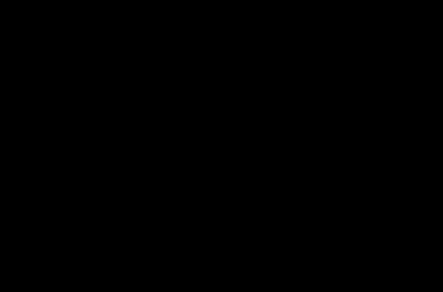


**Proposed Local Development Plan
Consultation Responses 165 - 183
November 2013**

Objector Ref	Objector Name
165	Anthony Hill
166	Ian Ritchie
167	Zoe Cooke
169	Barry Edmondson
171	Peter Dranfield
172	Isabel and Ewen Hay
173	Ian Forrester
175	Eva Robertson
176	Ewan McIntyre
179	An Camas Mor LLP
181	David Sherrard
182	John Lovie
183	Adrienne Robertson

Mr A.Hill



RE. Change of use to garden area of part of the Telephone Exchange plot at Killiecrankie.

Enclosed

Plans 1- 3

Copy of Previous correspondence.

Dear Ms Major,

In reference to our conversation on the 22nd of April 2013 regarding my application to Perth and Kinross Planning Office **Ref No Killiecrankie 0-39242** submitted in 2004 to Mr Moody, I have viewed the Cairngorms National Park Authority Proposed Plan and can confirm that no changes with regard to my application have been made so far.

I enclose all the details and plans then submitted for further approval. The present situation on the site remains the same as before and the hedging has further matured on boundary 3.

The main points for consideration are as before ie :-

(a) Boundaries – The very distinctive natural boundary of the plot to the rear is of steep banks and mature woodland (immediately after stock fencing). A second boundary to the front of the property is formed by the B8079 road with hedging and stock fencing. A third boundary separates the area from an adjacent field and was planted with mixed hedging in 2006. A pre-dating stock fence is also in place.

(b) The ground in question has been part of the Telephone Exchange's plot since 1999, and has been of no productive use agriculturally. It previously contained debris left over from the A9 road construction and was overgrown on acquisition.

(c) The size of the ground in question is approx 0.2 hectares (0.5acre)and would be of little use agriculturally in the future.

(d) No change in the character of the area will take place.

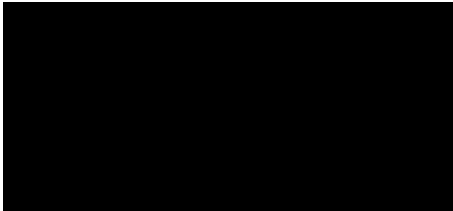
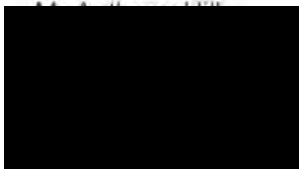
(e) An application has been with Perth and Kinross since 2004.

I have sent a copy of this application by email and by post

Please send all further communications regarding the property to 14 Largs Avenue, Kilmarnock KA3 7UW.

Yours Faithfully

Mr Anthony Hill



Your ref

Date 25 August 04

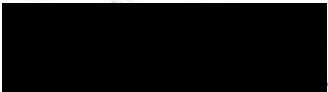
Dear Anthony Hill

Highland Area local Plan: Killiecrankie

I refer to your letter of 22 August 04 relating to the above.

I note the points that you make in relation to the Killiecrankie settlement boundary. Work on a review of the Highland Area Local Plan is not likely to commence until the end 2004 at the earliest. However, I have placed your letter on the local plan monitoring file so that it can be taken into account during the preparation of the plan.

I trust that you find this satisfactory.

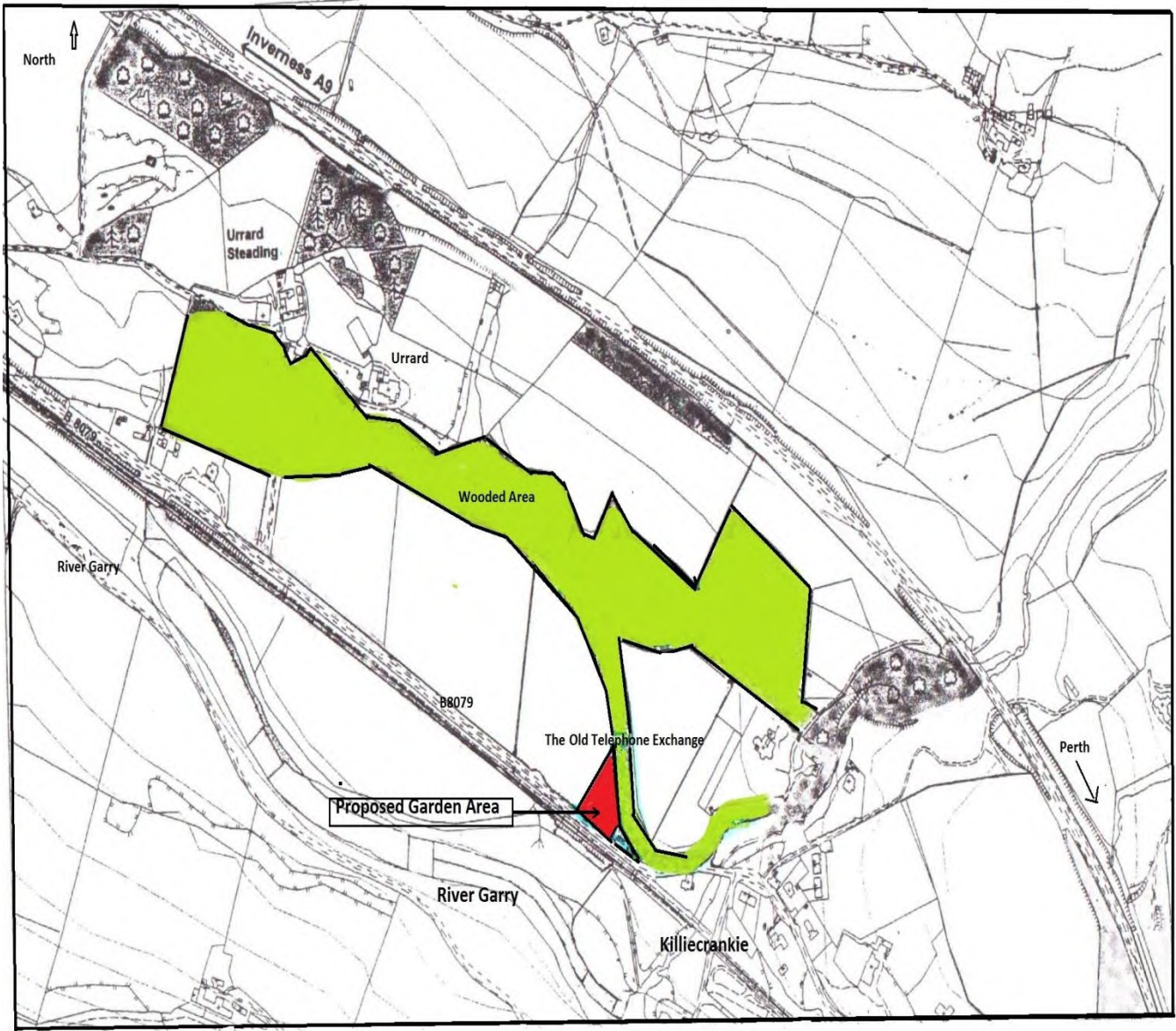


Ron Moody
Planning Officer

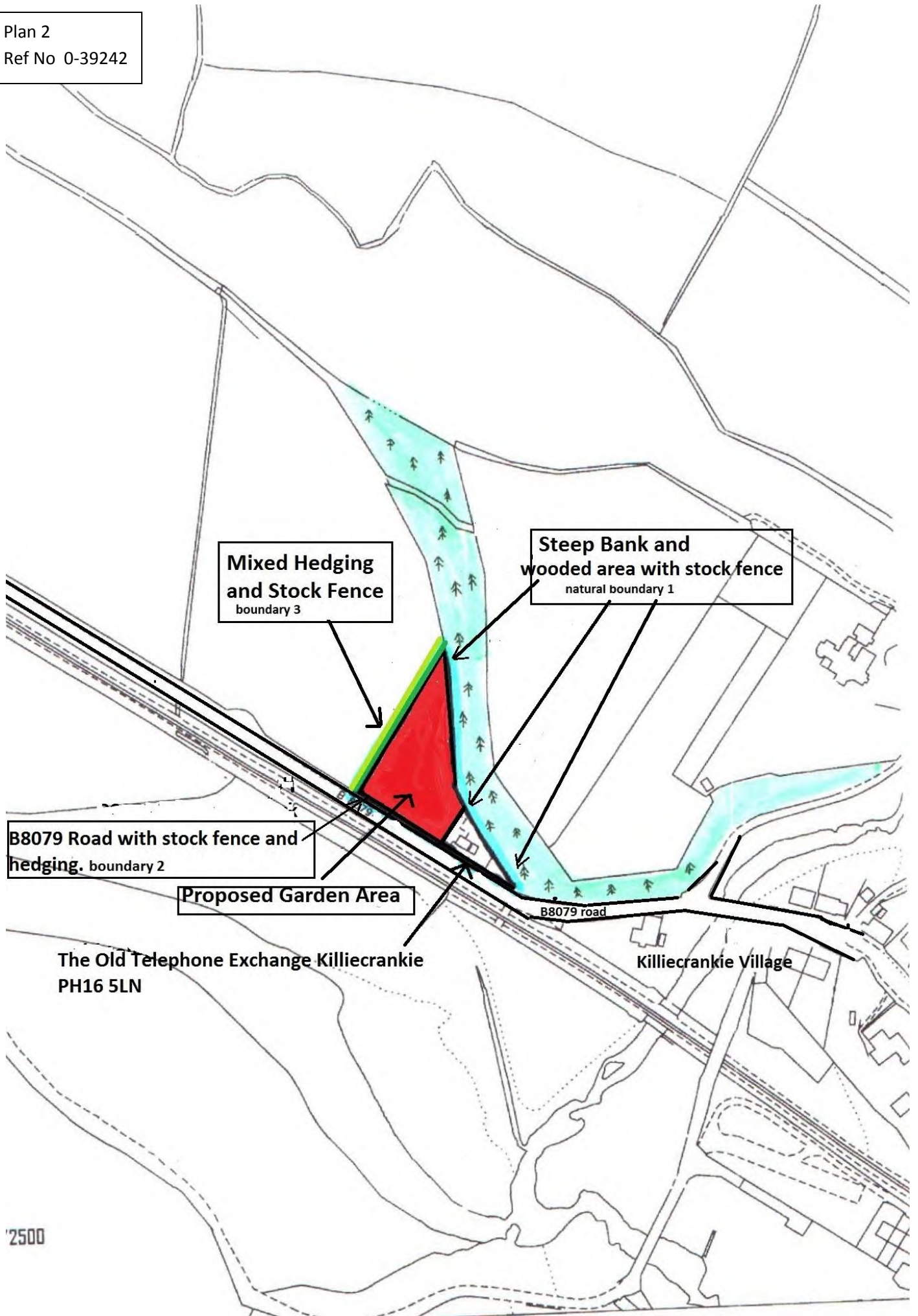
Jim Irons
Executive Director



Plan 1
Ref No 0-39242



Plan 2
Ref No 0-39242



Mixed Hedging
and Stock Fence
boundary 3

Steep Bank and
wooded area with stock fence
natural boundary 1

B8079 Road with stock fence and
hedging. boundary 2

Proposed Garden Area

The Old Telephone Exchange Killiecrankie
PH16 5LN

Killiecrankie Village

1:2500

The Old Telephone Exchange Killiecrankie
PH16 5LN

12/5/2018

Existing Mixed hedging and Stock Fence
(boundary 3)

80.8m

Steep bank and
wooded area
with stock fence
(natural boundary 1)

