

AGENDA ITEM 5

APPENDIX 4b

2016/0224/DET

**REPRESENTATIONS
GENERAL**

From: Nicole Hardie on behalf of Epc
Sent: 22 Jun 2016 16:33:40 +0100
To: Planning
Subject: FW: Comments for Planning Application 16/02611/FUL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:35 PM on 20 Jun 2016 from Mr Richard Alexander.

Application Summary

Address: Land 30M West Of 31 Allt Mor Aviemore
Proposal: Proposed 24 private Flats, 8 private terrace units and 10 affordable units
Case Officer: John Kelly
[Click for further information](#)

Customer Details

Name: Mr Richard Alexander
Email: [REDACTED]
Address: 1 The Steadings, Old Meall Road, High Burnside, Aviemore PH22 1NX

Comments Details

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

Reasons for comment:

Comments: My property is directly opposite the existing site access. I would ask that site access be gained as the proposed plans at all times using the route shown for new road construction on the plans.
No weekend working due to noise would be appreciated.
No construction workers vehicles to use The Steadings car park.

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Mura h-eil na beachdan a tha air an cur an cèill sa phost-d seo a' buntainn ri gnothachas Chomhairle na Gàidhealtachd, 's ann leis an neach fhèin a chuir air falbh e a tha iad, is chan eil

Comments for Planning Application 2016/0224/DET

Application Summary

Application Number: 2016/0224/DET

Address: Land 30M West Of 31 Allt Mor Aviemore

Proposal: Proposed 24 private flats, 8 private terrace units and 10 affordable units

Case Officer: Matthew Taylor

Customer Details

Name: Mr Liam Irving

Address: 26 Allt Mor Aviemore

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: I have concerns regarding the proposed development for the following reasons:

1. 3no terraced houses to the rear of my property will have a significant visual impact
2. Privacy to rear garden will be lost unless a fence is erected or trees planted
3. Late afternoon/ early evening sunshine will be lost/ seriously reduced

Comments for Planning Application 2016/0224/DET

Application Summary

Application Number: 2016/0224/DET

Address: Land 30M West Of 31 Allt Mor Aviemore

Proposal: Proposed 24 private flats, 8 private terrace units and 10 affordable units

Case Officer: Matthew Taylor

Customer Details

Name: Miss Maggie Lawson

Address: Montpellier 25 Allt Mor Aviemore

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: I fail to see how a project such as this can be built when dualling of the A9 is proposed for that land?

From: [REDACTED]
Sent: 5 Jul 2016 20:54:51 +0100
To: Planning
Subject: comments on planning application : 2016/0224/DET
Importance: Normal

Dear Sir,

In reference to planning application 2016/0224/DET (Highland Council ref 16/02611/FUL).

I am a neighbour to the proposed development near Allt Mor, Aviemore, and received notification of the planning application from Highland Council, upon reviewing their website I saw that this application has been called in by yourselves and according to your website this is the appropriate method for me now to comment on this application.

My comments on the proposed application are:

- The density of housing in the proposed scheme is out of character for the surrounding area. Aviemore is already "bursting at the seams" with local facilities such as the only significant supermarket being inadequately small for the local demand. A high density housing development is both out of character and would put extra demand on infrastructure not able to cope.
- The proposed three story flats are higher than all development in the surrounding area (all other properties being no more than two storeys). Surrounding properties will be overlooked by the flats.
- The Aviemore Orbital path that runs around the area concerned is a valued local public amenity through what is currently open natural ground. If this development goes ahead as planned this amenity would then run immediately next to housing and much of its intrinsic value would be lost.
- Exterior finish of the proposed development is attractive and will compliment the local natural environment.
- It seems odd to grant planning permission to such a development when plans for the dualling of the A9 adjacent to the proposed development have not yet been established. It would appear to be more appropriate to have determination of the route of the A9 dualling before commencing with design of housing in this area.

I would be supportive of a development with the same cosmetic finish to the buildings but with a lower density of housing and a restriction to no more than 2 storeys.

best regards

Polly Middleton
11 Croftside
Aviemore
PH22 1QJ

Comments for Planning Application 2016/0224/DET

Application Summary

Application Number: 2016/0224/DET

Address: Land 30M West Of 31 Allt Mor Aviemore

Proposal: Proposed 24 private flats, 8 private terrace units and 10 affordable units

Case Officer: Matthew Taylor

Customer Details

Name: Mr Douglas Duncan

Address: Not Available

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Objection raised separately. Should the development go ahead in some form I am seeking assurances of the following: 1. That the Larch timber boarding will be sufficiently treated so as not to deteriorate as has happened at Granish Way : 2. That the developer would fulfil the requirement to landscape and maintain any green space : 3. That appropriate restrictions and controls will be enforced to reduce the detrimental impact on residents and visitors during the period of development - in particular around access to and from the enclosed site.