



Cairngorms
National Park Authority

Ùghdarras Pàirc Nàiseanta a'
Mhonaidh Ruaidh

Item 5 Appendix 3a

09 June 2023

Agenda item 5

Appendix 3a

2023/0019/DET

Representations

Objections

Comments for Planning Application 22/05913/FUL

Application Summary

Application Number: 22/05913/FUL

Address: Horse Field To North Of Scandinavian Village The Aviemore Centre Grampian Road Aviemore

Proposal: Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS)

Case Officer: Roddy Dowell

Customer Details

Name: [REDACTED]
[REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The planning permission for this site was issued by Cairngorm National Park so why has this amendment been sent to The Highland Council Planning Department?

This company has contravened the planning restrictions placed on them regarding the floodplain of The Aviemore burn and totally ignored an order placed on them by The Cairngorm National Park to return the floodplain to its original state and remove the levee they have built all along the burn, preventing the floodwater access to its traditional floodplain.

This company has proved that it cannot be trusted to follow any restrictions placed on them by a Planning Authority and until they have fully complied with Orders placed on them they should be refused any further permissions.

The idea of building a three storey eyesore of holiday flats on the highest point on this site is ridiculous and would be a carbuncle overlooking the village for time to come.

The added drainage problems that the company has experienced in the development of this site will be exacerbated. (Nobody listens to locals). The enormous stagnant pond they have created and regular pollution of the burn leading into the Spey stands testimony to this. The original condition was that no engineering works of any type was to be allowed on the floodplain, now there is no floodplain left and they want to increase the holiday homes!

Surely enough is enough. The people in Craig na gower Avenue whose houses have flooded in the past are holding their breath.

Comments for Planning Application 2023/0019/DET

Application Summary

Application Number: 2023/0019/DET

Address: Horse Field To North Of Scandinavian Village The Aviemore Centre Grampian Road
Aviemore Highland

Proposal: Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works
(amendment to 05/00209/REMBS)

Case Officer: Stephanie Wade

Customer Details

[REDACTED]

[REDACTED]

[REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this build as

1. It is in a flood plain
2. The flats will be too high, imposing on surrounding houses privacy
3. It is not in keeping with the area
4. It will add to the over development of the area

Comments for Planning Application 2023/0019/DET

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Aviemore Highland

Proposal: Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works
(amendment to 05/00209/REMBS)

Case Officer: Stephanie Wade

Customer Details

[REDACTED]
[REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To whom it may concern,

I'd like to object to 22/05913/FUL plans...

It leaves me wondering why the Cairngorms National Parks Local Development Plan 2021 exists.

Block 4 flats: elevation is too high, and it will dwarf the existing residential street.

Parking: Noise disturbance, fumes, headlights/streetlights causing pollution.

Floodplain: Is it not immoral to build on them, this is a serious problem.

Orbital: I often go for lunchtime walks, I'd have to use my car to access any other walks, this is a recent problem due to over development.

I hope the people of Aviemore are recognised and heard.

Kind regards, [REDACTED]

Comments for Planning Application 2023/0019/DET

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Aviemore Highland

Proposal: Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works
(amendment to 05/00209/REMBS)

Case Officer: Stephanie Wade

Customer Details

[REDACTED]

[REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Others have already covered my concerns but I make no apology for reiterating them. The actions and more so inactions of this company mean that flooding potential is a huge area of concern for the whole village not just the residents of Craig-na-Gower (ie if the Openreach Exchange in Craig na Gower floods)!

I believe this company has already contravened the planning restrictions placed on them re the floodplain

of The Aviemore burn and totally ignored an order placed on them by The Cairngorm National Park to return the floodplain to its original state and remove the levee they have built all along the burn, preventing the floodwater access to it's natural traditional floodplain.

This company has proven that it cannot be trusted to follow any restrictions placed on them by a Planning Authority and until they have FULLY complied with Orders already placed on them they should be

refused any further permissions.

