

AGENDA ITEM 6

APPENDIX 2A

2018/0350/DET

OBJECTIONS

25 SEP 2018

Allargue House

Corgarff

Strathdon

Aberdeenshire AB36 8YP

Planning Application Reference: 2018/0350/DET

Comments on the proposed development of twelve Holiday Cabins on forestry land at Laghlasser, Corgarff AB36 8YP.

Dear Sir,

We are objecting to this planning application for a number of reasons. These are set out below and, where relevant, I have put in brackets the policies in the Cairngorm National Park Authority Local Development Plan 2015 which apply.

Our first objection relates to the scale of the development. 12 houses is a disproportionate development in the area. Corgarff is a small, dispersed, village. West of the Luib there are currently 19 houses of which 5 (3 holiday homes and 2 permanently occupied) are well away from the A939 road. Of the 14 closer to the road 6 are holiday homes, 3 of which are on the development site, 1 is an educational centre and 7 are permanently occupied. Stated another way we already have 9 holiday homes in this part of the village against 10 permanently occupied. The proposed development will increase the holiday homes to 21 against 10 permanently occupied and of the 21 holiday homes 15 will be grouped on the development site. This constitutes a disproportionate and unreasonable concentration of holiday homes and will substantially alter the character of the village. (Policy 1.2b)

Our second objection concerns the siting of the 12 holiday homes in the proposed development. The top end of Strathdon west of the Luib, is a bowl with the development site, a hill, in the middle of the bowl. The river Don curves around the north of the site and the A939 road around the south. This central position means that the site forms the foreground of the outlook from almost all the existing houses in the area. All the existing houses north of the river Don, including our own, look south directly at the proposed development site. The siting of the 12 proposed holiday homes on the highest part of the ridge means that they look directly out at the existing homes. A recent walk around the site showed that each of the existing houses is over-looked by more than one of the proposed holiday homes. This is a clear and unreasonable invasion of the existing community's privacy and a reduction of the amenity enjoyed by residents. (Policy 3.1i)

Furthermore the visual impact from siting the 12 holiday homes on the highest part of the ridge will be considerable and will have a damaging effect on wider, "landscape" views of the area, including those from the main visitor viewpoints near the road at "the Watchers", from Corgarff Castle and on the drive down the Hill of Allargue. (Policies 2.2b) and 5) Efforts to screen the holiday homes in the trees are negated by the more exposed industrial qualities of the Plant Room, Solar Panel Park (Policy 7.1c) and large car parking circle on the top of the ridge (Policy 5b). The tree cover is in any

case only partial and is only there while the trees remain in place. Future felling will expose the full site.

This visual impact will be most pronounced at night when the combined effect of the lights from this concentration of homes would amount to light pollution. The “Christmas Tree Light” effect on the site will be increased by the design of the holiday homes which feature large plate glass frontages and by the concentration. Corgarff currently enjoys unofficial Dark Sky status which is enjoyed by residents and visitors alike. This development threatens that status (Policies 2.2a and 5.7.10).

Our third objection is that the combination of the physical characteristics of the site and the concentration of holiday homes will create a noise problem. The introduction of up to 36 people with vehicles and assorted pets into the centre of this part of the village means noise will carry to all existing homes. This will be amplified by the bowl shape of this part of the village. (Policies 2.2a and 3.1i)

The noise, disturbance and light pollution from this concentration of buildings will have an impact on wildlife on the site and on adjoining areas. There has been a healthy population of red squirrels in the Laghlasser forestry plantation for years which will be adversely affected by the development (Policy 4.4). The site is located close to established wader nesting areas which are sensitive to disturbance in the spring/early summer (Policy 4.5).

Our fourth objection concerns the size of this proposed development and the demand the 12 houses will have for water. It is well known locally that the site is not well served by natural water supplies. The demand from up to a further 36 people is likely to deplete the supply to the existing properties on the site (Policy 10.1c) and possibly lead to greater abstraction from the Cock burn and/or river Don. We have concerns over potential run off from the septic tanks sited on the slopes above the Cock Burn and the River Don (Policy 10.1f).

Our fifth objection is on the grounds of road safety. The stretch of the A939 road between the Luib Bridge and the Cock Bridge, on either side of the proposed development site, has become an accident hot spot. Traffic volumes are high and projected to increase. Traffic speeds, particularly after the descent going south from Hill of Allargue, are high and combine with poor visibility as the road bends around the proposed site. The access point to and from the proposed development is on this bend and it is not difficult to see that the potential for a serious accident on this already higher risk section of the road will increase.

