Agenda item 6

Appendix 3

2026/0122/DET

Community council comments

Outlook

2026/0122/DET - Erection of 13 serviced apartments installation of air source heat pump and associated infrastructure - Braemar Lodge, Glenshee Road, Braemar

From BCC Secretary [redacted]
Date Sun 2026-05-03 17:28
To Planning <Planning@cairngorms.co.uk>
Cc [redacted]

Dear Sirs,

I write on behalf of Braemar Community Council in response to your letter dated 13th April advising the above noted application has been called in by CNPA.

This matter was discussed by the Community Council at their meeting on 20th April when it was agreed to submit an **objection** to this application.

As background, Braemar Community Council was previously approached by the applicant's agent with pre-application proposals which were discussed at their March meeting. Feedback on these proposals was provided by the Community Council to the applicant's agent; however, it is noted this application does not appear to have given cognisance to the points raised.

Whilst the application is for a development of 13 units in comparison with a pre-application proposal of 15 units, the Community Council consider their previous concerns regarding this proposal have not been addressed. The matters of concern are noted below.

- Overdevelopment – The proposed development is considered to overdevelop the available site which is constrained in capacity by the site already accommodating several timber-built cabins which were originally developed as ancillary to the hotel which previously occupied this site. Whilst the overall accommodation proposals have been reduced in number from the pre-application submission, the Community Council consider the proposed scale of development is too large for the site. The site is constrained by access/servicing of the adjacent cabins resulting in limited scope for appropriate landscaping and provision of adequate car parking. The proposed development is considered to overly impose on its surroundings and neighbouring properties.

- The development does not appear to offer any facilities beyond accommodation and there are concerns this development may result in further strain on limited catering facilities within the village.

- The proposal provides 100% car parking which is considered insufficient. We observe that Aberdeenshire Council's Roads Department is of the opinion that the proposed development allows for adequate off-street parking provision; however, the Community Council are aware of significant car parking issues being encountered in the village and any overspill would compound these problems. Given the visitor pressure on the village, it is considered that a minimum of 200% on-site parking provision should be accommodated.

- Given the visibility of the location and it being situated within a village of high conservation value there are concerns over the materials which would be used in its construction. We note the comments provided by Built Heritage on both materials and design

and would seek assurance that any development is obligated to use of appropriate materials.

- The Community Council is aware of infrastructure capacity issues impacting development in the village and therefore there are concerns over whether a development of this scale is feasible given current infrastructure.

Yours faithfully,

Calum Innes
Secretary for Braemar Community Council
[redacted]

Outlook

RE: Braemar Community Council Consultation Request for Application 2026/0122/DET

From BCC Secretary <braemarccsecretary@outlook.com>
Date Wed 23/09/2026 09:18
To Emma Greenlees <emmagreenlees@cairngorms.co.uk>
Cc Heather Boswell <heatherboswell@cairngorms.co.uk>; Brian Wood <brian.j.wood@btinternet.com>

Emma,

I write further to our recent communications regarding the above noted planning application.

Braemar Community Council reviewed the updated information submitted in relation to this application at their meeting on Monday 21st September.

Having considered matters, the community council maintain their **objection** to the application as there appears to be no material cognisance given to the points previously raised.

For clarity, I reproduce below the matters of concern raised in our submission dated 3rd May 2026.

- Overdevelopment – The proposed development is considered to overdevelop the available site which is constrained in capacity by the site already accommodating several timber-built cabins which were originally developed as ancillary to the hotel which previously occupied this site. Whilst the overall accommodation proposals have been reduced in number from the pre-application submission, the Community Council consider the proposed scale of development is too large for the site. The site is constrained by access/servicing of the adjacent cabins resulting in limited scope for appropriate landscaping and provision of adequate car parking. The proposed development is considered to overly impose on its surroundings and neighbouring properties.

- The development does not appear to offer any facilities beyond accommodation and there are concerns this development may result in further strain on limited catering facilities within the village.

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- Given the visibility of the location and it being situated within a village of high conservation value there are concerns over the materials which would be used in its construction. We note the comments provided by Built Heritage on both materials and design and would seek assurance that any development is obligated to use of appropriate materials.

- The Community Council is aware of infrastructure capacity issues impacting development in the village and therefore there are concerns over whether a development of this scale is feasible given current infrastructure.

Yours sincerely,

Calum Innes
Secretary for Braemar Community Council
Email. braemarccsecretary@outlook.com

From: Emma Greenlees <emmagreenlees@cairngorms.co.uk>
Sent: 03 September 2026 16:01
To: BCC Secretary <braemarccsecretary@outlook.com>
Cc: Heather Boswell <heatherboswell@cairngorms.co.uk>
Subject: Re: Braemar Community Council Consultation Request for Application 2026/0122/DET

Good afternoon, Calum,

Application 2026/0122/DET

Many thanks for your email as below on behalf of Braemar Community Council, regarding the above application.

Thank you for letting us know with regards to Braemar Community Council's response - that is no problem providing a response after the meeting date. In order for your response to be fully considered, could we please request for your response to be received by 5pm on Wednesday, 23 September 2026?

Thank you again for letting us know, it is much appreciated. Please do contact us if you wish to discuss anything or need any further information.

Kind regards,
Emma

Emma Greenlees
Planning Support Officer

T: 01479 870 519
E: emmagreenlees@cairngorms.co.uk

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Read our plan for the future: cairngorms.co.uk/PartnershipPlan

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From: BCC Secretary <braemarccsecretary@outlook.com>
Sent: 02 September 2026 17:53