The idea of building a three storey eyesore of holiday flats on the highest point on this site is ridiculous and would be a carbuncle overlooking the village for time to come. Four seasons hotel anyone?

The added drainage problems that the company has experienced in the development of this site will be exacerbated. (Nobody listens to locals). The enormous stagnant sud pond they have created

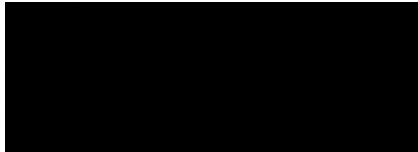
and regular pollution of the (supposedly SEPA protected burn) leading into the Spey stands testimony to this. The original

condition was that no engineering works of any type was to be allowed on the floodplain , now there is no floodplain left and they want to increase the homes!

Enough is enough. Those people in Craig na gowar Avenue whose houses have actually flooded in the past are holding their breath.

This is before we look at the other issues of neighbours being overlooked, noise disturbance and night time light pollution and over development.

Part of the CNPA remit is to protect our area/the people who live here!



30 January 2023

ePlanning, eProcessing Centre
The Highland Council, Headquarters
Glenurquhart Road
Inverness
IV3 5NX

The Highland Council
eProcessing Centre
Date Received:

07 FEB 2023

Dear Planners,

My objections to the proposed plans for 22/05913/FUL are as follows:

Expanding the block of flats will be inconsistent with the original plans and therefore should not be considered. The additional storey will overpower the south end of the development, additional parking spaces will be intrusive to neighbouring houses.

The layout and density of this development is already crowded, flats should not be built in this area. It is very poor town planning.

Yours faithfully,





29 January 2023

ePlanning, eProcessing Centre
The Highland Council, Headquarters
Glenurquhart Road
Inverness
IV3 5NX

eProc
Date Received

07 FEB 2023

To whom it may concern,

I would like to object to 22/05913/FUL.

There is no need to add an additional storey to the flats, they will be an eyesore, and ruin a once sought-after area of Aviemore. Careful thought should be given when developments are at the planning stage to avoid these blunders.

Thought must be given to residents of neighbouring properties, and the nuisance a development of such a scale will bring to us.

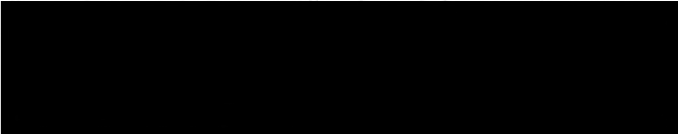
This development has been nothing but problems, from the development of the SUDS pond, the levee that was constructed 1 year ago, and now the monstrosity of high-rise flats.

As you are fully aware, this floodplain should never have been developed, the site is crowded, and a stop should be put to any further development before it is too late.

I do wonder who will be held responsible when my property is unnecessarily flooded.

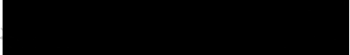
Kind regards,





eProcessing
Date Received:

07 FEB 2003

E-Mail: 

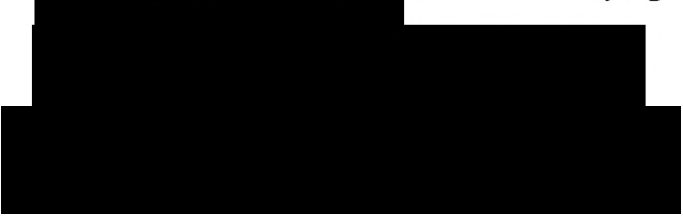
***ePlanning, eProcessing Centre
The Highland Council, Headquarters
Glenurquhart Road
Inverness
IV3 5NX***

Dear Sir or Madam.