Our sixth objection is to the business plan behind the proposed development which we believe creates a high risk of failure. As explained to us the development seeks to take advantage of the increase in the numbers of people driving the newly branded “Snow Road”/ NE 250 which has the potential to replicate the success the NC 500 has had on the tourist industry in the north and west of Scotland. While we have undoubtedly seen a rise in traffic on the A939 in recent years and are likely to see more, the proposed development is unlikely to benefit directly from that rise. The lesson from the NC 500 is that the demand from a drive and stay customer is for one or two night stays and is primarily catered for by Hotels and B & B’s. The proposed business is neither of these and aims to target the four to seven night stays. As such they are competing with every other commercial holiday home in the area and there is no evidence that this part of the market will track the increase in drivers (Policy 2.3 a) and b)).

It can't even be said that the Cabins on the proposed development being of an "Eco-house" design makes them unique. There are developments of this type of holiday home in Tomintoul and a further 8 are being built at Bellabeg both around ten miles away. The latter two developments are on the edge of villages which at least provides their clients with easy access to shops and activities which in turn benefits the local economy. There are none of these benefits in Corgarff. The addition of 12 additional holiday homes will saturate the local market and almost certainly lead to generally lower occupancy levels. (Policy 2.3a))

While views on the financial success or otherwise of this proposed development are not strictly a planning issue it does have relevance in this case. If this concentration of purpose built holiday homes is not a financial success what is going to happen to them?

Our final objection is that the proposed development will offer nothing to the community in Corgarff. It includes no element of affordable housing , no new activities or facilities nor does it add to or extend the core tourist season (Policy 2.2c)). The two local businesses, the Lecht Ski Company and Goodbrand & Ross, already benefit from the increased number of visitors using the road through Corgarff and would receive little extra benefit from this development. Above all it offers no new longer term employment opportunities in the area. As we understand it the developer will remotely service the first phase of buildings themselves and would only employ help as the number built approached 12. These jobs would be low paid cleaning jobs, many of which are already available in the area.

In resume I see no obvious benefits from this proposed development and none which will offset the clear disadvantages of the visual impact it will have and noise and light pollution it will generate for residents (Policy 2.2a)).

Yours faithfully

A large black rectangular box redacting the signature of A J Walker.

A J Walker

Comments for Planning Application 2018/0350/DET

Application Summary

Application Number: 2018/0350/DET

Address: Site At Laghlasser Corgarff Strathdon AB36 8YP

Proposal: Erection of 12 Holiday Cabins and Associated Ancillary Plant Building, Ground Mounted Solar Panels and Formation of Parking Area

Case Officer: Emma Wilson

Customer Details

Name: Mr Anthony Comerford

Address: Parkneuk Logie Coldstone Tarland

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a former resident of Corgarff I object to this planning application on the following grounds:

1. Visual impact on descending the Lecht road.
2. There is already a surplus of holiday homes in the area.
3. The area at present is woodland and should remain so.
4. Increased disturbance will have a detrimental effect on wildlife.
5. Any development in this area should have the ability to create full time jobs.
6. The area at present is suffering from rural depopulation and needs full time residents rather than temporary visitors and absentee land owners.

2018/0350/DET



Erection of 12 Holiday Chalets at Laghlasser Corgaff

The Cairngorms Campaign Objects to this proposal for a number of reasons, listed below in no particular order.

- 1) The development is an unacceptable intrusion to what is currently an enjoyable and peaceful area with landscape, wildlife and flora so important to the value of the Cairngorms National Park.
- 2) A Habitats Assessment needs to be carried out before any decision is made.
- 3) The number of chalets and provision of holiday accommodation means that holidaying sites outweigh local residential destroying the way of life and feel of community for them.
- 4) We cannot find any technical data on the solar panels – what is the back up to them? If generators are to be used what is the noise and emissions pollution from them.
- 5) The site is not allocated for development in the Local Plan.
- 6) There is possibility of scope creep, ie future applications for further cabins. Planning conditions are inadequate to prevent this, so this application is effectively opening the door for the equivalent of a small settlement on a new site.
- 7) What assessment has been made of water supplies in the area? These should be done in low water conditions.
- 8) What is the overall lighting effect in the area?
- 9) The wood chalets detract from the cultural heritage of the National Park. The proliferation of wood cabins, wigwams and holiday chalets throughout the National Park is having a significant cumulative effect on our cultural heritage.
- 10) If we are to have such developments they should produce real, adequately paid, full time jobs that enhance the local communities, designed and built in harmony with the local landscape, communities and environment not driven by profit for the landowner.

If further information is forthcoming after the closing date for comments we request an opportunity to comment on it before the case officers report is compiled.

Regards

Susan Matthews on behalf of the Cairngorms Campaign

15th October 2018

The Firs, Khantore, Crathie, Ballater, AB35 5TJ

Elizabeth Tawse,
Luib Lodge,
Corgarff,
Strathdon.
AB36 8YP.



