property.
- 7) We do not feel that a new build will sit comfortably in an area of traditional buildings and we have fears that it will over-shadow our private garden space spoiling the beautiful views we are very privlaged to have.
- 8) Does the applicants existing property retain enough usable garden area if proposed site is developed.

We would like you to take these comments into consideration when reviewing this application.

Your Faithfully,



Cairngorms National Park Authority
Planning Application No 2012/0035/PPP
APPROVED SIGNATURE 08.03.12



Home » Tools and Resources » Internet Enquiries

Reply Reply with History Forward Make Private Actioned No Action Required

E-Mail Enquiry

Class: Planning Applications - Murr
To: ma.planapps@aberdeenshire.gov.uk
CC:
From: jataylor@supanet.com
Date: 28/02/2012 10:48:42
Subject: [ACL/407334] Comment on application APP/2012/0373

Change Class
ABERDEENSHIRE COUNCIL
PLANNING AND ENVIRONMENTAL SERVICES
29 FEB 2012
RECEIVED

Status: Actioned

Owner: No Owner Assigned
(Individual dealing with the Enquiry.)

Ago: 0
(in work days)

Comments: Printed off for Murr mail, marked Actioned ack let of rep via SX3 - 28/02/12 EAC

Change Status

Change Owner

Edit Comment

Enquiry Text

A comment has been submitted via the Aberdeenshire Council planning register:

Ref: APP/2012/0373
Ref Link: http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2012/0373
Name: J.A. Taylor
Address:
North Balgairn Steading
Bridge of Guirn
Ballater AB35 5UA
Telephone:
Email:

Ack - 29/2/12
REPRESENTATION REF APP/2012/0373

Comment Type: observation
Comment:

The steepness and location of this proposed site presents a substantial challenge for any property development. Concern is that any permitted construction should match locally existing style and materials. It is assumed that the proximity of the river, bridge and access will all obtain serious consideration.
Submitted: 28/02/2012 10:48:42

History

- 28/02/2012 10:48 Enquiry (Current Document)
- 28/02/2012 11:08 Automatic Reply
- 28/02/2012 13:07 Status Change

Calningorme National Park Authority
08 MAR 2012
RECEIVED

Calningorme National Park Authority
Planning Application No. 2012/0035/PPP
REPRESENTATION
ACKNOWLEDGED 08.03.12

2.



JR

Home » Tools and Resources » Internet Enquiries

Reply | Reply with History | Forward | Make Private | Actioned | No Action Required

E-Mail Enquiry

Class: Planning Applications - Marr Change Class

To: ma.planapps@aberdeenshire.gov.uk

CC:

From: no.reply@aberdeenshire.gov.uk

Date: 22/02/2012 18:34:36

Subject: [ACE/406353] Comment on application APP/2012/0373

Status: Actioned Change Status

Owner: No Owner Assigned Change Owner
(Individual dealing with the Enquiry.)

Age: 0 REF 2012/0373
(In work days)

Comments: Printed off for Marr mail, marked Actioned, letter of rep, ack via SX3 - 23/2/12 KLT Edit Comment

ACK - 24/2/12
REPRESENTATION

Enquiry Text

A comment has been submitted via the Aberdeenshire Council planning register:

Ref: APP/2012/0373
 Ref Link: http://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2012/0373
 Name: Elizabeth Ewen
 Address:
 Craigcollich Cottage
 22 Viewfield Road
 Ballater
 AB35 5RD
 Telephone:
 Email: NO EMAIL ADDRESS SUBMITTED - PLEASE RESPOND BY TELEPHONE OR LETTER

Calningorms National
 Park Authority
 08 MAR 2012
 RECEIVED

Comment Type: object

Comment:
 I was a member of a walking group who regularly passed by this proposed site on the route known as the seven bridges walk and have witnessed the serious danger of speeding traffic.
 To exit the site heading in either direction would be risky as it is a very busy thoroughfare.
 I am also concerned about the possible felling of the evergreen trees and I do not think a modern house would fit in with the traditional buildings that already exist.
 Submitted: 22/02/2012 18:34:36

History

- 22/02/2012 18:34 Enquiry (Current Document)
- 22/02/2012 21:47 Automatic Reply
- 23/02/2012 09:53 Status Change

ABERDEENSHIRE
 PLANNING AND BUILDING
 23 FEB 2012
 RECEIVED

Calningorms National Park Authority
 Planning Applications 2012/0035/PPF
 RECEIVED
 08.03.12



2.



APP/2012/0373

EXP. 8.3.12

Cairngorms National Park Authority	
Planning Application No. 2012/0035/APP	
REPRESENTATION	
ABERDEENSHIRE DISTRICT COUNCIL	AB39 5UA
ACKNOWLEDGED	08.02.12

BALGAIN ENTERPRISES

Balgain Bridge of Cairn Ballater Aberdeenshire

RECEIVED 18th February, 2012.