73m

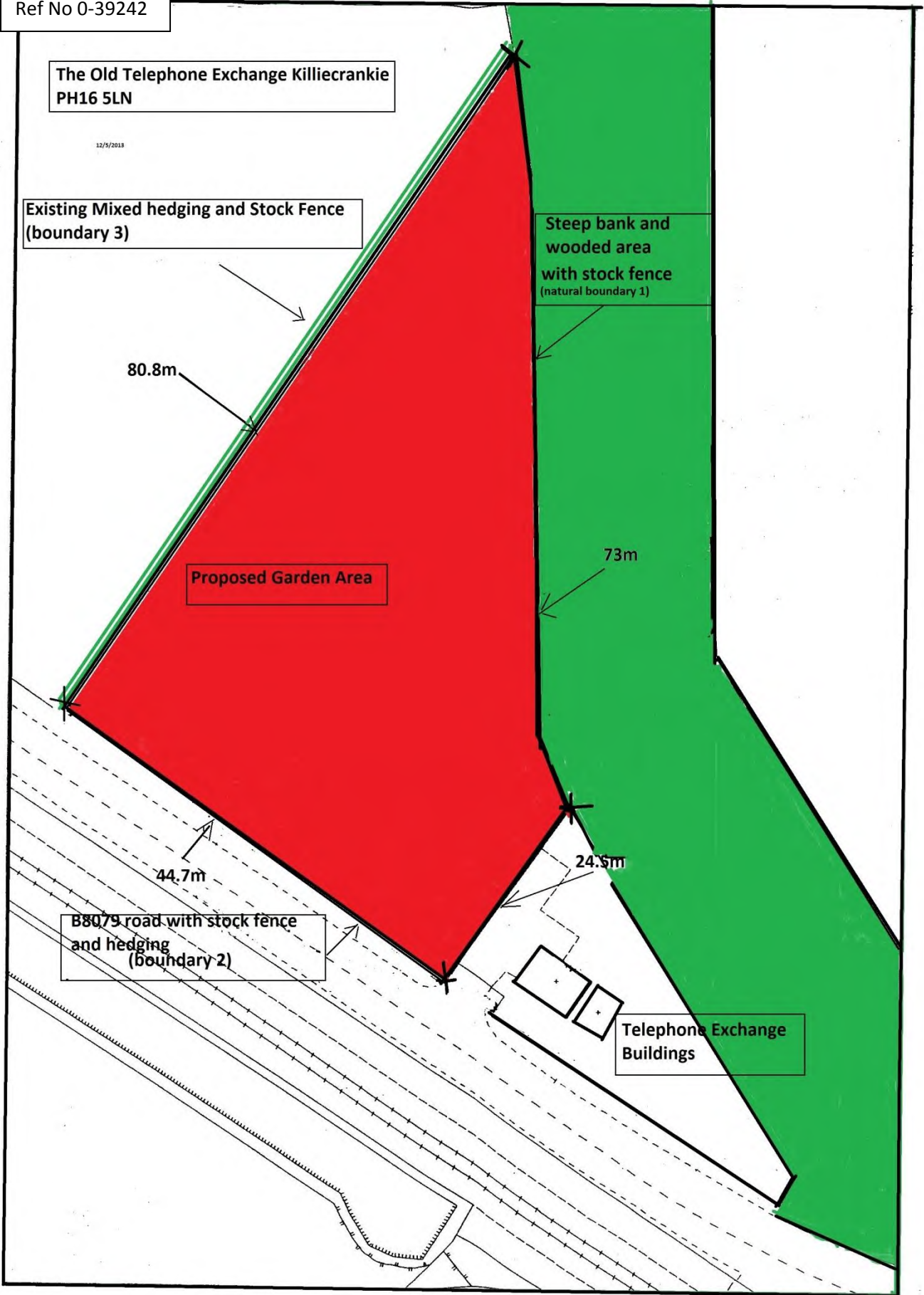
Proposed Garden Area

44.7m

24.5m

B8079 road with stock fence
and hedging
(boundary 2)

Telephone Exchange
Buildings



4. Continued

The use of the area in this way would also help to mitigate the risk of flooding to nearby housing. (17.16)

It would further enhance the approaches to the village from the east.
(7.6, 13.14 &17.11)

5. Please state clearly what change/s you wish to see made to the Plan, which would resolve your objection.

Change of designation from "Mixed Uses" to "Open Space " of the area bounded by Craigview Road, Pannanich Road and the A73.

Please return all completed forms to:

FREEPOST (RSHS-BHKL-KXHS)

Cairngorms National Park Authority

Albert Memorial Hall, Station Square

Ballater

AB35 5QB

Or email: localplan@cairngorms.co.uk

Forms should be returned no later than 5pm, Friday 5 July 2013.

After that date, you will be contacted by a representative of the Cairngorms National Park Authority with regard to your objections.

If you have any queries regarding completion of the comments form, or require further assistance, please contact the Development Plan team at the CNPA Ballater office: Tel: 013397 53601 Email: localplan@cairngorms.co.uk

www.cairngorms.co.uk

Data Protection

Details provided will only be used for purposes associated with the Local Development Plan. You may request to see personal information held by the CNPA at any time. Information will be shared with the Scottish

Charlotte Milburn

From: Zoe Cooke [REDACTED]
Sent: 18 June 2013 11:45
To: Local Plan
Subject: Proposed Local Development Plan - Grantown on Spey H1

Follow Up Flag: Follow up
Flag Status: Completed

Dear Karen,

You recently sent me a copy of the Proposed Local Development Plan for Grantown on Spey.

I have no comments to make about the wording of the document.

However, I am concerned that the map does not accurately represent the boundaries of my property at 6 Revoan Drive. I pointed this fact out to your department during the last consultation in 2010.

In 2004, my property and that of my neighbours, Shona Rose and Alan Grant (5 Revoan Drive), was extended by 10m into the field when we purchased the land from Seafield Estate.

I would greatly appreciate it if the map in the final Local Development Plan would reflect this.

Thank you.

Yours most sincerely,

[REDACTED]

27 MAY 2013

ack 31 May

Official Use Only
Reference:
Objection No:

RECEIVED

Form for representations on the Cairngorms National Park Proposed Local Development Plan

Please read the explanatory notes inside the front cover of the proposed Local Development Plan before completing this form. The deadline for returning completed forms is 5pm, Friday 5 July 2013. The forms can also be completed online at www.cairngorms.co.uk. You can photocopy this form, or further copies are available from the Cairngorms National Park Authority offices or can be printed from our website.

Please use this form to state clearly the modification/s you would like to see made to the Plan. You should include the proposal/policy or paragraph reference where appropriate. Please use a separate form for each representation.

1. Name	MR BARRY EDMONDSON
Address	[REDACTED]
Telephone	[REDACTED]

2. If you are representing a third party, please give their details.	
Name	_____
Address	N/A
Postcode	_____
Telephone	_____
Email	_____

To which address do you wish all correspondence to be directed? (please tick)

Own Agent

3. Please state clearly the policy, proposal, map or other aspect of the Plan or guidance to which you wish to seek a modification. THE MAP OF NETHYBRIDGE.
--

4. Please state clearly and fully the grounds of your objection or representation to the proposed Local Development Plan, using a continuation sheet if necessary. (You are advised to limit your statement to a maximum of 2000 words, plus limited supporting materials). THE LAND HIGHLIGHTED IS DESIGNATED OPEN SPACE. IT IS A PIECE OF LAND MEASURING APPROX 40M X 40M SPLIT IN OWNERSHIP BETWEEN THE TWO PROPERTIES; DELL COTTAGE AND TAIGH FUINIDH. IT IS FENCED AS TWO PLOTS BACKING ON TO THE NETHY AND THE RESPECTIVE HOUSE
--

4. Continued

CURTLEDGES. THERE ARE NO PATHS ON THE LAND AND IT DOESN'T PROVIDE ACCESS TO ANYWHERE BEING A 'DEAD END'. THE DESIRE IS BRING THIS SMALL PLOT OF LAND INTO THE CURTLEDGES OF THE HOUSES. THIS ISN'T CURRENTLY SUPPORTED BY HIGHLAND COUNCIL PLANNING DEPT BECAUSE OF THE 'OPEN SPACE' DESIGNATION. ONCE IN THE CURTLEDGES THEY WOULD BE PLANTED AND CULTIVATED IN KEEPING WITH THE OTHER HOUSES IN THE VILLAGE.

5. Please state clearly what change/s you wish to see made to the Plan, which would resolve your objection.

REMOVE THE DESIGNATION FOR THE LAND AS 'OPEN SPACE' AND SHOW IT AS WHITE ON THE PLAN.

Please return all completed forms to:

FREEPOST (RSHS-BHKL-KXHS) FAO: KAREN MAJOR
Cairngorms National Park Authority
Albert Memorial Hall, Station Square
Ballater
AB35 5QB

Or email: localplan@cairngorms.co.uk

Forms should be returned no later than 5pm, Friday 5 July 2013.

After that date, you will be contacted by a representative of the Cairngorms National Park Authority with regard to your objections.

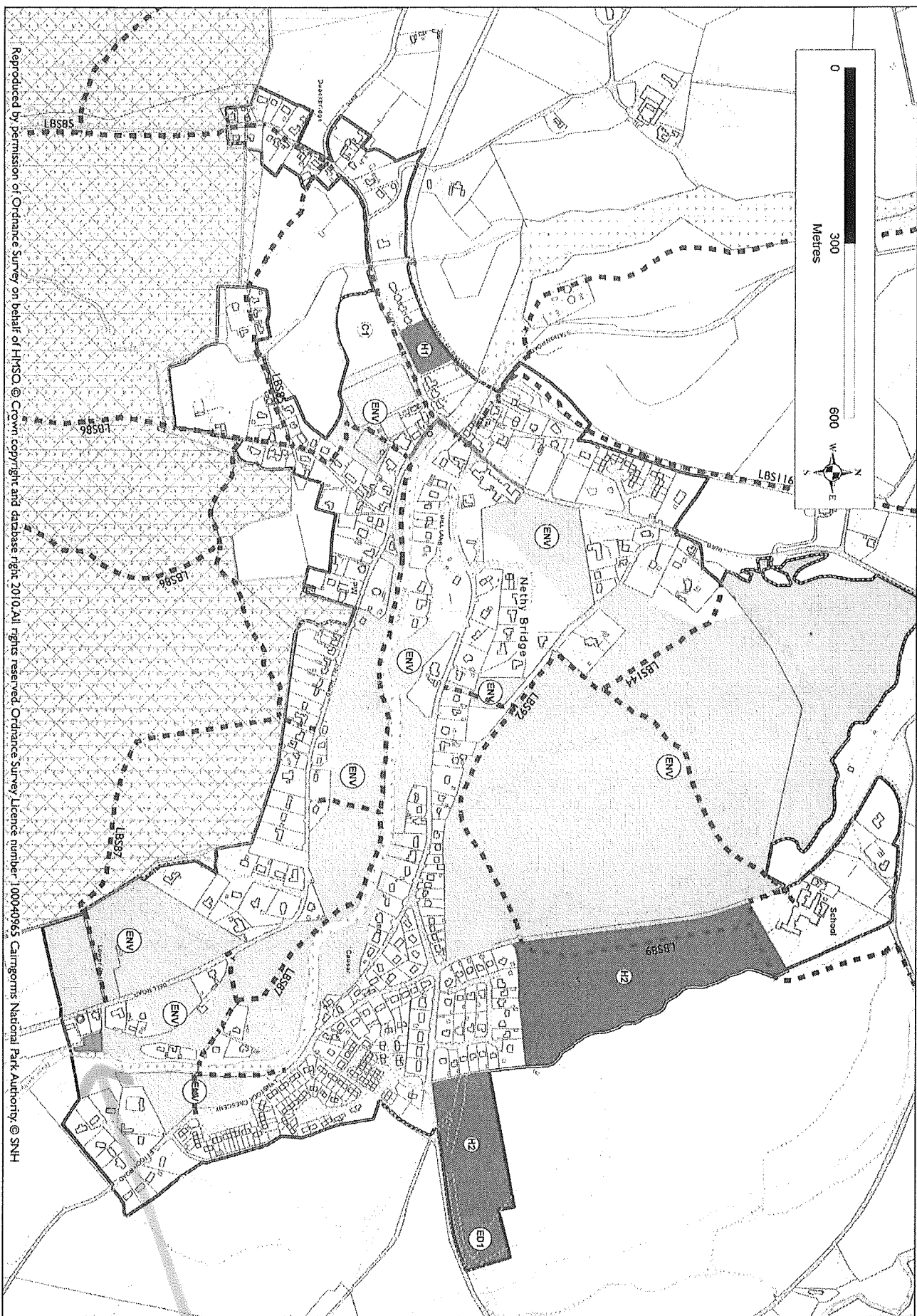
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www.cairngorms.co.uk

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Nethy Bridge



PIECE
OF LAND
IN
REPRESENT-
ATION

08 MAY 2013

RECEIVED

ack 8 may

Official Use Only

Reference:

Objection No:

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Please use this form to state clearly the modification/s you would like to see made to the Plan. You should include the proposal/policy or paragraph reference where appropriate. Please use a separate form for each representation.