1st October 2018

Aberdeenshire Council,
Planning and Building Standards,
Viewmount,
Arduthie Road,
STONEHAVEN.
AB39 2DQ.

Dear Sirs

Application Reference: APP/2018/2149
12 Holiday Cabins at Laghlasser, Corgarff

I am the proprietor of Luib Lodge, Corgarff lying approximately to the south west of the above proposed development site at Laghlasser, Corgarff.

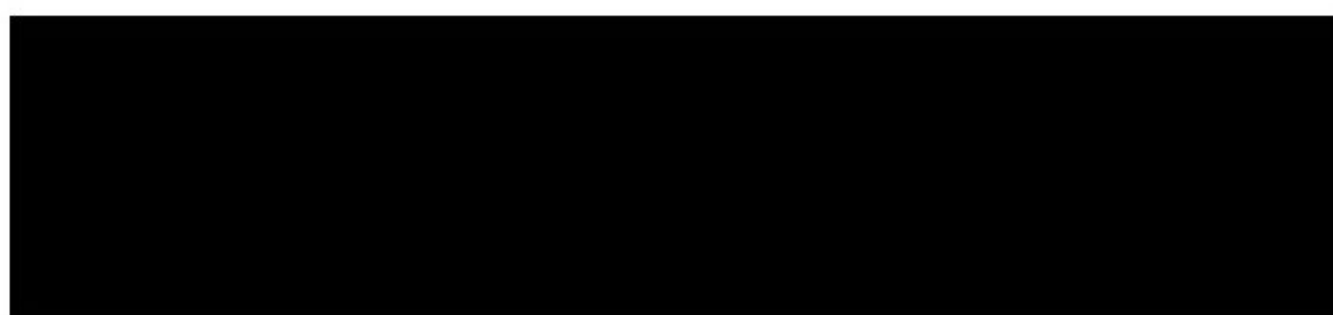
I object to the above Planning Application and would ask that the Application be rejected by the Council.

I have read the Letter of Objection by Colonel and Mrs Tuck dated 18th September 2018 and would generally agree with and adopt the grounds of objection (other than 1 and 12) in that letter.

The Local Development Plan would only support this application where the accommodation has no adverse environmental impact, provides appropriate economic development which ensures sustainable growth and supports communities.

This Planning Application fails to satisfy the Local Development Plan requirements in that the proposed development:-

- does not create sustainable economic growth but rather an isolated holiday settlement benefitting an individual.
- does not create any employment helping people stay in the park.
- does not create any additional amenities – shop, coffee shop, restaurant/bar, sports/children's facilities.
- will have negative carbon issues as tourists will have to drive 8½ miles to the nearest shop.
- is not part of an existing community.
- is not compatible with the pattern of single houses and if granted it would set a bad precedent making future similar application difficult to refuse.



Further I would reiterate the grounds of objection regarding:-

- the new, unsightly, tarred road constructed on the development site for tree extraction which it transpires is sought to serve a residential development and should be re-assessed.
- the proposed development being visible and detracting from both the main tourist view in the area, (that from the parking space approaching the Lecht) and a visit to Corgarff Castle.
- the proposed development causing disturbance and an adverse affect on rare wildlife, particularly due to what is likely to be a significant introduction of dogs to the area.
- my primary concern about the proposed development being one of safety. I was previously refused a permission due to access issues with my own property which I accepted and amended due to my knowledge of the dangerous nature of the road which is susceptible to fast speeding vehicles. The proposed development's access would be used twelve times more which would greatly heighten the danger of accidents.

For your information although a Notice was served on me as occupier of Luib Lodge dated 6th September 2018, I did not receive it until 17th September 2018.

Please acknowledge safe receipt of this letter and confirm that the points made will be taken into account in the assessment of the Planning Application.

Yours faithfully

A large black rectangular redaction box covering the signature area.

Comments for Planning Application 2018/0350/DET

Application Summary

Application Number: 2018/0350/DET

Address: Site At Laghlasser Corgarff Strathdon AB36 8YP

Proposal: Erection of 12 Holiday Cabins and Associated Ancillary Plant Building, Ground Mounted Solar Panels and Formation of Parking Area

Case Officer: Emma Wilson

Customer Details

Name: Mrs FIONA SEYMOUR

Address: 47 HILL ST INVERNESS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am a regular and frequent visitor to Corgarff and have been since the late 1950's.

I wish to object to the above proposed development on several grounds:

The main attractions of this area are its rural, wild and tranquil atmosphere where wild life flourishes. This development threatens to disturb the fragile ecology of the area and thus the populations of red squirrel, water vole, otter, dipper, sandpiper, osprey, roe deer, several species of owl, heron, birds of prey all of which are seen regularly. I have even seen fresh water mussels and wildcat in this area in the past.

