



# Agenda item 6

## Appendix 3

2026/0014/DET

Representations - objections

**Ref No: 2026/0014/DET**

**Title – Mr**

**Your First Name – Angus**

**Your Surname – Davidson**

**Address Line 1**

**Address Line 2**

**Town/City**

**Postcode –**

**Your Email Address –**

**Commenter Type – Neighbour**

**Stance - Object**

This is an **OBJECTION** to the application 2026/0014/DET - *Change of use of putting Green to form 12 motorhome pitches and associated works including formation of vehicular access* – and would seek a **REFUSAL** for this application.

**Summary**

The Objection is predicated on three premises

1. The application site lies within the modelled 0.5% plus climate change Annual Exceedance Probability (AEP) floodplain and therefore at risk of flooding;
2. Loss of residential amenity under PAN 1/2011
3. Loss of green amenity space within settlement boundaries – National Planning Framework 4

1. The site for this proposal for caravan pitches is situated within the modelled 0.5% plus climate change AEP flood plain and is therefore, by definition, liable to a risk of flooding.

Given the position of the site, the safe emergency vehicle access to that site would be restricted in a 1 in 200 year flood assessment and this is further exacerbated given the proposal is for a campsite. SEPA's Flood Risk and Land Use Vulnerability Guidance is clear that campsites are considered to be in the most vulnerable category.

This vulnerability is further increased by the visiting mobile home owners having little prior knowledge of the flood risk and would likely not understand the flood risk warnings or the required procedures.

The Supporting Statement picks up on this point that the present Caravan Park's alert and evacuation procedures are well ingrained but that would not be the case with visitors using a site away from and not under the direct guidance of the current caravan site.

2. Planning Advice Note (PAN) 1/2011 provides guidance for planning to prevent and limit the adverse effects of noise and thereby prevent loss of residential amenity.

The neighbouring house of Arisaig is only 15m North East of the proposed development and the Objector has lived there for 35 years and has enjoyed only a passive putting green. This area has been infrequently used, as reported in the Supporting Statement submission by the applicant, and has generated little to no noise over those many years.

A proposed caravan site will engender a lot of noise with coming and going of mobile units as well as being spread over many hours of the day. The visitors will be on holiday and their mobile caravan is their holiday home and this is bound to engender considerably more noise than at present to the detriment of the residents at Arisaig. The lack of a facility for emptying waste will also make more journeys to use the facilities at the Caravan site.

3. The proposed loss of this amenity land within the development boundary designated for recreational purposes, is against the policy within the National Planning Framework 4 (NPF4). This proposed caravan site does not align with the NPF4 in terms of its mandates for a strong focus on the climate and nature crises, requiring that significant weight be given to these issues in all development proposals.

Policy 8 of the CNPA Local Development Plan requires that proposals be of the highest quality with no significant adverse impact on residential amenity. Where the proposal involves the loss of a sports or other recreation facility or opportunity to the local community, it must include compensatory measures to ensure the local community is not adversely affected.

The proposal by Ballater Golf Club has merit in terms of seeking a greater income in order to support the long established club but the drawbacks to the Objector and to the relevant policies must be taken into account with the planning decision.

**Beverley Robertson**

**From:** [REDACTED]  
**Sent:** 30 January 2026 17:11  
**To:** Planning Online  
**Cc:** [REDACTED]  
**Subject:** Fwd: APP/2025/2013- Ballater Golf Club  
**Categories:** Bev

You don't often get email from lairdkirsty@outlook.com. [Learn why this is important](#)

Sent from my iPhone

Begin forwarded message:

**From:** [REDACTED]  
**Date:** 30 January 2026 at 11:41:16 GMT

**Subject:** APP/2025/2013- Ballater Golf Club

Kirsty and Andy Laird

To whom it may concern,

We would like to object to the proposed planning application on the grounds of privacy, noise, odour and disturbance.