1. Name PETER DRANFIELD

Address [REDACTED]

Telephone [REDACTED]

2. If you are representing a third party, please give their details.

Name N/A

Address

..... Postcode

Telephone Email

To which address do you wish all correspondence to be directed? (please tick)

Own Agent

3. Please state clearly the policy, proposal, map or other aspect of the Plan or guidance to which you wish to seek a modification.

BALLATER SETTLEMENT BOUNDARY

4. Please state clearly and fully the grounds of your objection or representation to the proposed Local Development Plan, using a continuation sheet if necessary. (You are advised to limit your statement to a maximum of 2000 words, plus limited supporting materials).

I kindly request that the proposed westermore settlement boundary is adjusted to be consistent with the area designated and approved for domestic

4. Continued

Use around our property "Gona".
The attached plan indicates the area
concerned. Please let me know if there
are any comments/questions you may
have. Many thanks,

5. Please state clearly what change/s you wish to see made to the Plan, which would resolve your objection.

Please return all completed forms to:

FREEPOST (RSHS-BHKL-KXHS)
Cairngorms National Park Authority
Albert Memorial Hall, Station Square
Ballater
AB35 5QB

Or email: localplan@cairngorms.co.uk

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Tel: 013397 53601 Email: localplan@cairngorms.co.uk

www.cairngorms.co.uk

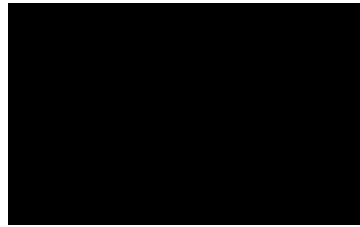
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Perth & Kinross Council
2 High Street
Perth
PH1 5PH

RECEIVED
30 APR 2013



REF CAIRNFORMAS NATIONAL PARK
PROPOSED LOCAL DEVELOPMENT PLAN

Dear Sirs,

Some time ago the public were encouraged to Fishers Hotel in Pitlochry to see and discuss proposed plans for the Pitlochry and Killiecrankie area.

My wife and I attended and were surprised to see a proposed block of four houses proposed for the land between Coille Essan and Killiecrankie House/Hotel.

We spoke to the young person and we were informed that all had been discussed by "the owner" and there was an expression of surprise when we introduced ourselves as the "ill informed" proprietors!

A coal merchant family built Coille Essan many years ago and they also owned "the field"

In the year 1957 a parcel of land was compulsory purchased from Coille Essan proprietors and 4 single storey houses were built, known as Sheil Brae.

As the years passed a parking space was requested and land was compulsory purchased for that purpose. As more cars arrived over the years I understand that an extension of the car park was donated by the C E proprietor of the day as a neighbourly gesture.

I believe that the access road from the Killiecrankie telephone kiosk to Sheil Brae cottages is maintained by the Council, and the top stretch is the responsibility of the CE owners.

A few months ago a lorry slipped on the ice and snow on the lower half and severely broke the road edge and hedge overlooking the gorge of the River Girnaig.. Attention is required.

New A9..... historical site ? refThe Battle of Killiecrankie.

Relevant notes referring to Aldgirnaig gathered over the years.....

Disposition by JLF Fergusson in favour of Brigadier Woods. Dated 1948

Disposition by Rosamond White, sister of Brig Woods in favour of Perth County Council (1957)

Housing site acquired compulsorily (ref Sheil Brae) above. The statement refers to the County Council agreeing to maintain, repair and/or renew the road if necessary.

The last time the road was resurfaced was about 1982 after an accident.....it took about two years and many lawyers' letters.

Drain and hedge damaged recently and a lot of rubble left..... see above.

Originally there was no parking for four cars. In 1981 P & K Council suggested to us that we donate a suitable parcel of land for four cars. Nowadays there are often six cars..... The extra two often blocking easy access to Coille Essan !

The fence....

Perth & Kinross were asked if they would pay 50% so that livestock could be grazed by neighbouring farmers to keep the place tidy. A phone call was made in May 1996 and a Mrs Hart would try to locate "the File".

Again in the May month of 1997, 1998, 1999..... then "gave up"!

We have no wish to have a housing development opposite our gate !

We are not happy that the occupants of Sheil Brae cottages received notification of the proposed local development plan, when we, the owners of Aldgirmaig since 1976 and Mrs Hay's parents (Muir) since 1962 have had no such notification..... we do not know where exactly the proposed houses are to be built, plus extra parking for possibly 12 cars.....

The junction of Sheil Brae road to the "old A9" (B8019) is blinded by the telephone kiosk and the roadside houses with roadside cars..... Accidents waiting to happen.... exaggerated by the Sheirglass quarry traffic.

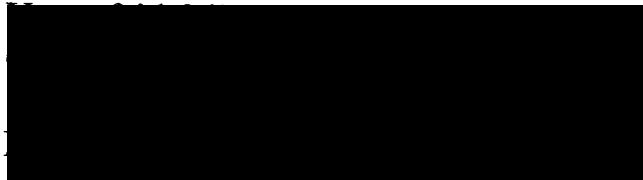
Previous data re the land known as Aldgirmaig.

Pre 1960 Billinghamurst family

1960 Gavin & Isabel Muir

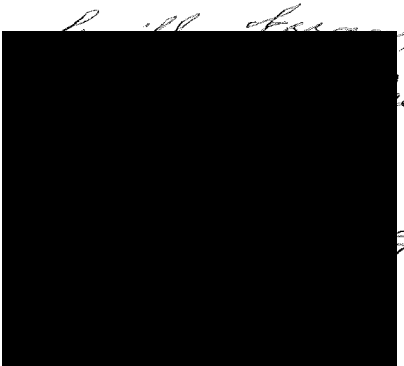
1976 Ewan & Isabel Hay (nee Muir) Registers of Scotland book 2608 folio 100.

We would appreciate a visit from somebody in authority to avoid more confusion.



Copies to Cairngorm National Park and Perth & Kinross Council.

RSHS-BHKL-KXMS



Planning Manager,
Cairngorms National Park Auth.
Albert Memorial Hall,
BALLATER AB35 5QB

replied 1/

Cairngorms National
Park Authority
01 MAY 2013
RECEIVED

Dear Sir/ Madam,

I enclose a copy of the letter which
has been sent to the Planning Dept
Perth & Kinross Council

In the letter the problems with our
are mentioned but the main problem
that we own the ground marked in
41 on the plan which was sent to
neighbours. We have had no correspon
se the proposed houses.

Please contact us as soon as possible

COPY

Perth & Kinross Council
2 High Street
Perth
PH1 5PH

RE. CAIRNGO
PROPOSED LO

Dear Sirs,

Some time ago the public were encouraged to Fishers Hotel in Pitlochry to see and discuss proposed development in the Pitlochry and Killiecrankie area.

My wife and I attended and were surprised to see a proposed block of four houses proposed for Coille Essan and Killiecrankie House/Hotel.

We spoke to the young person and we were informed that all had been discussed by "the owners" and my expression of surprise when we introduced ourselves as the "ill informed" proprietors!

A coal merchant family (Marshall) built Coille Essan many years ago.

In the year 1957 a parcel of land was purchased from Coille Essan proprietors and 4 single storey cottages built, known as Sheil Brae.

As the years passed a parking space was requested and land was compulsorily purchased for the cars arrived over the years I understand that an extension of the car park was required in 1981 a piece of ground to be used (not sold) as a neighbourly gesture.

I understand that the access road from the Killiecrankie telephone kiosk to Sheil Brae cottages is owned by the Council, and the top stretch is the responsibility of the CE owners.

A few months ago a lorry slipped on the ice and snow on the lower half and severely broke the hedge overlooking the gorge of the River Girnaig.. Attention is required.

Recently we have heard rumours of further building development in the land owned by Coille Essan

New A9..... historical site ? ref The Battle of Killiecrankie.

Could somebody please visit to enlighten the ignorant proprietors of Coille Essan ?

Relevant notes referring to Aldgirmaig gathered over the years.....

Disposition by JLF Fergusson in favour of Brigadier Woods. Dated 1948

Disposition by Rosamond White, sister of Brig Woods in favour of Perth County Council (1951)

COPY

We have no wish to have a housing development opposite our gate !

We are not happy that the occupants of Sheil Brae cottages received notification of the proposed development plan, when we, the owners of Aldgirnaig since 1976 and Mrs Hay's parents (Muir) had no such notification..... we do not know where exactly the proposed houses are to be parking for possibly 12 cars..... Where will the road be from the "new houses"? ... The junction road to the "old A9" (B8019) is blinded by the telephone kiosk and the roadside houses with road accidents waiting to happen.... exaggerated by the Sheirglass quarry traffic.

Previous data re the house known as Coille Essan. LANDS OF ALDGIRNAIG

Pre 1962 Billingham family

1962 Gavin & Isabel Muir

1976 Ewan & Isabel Hay (nee Muir) Registers of Scotland book 2608 folio 100.

We would appreciate a visit from somebody in authority to avoid more confusion.



INFORMATION

Copies to Cairngorms National Park and Perth & Kinross Council.

Official Use Only	Cairngorms National Park Authority
Reference:	
Objection No:	
	17 JUN 2013

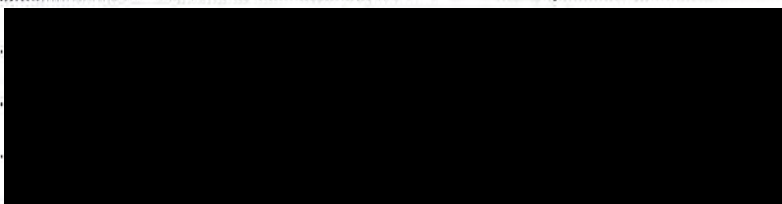
RECEIVED


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Please use this form to state clearly the modification/s you would like to see made to the Plan. You should include the proposal/policy or paragraph reference where appropriate. Please use a separate form for each representation.

1. Name *MR & MRS EWAN HAY*

Address 

Telephone 

2. If you are representing a third party, please give their details.

Name

Address

..... Postcode

Telephone Email

To which address do you wish all correspondence to be directed? (please tick)

Own Agent

3. Please state clearly the policy, proposal, map or other aspect of the Plan or guidance to which you wish to seek a modification. *+ PROPOSED HOUSING SITE AT KILLIECRANKIE 34 - MAP H1*

4. Please state clearly and fully the grounds of your objection or representation to the proposed Local Development Plan, using a continuation sheet if necessary. (You are advised to limit your statement to a maximum of 2000 words, plus limited supporting materials).