I understand that the water supply for this development is to come from the Cock Burn/River Don. As the upper reaches of the Don are important breeding grounds for both brown trout and salmon, the depletion of the river is likely to have a detrimental effect on these and other species.

The extra noise caused by so many visitors and their dogs is likely to disturb both wild life and locals.

Most of the tourists to this area appreciate its remoteness and are often seen photographing Corgarff Castle and its surroundings from the viewpoint on the Hill of Allargue. The size of this development would have a negative impact on this view.

At present, Corgarff consists mostly of individual properties which are fairly remote from each other. The nature of the proposed development would significantly alter the character of the area. In addition, the position of the chalets will greatly reduce the privacy of several of the existing properties.

There are already several properties for rent in the area. Such a large development would compete directly with them and therefore may cause them to suffer.

There are no local amenities so every visitor will have to drive to any attractions/activities/amenities. This will create a substantial increase in traffic on an already dangerous bend of the A939.

Stable Cottage
Allargue
Corgarff
Strathdon
Aberdeenshire
AB36 8YP

25 SEP 2018

Planning Team,
Cairngorms National Park Authority,
14 The Square,
Grantown on Spey,
PH26 3HG

24 September 2018

Dear Sirs,

Planning Application 2018/0350/DET - Abdn APP/2018/2149

My wife and I live on the opposite side of the River Don from the proposed development by Colin Tawse of Laghlasser on the Dulridge Hill. He lives elsewhere, but he and his family own two holiday cottages on the South side of the hill and we understand that they plan to build 12 chalets of "eco" design on the upper slopes of the hill.

We strongly object to this development and I attach my detailed comments on a separate sheet.

I am afraid I am not clever with computers and anyway we have poor broadband reception so I hope that you will accept hard copy. If not please let me know and I will ask someone else to do it for me.

I have already submitted this to Aberdeenshire planners, but don't know whether they forward this to you when you call it in. I am glad that you have since the development conflicts with many of your Aims.

Yours faithfully,

Colonel F.M.K. Tuck

1. Our cottage is on the Allargue Estate on the opposite side of the River Don to the proposed development. We strongly object to what is proposed.
2. This area of Corgarff is entirely rural and lies within the Cairngorms National Park. The main aims of the Park are to preserve the environment and particularly its visual appearance. Therefore all new building should be of traditional style and fit in to the local rather scattered and random layout. The proposed development does not do this with a cluster of so-called eco-designed buildings.
3. It is accepted that the Park does encourage the economic benefit of local communities. However any tourists staying in these cottages will bring no benefit to us. There is no longer a local country hotel , nor any shop or restaurant which will benefit from their custom. The Goodbrand Shop and Lecht Ski Centre both attract only daytime custom from passing traffic.
4. The developer has taken advantage of a felling licence to build an improved roadway , carpark and circuit on the Dulridge Hill , far in excess of what was required for the forestry operation. It is not clear whether he has finished the felling , although what is left is in an unsatisfactory state . While , depending on the exact siting of the chalets , the present stand of trees may conceal the buildings ; this will not be the case for long when the trees come down. What is clear is that the movement of vehicles in and out of the woodland onto the main A939 road will be dangerous. We are appalled at the standard and speed of the tourist drivers round the bends and up and down the steep Lecht Hill.
5. The River Don is special in its upper reaches. The water is clean and clear , but falls to low volume in dry summers. The plan to pump water to the top of the hill for the chalets from the Laghlasser supply is highly suspect. Experience shows that there is no arterial supply to the hill area and the water will be taken more or less directly from the Cock Burn and therefore from the Don. This is an unsatisfactory and unreliable plan which may fail the chalets , which would be heavy users , and also have a bad effect on the river. This is especially a worry in regards to the outflow from any septic tank system.
6. The business plan is suspect. Most of the tourists passing here are on their way to the Northern Highlands. At the most they will stop to visit Corgarff Castle and have a quick cuppa at Goodbrands or the Lecht. There is already ample provision for weeklong stays in holiday cottages in the area (including the owner's own Laghlasser Cottage) as well as several BandBs . Overnight stays have proved unprofitable over the years as we have found with the failure of the Allargue Arms Hotel. Not only that, the turnover of the chalets on Saturdays will be a major problem with no local labour available .
7. We would recommend a better option to try one or two more cottages of traditional design alongside the A939 on the South side and therefore facing the sun.
8. We foresee a major noise and light pollution problem from the occupiers of the chalets . This is currently a wonderfully quiet and light-free area at night.
9. The entrance to the development will be adjacent to the driveway of the Queen's Delnadamph Estate . We are concerned that this may lead to a security problem for the Balmoral authorities.
10. The Dulridge Hill is home to many rare species including red squirrels, roe and red deer , and birds of prey. All would be massively disturbed by tourist activity.
11. The chalets are purported to be "dog friendly " . If the dogs are not kept under control they could disturb local farm animals as well as the rare species mentioned above.
12. Finally we have an interest in preserving the view from our cottage. It was already unfortunate that a totally inappropriate planting of trees all over the Dulridge Hill took place at Government expense in the 1970s , but still that is better than a cluster of eco-chalets !