Current status:

- There is already a campsite in Ballater with no overlooking houses, strict rules of the campsite and amenities.
- There are other locations within the golf club grounds that would be better suited either adjacent to the existing campsite, in the spare ground used as a driving range or the curling pitch

Technical

- Separation of campsite from 59 Golf Road premises: 0 metres (no separation)
- There is no natural division between boundaries of gardens and proposed site. Any motorhome height would result in loss of privacy as the gardens slope toward the site. At any one time up to 60-70 adults and children could view garden, patio

spaces, living room and bedroom. This would result in a particularly intrusive element into our privacy.

- it is understood that the boundary of the site would be less than 21m from the rear of our neighbours house at [REDACTED]

### Privacy

- Campsite would be directly overlooking our garden with views into house
- Areas of our house and grounds that would be affected:
  - Habitable rooms directly overlooked by the proposed site. Open plan living room and kitchen (currently has French doors leading out into the garden overlooking the putting green). Main bedroom (looks out over the putting green and conversely would be intruded on by numerous motorhomes on this site).
  - Private amenity spaces. Our garden and patio areas would be directly overlooked by the proposed motorhome site
- Due to the height of motor homes, the additional height would provide campers with unobstructed views into the garden, amenity spaces and house
- There is no current screening between the putting green and the garden. A significant amount of screening would be required if an attempt would be to hide the proposed site. The height of any screening would have to be in excess of 8ft to provide any reasonable barrier which in turn

### Noise:

- Late night gatherings
- Early morning departures
- Music, radios
- Animals. Often people will have dogs. This could result in 24hr noise potential that currently does not exist
- General discourse of the number of people- there is no separation between our property and proposed campsite
- volume of people
- 12 motorhomes could result in a minimum of 12 people up to potential 60/70 people. The site is too close to adjacent properties especially as there is zero separation between the proposed site and all gardens and private amenity areas within
- The noise level of 70 people would be excessive
- Zero control over noise levels

### Odour:

- BBQ smells
- Campfires
- Urination
- Chemical toilets
- Waste
- Bins

- Dog waste

Disturbance:

- Waste. Rubbish, food waste being left that has the high potential of attracting vermin
- Dog waste being left either at the end of the garden, or in the worse case scenario, people may believe it acceptable to deposit this over the fence into the garden.

In Summary, the combined impact would have a significant and overbearing impact on our house and garden. we believe this would violate local planning guidelines on privacy. There are significant concerns of control and supervision over the campsite, especially out of normal hours that are currently in place with the existing campsite.

We firmly object to this proposal.

Regards, Kirsty & Andy Laird

# Comments for Planning Application APP/2025/2013

## Application Summary

Application Number: APP/2025/2013

Address: Ballater Golf Club Victoria Road Ballater AB35 5QX

Proposal: This application has been called-in by the Cairngorms National Park Authority. Please visit <https://www.eplanningcnpa.co.uk/online-applications/> - Change of Use of Putting Green to Form 12 Motorhome Pitches and Associated Works Including Formation of Vehicular Access

Case Officer: Caitlin Stephen

## Customer Details

Name: Mr Allan Milne

Address: [REDACTED]

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To: Head of Planning and Economy, Aberdeenshire Council

Address for representations: Planning and Economy Service, Viewmount, Arduthie Road, Stonehaven, AB39 2DQ

Planning Reference: APP/2025/2013

Proposal: Change of use of putting green to form 12 motorhome pitches and associated works including formation of vehicular access

Site: Ballater Golf Club, Victoria Road, Ballater, AB35 5QX

From: [REDACTED]

Date: 31/01/26

## OBJECTION

I write to formally object to the above application on the grounds of unacceptable harm to residential amenity, loss of open space/amenity value, light and noise disturbance, privacy/overlooking, traffic and safety impacts, and flood risk/surfacewater management. The proposal represents an inappropriate change of use in an established residential setting and would materially and adversely affect the living conditions of adjoining neighbours, including my property at [REDACTED] which directly overlooks the site.

I set out my reasons in full below.

### 1) Residential Amenity - Noise, Activity and Disturbance

The introduction of 12 motorhome pitches immediately behind residential gardens will create continuous and often lateevening/earlymorning activity: vehicle arrivals and departures, engine idling, doors slamming, conversation outdoors, and use of external equipment. Given the complete

absence of meaningful screening and the proximity to garden boundaries and rear windows (see attached photos taken from my rear windows), the acoustic and general disturbance will be intrusive and persistent.