We would like to object to the following planning application:

***22/05913/FUL – Horse^Field To North Of Scandinavian Village, The Aviemore Centre,
Grampian Road, Aviemore.***

The development of this entire site is one we felt strongly against in the first instance as it was one of the last remaining green areas available to locals in the village to walk their dogs and for children to enjoy. From its concept the developers appear to have taken more and more of our space from us. This latest application to increase the height of the block of flats from 2 Story to 3 is totally unacceptable. This will dominate the landscape and will be an eye sore to the village. Further these developments do not appear in any way to benefit local residents who can not afford the asking prices but would appear to be investments for those outwith the area who have disposable income to buy Holiday homes. On a final note the re-routing on the Aviemore Orbital Path is one that gives great cause for concern as it brings pedestrians and dog walkers into closer conflict with the A9 and with the proposed route of the dualing this is even more worrying.



The Highland Council
eProcessing Centre
Date Received:

31 JAN 2023

25/1/23

ePlanning, eProcessing Centre
The Highland Council, Headquarters
Glenurquhart Road
Inverness
IV3 5NX

Dear Sir or Madam,

22/05913/FUL Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS) | Horse Field to North of Scandinavian Village, The Aviemore Centre, Grampian Road, Aviemore.

I am writing to object to the above planning application for the following reasons:

1. Increasing the height of the flats will ruin the privacy, and character of existing properties.
2. The increase in traffic will be nuisance for nearby residents, creating headlight pollution and noise pollution.
3. The site is crowded, no further development is acceptable.
4. The suds pond is an eyesore, dangerous, and does not work as it should, further development will put more pressure on this engineering failure.
5. The floodplain needs to be returned to its original state and level, we were told that no works would be carried out in this area, we are now looking at a deep pond in an area full of springs, roads, parking, and a block of flats. None of this should have been approved and the original promises kept.



Date Received:

30/1/23

ePlanning, eProcessing Centre
The Highland Council, Headquarters
Glenurquhart Road
Inverness
IV3 5NX

07 FEB 2023

Dear Sirs,

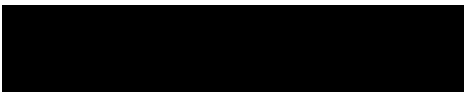
22/05913/FUL Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS) | Horse Field to North of Scandinavian Village, The Aviemore Centre, Grampian Road, Aviemore.

I wish to object to the above development for the following reasons:

Block 4: An additional storey will be completely out of place from its surroundings and the current nearby properties. The height of this building would ruin the privacy of neighbouring properties by overlooking them. This quiet area will be constantly disturbed by traffic noise and light pollution.

This is a classic example of overdevelopment; 3 storey flats should not be built next to bungalows.

Yours faithfully,





27 January 2023

ePlanning, eProcessing Centre
The Highland Council, Headquarters
Glenurquhart Road
Inverness
IV3 5NX

Date Received:

31 JAN 2023

To whom it may concern,

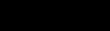
22/05913/FUL Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS) | Horse Field to North of Scandinavian Village, The Aviemore Centre, Grampian Road, Aviemore.

We wish to object to the planning application above for the following reasons:

1. Block 4 flats should not be expanded from 6 to 9 flats, this would overdevelop the area and be completely out of character with neighbouring properties.
2. The flats will create disturbances to existing properties, from traffic noise to light pollution.
3. Neighbouring houses will lose all privacy with the flats overlooking their houses and gardens.
4. Additional 5 parking spaces will create more disturbances to existing properties.
5. We are at serious risk of flooding due to this development, no flats should be built on the floodplain, this development needs to be corrected and scaled back while there is still time.
6. Flats will ruin the pleasure of walking in the woods.
7. The orbital path needs to be accessible for everybody.

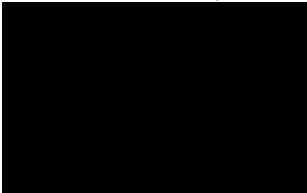
I hope our objections are considered.