WE OWN THE GROUND - WE DO NOT WISH HOUSES TO BE BUILT ON H1 AT PRESENT

PLEASE REFER TO OUR LETTER TO K. MAJOR DATED 26TH APRIL, 2013

4. Continued

5. Please state clearly what change/s you wish to see made to the Plan, which would resolve your objection.

NO BUILDING OF HOUSES AT PRESENT

Please return all completed forms to:

FREEPOST (RSHS-BHKL-KXHS)
Cairngorms National Park Authority
Albert Memorial Hall, Station Square
Ballater
AB35 5QB

Or email: localplan@cairngorms.co.uk

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Karen Major

From: ian forrester [REDACTED]
Sent: 05 June 2013 11:33
To: Karen Major
Subject: Meeting on site Dalfaber road 4th June 13

Dear Karen,

Firstly I would like to thank-you and your colleague for your time at our site meeting yesterday (4/6/13) I very much appreciate your time at the meeting,

I thought it prudent to summarize the main points raised by ourselves.

I contend that the plot in question which as you know was a part of the garden policies of Spey Cottage in fact was an old orchard which has fallen into disuse (I remember it as a tidy well kept place) should not have been removed from the current settlement area. When I pressed you the reason for and who relined the boundary you were unable to give me a definitive answer. As I have always maintained that this was done for no real reason or without any malice of forethought but purely was a arbitrary decision which has only consequences for myself. You correctly indicated that no-one objected to this change including myself, this is true I did not pick up on this very small change and I am of course in error regarding not doing however I contend that the thickness of the line on the plans nearly represents the plot of land in question and I never thought that the natural garden area of Spey Cottage was in jeopardy and consequently I did not notice this change.

Noting the above it is indeed very unfortunate that you indicated to me that you are not prepared to reconsider realigning to the old boundary as this will be a major deviation of the boundary line and will be required to be put up for consultation etc. Again I content that it was not considered a major deviation of the policy before when the land was omitted as there is NO record of this "major " change being noted, so how come it is all of a sudden a major change now?

You were under the impression that the current planning permission for the plot has lapsed this is not the case, you also referred to the flooding issue as I said all the gardens in Dalfaber Road do flood from time to time but in fact the actual piece of land we are referring to is above the flood plain line.

So to conclude, I strongly feel an error/omission has happened in the past but you feel that for whatever reason this can now not be corrected!!! I find this situation very unjust as I am only looking to reinstate what was before approximately 10-15 meters. As I look around and see major infringements to the settlement plan e.g. the High Burnside scheme with 100+ houses built out with the settlement plan and nothing is said, they even got planning for another 25 house a few months ago!! You indicated that you did not want to discuss the High Burnside matter but you must see how that looks to me, one rule for big players and another rule for small people.

I do hope that you will please reconsider your position on the above which in the grand scheme of things in the C.N.P. is so trivial (10-15 meters) so I can construct a dwelling(if planning permission is granted) which will have a major beneficial impact for myself who has lived and worked in the area for over 30 years and my family especially in later life. Not to mention the economic benefit to the local trades people during construction.

I would like to conclude that I was sorry and saddened that you did not agree with me that this small parcel of land did not fall into the C.N.P.A. April-July 2013 New Housing development Policy where which proposals will be supported where they:

" Reinforce and enhance the character of the settlement , maximizing opportunities for infill, conservation, small scale development, use of derelict or underused land or the redevelopment of land."

I of course strongly feel that this parcel of land fits the above criteria in fact I cannot think of a better example as it is a derelict, underused now a brown field site which has the potential to be transformed into something very positive!!

Finally ,I would urgently request that you reassess you position on the above. I would like to again thank-you for your time and effort spent on this issue which I do appreciate.

Very Best Wishes
Ian Forrester

From: Karen Major
Sent: Wednesday, May 15, 2013 11:36 AM
To: [REDACTED]
Subject: objection to the CNPA local development plan

Mr Forrester, thank you for the letter received today objecting to the proposed Local Development Plan. This is just a quick email to confirm we have received it, and that we will be back in touch after the close of the consultation to explain the next steps in the process.

I wonder if you are still minded to have a site visit and if so, if there are any times you would prefer

Karen Major
Development Planning Manager

Cairngorms National Park Authority
Ground Floor, Albert Memorial Hall
Station Square
Ballater, AB35 5QB

www.cairngorms.co.uk

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Karen Major

From: ian forrester [REDACTED]
Sent: 06 June 2013 09:29
To: Karen Major
Subject: Dlafaber Road Site

Hi Karen,

Thanks for your prompt reply it is much appreciated . I would like to respond as follows:-

I find it still very disappointing that after all my submissions you are still considering recommending no change to the boundary line , especially as to date still no logical or otherwise reason why the boundary line was moved in the first place has been forthcoming. Surely the logical , honorable (because it was changed without any due consideration) and plain common sense approach would be to recommend this small change that has no impact on anyone but myself !!!

If however you are fixed on the course of recommending no change to the boundary I of course would welcome very much that you include my email of yesterday (along with this reply please) with my submission and I truly thank -you for the opportunity to do so....

One footnote, during further research yesterday I found out that there once was a small cottage built on stilts on the plot in question where the owners of Spey Cottage moved into when their house was rented to summer visitors. So interestingly there HAS been a history of habitation on this land.

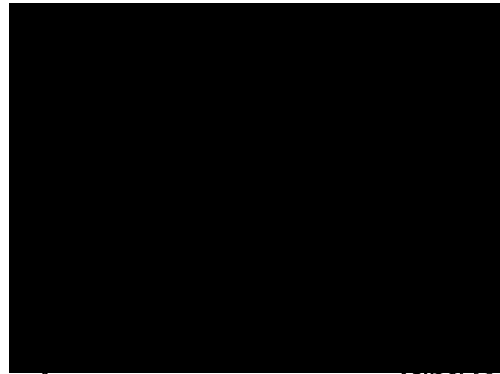
Once again thank-you for your assistance in progressing this matter,

Very Best Wishes,

Ian Forrester .



The River House
A V I E M O R E



**Cairngorms National Park Authority
Albert Memorial Hall
Station Square
Ballater
AB35 5QB**

**Cairngorms National
Park Authority**

15 MAY 2013

RECEIVED

ack 15/5/13

Ref: Cairngorms National Park proposed local development plan public consultation

Dear Sirs

Further to the above I wish to make representation regarding the Aviemore Development Plan, for the inclusion of the whole plot adjacent to Spey Cottage, Dalfaber Road, Aviemore; which was omitted from the previous local plan.

I am of course very happy to arrange a site visit at any time to discuss.

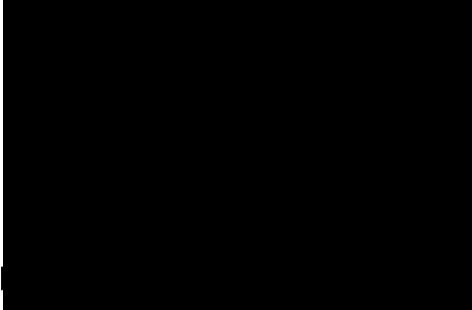
I look forward to hearing from you and receiving an acknowledgement of this representation to the CNPA.



Realignment of the Aviemore Settlement area adjacent to Spey Cottage, Dalfaber Road, South Aviemore

Cairngorms National
Park Authority
15 MAY 2013
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Submitted by Ian Forrester



e: t

**Realignment of the Aviemore Settlement area
adjacent to Spey Cottage, Dalfaber Road, South Aviemore**

I contend that the current settlement line which terminates at a plot south of Spey Cottage, Dalfaber Road, Aviemore is in the incorrect position, as can be seen from the attachment of the original local plan developed by the old Regional Highland Council. It shows clearly that the building site is WITHIN the Aviemore settlement area this in fact was a old fruit orchard attached to Spey cottage. This orchard was removed when Spey Cottage was sold approximately 8 years ago.

When the current local plan was drawn up this small section of land was omitted. We suspect that this was done accidentally and was not the subject of any debate of any significance. When the current plan was up for consultation this small issue was not noticed by any party. The site itself has been left in a very poor state over the years and perhaps could be considered as a brown field site. It used to have a garage built on it but this was demolished some years ago and has been regularly used since as a fly-tipping area.

I would respectfully request that this line be reinstated to its original position and squared off to the bottom of the site.

The reason for this is that currently there is planning consent granted for a 4 bed house on a portion of this site (Application # 07/314/fubs). Currently I have applied for planning consent to build a 3 bed house (Application # 12/450/ful). This small boundary extension would allow the proposed dwelling to sit better in the landscape, with no possibility of further building. The design merit of the new application concurs with the Cairngorm National Park Authority policy for Aviemore in the following ways:

- It will consolidate an existing settlement with the use of a brown field site (i.e. Dalfaber Road)
- Maximise the use of local services. (i.e. All services; Water, power and sewerage are all at the site.)
- The quality of the surrounding woodland would be improved. (i.e. No fly tipping, see photo). Only one B sycamore tree to be removed for the proposed building and appropriate hardwood species would be planted in the woodland which is in a very poor state.
- This will take advantage of the riverside setting
- The building would use biomass and renewables (i.e. photo voltaic & Solar) for its energy use.
- The plot line will run with the line of Dalfaber Road's existing buildings.
- The architectural design quality, with a Charles Rennie MacKintosh inspired design.
- The Aviemore & Vicinity Community Council have positively backed the proposal of this small extension.

I would also like to arrange a site visit to discuss the above rationale.

Finally I quote from the CNPA consultation April-July 2013, new housing development policy:

Housing in settlements:

Settlement boundaries indicate the extent to which identified settlements may expand during the next five years. All new housing developments within settlements should be contained within these boundaries.

Proposals will be supported where they:

- a) Occur within a site identified within the Local Development Plan; or
- b) Reinforce and enhance the character of the settlement, maximising opportunities for infill, conversion, small scale development, use of derelict or underused land or the redevelopment of land.**

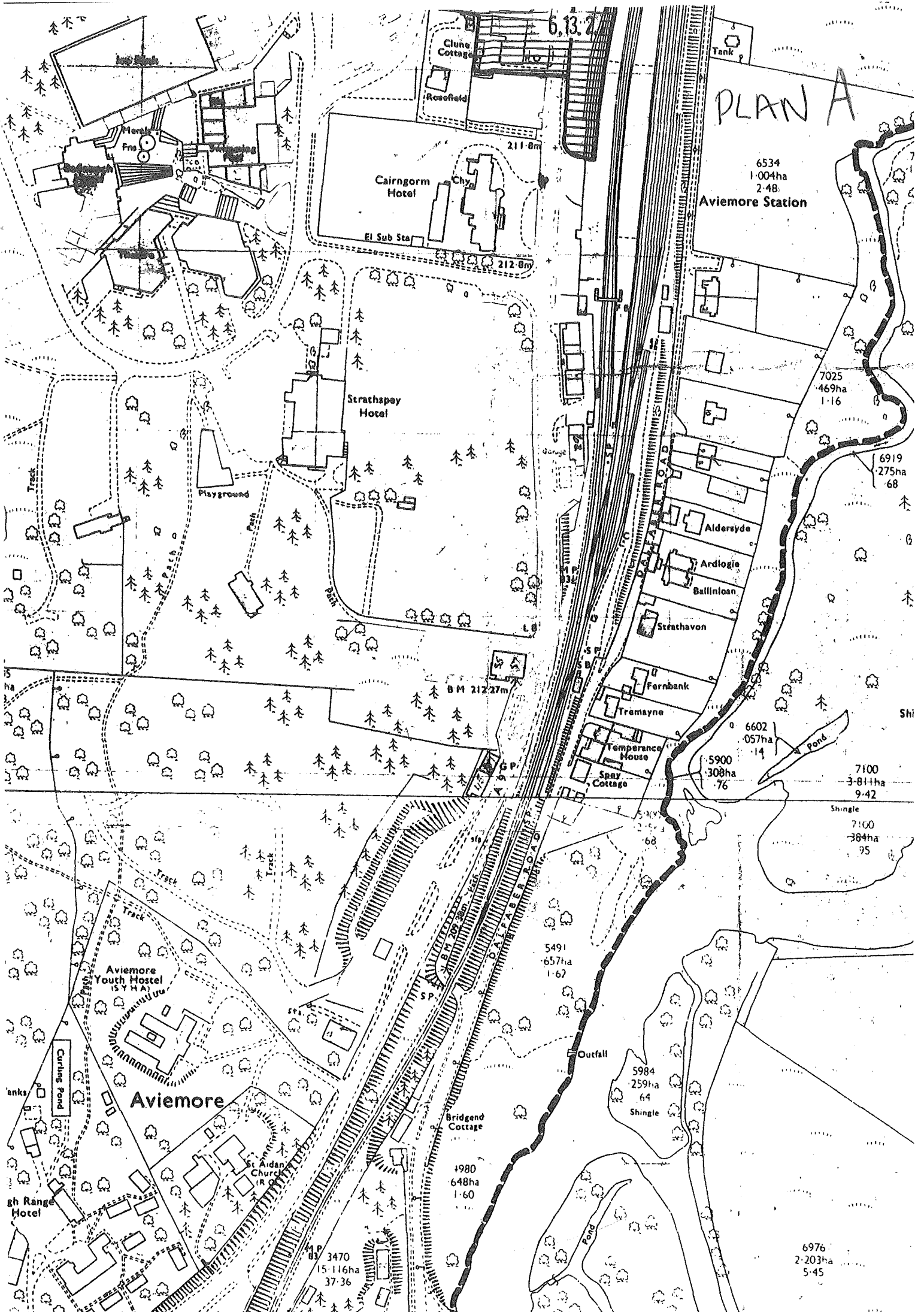
I therefore submit that the above application fulfils all of the CNPA criteria, as this request will make this plot the same average size as other plots in Dalfaber Road.