Outcome: The proposal would result in a significant and unacceptable loss of residential amenity to neighbouring properties, contrary to the development plan's requirement to safeguard the amenity of existing residents. Conditions could not reasonably mitigate this level of impact because the site layout and land use are themselves the source of harm.

## 2) Light Pollution and Nighttime Glare

Motorhome sites typically generate headlight sweep, external awning lights, security/wayfinding lighting, and internal lighting visible through windows. With pitches orientated towards/adjacent to neighbouring gardens, there would be direct light spill into habitable rooms and gardens during hours of darkness, including in winter when darkness falls early. This is a material, ongoing harm to residents and is incompatible with the present quiet residential character.

Outcome: The proposal would cause unacceptable light pollution and loss of amenity for adjoining occupiers.

## 3) Privacy and Overlooking

Occupants of motorhomes and associated activity areas (seating/awnings) would have clear views into neighbouring gardens and rear windows. There is no existing topographic or landscaping screen, and no practicable planting could mature quickly enough or at a height sufficient to protect privacy without itself causing overshadowing/overbearing to neighbours. The elevated eyelevel of occupants within motorhomes exacerbates direct overlooking.

Outcome: The scheme fails to protect neighbour privacy and would materially change the level of overlooking experienced at my property.

## 4) Character, Visual Impact and Loss of Amenity/Open Space

The putting green is a lowimpact, open green space contributing positively to local amenity and the landscape setting of this part of Ballater. Replacing it with serviced motorhome pitches, hardstandings, access infrastructure, signage and waste facilities would introduce a visually intrusive, transient vehiclebased use at odds with the established setting and residential edge. My photos demonstrate the direct and expansive visibility of the site from neighbouring dwellings; there is no meaningful ability to integrate 3metrehigh vehicles into this open landscape without harmful visual change.

Outcome: The proposal would erode local character and remove existing amenity value of the open space to the detriment of the area.

## 5) Traffic, Access and Safety

Motorhome pitches generate frequent vehicle movements and manoeuvring, including outside peak daytime hours. The surrounding streets (Golf Road/Victoria Road) are residential and not designed to accommodate highturnover, largevehicle access serving tourist accommodation immediately behind private gardens. The application does not demonstrate that access, internal

circulation, delivery/servicing (waste, fresh/grey water), and visitor movements can occur safely and without conflict with local residents, pedestrians and children using nearby spaces.

Outcome: Inadequate demonstration of a safe and suitable access and of acceptable traffic impacts for a development of this nature and intensity in this location.

#### 6) Flood Risk and Surface Water Drainage

The site lies within the River Dee floodplain area and is well known locally for flood sensitivity. Converting permeable green space to hardstanding/vehicular surfaces for motorhomes risks increasing runoff and displacing floodwater, with potential effects on adjacent residential land. No robust Flood Risk Assessment or Surface Water Management strategy has been provided to evidence that the development will be safe for its lifetime, or that it will not increase flood risk on or offsite. Wastewater/chemical toilet disposal facilities also carry pollution risk if not properly designed and managed.

Outcome: In the absence of compelling evidence and independent review (e.g., SEPA consultation), the proposal fails the precautionary approach to flood risk and drainage and should be refused.

#### 7) Need and Location

There are already existing caravan/campervan facilities within the wider Ballater area. Regardless of wider provision, this particular site is not an appropriate location for intensive motorhome use given the immediate adjacency to homes, the open exposure and the amenity/flood constraints identified above. Need does not override site unsuitability.

#### Conclusion

For the reasons set out, the proposal would result in significant, unavoidable and ongoing harm to neighbouring residential amenity, loss of privacy, light and noise disturbance, harm to local character, traffic/safety concerns, and unresolved flood/drainage risks. These harms are inherent to the proposed use and location and cannot be acceptably mitigated by conditions.

I therefore request that planning permission is REFUSED.