From: 
To: [ePlanning](#)
Subject: 22/05913/FUL
Date: 31 January 2023 18:59:52

CAUTION: This email was sent from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom it may concern,
22/05913/FUL Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS) | Horse Field to North of Scandinavian Village, The Aviemore Centre, Grampian Road, Aviemore.
My objections to the amended plan are as follows:
Block 4 flats: Adding an additional floor to the flats will be out of character with the existing houses, it will overshadow them, and be out of place amongst 1 and 1.5 storey buildings. It is not appropriate to ruin one street in the process of overdeveloping another. This area of the development should not support any flats.
The increase in parking will create noise, light, and air pollution to a once tranquil area that was used for recreation. This will not only affect neighbouring properties but the enjoyment of walking in Milton Woods and along the Butcher's Burn.
Orbital Path: The development has already taken the enjoyment away from using the Orbital, now between a housing scheme and the busy A9, the path must remain usable for all.
Flooding: It is extremely worrying to see such a development in a field prone to flooding, especially the development of block 4 flats, the raised suds pond, and the levee.
Kind regards,



Comments for Planning Application 22/05913/FUL

Application Summary

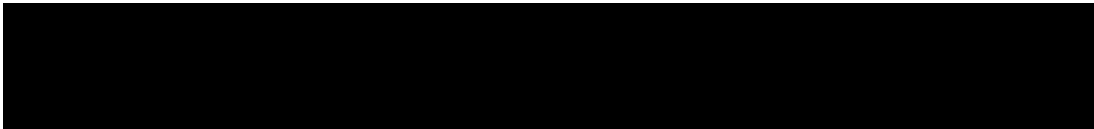
Application Number: 22/05913/FUL

Address: Horse Field To North Of Scandinavian Village The Aviemore Centre Grampian Road Aviemore

Proposal: Please visit, <https://www.eplanningcnpa.co.uk/online-applications/#searchApplications>|cr|Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS)

Case Officer: Roddy Dowell

Customer Details



Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to the changes of 22/05913/FUL plans for the following reasons:

1. Block 4 flats

The development is contrary to SEPA's flood risk management policy and the Cairngorms National Parks Local Development Plan.

The flats and parking area are being built on top of a spring and in a floodplain, no development should be permitted in this area. The spring has been filled in with rubble and soil, this is not a long-term fix, the water will eventually rise to the surface and follow its natural track to the burn, causing significant issues for buildings, parking, and roads.

The flats are adjacent to Craig Na Gower Avenue, a street with mainly bungalows or one and a half storey houses, raising the flats to three storeys is not in keeping with the area. The pitch of the roof is high, this will essentially be equivalent to a four storey building which will be out of place.

The height of the flats will overshadow and block light from neighbouring properties on Craig Na Gower Avenue.

Changing the number of flats from 6 to 9 is overcrowding and overdeveloping the area.

The flats will be overlooking existing properties, they will lose what little privacy they now have.

Under no circumstances should the ground level be raised while building the flats.

Two storey flats are too high for this area, three storeys will be devastating, permission should be revoked, and the ground allowed to hold water.

2. Parking

There is not enough parking at each property and the additional 5 parking spaces will be in a floodplain.

Additional parking will cause air, noise, and light pollution to properties on Craig Na Gower.

The parking and road to block 4 will flood and water will rise from the spring.

3. Environmental

The suds pond is stagnant, it is polluting Milton Burn and the River Spey.

The suds pond will cause an unpleasant smell during the summer months and create a haven for midges.

There has been no consideration to climate change and the increased likelihood of flooding.

4. Orbital path

Moving the orbital path closer to the A9 will put children and dogs in danger.

When the A9 is dualled the Orbital path will be right next to it which is highly inappropriate.

The Orbital path must be accessible to people of all abilities.

5. Breach of condition notice

This was served to Tullochs on the 22nd of June 2022, it required Tullochs to comply with the relevant conditions of planning consent that prevented engineering works in the floodplain and the removal of the levee along the burn. Tullochs chose to ignore this with no regard whatsoever for

the flood risk they have put the existing properties of Craig Na Gower and Milton Park under. They even ticked the boxes on this application form that there was no flood risk!