Comments for Planning Application 2018/0350/DET

Application Summary

Application Number: 2018/0350/DET

Address: Site At Laghlasser Corgarff Strathdon AB36 8YP

Proposal: Erection of 12 Holiday Cabins and Associated Ancillary Plant Building, Ground Mounted Solar Panels and Formation of Parking Area

Case Officer: Emma Wilson

Customer Details

Name: Mrs Gillian Cook

Address: Old Semeil Strathdon

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposed development on the grounds that it is too big for a small community like Corgarff.

Access to water and disposal of sewerage is a concern.

There are already many holiday homes for rent in the area there is no need for any more.

Access to the site from the public road is in a place where accidents have happened in the past.

Comments for Planning Application 2018/0350/DET

Application Summary

Application Number: 2018/0350/DET

Address: Site At Laghlasser Corgarff Strathdon AB36 8YP

Proposal: Erection of 12 Holiday Cabins and Associated Ancillary Plant Building, Ground Mounted Solar Panels and Formation of Parking Area

Case Officer: Emma Wilson

Customer Details

Name: Mr JOHN MoRRIS

Address: Mill of Newe Strathdon

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I feel that this development is too large for a quiet rural area like Corgarff. Corgarff in particular is remote , wild and tranquil with a few houses spread out over the area with very few housing clusters and certainly none of this scale. I find it hard to believe that these holiday homes can be sensitively placed in such an area and will in fact be an eyesore from many miles away. 12 houses and all the infrastructure will in my opinion have an irreversible impact on the wild ecology of this site and will permanently scar the landscape. It will also in my opinion bring little economic benefit to the people who live in the community. I believe that this proposed development is in direct contradiction to the special qualities that are meant to be preserved inside the Cairngorms National Park.



KELVINSIDE
ACADEMY 1878

3 October 2018

Cairngorm National Park Authority
Planning Department
14 The Square
Grantown-on-Spey
MORAY
PH26 3HG

Dear Sir/Madam

Planning Application Reference: 2018/0350/DET

Objection to the proposed development of twelve Holiday Cabins on forestry land at Laghlasser, Corgarff AB36 8YP

Kelvinside Academy object to this planning application primarily due to the scale of the proposed development which we believe will change the nature of the area. Corgarff was selected for our outdoor education centre because of its primary rural nature and the relative isolation from development. This was an important factor in our choice of location and the scale of the proposed development. 12 houses are out of kilter with the scale of development in the area and will substantially alter the character of the surroundings, including the vicinity around the historically important Corgarff Castle.

Our second objection concerns the siting of the 12 holiday homes which will be very prominent and effect the views from our outdoor centre. The siting of the 12 holiday homes on the highest part of the ridge will have a damaging effect on wider views of the area, including those from the main visitor viewpoints from Corgarff Castle and on the drive down the Hill of Allargue. The exposed industrial nature of the proposed Plant Room, Solar Panel Park and size of the car parking circle on the top of the ridge are also areas of concern.

Our students attending the centre take part in night time activities when the visual impact of the development will be most pronounced. Corgarff currently enjoys unofficial Dark Sky status which is enjoyed by residents and visitors alike. This development threatens that status.

The physical characteristics of the site and the concentration of holiday homes will significantly alter the level of noise in the area which will affect wildlife and the rural

Kelvinside Academy War Memorial Trust
E: bursar@kelvinside.org

33 Kirklee Road, Glasgow G12 0SW T: 0141 357 3376 www.kelvinside.org

The Kelvinside Academy War Memorial Trust (a company limited by guarantee, with charitable status, and registered in Scotland No. 11734, Charity Number: SCO03962)

experience enjoyed by our students. This will also be changed by the additional traffic generated from the houses during the construction and occupation.

Yours faithfully

A large black rectangular redaction box covering the signature of David Pocock.

DAVID POCOCK
Bursar & Company Secretary

Comments for Planning Application 2018/0350/DET

Application Summary

Application Number: 2018/0350/DET

Address: Site At Laghlasser Corgarff Strathdon AB36 8YP

Proposal: Erection of 12 Holiday Cabins and Associated Ancillary Plant Building, Ground Mounted Solar Panels and Formation of Parking Area

Case Officer: Emma Wilson

Customer Details

Name: Mr Neil and Fiona Brown

Address: RISING SUN STRATHDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My wife and I wish to object to the erection of 12 holiday cabins at Laghlasser, Corgarff, AB368YP

This proposed development does nothing to safeguard or enhance the outstanding natural beauty of the area and is likely to have a detrimental effect on wildlife.