If, despite the above, the Council is minded to approve, I request the following minimum conditions and information requirements (without prejudice to my objection):

Full Flood Risk Assessment and Surface Water Management Plan agreed with the Council and SEPA, demonstrating no on or offsite risk increase.

Prohibition of generators; strict quiet hours (e.g., 21:00-08:00); no arrivals after 21:00.

A site lighting strategy designed to zero light spill to neighbouring properties (full cutoff, PIR controlled, low intensity, curfewed).

A landscape and boundary screening scheme providing year-round visual mitigation, implemented before first use and maintained thereafter.

A management plan covering waste, chemical toilet disposal, visitor conduct, and onsite supervision, with a contact number for neighbours and enforcement/penalty measures.

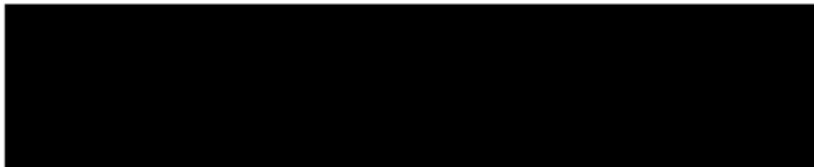
Maximum length of stay, no commercial vehicles, and cap on pitch size/vehicle height to limit

visual/amenity impact.

Independent Construction Environmental Management Plan (CEMP) to control construction noise, hours and access.

Yours faithfully,

Allan Milne



# Comments for Planning Application APP/2025/2013

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Case Officer: Caitlin Stephen

## Customer Details

Name: Mr Stewart Archibald

Address: [REDACTED]

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The putting green is probably the only outdoor activity in Ballater that all generations of a family can enjoy together, from great grand parents to the littlest toddler. Although it doesn't generate the income the golf club would like, it was only ever intended as the clubs contribution to the local community. If approval is given, then unlike the existing caravan/mobile homes park in the village and indeed even the unofficial site at Monaltrie Park, any children staying at the golf club site will have no recreational facility or even open safe space to play on. I also feel that the access and egress points from the proposed site are inadequate as they both are accessed from the existing narrow drive into the club premises and car park.

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Case Officer: Caitlin Stephen

## Customer Details

Name: Mrs Brenda Searle

Address: [REDACTED]

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 1. Privacy.

Our bungalow [REDACTED] overlooks about half of the Putting Green and the garden is completely open to it. Unlike from those putting - sporadic and fleeting - we in turn would be overlooked by these proposed quasi-residential units occupying all the ground every season ( March to November ). A development unattractive for us to look at over such extended periods and would also detract from the approach to the Golf Club.

2. Loss of Public Amenity.

' Ballater has much to offer the visitor. Apart from the Golf there is Bowls, Tennis, or Putting ( on a huge Green ) - all close to the Clubhouse and the Pros shop.'

Ballater Golf Club 1892-1992 by Peter MacPhee.

We would regret the loss of this long-standing facility, to the village and for tourists: in particular the Family Putting Competition held in Victoria Week which is well supported. We initiated this event and have supported it ( anonymously) for some years.

3. Loss of Biodiversity.

By clearing the area for roadways and pitches there would be reduction in wildlife as well as natural vegetation. I believe a full environmental impact assessment should be carried out on this loss of natural habitat.

4. Loss of Visual Amenity.

A change of use of the Putting Green would have a detrimental effect on the 'look' of the village. The Green adjoins the Ballater Conservation Area and it is essential this historic area is preserved as closely as possible to maintain its historic value.

#### 5. Noise and Disruption.

Should approval be given, during construction as well as in occupation the Putting Green converted to a motor caravan site would increase the noise generated in this area, with a serious impact on the quiet enjoyment afforded those residents who have lived around the Green for many years. If the development is to proceed it is essential a full noise survey is carried out before, during, and after construction. I am particularly concerned at the noise likely to be generated by up to 40 people camping in close proximity to a quiet residential area outside late into the evening.