6. Suds Pond and Levee

The suds pond must be returned to the original ground level, it has been raised to prevent it from flooding, causing a manmade dangerous flood risk to Craig Na Gower. The suds pond in its current glory is a danger to pets, children, and anybody in the area, the sides are steep and anybody that falls in will not get back out. The "danger deep water" signs around the suds ponds are not a solution for the immense problem that has been created.

The high levee along the burn to prevent the burn from flooding onto the natural floodplain must be removed. When this is removed the flats and parking will flood naturally, the situation we are in now is that the water will be forced towards existing properties on Craig Na Gower.

The huge mound of soil where the flats are proposed must be removed, it is higher than the houses of Craig Na Gower, causing a flood risk.

Kick around area situated next to the Suds Pond is extremely dangerous.

The suds pond has already gathered litter, who is responsible for managing this?

The BT exchange is on Craig Na Gower, Aviemore and its surrounding area will have no internet or phone connections if the street floods.

7. Previous problems in this area

Lessons should have been learned when Aviemore Primary School was sinking into the bog and had to be re-built in an area that does not flood, the locals warned planners but were ignored. An expensive mistake but here we are again.

I sincerely hope that this site and all the problems it has created for existing houses will be carefully considered and the correct decisions made about building on floodplains.

Kind regards



Comments for Planning Application 22/05913/FUL

Application Summary

Application Number: 22/05913/FUL

Address: Horse Field To North Of Scandinavian Village The Aviemore Centre Grampian Road Aviemore

Proposal: Please visit, <https://www.eplanningcnpa.co.uk/online-applications/#searchApplications>|cr|Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS)

Case Officer: Roddy Dowell

Customer Details

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the planning application above for the following reasons:

1. The layout and density of Block 4 flats are completely out of character with the surrounding houses, it will have an extremely negative impact on the area.
2. Under no circumstances should the block be enlarged in any way, it will overpower all the neighbouring properties, including new builds on Bynack More.
3. Two or three storey blocks of flats at the south end of the development are not acceptable, I regularly use this area for training dogs and with large blocks of flats such as planned, will not be a pleasant walking/training area anymore
4. These flats will bring noise, air, and light pollution to houses and the woods.
5. This site is completely overdeveloped, houses are crammed together looking into each other, tiny gardens, and there is not enough parking at each property - proven during the Christmas holidays when cars were parked all along the road.
6. After a short period of ownership, owners of the new Bynack More houses are already applying for short term let licenses, so bought for investment and put straight on the rental market. This is not in keeping with the purpose of the short term let control zone, new build houses should not be holiday lets, rather be homes for local residents or workers in the area.
7. The top half of the field was once used for dog walkers, now they want to destroy the last bit of path and move it closer to the A9, this does not benefit the community. The lower half of the field was a bog and at times totally flooded, not suitable for walking but it supported lots of wildlife, which has been destroyed.
8. The creation of a lake with danger signs is unbelievable, did nobody think to stop and make

sure the plans were fit for purpose.

9. This site is causing significant damage to the environment, the burn that my dogs would use to drink water and play in on a hot day is now often discoloured, bits of plastic, debris from the site floating around the water and the woods. This will be unusable by dog walkers and by children wishing to play in the burn.

10. This area (pony field) was used by Aviemore Primary as an outdoor learning area as it is close to the school, if this planning goes ahead, there will be no area on this site for school pupils to use for education and outdoor learning.

Comments for Planning Application 22/05913/FUL

Application Summary

Application Number: 22/05913/FUL

Address: Horse Field To North Of Scandinavian Village The Aviemore Centre Grampian Road
Aviemore

Proposal: Please visit, <https://www.eplanningcnpa.co.uk/online-applications/#searchApplications>|cr|Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS)

Case Officer: Roddy Dowell

Customer Details



Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application.

Changing these plans from 2 storey to 3 storey is unacceptable along with the roof pitch makes it more like a 4 storey building.

