

# AGENDA ITEM 7

## APPENDIX 3C

2021/0112/DET

PUBLIC COMMENTS  
GENERAL

2021/0112/DET

**From:**Paul Simpson

**Sent:**15 Apr 2021 12:19:30 +0100

**To:**Planning

**Subject:**2021/0112/DET Reconfiguration of existing car park and provision of infrastructure for camper van overnight facility | Cairngorm Mountain Ciste Car Park Glenmore Aviemore Highland PH22 1RB

**Attachments:**CAMpRA Overnight Parking Sites.pdf, Types of Aire.pdf

Good Morning

I was following this application under Highland Council Planning Applications Ref 021/01402/FUL , and saw it was Called -In on Monday 12th April from Highland Council to CNPA. (ref 2021/0112/DET)

In my defence, i would like to say the following;

Staycation 2020 saw a massive increase in the purchasing and Hiring of Motorhomes and Campervans, due to COVIDD-19 restrictions. Staycation 2021 looks to be a similar occurrence.

We have read in the papers and seen on tv, the numerous reports/complaints about 'dirty campers.' Most of theses have wrongly been aimed at the easiest target, - Motorhomes & campervan owners. .

The detailed 'Site Layout Plan' submitted 12 April shows, the Applied for Ciste Campervan Parking area, **will only be operational from May to 31st October**, therefore have no impact on any skiing season.

It also shows details of ;

The location of the **Chemical Disposal Point**, and associated safe grid chamber for discharging into the tank.

The **Litter and Recycling Point**.

The layout of the separate Campervan and Motorhome bays.

The **Coded Gate entrance** to this complex.

(Presumably as they are supplying a CDP, they will also be supplying a hose for rinsing out out Chemical Toilet cassettes. A separate hose for refilling our internal fresh water tanks would be appreciated).

I have read the Supportive letter submitted by Cairngorm Mountain Scotland. They state this is a Phase 1 proposal that can be improved on as more revenue is generated in future years, and the Cairngorm Masterplan is realised.

Items 3, 4, 5,6, explains their concept and related actions perfectly, and I have no difficulties with them.

The Call in Letter to the agent/Applicant references

**planning issue of 'general significance'** to the Cairngorms National Park aims under **section 1 of the National Parks (Scotland) Act 2000**. As such the Cairngorms National Park Authority has Called-in the above application from Highland Council and will now be the deciding body for the application.

This Act shows that Section 1 related to **The National Park aims which are;**

**a)** to conserve and enhance the natural and cultural heritage of the area,

**b)** to promote sustainable use of the natural resources of the area,

**c)** to promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public, and

**d)** to promote sustainable economic and social development of the area's communities. The application raises a planning issue of 'general significance' to the park aims for the following reasons: Application is for a new campervan facility at Cairngorm Mountain which is considered a significant visitor attraction in the National Park, the application is therefore considered to raise issues of significance to the collective aims of the National Park.

This initially is what is termed a Secure Stop-over location with services. (see attachments)

I wish to at this point declare my membership of CAMpRA ( Campaign for real aires in the UK)

, <http://www.campra.org.uk>

I would be happy for these comments to be added to the application, when allowed.

Yours Sincerely

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[REDACTED]



**This years increased in staycations has highlighted a lack in facilities for camping, caravans and motorcaravans and proven a long term problem with the UK network**

### **Examples of Aires (overnight parking and sleeping - No Camping)**

1. **Overnight parking and sleeping** - This is the easiest provision for a council as they can use their existing powers or by a TRO to allow overnight parking for self contained motorcaravans only (no camping behaviour) in car parks or on any plot of level land. Preferably with specific allocated motorcaravan bays.
2. **Overnight parking with water and waste points** (these are required every 4 to 5 days) and will prevent any illegal emptying of waste. - These will require an initial investment which can be kept to a minimum if toilets already exist as it is simply an outside tap and toilet cassette emptying. Ideally a drive over drain (see example in gallery) for grey waste (washing up and shower water) could be provided and bins for rubbish.
3. **Service points only** - These can be installed where there is access for one vehicle but no parking. Good examples are public toilets as this is a great way of funding a public toilet ( £3 to use only 10 vans per day £11,000 per year). Other examples are car wash, local garage, village hall, church or any local businesses that have water and sewage.
4. **Small 5 van Aire** - These can be set up by small businesses as just overnight parking and sleeping or with waste and water using the exemption certification issued by The Motorcaravan Club.
5. **Full blown aire** - These require some initial investment or can be outsourced to a professional body who will install and manage these on your behalf. You retain ownership of the land and receive of percentage of the revenue from parking. These are secure areas with entrance barriers, cctv, electric points and are accessed by a pre paid card (we are able to provide details of a company specialising in these).
6. **Existing campsite** - Aires do not take business away from campsites as most motorcaravan owners do use camp-sites if staying for more than a few days but campsites are often out of town, have grass pitches, are seasonal, require pre booking often months in advance, often require min stays and are increasingly FULL. But there is no reason they cannot learn from our european neighbours where campsite cater for motorcaravans by having non bookable overnight budget parking (no camping), access to service points (for a small charge) and of course when the main site closes these can continue to operate and provide additional income.

### **Other Benefits**

- Allowing motorcaravans to park closer to towns and villages encourages spending in local businesses on average £47 per day plus retail shopping.
- Allowing Aires with water and waste points would reduce the illegal emptying of waste by irresponsible motorcaravan owners which is good for the environment.
- Small clubs struggling for funds could establish Aires as an income stream using existing car parks.

**The UK is crying out for a network like this especially now with an increase in staycations and rapid growth in sales.**





## Overnight Parking Conditions for MCC exempted sites

There will be two types of sites operating under the [CAMpRA.org.uk](https://www.campra.org.uk) Conditions

<b>MCP</b>	Motorcaravan Parking (Overnight Parking Only)
<b>MCS</b>	Motorcaravan Service Points

### **CAMpRA site rules apply to both**

1. Only motorcaravans with onboard facilities will be allowed to use the sites.
2. Overnight Parking Only - NO CAMPING BEHAVIOUR ALLOWED see **appendix A**
3. Sites cannot be booked in advance
4. Max stay of 48 hours no return within 7 days.
5. If possible parking bays will be separated by a non combustible boundary to maintain 3m spacing between motorcaravans. see **appendix B**
6. Length restrictions may be applied the site listing will show MCP(7) or MCS (7) to indicate max length 7m.
7. All aires will be open to non members.
8. Signage showing the rules must be clearly displayed.
9. The signage above should display (**LEAVE NO TRACE**).
10. Where there is a charge for use of the site the collection of this will be the sole responsibility of the site owner not MCC or CAMpRA.

### **Sites with services**

1. If only drinking water is available this will be classed as MCP Overnight Parking Only.
2. If black waste disposal is available this will be classed as MCS
3. The preferred method of grey waste disposal is a drive over drain.
4. If a drive over drain is not available signage **MUST** indicate where to dispose of grey waste.
5. Where possible sites should include rubbish bins or recycling point.
6. If no rubbish disposal on site signage must indicate if there is a disposal point nearby
7. Advanced sites may have barriers, ehu, cctv, on-site payment system; these are all the responsibility of the site owner not MCC or CAMpRA