Appendices

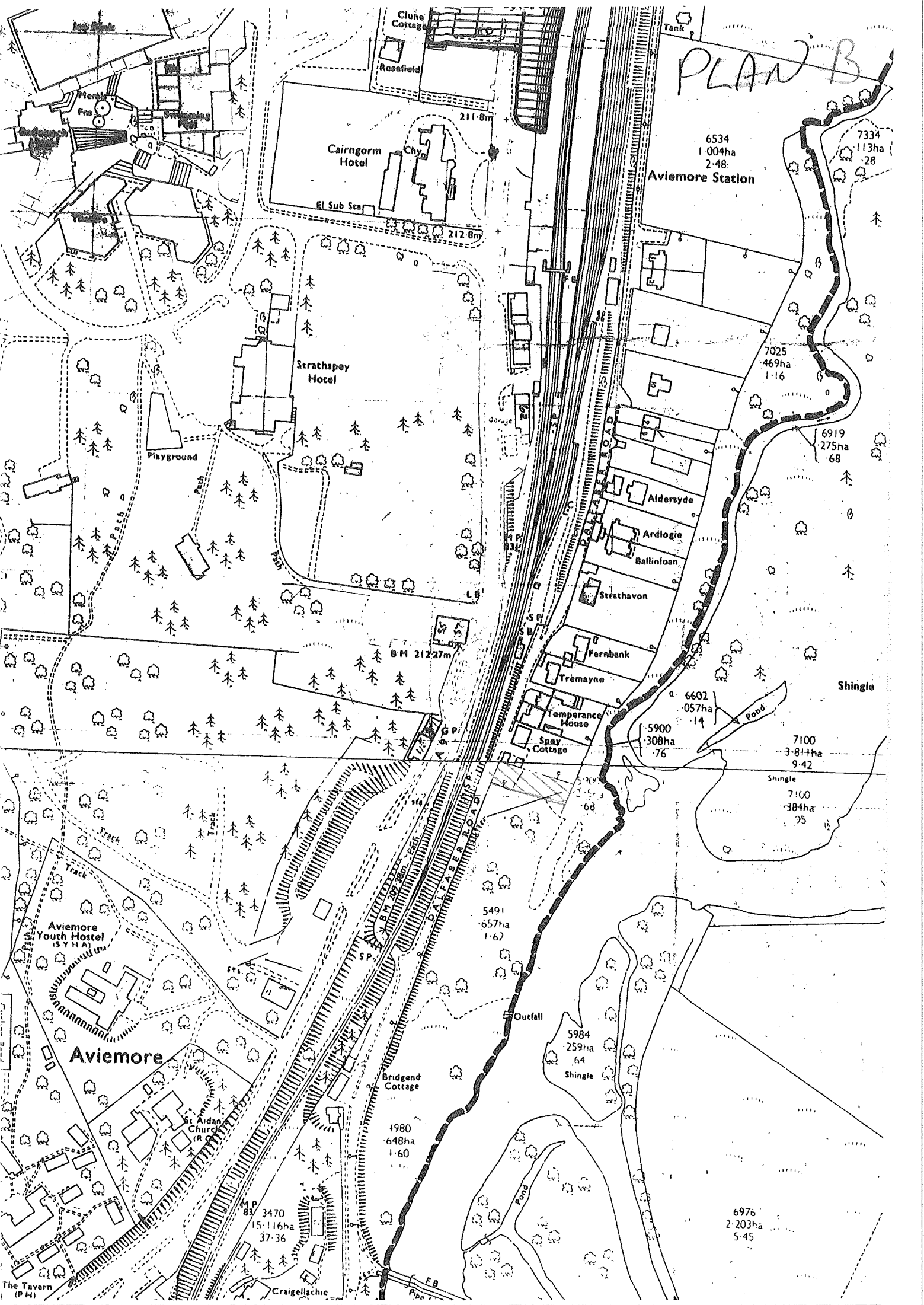
- A) Local plan before the orchard area was omitted
- B) The area requested to be included in the new local plan
- C) Two photos of evidence of fly tipping on the site
- D) Two photos showing approximate boundary line
- E) Plan from Consultation Document.

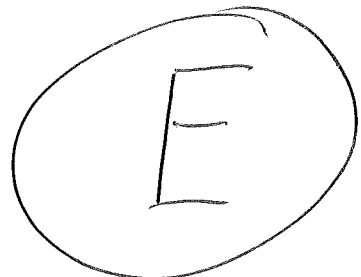
End.

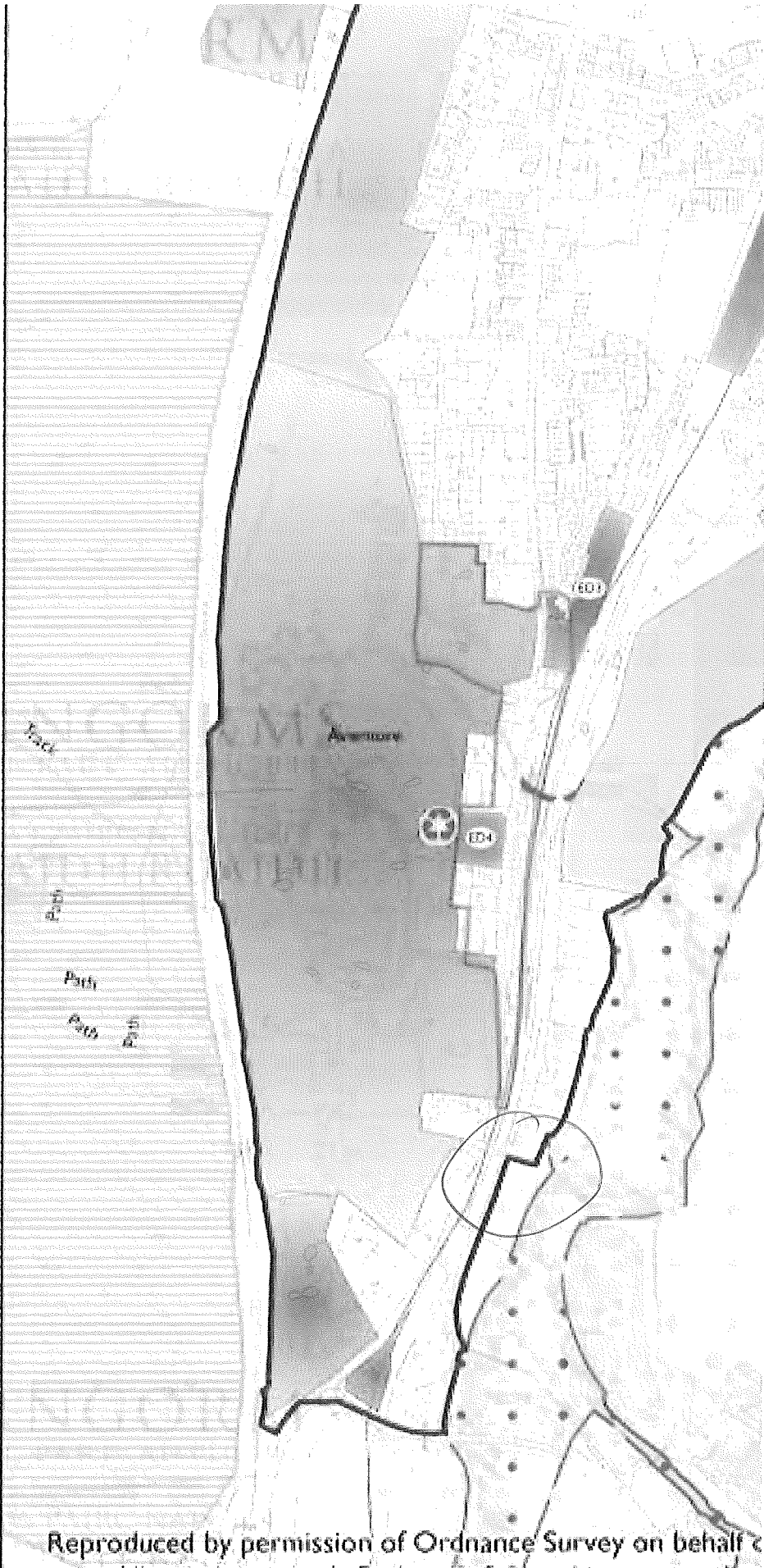
PLAN A



PLAN B







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Karen Major

From: ian forrester [REDACTED]
Sent: 06 June 201 [REDACTED]
To: Karen Major
Subject: Dlafaber Road Site

Hi Karen,

Thanks for your prompt reply it is much appreciated . I would like to respond as follows:-

I find it still very disappointing that after all my submissions you are still considering recommending no change to the boundary line , especially as to date still no logical or otherwise reason why the boundary line was moved in the first place has been forthcoming. Surely the logical , honorable (because it was changed without any due consideration) and plain common sense approach would be to recommend this small change that has no impact on anyone but myself !!!

If however you are fixed on the course of recommending no change to the boundary I of course would welcome very much that you include my email of yesterday (along with this reply please) with my submission and I truly thank -you for the opportunity to do so....

One footnote, during further research yesterday I found out that there once was a small cottage built on stilts on the plot in question where the owners of Spey Cottage moved into when their house was rented to summer visitors. So interestingly there HAS been a history of habitation on this land.

Once again thank-you for your assistance in progressing this matter,

Very Best Wishes,

Ian Forrester .

Karen Major

From: ian forrester [theriverhouse@btinternet.com]
Sent: 05 June 2013 11:33
To: Karen Major
Subject: Meeting on site Dalfaber road 4th June 13

Dear Karen,

Firstly I would like to thank-you and your colleague for your time at our site meeting yesterday (4/6/13) I very much appreciate your time at the meeting, I thought it prudent to summarize the main points raised by ourselves.

I contend that the plot in question which as you know was a part of the garden policies of Spey Cottage in fact was an old orchard which has fallen into disuse (I remember it as a tidy well kept place) should not have been removed from the current settlement area. When I pressed you the reason for and who relined the boundary you were unable to give me a definitive answer. As I have always maintained that this was done for no real reason or without any malice of forethought but purely was a arbitrary decision which has only consequences for myself. You correctly indicated that no-one objected to this change including myself, this is true I did not pick up on this very small change and I am of course in error regarding not doing however I contend that the thickness of the line on the plans nearly represents the plot of land in question and I never thought that the natural garden area of Spey Cottage was in jeopardy and consequently I did not notice this change.