The holiday cabins, plant room, car park and solar panels will be visible from many of the surrounding hills which look onto the site. Also, as you head towards Corgarff on the A939 views of the development will be inescapable from all directions.

A site visit, commencing on the Snow Road at the Watchers, is essential to observe the significant visual impact this development will have on the landscape.

The scale of the proposal is disproportionate to the sparsely populated community and provides no obvious social or economic benefits to the local area or businesses beyond the initial construction.

Private water supplies have failed in Corgarff this summer. The burden of 36 additional users will significantly reduce precious supplies throughout the year.

In addition, we have concerns regarding the installation of the access road which was evidently designed to service this development and constructed under the pretence of a forestry track.

Comments for Planning Application 2018/0350/DET

Application Summary

Application Number: 2018/0350/DET

Address: Site At Laghlasser Corgarff Strathdon AB36 8YP

Proposal: Erection of 12 Holiday Cabins and Associated Ancillary Plant Building, Ground Mounted Solar Panels and Formation of Parking Area

Case Officer: Emma Wilson

Customer Details

Name: Mr PAUL TOOHEY

Address: nochtly view strathdon aberdeenshire

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:A man made structure of 12 cabins will detract from the beauty of a wild upland rural setting that is Corgarff.The addition of 12 holiday homes will result in 21 homes against 10 permanently occupied,an unhealthy situation.More people will have a detrimental impact on native wildlife including red squirrels,deer and bird populations.The commercial forestry on site will eventually be felled increasing the visibility of the structure for all to see..

Increased traffic on the already busy A939,now part of the new snow road,will increase the potential for accidents.There are two bridges with only a single lane.There are sufficient holiday lets in Strathdon for present and future needs.For all these reasons I do not support this development and recommend its rejection.

ROWANTREE COTTAGE

11 October 2018
Cairngorm National Park Authority
14 The Square
Grantown on Spey
PH26 3HG

Dear Sirs,

Re 2018/0350/DET | Erection of 12 Holiday Cabins and Associated Ancillary Plant Building, Ground Mounted Solar Panels and Formation of Parking Area | Site At Laghlasser Corgarff Strathdon AB36 8YP

Philip G Dawson was a tenant of Rowantree Cottage since 1979 and has been the owner since 1984. We refer to the above application and wish formally to object to the proposed development.

We would wish the Park Authority to take note of the matters noted below many of which are contrary to the National Park Aims, Strategy, Policy and the Strathdon settlement page of the consultation document for the Local Development Plan 2020

1. The size of the proposed development is disproportionately large and is not in the character of the village of Corgarff. There are already a number of properties available for holiday rental in this area which is threatened by resident rural depopulation.
2. The proposed development will have a negative visual impact from main sites of tourist interest such as Corgarff Castle and the 'Watchers' viewpoint. The Watchers features as a key attraction on Visit Scotland's Walking in Scotland 2018 publicity (front Cover attached). The proposed development and associated plant room

and car park is sited on the top of the Dulridge Hill in clear view of many surrounding properties and the A939 scenic route.

3. From the Park website you suggest that, "the Cairngorms National Park is a particularly important place for nature conservation. Around half of the Park is designated as being of European importance for nature and over a quarter of the UK's rare and threatened species are found here. It is important that the Local Development Plan continues to ensure the protection of the National Park's unique environment. In particular, we must ensure that none of the proposals within the Plan will have an adverse effect on European protected sites and species".

The Park therefore has responsibility for conserving and enhancing the natural heritage of the area.

The proposed development site is a habitat of a number of protected species. Any increase in human activity will disturb wildlife. The area is known to have a number of red squirrels, a threatened species. In addition we have observed the following protected species over the last few months. Osprey, Golden Eagle, Hen Harrier, Goldfinch, Crossbill, Siskin, Short Eared Owl, Bats, Red and Roe Deer.

4. One of the attractions of Corgarff is the lack of light pollution. The proposed development would inevitably put this at risk, particularly given the design which includes external decking and outdoor bath tubs in addition to the lighting associated with the plant area and car park.
5. Although the application lacks detail we understand that water will be provided to each of the Cabins from an existing supply at Laghlasser. The additional demand for occupants of 12 cabins may have a detrimental effect on the water table feeding the Cock burn and the upper reaches of the river Don. This may have an adverse effect on existing water sources for other properties in the area.