Aberdeenshire Council - Planning & Building Standards

Viewmount, Arduthie Road

STONEHAVEN AB39 2DQ

Ack - 22/2/12

REPRESENTATION	REF APP/2012/0373
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REFERENCE
Cairngorms National Park Authority
08 MAR 2012
RECEIVED
My name is

120/0373

APPLICANT: MORRIS JONES / SARAH JONES

AGENT: CERRY ROBB

My name is DR. PATRICK DAVIDSON, Veterinary Surgeon, at Balgairn, Bridge of Cairn, Ballater. My wife and I have owned property at Bridge of Cairn, and have lived here for the past twenty three years.

My purpose in writing is to lodge an objection to the above applicant's wish to obtain planning permission to build a new dwelling at Bridge of Cairn. My comments in support of an objection are accruing from entries within the seven-page Applicant Set - Planning and Environmental Services.

Page 1: Description - no description of proposed building given.

Page 3: Access and Parking - in response to question are you proposing a new or altered vehicular access to a public road? - this has been represented as 'No'. In view of the features currently extant at this site, a more accurate response would be 'YES'.

II

Access/Parking Cont'd. There are two masonry pillars marking an entry to a steeply graded piece of ground falling to the River Gaïru. The entry is too narrow to accommodate anything other than a very small car. To fulfil planning requirements, this restricted entry would require substantial enlargement/alteration. The applicant's response to this question, would surely be 'Yes'.

PAGE 4 (a) What private arrangements are you proposing in respect of receiving sewage and waste water from the proposed new building, and (b), are you proposing to connect to the public water supply?

It appears that the applicant is proposing to do away with the two existing private septic tanks, and replace them with a communal septic tank to serve all three properties, with the out-flow of effluent to be handled by a treatment plant in close proximity to the Gaïru. The question arises - allocation of costs (presuming agreement) of (a), costs of replacing existing private tanks, (b), installation of communal/shared tank, (c), maintenance of new plant, and - (d) servicing, emptying, clearance of any blockages withingo and/or outflow

The existing private septic tank in close proximity to the proposed new installation may be perfectly satisfactory to the owner. Has his agreement been sought or obtained?

page 4 contd.

Water supply — are you proposing to connect to the public water supply? The applicant's answer is 'No', proposing connection to private water supply.

? identity, track of private supply, and is it already a shared supply for other properties and livestock?

The plans do not specify yet another private supply.

PAGE 4: Flood risk. Previous historical high water inundation has taken place over that area of ground where a treatment plant (? type, size, etc.) is proposed. My view is that a flood risk of treatment plant area definitely does exist.

Trees: It appears that existing trees and their species, are not completely shown on the plans.

PAGE 5: Is the applicant the sole owner of all of the land involved? According to the property owner immediately adjacent to the proposed site for a new house, the ground involved does not wholly belong to the applicant, which point can be substantiated by the Title Deeds held by the adjacent owner. It would seem that the new or altered access delineated by the applicant will over-run the ground so described in the neighbour's Title Deeds.

PAGE 7: Drainage / SUDS plan? — not shown.

SUMMARY OF BACKGROUND TO OBJECTION:

The Bridge of Gaion is an extremely interesting area locally. It embraces the erstwhile smiddy and forge, the one-time general shop, Post Office, telegraph office and sub-branch of a Scottish bank. The footings of two previously used bridges are in very close proximity to the area involved in this application to erect a new building. At some distance upstream are located the house and mill for the manufacture of woollen goods by water power. The bridge has a distinctive Scottish character.

There are at least six houses around the Bridge of Gaion intimately involved in past history of all the trades and businesses practised there, and all these dwellings are of a pleasing traditional architectural vernacular, with a variation in material and style which is both pleasing and permanent. They are all at a reasonable and sensible distance from each other, with practical and safe access. There is no guarantee that inserting another, new building where none existed before, is going to prove aesthetically pleasing, nor yet prove practical in the mechanics of daily traffic.

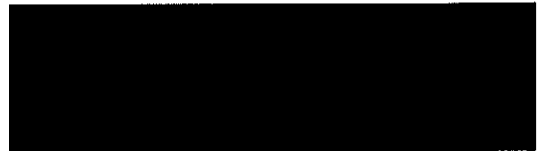
One thing remains well, nay—abundantly recognised in a rural context: shared access, shared water supply and shared septic tanks all constitute an inescapable formula for friction, disagreement and trouble, which, once arisen can never be reversed. My view and experience is that this is an unsound application, in all likelihood a concern which would be shared by the Cairngorms National Park authority.