Noting the above it is indeed very unfortunate that you indicated to me that you are not prepared to reconsider realigning to the old boundary as this will be a major deviation of the boundary line and will be required to be put up for consultation etc. Again I content that it was not considered a major deviation of the policy before when the land was omitted as there is NO record of this "major " change being noted, so how come it is all of a sudden a major change now?

You were under the impression that the current planning permission for the plot has lapsed this is not the case, you also referred to the flooding issue as I said all the gardens in Dalfaber Road do flood from time to time but in fact the actual piece of land we are referring to is above the flood plain line.

So to conclude, I strongly feel an error/omission has happened in the past but you feel that for whatever reason this can now not be corrected!!! I find this situation very unjust as I am only looking to reinstate what was before approximately 10-15 meters. As I look around and see major infringements to the settlement plan e.g. the High Burnside scheme with 100+ houses built out with the settlement plan and nothing is said, they even got planning for another 25 house a few months ago!! You indicated that you did not want to discuss the High Burnside matter but you must see how that looks to me, one rule for big players and another rule for small people.

I do hope that you will please reconsider your position on the above which in the grand scheme of things in the C.N.P. is so trivial (10-15 meters) so I can construct a dwelling(if planning permission is granted) which will have a major beneficial impact for myself who has lived and worked in the area for over 30 years and my family especially in later life. Not to mention the economic benefit to the local trades people during construction.

[REDACTED]

Cairngorms National Park Authority
Albert Memorial Hall
Station Square
Ballater.

12-6-13

Cairngorms National
Park Authority

14 JUN 2013

RECEIVED

Dear Sirs,

I am writing with reference to your Consultation Document regarding housing in Chapel Blar, Braemar.

I am strongly opposed to the development of this site.

There is surely no requirement for more 'affordable' housing in Braemar as evidenced by the fact that recent housing developments, in more accessible areas of the village, have offered such housing which have not been taken up. Additionally a number of recent builds remain unsold & currently there are a number of other houses in the village already on the market which are not selling.

The site itself is a most pleasing open area, affording good views of the local countryside across the River Dee & is much appreciated by the local community & indeed by visitors to the village. Development such as envisaged would totally destroy the sensitive landscape setting & open character of this conservation area which also includes a number of ancient buildings (small shops over one hundred years ago.) I would expect the National Park Authority, having regard to its wider responsibilities for community, environment & heritage, to preserve this unique area rather than allow it to be developed.

I am aware of other Braemar residents, not necessarily living in this particular sensitive area, who ^{also} object to this proposal & no doubt they will be writing along similar lines.

Please let me know the outcome of your consultation.

Yours sincerely,



-Proposed Local Development Plan (Version: 2013)

Your Details

Your Name: E McIntyre

Organisation Name:

Agent Name:

Address 1:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Site Name:

Contact Person: Me

Your comments will be applied to the following items:

30 Glenshee

These comments relate principally to development in Glenshee. The glen is unusual in that the ski centre marks a watershed and the glen depends on facilities south of the ski centre. Those within the park are largely focussed on tourism. The daily needs of the community are served by facilities south of the park boundary. Without those facilities there would be further depopulation. It is not appropriate therefore to restrict development to that which supports facilities within this part of the park since that would result in a community solely involved in tourism or land based industries. Residents who work in other sectors and outwith the park provide a valuable contribution to a healthy community. That being said, there are also opportunities for development of tourism in his part of the glen. There is a need for a focal point for cycling and motorcycle tourism for instance. Spittal of Glenshee must be the obvious place for that given the hotel that is there.

30 Glenshee - Paragraph 30.1

The Spittal of Glenshee hotel is not the primary focus for community gatherings. The fortunes of the hotel have varied over recent years and caters more for budget tourism rather than community events. It presents an opportunity for community use if service and facilities improve and it hosts such events. The primary focus for community events are the Blackwater Hall and Kirkmichael village, both of which are outwith the park, provide valuable facilities for those living in Glenshee and which depend on a vibrant community in their catchment areas including the part of Glenshee falling within the park boundaries.

30 Glenshee - Paragraph 30.2

Agreed. Depopulation needs to be reversed. That should include those wishing to live in the glen but needing to work outside. It is not realistic to limit housing to economic need since that limits residency to those working in the few businesses operational in the glen.

30 Glenshee - Paragraph 30.4

Agreed. The needs of the community however include the facilities on which the community depends and which can be outwith the park boundaries. Blackwater Hall and Kirkmichael village shop for instance. Both depend on users who may not work within the park.

30 Glenshee - Paragraph 30.5

There is no Glenshee 'village'. This requires to be revised to reflect the need to sustain and develop a thriving community which depends on facilities outwith the park as well as tourism and other facilities between The Lair and the watershed at the ski centre.

30 Glenshee - Paragraph 30.6

This guidance is not practicable for a rural glen. There are no standard building lines, plot sizes, orientation etc. Pedestrian connectivity is not practicable. There are no shops within this part of the park. Businesses support tourism of land based industry, not the daily needs of the community. Those are found outwith the park and the planning policies should support their requirements for sustainable businesses.

30 Glenshee - Paragraph 30.16

There is no public sewer in the area

30 Glenshee - Paragraph 30.18

References to 'village' are inappropriate and this section should reflect the need for linkages to facilities outwith the park.

30 Glenshee - Paragraph 30.19

Depopulation is a challenge for the community. The community straddles the park boundary. The community depends on facilities outwith the park and there should be encouragement on reversing depopulation within the park boundaries which will help facilities outwith the park remain sustainable. Kirkmichael village, Blackwater hall and Bridge of Cally are examples. Whilst shop facilities at Spittal would be welcome we would need to significantly increase the population of the glen for that to be sustainable. Any housing development must be sympathetic to the environment it cannot be limited to operational need given the lack of businesses in the glen and the dependency on facilities south of the park boundary.

30 Glenshee - Paragraph 30.20

The community depends on facilities outwith the park. Sensitive development which supports those facilities should be encouraged, not just economic enterprise within the park.

Cairngorms National Park Proposed Local Development Plan

(Consultation April – July 2013)

Representations

Subject: General Comments

Name: An Camas Mor LLP

Agent: [REDACTED]

Summary of Supporting Representation

An Camas Mor LLP (ACM LLP) broadly welcome the form and content of this proposed Local Development Plan, and all that it sets out to achieve, including the delivery of a new community (up to 1500 houses; associated business, community facilities and provision of infrastructure) at An Camas Mor, Aviemore.

Full Grounds of Supporting Representation

We welcome this proposed Local Development Plan (LDP) that we note is more concise and focussed, in line with Scottish Government Advice in Circular 1: 2009 Development Planning. For example, we note that the number of policies have been reduced from 36 in the Cairngorms National Park Local Plan of 2010, to 10 policies in this proposed LDP.

We also note and welcome the way in which the LDP seeks to be properly integrated with other relevant legislation (The National Parks (Scotland) Act 2000) and with other statutory plans and strategies, including the National Park Partnership Plan (NPPP), again in accordance with Circular 1:2009 Development Planning.

In accordance with government policy and relevant legislation, we also welcome the emphasis upon sustainable and high quality design and an increase in the amount of renewable energy generated within the Park. The policies that will ensure new development conserves and enhances the outstanding natural and cultural heritage of the Cairngorms National Park, the diverse and spectacular landscapes, and new sport and recreation, are also supported. The emphasis upon a low carbon economy and reducing the environmental impact of the consumption and production of resources within the National Park is also supported. We like the insertion of Section 13 - Community Information that we note is intended to assist communities in reaching their aspirations in the development of their settlements and wider communities, and also Section 12 – Developer Contributions that seeks to address the impact of new development on communities.

[REDACTED] 27 June 2013

Consultation is however currently underway on National Planning Framework 3 and Draft Scottish Planning Policy, with comments sought by Scottish Government by 23rd July 2013. As this consultation deadline extends beyond the 5th July 2013 deadline for this Proposed LDP, we consider it appropriate for the Proposed LDP to be further reviewed to ensure consistency with the above national policy documents. There should then be a further subsequent opportunity for formal representation before the Proposed LDP moves towards any formal Development Plan Examination and subsequent adoption.

Proposed Changes

- The Cairngorms National Park Proposed LDP should, following the consultation deadline for NPF3 and Draft SPP of 23rd July 2013, be further reviewed and if necessary modified, to ensure consistency with these national statements of Government Policy. Any significant pre-examination modifications should then be re-published, with further opportunity provided for additional public representation.



Cairngorms National Park Proposed Local Development Plan

(Consultation April – July 2013)

Objections

Subject: 2. The Policies

Name: An Camas Mor LLP

Agent: [REDACTED]

Summary of Objection

Chapter 2 : The Policies fails adequately to explain that a planning application must be determined in accordance with the Development Plan unless material considerations indicate otherwise (commonly referred to as the “plan-led” system).

Full Grounds of Objection

At paragraph 2.1, the proposed LDP states that “all policies (of the LDP) must be considered and complied with”. This is inconsistent with the requirements of Sections 25 and 37 of the Town & Country Planning (Scotland) Act 1997. It is also inconsistent with the approach advocated by the House of Lords who made it quite clear that whilst all relevant policies of the Development Plan must be considered, so too should other relevant material considerations. Having weighed all relevant considerations, the House of Lords decision¹ requires that the planning application should then be determined based upon the opinion of the decision maker on their disposal of the application. It is quite conceivable therefore that a development proposal may be compatible with some policies of the proposed LDP, but not compliant with others. It is for the decision maker, in determining the planning application, to apply planning judgement in weighing up all relevant considerations.

Whilst we appreciate and endorse the understandable aim for brevity in the formulation of planning policy, we consider it imperative, given the importance of this aspect of planning law to the whole development management process, that Section 2 of the proposed LDP be appropriately amended.

¹ *Edinburgh City Council -v- Secretary of State for Scotland*, 1998 S.L.T. 120 per Lord Clyde at 127 G-L.

[REDACTED]

Proposed Changes

- Amend the last sentence in paragraph 2.1 as follows:

“All *relevant* policies will be considered (delete “must” and “and complied with”) *before a judgement is made as to the acceptability, or otherwise, of the development proposal*”.

Reason: To comply with the approach advocated in the House of Lords decision.

- Amend the last sentence in paragraph 2.2 as follows:

“This contains detailed guidance on how to meet the standards set by the policy, and what information *may helpfully be submitted* (delete “you will be required to submit”) as part of your application”.

Reason: The minimum requirements for an application and accompanying documentation are set out in the Town & Country Planning (Development Management Procedure) (Scotland) Regulations 2008. There is no statutory provision to support a *requirement* to exceed this legal requirement.

Cairngorms National Park Proposed Local Development Plan

(Consultation April – July 2013)

Objections

Subject: 3. New Housing Development

Name: An Camas Mor LLP

Agent: [REDACTED]

Summary of Objection

Meeting the need for new housing was the key priority identified in the early consultation phase related to this proposed LDP

Full Grounds of Objection

In meeting housing need, we are of the opinion that the role of the LDP should extend beyond “enabling” with an additional emphasis upon “actual delivery on the ground”. In this context, we consider it imperative that the full range of housing needs is met.

Proposed Changes

- Paragraph 3.2 should be amended as follows:

“We want to enable *and deliver* new housing, *including that* which is affordable and meets community needs, in turn supporting the growing economy. Whilst most growth is focussed in major settlements all communities should have some options for new housing and everyone should be able to see what those opportunities are in the next 5-20 years”.

Reason: There should be a focus on delivery of all housing tenures.

- Paragraph 3.6 should be amended as follows:

“In the next 5 years we will have *delivered and* created opportunities for the right type of housing, in the right place, that makes a positive contribution to communities. Developers will have confidence to invest. In turn communities

[REDACTED]

will have the support they need to become and remain thriving places where people enjoy a sense of wellbeing”.

