

2014/0094/DET

APPENDIX I

Community Council Response



KINGUSSIE AND VICINITY COMMUNITY COUNCIL

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

Replies to:

KVCC Secretary,
Drumlins
Newtonmore Road
Kingussie PH21 1HD

Tel.: 01540 661962

Email: calypsoart@btinternet.com

3rd April 2014

Erection of Three Houses and Associated Garages on Land Adjacent to St Vincent's Hospital, Gynack Road, Kingussie Refs: 2014/0093/DET, 2014/0094/DET and 2014/0095/DET

Dear Ms Donnachie

Kingussie and Vicinity Community Council wish to make the following response with regard to all three of the above listed applications:

We have serious concerns regarding the access to the site via Tait's Brae owing to the steep and narrow nature of the road, which has no footway from Old Distillery Road onwards. There is a blind junction where it joins West Terrace, and it is considered that there is serious potential for road traffic incidents involving children walking to school. We also have concerns regarding the loss of amenity to neighbouring properties as a result of the movement of HGVs and associated vehicles accessing the site. Permission has already been granted for one house on this site, and with three additional houses it is likely that disruption will occur over a lengthy period of time causing on-going loss of amenity to neighbouring properties. Consequently, we ask that the following conditions be attached:

1. Working hours: No work to take place prior to 8am or after 6pm Monday to Friday, prior to 9am or after 4pm on Saturdays, and no work on Sundays, in order to minimise nuisance to adjacent properties.
2. Maintaining Tait's Brae, Middle Terrace and Gynack Road (whichever may be applicable) in a clean and reasonable condition: In order to minimise soiling of the road from the significant amounts of spoil likely to require removal from the site.
3. Vehicle movements, in the event of site traffic using Gynack Road: To ensure minimal disruption to routine traffic at the adjacent St Vincent's Hospital and to ensure that the ambulance route is kept clear at all times.

Finally, with regard to the proposed design: While realising that this is probably not a material consideration, we note that conditions already imposed call for a high quality design incorporating

traditional design elements. While on the face of it this condition appears to have been addressed, there are concerns that the submitted drawings appear to be a version of a design already in use at the High Burnside development in Aviemore. This is fine for an urban development such as High Burnside but we are disappointed that the quality does not appear commensurate with this special site, and feel that a serious opportunity to build something exceptional may be missed.

We wish to be treated as Statutory Consultees with regard to this application

Yours sincerely,

Alan W Davidson. - Chairman,
Kingussie & Vicinity Community Council