#### 6. Lack of Need.

It is my understanding that there is no requirement for additional camping facilities within Ballater. The very successful Caravan Park has extensive camping facilities together with a great number of touring pitches. Should it be proven there is additional need then it would be far more appropriate if space was provided on Golf Club land adjacent to the Caravan Park and agreement sought to share its facilities.

#### 7. Flood Risk.

As you know the Putting Green forms part of the Flood Plain of the River Dee. During the 2015 Flood a 1 metre depth of water was measured in this location. It was that flood which totally destroyed the Caravan Park. The 'new' Caravan Park has an evacuation procedure which was actioned recently. It would be reckless of the Local Authority to approve further camping facilities on a known Flood Plain.

#### 8. Traffic and Disruption.

Clearly if 12 motor caravans are put on this site significant extra vehicle movements within the car park and the adjoining residential streets would be generated. A transport impact assessment should be carried out prior to the development being permitted.

Brenda Searle

Sent from my iPad

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Case Officer: Caitlin Stephen

## Customer Details

Name: Mr Roger Searle

Address: [REDACTED]

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objections to this planning application are:

1. Privacy.

Our bungalow [REDACTED] overlooks about half of the Putting Green and the garden is completely open to it. Unlike from those putting - sporadic and fleeting - we in turn would be overlooked by these proposed quasi-residential units occupying all the ground every season ( March to November ). A development unattractive for us to look at over such extended periods and which would also detract from the approach to the Golf Club.

2. Loss of Public Amenity.

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We would regret the loss of this long-standing facility, to the village and for tourists: in particular the Family Putting Competition held in Victoria Week, which is well supported. We initiated this event and have supported it ( anonymously ) for some years.

3. Loss of Biodiversity.

By clearing the area for roadways and pitches there would be a reduction in wildlife as well as natural vegetation. I believe an environmental assessment should be carried out on this loss of habitat.

4. Loss of Visual Amenity.

A change of use of the Putting Green would have a detrimental effect on the 'look' of the village. The Green adjoins the Ballater Conservation Area and it is essential this area is preserved as closely as possible to maintain its value.

5. Noise and Disruption.

Should approval be given, during construction, as well as in occupation, the Putting Green converted to a motor caravan site would increase the noise generated in this area, with a serious impact on the quiet enjoyment afforded those who have lived around the Green for many years. If the development is to proceed there should be a noise survey before, during, and after construction. I am particularly concerned at the noise likely to be generated by up to 40 people camping in close proximity to a quiet residential area outside late into the evening.

#### 6. Lack of Need.

It is my understanding there is no requirement for additional camping facilities within Ballater. The Caravan Park has extensive camping facilities together with a great number of touring pitches. Should it be proven there is additional need then it would be far more appropriate if space was provided on Golf Club land adjacent to the Caravan Park and agreement sought to share its facilities.

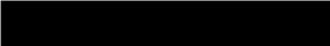
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As you know the Putting Green forms part of the Flood Plain of the River Dee. During the 2015 Flood a 1 metre depth of water was measured in this location. It was that flood which totally destroyed the Caravan Park. The 'new' Caravan Park has an evacuation procedure which was actioned fairly recently. It would be reckless of the Local Authority to approve further camping facilities on a known Flood Plain.

#### 8. Traffic and Disruption.

If 12 motor caravans are put on this site significant extra vehicle movements would be generated within the car park and the adjoining residential streets. A transport impact assessment should be carried out prior to the development being permitted.

R.J.Searle

  
22nd January 2026.

# Comments for Planning Application 2026/0014/DET

## Application Summary

Application Number: 2026/0014/DET

Address: Ballater Golf Club Victoria Road Ballater AB35 5QX

Proposal: Change of use of putting Green to form 12 motorhome pitches and associated works including formation of vehicular access

Case Officer: Katie Crerar

## Customer Details

Name: Mr Stephen Pettyfer

Address: [REDACTED]

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 1, loss of right to quiet enjoyment.

A development of this type would remove the peace and quiet afforded to the surrounding residential properties with up to 48 holiday makers making noise into the evening and early mornings.