Reason: There should be a focus on the delivery of new housing.



**Cairngorms National Park
Proposed Local Development Plan
(Consultation April – July 2013)
Objections**

Subject: 4. Supporting Economic Growth

Name: An Camas Mor LLP

Agent: [REDACTED]

Summary of Objection

Whilst we endorse the aims of this policy to support sustainable economic growth, we consider there should be greater emphasis upon the delivery, rather than just encouragement, of new investment and growth in the economy of the Park.

Full Grounds of Objection

We welcome the policy in the proposed LDP that seeks to support sustainable economic growth in the Park. This reflects the strong level of public opinion expressed during the initial consultation stage, that this LDP should positively promote economic development and diversification, and provide for new jobs.

However, we feel that the proposed LDP needs to go further than “encouragement” with a greater emphasis placed upon “delivery”. There should also be a greater emphasis upon the added weight to be given to economic benefits arising out of new development, as outlined in recent Ministerial statements on economic policy in Scotland.

Proposed Changes

- Paragraph 4.8 should be amended as follows:

“In the next 5 years we will have encouraged *and seen the delivery of* new investment and growth in the economy of the Park. *Greater weight will be given to proposed new economic development that* will achieve growth in a way which supports the aims of the Park and which protects the special qualities we value in the Park. Communities will be able to make a link between their prosperity and the value which comes as a result of the National Park as an international destination”.

Reason: A greater emphasis on actual delivery of economic development, and the weight to be accorded to it.

Cairngorms National Park Proposed Local Development Plan

(Consultation April – July 2013)

Objection

Subject: 14. An Camas Mor

Name: An Camas Mor LLP

Agent: [REDACTED]

Summary of Objection

We support the proposed new settlement of An Camas Mor, but have a number of objections and general observations relating to this section of the proposed LDP, as outlined below.

Full Grounds of Objection

We note that the development of An Camas Mor is considered to form a strategic part of the overall settlement hierarchy and settlement strategy for the Badenoch and Strathspey part of the Park.

We note the aspiration of the proposed LDP is that the development will be of a high standard of design, in accordance with a detailed masterplan, and in a form that will not adversely affect the integrity of Natura 2000 sites, and that will avoid and mitigate any significant adverse affects on the environment and protect the overall integrity of the Cairngorm Mountains National Scenic Area and other European designated sites as outlined at paragraph 14.14. However, we consider it might be helpful to refer to the detailed studies that have already been undertaken in support of this major proposal, its Habitat Regulations Assessment and determination so as to provide greater reassurance and credibility to the allocation that is a continuation of the allocation in the extant Cairngorms National Park Local Plan 2010, that was itself subject to a Habitats Regulations Appraisal (HRA) and Appropriate Assessment (AA).

We support the requirement of paragraph 14.15 that all necessary information should be submitted as part of any planning application sufficient to enable the planning authority to carry out an Appropriate Assessment in order that they can be confident that the An Camas Mor development will not have an adverse affect on site integrity

[REDACTED]

Cairngorms National
Park Authority

28 JUN 2013

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Cairngorms National Park Authority
Albert Memorial Hall
Station Square
Ballater AB35 5QB

26 June 2013

CNP Local Development Plan

Dear Sirs,

I write in response to your letter to me of 11 April 2013 regarding a site for affordable housing at Chapel Brae, Braemar. This site is designated H1 in the Proposed Local Development Plan for Braemar. This site has never been developed and I wish to make the following representation. With regard to the specifics of this site I make the following points:

- Policy 7 'Landscape' states that *"There will be a presumption against any development that does not conserve and enhance the landscape character and special qualities of the Cairngorms National Park, and in particular, the setting of the proposed development."*
- Quoting from the Local Plan: 'A number of open spaces and land, which contribute to the setting of Braemar, are identified and will be protected from adverse development'. The open land on the north west side of Chapel Brae gives the Brae its special character within Braemar. While only a few sites were protected in the 2010 Local Plan this designation could be expanded to include other amenity sites, such as this. At the time of the 2010 plan Chapel Brae was not earmarked for development and the open sites were presumed by the community to be open space. This new local plan is an opportunity to designate them Protected Open Space.
- Braemar lies within a National Scenic Area. Planning guidance for NSA's includes the statement 'it will not adversely affect the integrity of the area or the qualities for which it has been designated'. In this regard the walk up Chapel Brae with largely uninterrupted views over the Cairngorm Mountains is a popular walk with visitors and residents and is a key feature of the scenic character of the village.

With regard to affordable housing in Braemar:

- Policy 3 'New Housing Development' states that *"Development of 100 per cent affordable housing will be supported where it meets a demonstrable local need shown through community needs assessments, housing needs and demand assessments or other information available at the time of application."*

- Springfield Homes offered affordable housing in their Milton of Canmore development in Braemar last year. Uptake was zero.
- The six new Housing Association homes in Braemar have been sporadically occupied with high turnover.
- There are numerous homes for sale in Braemar. Selling prices are often well below valuation; a market correction of the non-holiday home sector of the market is underway without further intervention.
- There are numerous sites (ca. 100 units) already described within the CNP Proposed LDP Evidence Report awaiting market demand. Planning policy allows for a % of these developments to be Affordable.
- Braemar is not a priority area for Affordable Housing in the Aberdeenshire Local Housing Strategy (section 1.3.15). The Mar area already has a significant number of empty homes (section 1.3.23).
- The Braemar Strategic Master Plan Stage 2 Strategic Options (Sept 11 CNPA paper 1758) notes on p22 that there is 'no real evidence of housing need and demand in Braemar' and therefore recommends a Braemar Specific Housing Study. I am not aware that this has been released however the conclusions in the Aberdeenshire report seem clear.

In short there is no evidence of need to support the designation of the open space on the North side of Chapel Brae, important to the scenic character of Braemar, for affordable housing in the time frame of the current plan. It seems premature to designate land for development, detracting from the scenic character of the area, without sufficient evidence of need to over-ride other principles.

I would further suggest that the CNPA designate all open land on the north west side of Chapel Brae in Braemar as Open Space, in order to protect the special character of the village and support its NSA designation. I believe that this would attract very strong support whereas new housing development in this area of the village may not.

My objection would be met by removing the H1 development site from the local plan and adding the sites designated W4, W5 and W10 in paper 1758 (Braemar Strategic Master Plan Stage 2 Strategic Options) as Protected Open Space.

Yours Sincerely


David W Sherrard

Cairngorms National
Park Authority

01 JUL 2013

RECEIVED

Cairngorms National Park Authority
Albert Memorial Hall
Station Square
Ballater
AB35 5QB

Dear Sirs,

17th June 2013

CNPA Proposed Local Development Plan Consultation

I have perused some of the documentation that the CNPA has published for public consultation. I don't intend to go into great detail on any of the issues that are contained in these documents, as I have only limited amounts of time to devote to this. However, I have some serious unresolved concerns that should have been cleared up a long time ago, in view of the number of times these have been brought to your attention since the publication of your Deposit Local Plan in July 2007.

First, Ballater does not have the capacity to accommodate large numbers of new dwellings, whether they are empty or occupied. The reasons for this are both geographical and social. Large housing developments located at the outskirts of the settlement will be a blot on the landscape and damage the atmosphere that visitors come here to imbibe and this will undermine the fragile tourism-based economy of Ballater. Further, if the CNPA insists on locating new housing on the north-east boundary of Monaltrie Park (already looking rather small) this would have disastrous consequences for the amenity value currently derived from Monaltrie Park.

What Ballater does need, however, is an uncertain but relatively small number of affordable-only homes for rent, to accommodate local people who have the skills needed to render the community self-sufficient, while living on rural incomes. This will become critical in the future, as the population ages further and the demand for local services increases. These services cannot easily be imported from other settlements or from Ballater's sparsely populated hinterland. Such accommodation requirements can fairly readily be located within the settlement boundary that existed before the extant Local Plan was adopted in October 2010. I find it alarming that such obvious realities have not been taken on board by the CNPA and can only wonder what other influences are brought to bear upon your decision making. Since 2007, the CNPA has made no apparent progress in its approach to Ballater's housing challenges.

Second, I recall from the results of the consultation on the Main Issues Report (MIR) in late 2011 that an overwhelming majority of respondents chose "Option 2" against Question 4 as the preferred means of providing affordable housing. As in previous so-called "consultations" you have misled the public by failing to deliver on promises – I believed the term "option" to mean something that was available. Yet now, I am told, you are claiming that statutory obligations require you to make provision for open market housing. It seems bizarre, to say the least, that you had not thought of this before designing the MIR questionnaire. Is this due to incompetence or deception?

I am sure you would agree that the right thing for CNPA to do is to reverse its plan to make provision for housing at site BL/H1.

You

John

Official Use Only
 Reference:
 Objection No:




Form for representations on the Cairngorms National Park Proposed Local Development Plan

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Please use this form to state clearly the modification/s you would like to see made to the Plan. You should include the proposal/policy or paragraph reference where appropriate. Please use a separate form for each representation.

1. Name JOHN A. LOVIE

Address 

Telephone Email

2. If you are representing a third party, please give their details.

Name

Address

Postcode

Telephone Email

To which address do you wish all correspondence to be directed? (please tick)

Own Agent

3. Please state clearly the policy, proposal, map or other aspect of the Plan or guidance to which you wish to seek a modification.

4. Please state clearly and fully the grounds of your objection or representation to the proposed Local Development Plan, using a continuation sheet if necessary. (You are advised to limit your statement to a maximum of 2000 words, plus limited supporting materials).

See attached letter

4. Continued

5. Please state clearly what change/s you wish to see made to the Plan, which would resolve your objection.

H1 Retained for Community
Use.
No large development of PRIVATE
HOUSING REQUIRED

Please return all completed forms to:

FREEPOST (RSHS-BHKL-KXHS)
Cairngorms National Park Authority
Albert Memorial Hall, Station Square
Ballater
AB35 5QB

Or email: localplan@cairngorms.co.uk

Forms should be returned no later than 4pm, Friday 5 July 2013.

After that date, you will be contacted by a representative of the Cairngorms National Park Authority with regard to your objections.

If you have any queries regarding completion of the comments form, or require further assistance, please contact the Development Plan team at the CNPA Ballater office:


Tel: 013397 53601 Email: localplan@cairngorms.co.uk

www.cairngorms.co.uk

Data Protection

Details provided will only be used for purposes associated with the Local Development Plan. You may request to see personal information held by the CNPA at any time. Information will be shared with the Scottish Government Department of Planning and Environmental Appeals and may be published on our website. We will not publish address details but may publish the name of the person who has completed the form. By completing and submitting the form, you are consenting to the above.





Cairngorm National Park
Station Square
Ballater AB35 5QB

Cairngorms National
Park Authority

26 JUN 2013

RECEIVED

Dear Sirs

Proposed Local Development Plan

I note that the site of vacant ground at the junction of Aberdeen Road and Craigview Road measuring some 0.8 acres is annotated in white on the Ballater map - 'unallocated' - inferring a change from the current situation of 'Land for development - light commercial'

I ask The Board of CNPA to consider a further change to green instead of white - 'Protected Open Space'.

This would be in accordance with Para 17.11 of the Ballater section of the Plan - 'A number of open spaces, land which contributes to the setting of Ballater, are identified and will be protected from development' thus maintaining the tranquillity of this part of the village.

Such a change would ensure the retention of the area as aesthetically acceptable to visitors arriving in the village.

Its use as a wild flower meadow requiring minimal maintenance would further accord with the aims of HRH Prince Charles who is creating Queen's Coronation Flagship Meadows at 60 sites across the country and is calling for new sites to be developed'.

