

AGENDA ITEM 6

APPENDIX 2C

2018/0350/DET

GENERAL COMMENTS



Dulridge
Corgarff
Strathdon
Aberdeenshire
AB36 8YP

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

Dear Sirs,

As the owner of the above cottage I wish to make comment on the planning application for holiday chalets at Laghlasser, Corgarff APP/2018/2149.

I have a few concerns which are as follows:

- a. the access road to the chalets and its proximity to a sharp corner (some years ago we would have decapitated a foreign biker had we not been hard in to our side of the road)
- b. the water supply: in past years the supply has run dry when only 2 houses used it
- c. the proximity of pet-friendly chalets to sheep on both sides of the river if dogs are not well controlled
- d. the effects on the wild life e.g. red squirrels, deer and a large variety of bird life which are a feature of the area.

I trust that these concerns will be considered in any discussions which follow.

I remain

Yours faithfully,

Dorothea Meston (Mrs)

MRS DORIS MESTON


12 OCT 2019

①

CAIRNGORM NATIONAL PARK AUTHORITY
14 THE SQUARE, GRANTOWN ON SPEN
SCOTLAND PH 26 3HG (TEL 01479 873 535).

REF:- PLANNING MURRAY FERGUSON REF
2018/0350/DET.

SITE AT LAGHLASSER CORGARFF AB 36 84AP

EDWARD LANCASTER
31 MACLEOD RD. BALLOCH
INVERNESS IV2 7JW


DEAR SIRS,

②

I REFER TO THE ABOVE PROPOSED DEVELOPMENT.

MY WIFE VERONICA HAS ALSO RESPONDED.

I HAVE CONCERNS ABOUT THE DEVELOPMENT

- ① PROOF OF A SUSTAINABLE WATER SUPPLY :
WHAT HAPPENS IF THE WATER SUPPLY RUNS OUT. THEY WOULD NOT BE PERMITTED TO DRAW WATER FROM THE DON OR COCKBURN. AS THIS IS A SENSITIVE BREEDING GROUND FOR BROWN TROUT.
- ② ACCESS FROM THE PUBLIC ROAD :
THE PRESENT ACCESS IS POOR. AND DANGEROUS PARTICULARLY DURING THE SKI-ING AND TOURIST SEASON. THE TRAFFIC INCLUDES NUMEROUS MOTOR BIKES WHICH USE THIS ROUTE AT EXCESSIVE SPEEDS. THE ROAD DEPARTMENT HAVE THEIR RESERVATIONS. IN ORDER TO ACHIEVE THE NECESSARY SIGHT LINES EVEN MORE TREES WILL NEED TO BE FELLIED.
- ③ SEWAGE: THIS COULD BE A PROBLEM IF NOT CONTROLLED PROPERLY. THE DON IS A FAMOUS TROUT RIVER AND SEPA WOULD NEED TO BE SATISFIED WITH ANY SEWAGE ARRANGEMENTS.
- ④ WILD LIFE : AT PRESENT THERE ARE SQUIRRELS, AN OSPREY PERCH AND A HEALTHY POPULATION OF VOLES AND WATER VOLES. IF DOGS ARE PRESENT THEY WILL BE AT ODDS WITH SUSTAINING THE WILD LIFE.
- ⑤ I WOULD HAVE NO OBJECTION TO 1 OR 2 CHALETS, BUT 12 SEEMS EXCESSIVE AND IF UNSUSTAINABLE WOULD NOT BE A GOOD BUSINESS INVESTMENT.
- ⑥ THE WOOD : THERE HAVE, RECENTLY, BEEN CLEAR FELLING OF 50% OF THE WOODED HILL. AND ALTHOUGH THIS HAS BEEN WELCOMED BY THOSE LIVING ADJACENT TO THE AREA FURTHER FELLING FOR THE CHALETS AND SERVICES WOULD COMPLETELY CHANGE THE CHARACTER OF THE AREA.

(3)

THE TREES ARE ALL FIRS AND HAVE NOT BEEN
WELL MANAGED WHICH CASTS DOUBTS ON WHETHER
SATISFACTORY DECIDUOUS REPLANTING CAN TAKE PLACE

WE ARE YEARLY TENANTS OF MILTON COTTAGE
AND WILL BE AWARE OF THE NUMBER OF CHALET
FACING US (IE IN AN EASTERLY DIRECTION). NOT THE
BEST ORIENTATION FOR HOLIDAY BUILDINGS.

YOURS FAITHFULLY



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 Jamie & Denise Howse

Address: Spar Shop Bellabeg & Post Office Bellabeg Strathdon

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment:Spar Shop Bellabeg & Post Office.

With reference to the planning application we wish to provide comment that any potential visitors (tourists) to Upper Donside will greatly help rural businesses along this route.

It needs to be quoted that rural retail trade is suffering from home and online deliveries and it is a fact that tourism growth is key to the rural businesses survival.

Spar Shop Bellabeg welcomes any sympathetic development which would support tourism trade.



West Aberdeenshire
Access Panel
Ruth Sim
4 Blacksmiths Cottages
Birkhall
Ballater
AB35 5ST Tel:
[REDACTED]
westabzaccesspanel@gmail.com

Our Ref: APP/2018/2149
Your Ref:

Mr Jonathan Cheyne
MAC Architects
24 Oldmeldrum Road
Newmacher
Aberdeenshire
AB21 0PJ

Please ask for Ruth Sim
[REDACTED]

Sent on behalf of the West Aberdeenshire Access Panel

25 September 2018

Dear Mr Mathieson

Ref. No: APP/2018/2149:- ERECTION OF 12 HOLIDAY CABINS – SITE AT LAGHLASSER, CORGAFF, STRATHDON.

The plans for change of use were considered by the West Aberdeenshire Access Panel on 18 September 2018. The Panel have the following comments:-

- From the plans it does not appear that the opportunity has been taken to ensure that one of the cabins is suitable for people with disabilities. It is recommended that at least one of the cabins be converted for disabled access. Reference to BS 8300 for the sizing and layout of these facilities will result in practical facilities.
- One of the cabins should have a wet floor shower room to allow unassisted access to wheelchair users. Reference to BS8300 for the shower room and the accessible toilet elsewhere in the building as regards sizing and layout (including the use of good colour contrast) will result in practical facilities.

As/

As you may be aware, UK wide disabled people have a disposable income of £50 Billion and local experience indicates that their friends and relatives also favour businesses that are favourable towards disabled people. We respectfully request that consideration is given to the recommendations above to ensure your development can benefit from this significant market sector.

The comment is in addition to the requirements of the Building Standards Verifier and is to assist you in working towards meeting your duties under the Equality Act 2010. The Panel asks that the above comments be given due consideration.

If you have any questions regarding the above comment, please do not hesitate to get in **contact with Ruth Sim** [REDACTED]

Yours sincerely

[REDACTED]

John Ledingham
Access Panel Co-ordinator

CC Planner (planningonline@aberdeenshire.gov.uk)
Ruth Sim, West Aberdeenshire Access Panel