2. Loss of Public Amenity.

'Ballater has had a putting green for the enjoyment of local and visiting population. Whilst not formally listed as a public amenity it clear is and should be reclassified as such.

3. Loss of Biodiversity.

By clearing the area for roadways and pitches there would be reduction in wildlife as well as natural vegetation. I believe a full environmental impact assessment should be carried out on this loss of natural habitat.

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Proposal: Change of use of putting Green to form 12 motorhome pitches and associated works including formation of vehicular access

Case Officer: Katie Crerar

## Customer Details

Name: Mrs Karen Pettyfer

Address: [REDACTED]

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 1, loss of right to quiet enjoyment.

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Address: Ballater Golf Club Victoria Road Ballater AB35 5QX

Proposal: Change of use of putting Green to form 12 motorhome pitches and associated works including formation of vehicular access

Case Officer: Katie Crerar

## Customer Details

Name: Mr Steven Gibson

Address [REDACTED]

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We recently purchased the property at [REDACTED] our house fully adjoins the putting green boundary and if the application were approved it would mean absolutely no privacy to our dwelling.

We purchased the property with the knowledge that there was an existing application to change the use of the Ballater Golf Club putting green. We understand the reasons for the Golf Club wishing to change the use of the area to support the financial position of the club and are sympathetic to this.

However, along with our new neighbours we would like to Object to the change in use of the Putting Green. The reasons have been suitably documented in the other Objection letters so we will just summarise the main ones in our opinion.

Lack of Privacy, our property directly overlooks 50% of the putting green. We would be overlooked by visitors in mobile homes from March to October who will be able to see directly into our home. The proposed planting of a hedge and its subsequent growth to a suitable height ( at least 10 feet plus) will take years. Alternative solutions have to be investigated.

Noise levels generated by the arrival and departure of 12 touring vans with adults and children would detrimentally change the area (Ref PAN 1/2011). There would be no control over the noise generated from the site despite the hour.

Waste disposal, whether this been general waste, chemical waste, dog waste, recycling, and the correct disposal of the above are all a concern.

Light pollution through site lighting, mobile home lights, car lights late at night and early morning would adversely affect wildlife in the area as well as the neighbouring properties.

I played on this putting green regularly in the 60's and 70's. It was, and in my opinion still is a valuable asset that contributes to the village's sporting amenities for kids and families.

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Proposal: Change of use of putting Green to form 12 motorhome pitches and associated works including formation of vehicular access

Case Officer: Katie Crerar

## Customer Details

Name: Mrs Fiona Willis

Address: [REDACTED]

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will be a 24hr operation / 7 days a week operation. This will affect noise / smell / light / air pollution. It is not a business that runs from 0830 - 17:00. Will it be constantly manned by staff from the golf club who could intervene upon any anti-social behaviour?

Has there been an environmental impact assessment done? 12 x camper vans running diesel engines intermittently on what is currently a grass field.

Traffic will increase by default - the proposal is aimed at motorhomes, large, usually diesel engine vehicles who would have no other reason to be on Golf Road.

Privacy is removed from all bordering properties at an instant.

Refuse collection - it isn't credible that the motorhome owners are going to drive away with all their rubbish - what is the plan for refuse, especially to minimize any smell, cleaning up of any loose detritus and to safeguard against rodent infestation?

Light pollution - Lamps which would presumably illuminate at any time with movement, disturbing local residents.

The proposed site is bordered on two sides by a conservation zone. The proposed site will be visible from within the zone, hardly in character of the spirit of a conservation zone?

The prevailing wind is SW - carrying cooking smells directly over nearby residential houses and the rest of the village (as opposed to the current caravan site which would blow onto and over the river).

The (rough) size of the development is 1800m<sup>2</sup> - out of an overall (rough) total golf course area of 360,000m<sup>2</sup> - there is evidently scope to locate the plot elsewhere.

Is the proposed plot needed at all - the village is already well served by an established site.

At 12 pitches, assuming 4 berth motorhomes = 48 people per day, over a conservative 250 day period = 10,000 man days of occupation. There will be noise, disruption, traffic, cooking smells and it will flood, everyone knows that.