

AGENDA ITEM 6

APPENDIX 3

2016/0434/DET

**COMMUNITY COUNCIL
COMMENTS**

aviemore & vicinity
community council

"Stand fast, Craigellachie"



'Colonsay'
12 Morlich Place,
Aviemore,
Inverness-shire.
PH22 1TH

Tel. No
Email.

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

14th December 2016

Dear Sir,

APPLICATION FOR PLANNING PERMISSION - 2016/0434/DET - Development of 6 no affordable homes and associated access road, car-parking and landscaping - Land South of Dellmhor Rothiemurchus Aviemore Highland

I refer to the above application in respect of a development of 6 affordable homes and associated access road, car-parking and landscaping at land south of Dellmhor, Rothiemurchus and have to inform you that Aviemore and Vicinity Community Council, while supportive of the principle of housing at the site, wishes to **object** to the development for the following reasons;

- 1) There is no doubt whatsoever that the development is in a prominent position in the Inverdrue settlement. When approaching from the west, the development is on the outside of a left-hand bend, making it directly in front of, and in full view of, any road user.
- 2) The developers visited a regular meeting of Aviemore and Vicinity Community Council in October 2016 and gave a presentation on the development. During that presentation, the developers showed a graphic representation of what the

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Secretary: Alistair Dargie Treasurer: Wilma Grierson

development would look like approaching from the west. We find it notable that this graphic representation has not been reproduced in the application documents. The houses look very different to other houses in the area and no amount of screening by a series of thickets along the northern boundary will hide them.

- 3) The Community Council is concerned about the ‘machined’ appearance of the buildings and the use of a coloured plastic/wood based cladding, when the use of wood cladding, as in most of the other clad buildings in the area, would be suitable. ‘Trespa Meteon or similar’ looks plastic. In any case, it says something about the design and engineering of the house if it requires cladding to soften its appearance. The development does not promote sustainable use of the natural resources of the area and the design and ‘faux wood’ finishing is out of place in the National Park and does nothing to conserve and enhance the natural and cultural heritage of the area.
- 4) There will be no advantages to the local economy in the building of the houses other than the provision of affordability, and that isn’t necessarily guaranteed to locals. The buildings will be assembled off site and only ‘bolted together’ on site. According to what we were told at our presentation, companies local to Badenoch and Strathspey will not be used, except possibly for some preparatory work. It does not promote sustainable economic and social development of the area’s communities.
- 5) There are insufficient car-parking spaces. There are only seven spaces for the six houses.
- 6) The Community Council appreciates that the developer wishes to provide affordable housing and therefore has to keep down costs, however this should not be at the expense of quality and suitable design for the area the housing is in. This design will be out of place in Inverdrurie and because of this will not conserve and enhance the natural and cultural heritage of the area.

In conclusion;

Aviemore and Vicinity Community Council objects to the application. While accepting the principle of housing on the site, the Community Council does not accept, based on the design of the housing, that any of the four aims of the Park are fulfilled. The proposed development does not reinforce the valued built heritage of the area and maintain and enhance the attractiveness of the village of Inverdrurie.

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Aviemore and Vicinity Community Council requests that a representative be allowed to address the Planning Committee to enable comment to be made on planning issues identified in any subsequent submissions on this application and that the members of the Committee may have a better understanding in terms of planning and its effect on Inverdrue and its environs of this particular development.

Yours faithfully,



Chairman

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Vice-Chairman: Alistair Dargie

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Cairngorms National Park Authority Planning Office,
14 The Square
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PH26 3HG

15th August 2017

Dear Sir,

APPLICATION FOR PLANNING PERMISSION - 2016/0434/DET - Development of 6 no affordable homes and associated access road, car-parking and landscaping - Land South of Dellmhor Rothiemurchus Aviemore Highland

I refer to the above application in respect of a development of 6 affordable homes and associated access road, car-parking and landscaping at land south of Dellmhor, Rothiemurchus and our letter of objection dated 14th December 2016 and have to inform you that Aviemore and Vicinity Community Council adheres to its objection.

While the colour change is an improvement, the development will still be intrusive and, we contend, still does not have the quality of design and material to blend into Inverdrue.

With regards to the car parking, the landscape plan submitted with the application shows 4 shared car parking spaces in the roadway. These spaces are 2.5 metres long. Hardly sufficient space for a car. One of the smallest cars on the market is a Smart car and it measures 2.6 metres long. The car parking in the house driveways is also too small for parking two vehicles. The parking is still insufficient for the number of houses. The Community Council wishes to re-iterate that it appreciates that the developer wishes to provide affordable housing and therefore has to keep down costs, however this should

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not be at the expense of quality and suitable design for the area the housing is in. This design will be out of place in Inverdrue and because of this will not conserve and enhance the natural and cultural heritage of the area.

In conclusion;

Aviemore and Vicinity Community Council maintains its objection to the application. While accepting the principle of housing on the site, the Community Council does not accept, based on the design of the housing, that any of the four aims of the Park are fulfilled. The proposed development does not reinforce the valued built heritage of the area and maintain and enhance the attractiveness of the village of Inverdrue.

Aviemore and Vicinity Community Council requests that a representative be allowed to address the Planning Committee to enable comment to be made on planning issues identified in any subsequent submissions on this application and that the members of the Committee may have a better understanding in terms of planning and its effect on Inverdrue and its environs of this development.

Yours faithfully,



Chairman

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