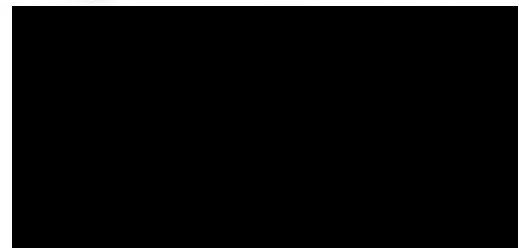
Other uses which would enhance the quality of the approach to our beautiful village would be an arboretum, or a memorial garden to Elizabeth, the late Queen Mother who spent a considerable part of her life enjoying this area.

Yours faithfully



John A Lovie

Your Ref:
Our Ref: ROB/1164/00004/EFB/PMR



FREEPOST (RSHS-BHKL-KXHS)
Cairngorms National Park Authority
Albert Memorial Hall,
Station Square
Ballater
AB35 5QB

**Burness Paul
& Williamson**

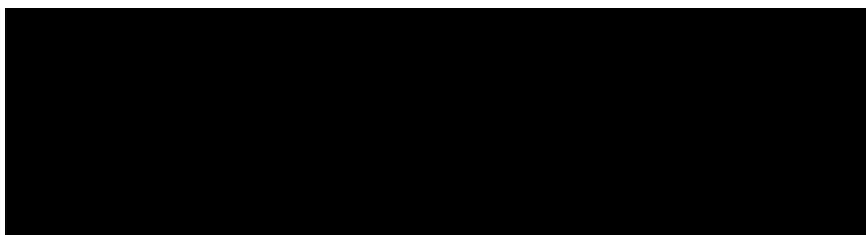
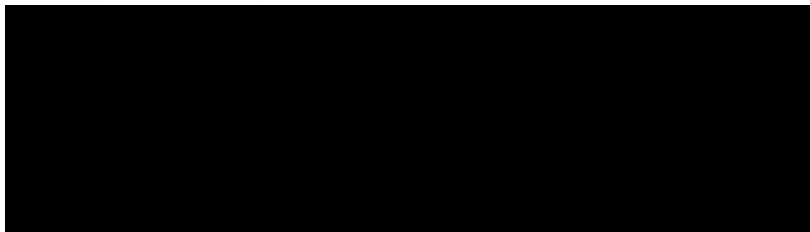


24 June 2013

Dear Sirs

**CAIRNGORMS NATIONAL PARK PROPOSED LOCAL DEVELOPMENT PLAN
A ROBERTSON
REPRESENTATIONS ON BRAEMAR -SITE H1**

We refer to the above and enclose representations on behalf of our client, Adrienne Robertson. Please acknowledge safe receipt and mark all correspondence for the attention of Pippa Robertson at the above address.



Official Use Only

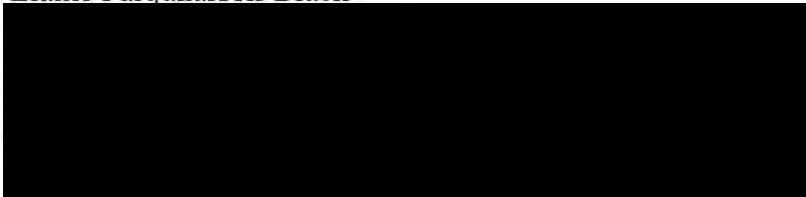
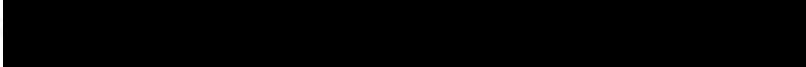
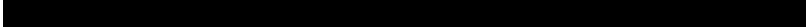
Reference:

Objection No:

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Please use this form to state clearly the modification/s you would like to see made to the Plan. You should include the proposal/policy or paragraph reference where appropriate. Please use a separate form for each representation.

1.	Name	Elaine Farquharson-Black
	Address	
	Telephone	
	Email	

2.	If you are representing a third party, please give details.	
	Name	Adrienne Robertson
	Address	c/o agent
	Telephone	c/o Agent
	Email	c/o Agent

To which address do you wish all correspondence to be directed? (please tick)

Own Agent

3.	Please state clearly the policy, proposal, map or other aspect of the Plan or guidance to which you wish to seek a modification.
	The allocation of site H1 in Braemar

4.	Please state clearly and fully the grounds of your objection or representation to the proposed Local Development Plan, using a continuation sheet if necessary. (You are advised to limit your statement to a maximum of 2000 words, plus limited supporting materials).
	Please see paper apart

4. Continued

5. Please state clearly what change/s you wish to see made to the Plan, which would resolve your objection.

Site H1 in Braemar should either be allocated for the development of only one or two high quality houses, or simply left as open space within the settlement boundary.

Please return all completed forms to:

FREEPOST (RSHS-BHKL-
KXHS)
Cairngorms National Park
Authority
Albert Memorial Hall, Station
Square
Ballater
AB35 5QB

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localplan@cairngorms.co.uk

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www.cairngorms.co.uk

CAIRNGORM NATIONAL PARK PROPOSED LOCAL DEVELOPMENT PLAN
REPRESENTATION ON SITE HI, BRAEMAR

A ROBERTSON

Summary of Objection

It is submitted that site H1 in Braemar should not be allocated for the development of 4 affordable houses in the Cairngorm National Park Local Development Plan (LDP) on the basis that the allocation is inconsistent with other provisions in the proposed LDP, the proposed supplementary guidance and Scottish Planning Policy.

Site HI was identified as appropriate for housing development following the CNPA 'Call for Sites' process in 2010, and the subsequent site analysis to inform the Main Issues Report. It is previously undeveloped land, comprising one of two historic and prominent open areas affording unobstructed views from Chapel Brae to the mountains to the north, which makes Chapel Brae a popular tourist walk in the village. The site is bounded by Chapel Brae to the south and detached houses in generous garden grounds on the other three sides. Linn of Dee Place cuts through the site from north to south, reducing the developable area of the site.

It is submitted that the development of 4 residential units on the site would be inconsistent with the density of surrounding buildings and that the high design criteria which should apply to any development on the site renders it unsuitable as a site for affordable housing.

The site should either be allocated for the development of only one or two high quality houses or simply left as open space within the settlement boundary.

The Policy Position

Braemar is identified as an intermediate settlement in the proposed LDP, being described as a community steeped in tradition, whose inhabitants are proud of their heritage and environment. In terms of natural heritage, the village lies within the Deeside and Lochnagar National Scenic Area (NSA). In terms of cultural heritage, much of the village is covered by the Braemar Conservation Area, including site H1. In addition to the Conservation Area, an article 4 direction is also in place which, although not directly relevant to the LDP proposals, is indicative of the high level of protection afforded to the village.

Policy 6 — Natural Heritage, states that any development that would adversely affect a NSA will only be permitted where the objectives of the designation, and the overall integrity of the designated area, would not be compromised. The objectives of the NSA designation are discussed in detail below.

Policy 7 — Landscape, states that there will be a presumption against any development that does not conserve and enhance the landscape character and special qualities of the Cairngorms National Park and, in particular, the setting of the proposed development.

Policy 10 — Cultural Heritage, states that development in or affecting a conservation area will enhance its character, be consistent with any relevant conservation area appraisal or management plan, and use design, materials, scale, layout and siting appropriate to the site and its setting.

Supplementary Guidance

SG - New Housing Development, states that 100 % affordable housing development must meet an identified need within the local community, as shown through local assessments, formal information from the local housing authority, or by any other robust information available.

SG - Sustainable Design states that, among other criteria:

- *"New development should reflect the traditional materials and workmanship evident in the Park" [4.15];*
- *"... New development should be designed with its setting firmly in mind. " [4.16]; and*
- *" A new building should be a good neighbour to existing buildings in two ways. Firstly, its siting should take account of and be sympathetic to, the existing layout of other buildings in the area, Secondly, the new building should not detract from the setting, aspect or privacy of existing buildings. ... " [4.30].*

In terms of overlooking and loss of privacy, it is stated that developments are required to ensure that they are located a reasonable distance from existing properties and should complement and be guided by the spacing between existing properties within the group. Specifically, infill development such as that proposed for site H1 is to be:

" sited and designed to provide adequate curtilages, to ensure both an appropriate fit' with the group and the provision and maintenance of an adequate level of residential amenity for the existing and new dwellings" [4.37]

SG — Cultural Heritage states that:

"For proposals affecting a conservation area it is necessary to demonstrate how the development makes a positive contribution to the character of the conservation area and is consistent with any relevant appraisal or management plan."

It is also specified that, in order to conserve and enhance the cultural heritage in the Park, the highest standards of materials and workmanship will be required in all new developments.

Scottish Planning Policy

Scottish Planning Policy (SPP) is a statement of Scottish Government policy on land use planning. The LDP must have regard to its terms.

Paragraph 115 states that: *"The design, materials, scale and siting of new development within a conservation area [...] should be appropriate to the character and setting of the conservation area. "*

Paragraph 137 addresses NSAs and states that: *"A National Scenic Area (NSA) is an area which is nationally important for its scenic quality. Development that affects a NSA [...] should only be permitted where it will not adversely affect the integrity of the area or the qualities for which it has been designated.."*

The special qualities of the Deeside and Lochnagar NSA were recognised in Scottish National Heritage Commissioned Report No.375 (2010), which highlights the following as indicative of the area:

- *"at the lower altitudes the land has been long-inhabited, with patterns of land use, settlement and transport derived from the primary industries of farming, forestry and field sports";*
- *"the pink and grey-tinged granite buildings and slated roofs of designed villages and small towns, dating mainly from the late 18th and early 19th centuries, are an integral part of the landscape. Nestled unobtrusively in the glens and straths, usually well-sheltered with trees, they provide a reassuring solidity. They are rural in character having no high-rise buildings or city traffic and are a reminder of historical and social context. "; and*
- *"within the park are found numerous traditional stone buildings, mostly dating from the 18th and 19th centuries and reflecting the geology of the area. These fit well into the landscape, with the granite buildings of town, village or isolated houses being particularly notable."*

Paragraphs 34 — 40 of SPP also highlight the importance of sustainable development throughout the entire planning system, not just at the stage of deciding planning applications, stating that:

"Decision making in the planning system should [...] protect and enhance the natural environment, including biodiversity and the landscape"

Site HI

It is submitted that the promotion of site HI for 4 units of affordable housing is not supported by Scottish Planning Policy, or the proposed LDP policies and supplementary guidance set out above. Surrounding plots of comparable size are typically occupied by one house or, at the most, two. The construction of 4 houses on site H1, particularly considering that part of the site is already occupied by Linn of Dee Place, would result in a far greater density of housing units on site H1 than on surrounding plots. Four units on site H1 would obstruct views to the mountains to the north and could result in problems of overlooking and loss of privacy for existing properties.

The proposed density of housing on site HI would have a negative effect on landscape character and residential amenity, contrary to proposed LDP Policy 7 and proposed supplementary guidance on new housing and sustainable design. Any subsequent loss of views, would also adversely affect the NSA Special Qualities of Braemar's rural character and established settlement pattern, contrary to SPP and to proposed LDP Policy 6.

No robust information is included within the LDP to justify allocating site HI for 100% affordable housing, but if the site is sensitively developed at low density to fit within its surroundings, it is submitted that the site is unsuitable for affordable housing.

SNH's report on the Special Qualities of the surrounding NSA highlights the importance of traditional stone buildings in the area and it is submitted that the use of materials such as granite, slate, cast iron and hard woods will be essential if development on the site is to make a positive contribution to the NSA, as required by SPP and proposed Policy 6. The use of such materials is also essential if any development is to make a positive contribution to the Braemar Conservation Area as required by proposed LDP Policy **10** and proposed supplementary guidance on Cultural Heritage.

There are strict budgets for build costs for affordable housing which would make it difficult to use the appropriate materials and low density housing present other financial challenges for social housing providers.

Conclusion

The allocation of site HI for residential development at the density and of the type proposed is inappropriate, given the site is situated in both a Conservation Area and a National Scenic Area and, if developed, should be developed for low density, high quality housing which enhances the overall area.