6. Promotion of the Snow Road has resulted in increased traffic in the area. Following a number of accidents close to the site Aberdeenshire Council has taken steps to try to reduce the speed of traffic near to the site access. If this development goes ahead there will be turning traffic adding to the current risks.
7. The cabins are designed with outside bath tubs. Winter in Corgarff results in sub-zero temperatures for many days at a time. To prevent frost damage to plumbing considerable energy will need to be used to maintain these facilities - this is not a sustainable use of natural resources.
The A939 itself is regularly closed by snow. Once on the proposed site the location of the cabins near the top of the hill will make access particularly difficult in winter.
8. The proposed development will have no benefit to sustainable employment and social development of the area. The developer is not based locally, nor even within the boundary of the National Park.

Yours faithfully,

Philip G. Dawson

Dr Graham Stewart

WALK IN SCOTLAND 2018



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Comments for Planning Application 2018/0350/DET

Application Summary

Application Number: 2018/0350/DET

Address: Site At Laghlasser Corgarff Strathdon AB36 8YP

Proposal: Erection of 12 Holiday Cabins and Associated Ancillary Plant Building, Ground Mounted Solar Panels and Formation of Parking Area

Case Officer: Emma Wilson

Customer Details

Name: Dr Rachel Petrie

Address: 12 Robinsland Drive West Linton

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1.The development on the proposed site will be a potentially big impact on the privacy of local residents. The proposed site is in close proximity to an existing private holiday cottage, and also in the direct line of view of Allargue House, and three other holiday homes which currently enjoy much privacy.

2.The current site is a considerable distance from the A939 and a better access track and quite a large car park is presumably proposed. This would have an impact on the natural environment and be quite unsightly. I would also envisage that the entrance to this track from the busy A939 Lecht road might also be hazardous.

3. There would definitely be issues with access to the lodges during the winter. Even the main A939 road is often blocked with snow between Cockbridge and Tomintoul during winter months. For these reasons if this development is required to go ahead in some form, it would be better to consider a site nearer the A939 road facing South, rather than to the North.

4.I would also be concerned about the potential impact of visitors to the cabins in terms noise and disturbance. Not all visitors are respectful of the countryside and their potentially negative impact on it. This is particularly relevant since this is an undisturbed area of the Cairngorm National Park supporting rare species such as red squirrels and ospreys.

5. In this area there are very limited local amenities. The nearest local shop is 10 miles away, there is no pub, no internet and limited mobile phone reception. Refuse collections require residents to take their own rubbish to collection points at the end of country tracks.

Comments for Planning Application 2018/0350/DET

Application Summary

Application Number: 2018/0350/DET

Address: Site At Laghlasser Corgarff Strathdon AB36 8YP

Proposal: Erection of 12 Holiday Cabins and Associated Ancillary Plant Building, Ground Mounted Solar Panels and Formation of Parking Area

Case Officer: Emma Wilson

Customer Details

Name: Dr Richard Marsh

Address: Bellabeg House Bellabeg Strathdon

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development, if permitted to proceed, would create an exposed and unsightly area in one of the most beautiful and sensitive parts of Upper Donside. It is entirely out of character with surrounding properties and is quite unnecessary because there are numerous traditional cottages available for hire and the take up of these is low - i.e. there is already an over capacity of holiday lets. There is also a water supply limitation on that hill and probably a traffic hazard because of the narrowness of the road in the immediate vicinity.

This is not a sympathetic or necessary proposal, if the beauty and integrity of the National Park is to be protected then this application should be rejected.

Comments for Planning Application 2018/0350/DET

Application Summary

Application Number: 2018/0350/DET

Address: Site At Laghlasser Corgarff Strathdon AB36 8YP

Proposal: Erection of 12 Holiday Cabins and Associated Ancillary Plant Building, Ground Mounted Solar Panels and Formation of Parking Area

Case Officer: Emma Wilson

Customer Details

Name: Mr SIMON CROUCH

Address: GREENBANK CORGARFF STRATHDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I read with interest the details of the proposed development of holiday cottages in Laghlasser, Corgarff, and I would wish to note my objections as follows;

I am fully aware of the site where the proposed development would be, as I look directly across from my cottage towards it. There has already been a degree of De-forestation taken place on the site which I am aware has already had an impact on the rich diversity of wild life which inhabit the area. Further proposed clearance would only seek to damage this even more.

I do have serious concerns about the access to this site. Since the National Park Authority have opened up this route as a Scenic Route (Snow Roads - which I strongly object to) the volume of traffic using the road has increased quite significantly. It has become a mecca for motor cyclists who seem to use the route as a 'speed run' with no consideration for other traffic or wild life. As a result the addition of 12 Holiday Cottages at the site would only seem to increase the problem further.