ADDENDUM:

By nature of its downhill approach from the east, and long straight run from the west, the actual bridge here has a long history of severe motor accidents, some fatal. The number of near-miss accidents annually is high, some unreported, and all due to excessive speed.

That yet another vehicular access and exit be added to those existing is highly questionable and cannot be entertained with any degree of safety.

Signed:



2

08/03

3



REF. 01312
REPRESENTATION REF APP 2012/0373

Sarah Russell
Westwood
26 Deebank Road
Ballater
Aberdeenshire
AB35 5QT

23 February 2012

Jan Regulski
Aberdeenshire Council Planning
and Environmental Services
Viewmount
Arduthie Road
STONEHAVEN
AB39 2DQ

ABERDEENSHIRE COUNCIL
PLANNING AND ENVIRONMENTAL SERVICES

02 MAR 2012

Cairngorms National Park Authority
Planning Application No. 2012/0035/PPP
02 MAR 2012
REGISTERED

RECEIVED

Cairngorms National
Park Authority
08 MAR 2012
RECEIVED

Dear Sirs,

Site to the West of Cairnbank Cottage, Bridge Of Cairn, Ballater
Ref: M/APP/2012/0373

I am writing to you to lodge an objection to the above planning application.

My parents own the neighbouring property to the proposed development and I grow up at the Bridge of Cairn and I would like to raise the following comments:

- The applicants are not the sole owners of ALL the land to which the application relates as stated in the application form. The 'existing vehicle access' shown as the entrance to the proposed site is within the mutually owned area of land.
- The existing access has not been in use for several years and would need to be altered to accommodate the proposals as it is too narrow to allow vehicles to enter at the angle proposed for the driveway. This is a dangerous stretch of road and there have been several accidents on or near the bridge in recent years.
- The drawing does not show all of the existing trees within the site, and the proposed access and turning area as shown will require the removal of several trees along the existing fence line between the site and the mutually owned area of land.
- The applicants have stated that the water supply will be a private supply - what are the proposals for this and where will the supply be taken from as there is no information shown on the drawing?
- There are two septic tanks with separate soakaways within the site, one for each of the existing properties, and not one as stated in Sarah A. McGragor's report.
- The applicants do not appear to have retained much of a garden for themselves - does the area next to the existing house allow for the required minimum 100 m² of usable private garden ground?

Cairngorms National Park Authority
Planning Application No. 2012/0035/PPP
REPRESENTATION
ACKNOWLEDGED 08.03.12



- Although the application is for planning permission in principle and does not include a design for the new dwelling, overshadowing and overlooking of the private garden ground of the neighbouring property will need to be taken into consideration along with finished floor and ground levels as the site slopes steeply down to the river.

I trust the above comments will be taken into consideration when determining the application.

Yours faithfully,

A solid black rectangular box redacting the signature of Sarah Russell.

Sarah Russell

08/03.



Willowbank, SE
Bridge of Yain
By Ballater.

Head of Planning and
Building Standards
APP/2012/0373

Gairngorms National Park Authority	
Planning Application No.	2012/0035/PPP
REPRESENTATION	
ACKNOWLEDGED	22 3 12

Dear Sir/Madam,

I live across the road from the proposed building of a house west of Yainbank cottage.

I wish to express my regret that an application has been made for a house to be built in the area of traditional houses.

I would be obliged if you would reconsider your agreement to this application

Yours faithfully,



Galengorms National Park Authority
Planning Application No. 2012/0038/PPP
REPRESENTATION
COMMENCED 04.04.12

Bridge of Gaim
Farm,
Ballater

3/4/2012.

Galengorms National Park Authority
04 APR 2012
PWDV RECEIVED jml

To whom it may Concern,

I am writing to lodge an objection to the
Planning application to The West of Gaim Bank Cottage
Bridge of Gaim, Ballater (Ref M/APP/2012/0373)

I realise my application was too late to be considered
by the Council but I understand that you are also
looking into the site.

My father has lived at Bridge of Gaim farm for over
30 years. Bridge of Gaim is made up of a small number
of traditional built houses. The proposed house would
alter the current outlook of the hamlet.

The A93 road is a very dangerous road, and
the access to and from the site is on a highly
dangerous stretch of road. Visibility is poor at
that particular point.

The fact that: The proposed ~~site~~^{house} is to be built on a garden will effect the wildlife and trees and the wild life in the river, Hardly acceptable when so much of the countryside is being done ^{away} a/with with for development.

I hope you find some otters in the Galm and that they can remain in peace and live their lives free from the building of a house. The residents in the area would also like it to remain peaceful!!

Yours Sincerely