The road immediately to the East of the proposed development turns around a sharp right hand corner and both motor cycles and cars seem to take the corner at some speed. I would be very concerned at the development gaining access to the road at a very dangerous point. Already in my time living in Corgarff, I have been made aware of several serious accidents on that particular stretch of road and I fear that the new proposed development would only make the situation much worse.

I am also aware of serious concerns about the availability of water in that location, which is from a private water supply. After the dry summer that we have just had, this must be a major concern as

our supplies we getting very low and with a proposed development of 12 Holiday Cottages in addition, I don't think that the water supply currently used would be able to cope.

Comments for Planning Application 2018/0350/DET

Application Summary

Application Number: 2018/0350/DET

Address: Site At Laghlasser Corgarff Strathdon AB36 8YP

Proposal: Erection of 12 Holiday Cabins and Associated Ancillary Plant Building, Ground Mounted Solar Panels and Formation of Parking Area

Case Officer: Emma Wilson

Customer Details

Name: Mrs Veronica Lancaster

Address: The Milton Cottage Corgarff Aberdeenshire

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 1) Rare wildlife in area. Red Squirrels, water vole and ospreys .

2) Upper reaches of the Don are important breeding grounds for brown trout and some salmon. Already water shortages in the area so where is the water coming from for 12 chalets with hot tubs.

3) There have been several road accidents in the area with increased traffic as a result of " The Snow Route" so access for more vehicles will be dangerous.

4) Severe wintry conditions are often a problem here with blocked roads and power cuts.

5) Sheep farming and grouse moors are important to this fragile area so allowing dogs at these proposed chalets is potentially a bad idea unless they are kept strictly under control.

Comments for Planning Application 2018/0350/DET

Application Summary

Application Number: 2018/0350/DET

Address: Site At Laghlasser Corgarff Strathdon AB36 8YP

Proposal: Erection of 12 Holiday Cabins and Associated Ancillary Plant Building, Ground Mounted Solar Panels and Formation of Parking Area

Case Officer: Emma Wilson

Customer Details

Name: Mr William Brown

Address: Braefoot Cottage, Marykirk, Laurencekirk AB30 1UT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My interest in this application stems from being a frequent visitor to the area. I welcome any development that is in accord with the objectives & guidance set out in the current Local Development Plan for Strathdon. The proposed development does not accomplish this but instead would be damaging to the area as it runs contrary to many of the objectives in failing to heed the stated guidance.

My strong objection is based upon the following issues:

The proposed development is out of character as it doesn't reflect existing settlement patterns & buildings in any way. This dense cluster of cabins would be completely alien to the surrounding area.

The loss of woodland and associated habitat severely compromises the objective of ensuring the quality of surrounding woodland is maintained or enhanced.

The prominence of the site within the landscape, combined with the scale and type of development mean that the proposed development is entirely unsympathetic to the setting.

In particular, sight of the proposed development would be unavoidable from both the viewpoint on Allargue Hill and the actual A939 itself, the arrival point for southward journeys into Strathdon via the "Snow Road". Being greeted by the sight of a block of buildings crowded upon a prominent knoll diminishes the visual impact of nearby Corgarff Castle. The effect would be similar for northbound traffic from Corgarff.

The proposed development neither protects existing businesses nor improves community facilities. Hotels cater to a range of visitors and locals. When hotels close down, the loss of amenity affects all.

Self-catering cabins would see their occupants arriving with food purchased outwith the local area. Therefore, these cabins are of zero benefit to the local community in terms of amenity value & only minor economic benefit in terms of providing employment.

Comments for Planning Application 2018/0350/DET

Application Summary

Application Number: 2018/0350/DET

Address: Site At Laghlasser Corgarff Strathdon AB36 8YP

Proposal: Erection of 12 Holiday Cabins and Associated Ancillary Plant Building, Ground Mounted Solar Panels and Formation of Parking Area

Case Officer: Emma Wilson

Customer Details

Name: Dr Xanthe Petrie

Address: Auchmore CORGARFF

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:SITE: The proposed site on the North aspect of the Dulridge hill would make it unnecessarily difficult to access services [water, drainage and electricity] and car parking. The cabins could be situated nearer the main road with a view to the South and have the added advantage for the maximum benefit of the proposed solar panels.

LEISURE ACTIVITIES: I am concerned about the lack of amenities in this area. There are no shops, no hotel and only one day time café. The mobile reception is poor, television reception unreliable and no internet. Visitors would want these upgraded.

WILD LIFE: To date this has been an undisturbed area of the Cairngorm National Park with habitat supporting many rare species I would therefore hope that visitors would be encouraged to respect the countryside.

In summary as a local who has lived in Corgarff for many years I am making a plea to prevent the over development of the glen. Perhaps initially six holiday cabins would suffice? The project could then be developed as appropriate.