The revised height is far too high for this area which is on a floodplain and will potentially cause flooding to Craig na Gower Avenue and putting nearby residential properties at risk. There will also be a loss of light, noise pollution and privacy for these properties in Craig na Gower Avenue.

I object to this.

Comments for Planning Application 22/05913/FUL

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Application Number: 22/05913/FUL

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Case Officer: Roddy Dowell

Customer Details



Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the recent amendment made to planning in the horse field, specifically the change in size and height of block 4.

The property I live in looks directly onto the location of block 4, currently there is an enormous mound of earth which absolutely dwarfs our garden and view, I assume this will be levelled before the block is constructed, though at this point nothing surprises me with this build. Even if the mound is levelled prior to building this will provide little respite from the feeling of being absolutely fenced in as a three story block of flats will also completely dwarf our garden and obstruct our view, not to mention stripping us of any privacy. As though this wasn't bad enough, the clearly insufficient drainage for a build this size will also severely impact our home, as I'm sure you are aware the field and surrounding properties are a known flood risk, our house has flooded so badly in the past we have had to move out to repair the damage and as a result have had to shell out for premium insurance. If this build goes ahead not only will we lose our privacy, any semblance of a view and the peace and quiet we are used to, we will also look forward to more frequent flooding and the probability that we will no longer meet insurance requirements to protect our home in the future, which I assume we will be compensated for as you must have knowledge of the water levels in the area you are building? If block 4 does go ahead as planned I'm sure all the residents of Craig na Gower, and Aviemore, would love to know why the rules and regulations they have followed on their own homes do not apply to bigger builds. It really would be heart breaking to realise that all it takes to flaunt the rules in the national park is a big enough budget and sway over the right people, this isn't the way Aviemore used to be.

Comments for Planning Application 22/05913/FUL

Application Summary

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Case Officer: Roddy Dowell

Customer Details



Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object to the Planning Application 22/05913/FUL - Erection of 3 flats, omission of 3 houses and relocation of footpath (amendment to 05/00209/REMBS) - Horse field to North of Scandinavian Village, Aviemore Centre, Grampian Road, Aviemore.

1. I'm a resident at Bynack More for the last 10 years and we lost a lot already. Beautiful views, sun accesses to our flats, privacy, water pressure. My flat is more darker then it was before. My curtains has to be closed all the time to have some privacy cause it's overlooking new flats and they can see everything. Cause of that I'm struggling with mould.
2. Building 4 storey flats instead of 3 will take all the privacy from other residents. The area is already overcrowded. Not enough parking spaces require people to park on pavements. Not mentioning pollution is rising, noise is getting worst. The place is so longer child friendly.
3. Orbital path should not get moved under no condition. With a9 dualling we will loose another part of woods and the path will be closer to the road then is now. Moving orbital path even closer will be dangerous for kids that using that area as well as for dog walkers. This path is very popular not only for residents and is very busy all the time
4. 4 storey flats just don't fit the area. All flats are only 2 storeys. They will be too high and it will just not fit in Aviemore. Not mentioning that they will overlook Craig Na Gower residents and they will lost all they privacy
5. The new pond is an eye sore and is perfect place for midges and mosquitos and not solution to the flooding problem
6. Cutting trees around the pond was very dangerous move. The stream can get very high as it's collecting all the spring water and raising of the stream can cause flood to the near houses at

Craig na Gower

7. The land that the houses getting build was always flooded. Building the horrible pond is not a solution and I can imagine some of the houses will be flooded over the time. Or start collapsing

8. The development is not in line with SEPA's flood risk policy or the Cairngorms National Parks Local Development Plan

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Case Officer: Roddy Dowell

Customer Details

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir or Madam,

As a local resident of Aviemore I am objecting to the changes of 22/05913/FUL plans:

1. The development is not in line with SEPA's flood risk policy or the Cairngorms National Parks Local Development Plan.
2. Block 4 flats is overdeveloping the area and will change the character of Craig Na Gower.
3. The elevation of block 4 flats is too high, no flats should be allowed in this area as it's in a floodplain and on a spring.
4. The flats will block light from properties in Craig na Gower and give no privacy.
5. The parking will cause a noise disturbance.
6. Fumes will pollute the air.
7. The parking is on a floodplain and not enough.
8. The suds pond is a danger, eyesore, and on a floodplain. The creation of this loch has removed most of the floodplain and enhanced the flood risk for my property.
9. The raising of the burns bank one year ago has caused me significant worry and stress to residents on craig na gower.
10. Nobody wants to walk next to the A9, the path has already been damaged with the development of so many houses.
11. Tullochs are in breach of planning consent; this must be addressed immediately.
12. In the planning they say this is not an area of flooding which is a bare face lie
13. This will not be affordable housing for any local as a one bedroom flat cost £180,000.

I do hope that my objections are understood, and that the planning department will take stock and

prevent further overdevelopment. I think it's a great shame this was even allowed.

Yours sincerely,



Comments for Planning Application 22/05913/FUL

Application Summary

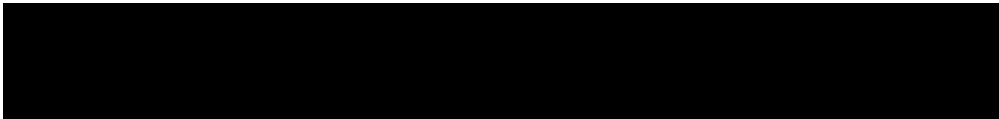
Application Number: 22/05913/FUL

Address: Horse Field To North Of Scandinavian Village The Aviemore Centre Grampian Road Aviemore

Proposal: Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS)

Case Officer: Roddy Dowell

Customer Details



Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object specifically to the changed height and overall size of Block 4.

I am concerned that the proposed extra height of the block of flats will mean that it dominates the view for many nearby properties and the inspiring view to the woods and hills to the west of the village will be lost to many existing homes. A key characteristic of Aviemore, set amongst fantastic hills and designated and protected woods, is that you are never far from a superb, natural environment. The size of the proposed Block 4 is significantly greater than the approved size and will mean the area becomes so much more urban than it needs to be. I urge the planning authorities - Highland Council and National Park - to reject the application.

How many people regret the height of the 4 Seasons /Strathspey Hotel? I like to think it would not get planning permission now, but nor should a three-storey block of flats in this location.

Thanks to Aviemore and Vicinity Community Council for bringing this to my attention.

Comments for Planning Application 22/05913/FUL

Application Summary

Application Number: 22/05913/FUL

Address: Horse Field To North Of Scandinavian Village The Aviemore Centre Grampian Road Aviemore

Proposal: Please visit, <https://www.eplanningcnpa.co.uk/online-applications/#searchApplications>|cr|Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS)

Case Officer: Roddy Dowell

Customer Details



Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I wish to strongly object to the planning application 22/05913/FUL: Erection of 3 flats, omission of 3 houses and relocation of footpath (amendment to 05/00209/REMBS) - Horsefield to North of Scandinavian Village, Aviemore Centre, Grampian Road, Aviemore.

In addition to my previously undocumented concerns over the original planned development, I am particularly concerned over the significant change that is proposed by this amendment. The proposed increase in height of the Block 4 flats is both unsightly and inappropriate for the surroundings, and will also adversely impact both myself and other residents in Craig-Na-Gower Avenue from loss of light, increase in noise pollution and ultimately the sanctity of our privacy.

The development to date has already adversely affected the flood resilience in the area, and from my understanding are not in line with SEPA's flood risk policy or the Cairngorms National Park Local Development plan.

This proposed change is likely to exacerbate the flooding issues already being experienced in my home.

I trust that my concerns will be appropriately considered, and the proposed amendments rejected.

Regards



Comments for Planning Application 22/05913/FUL

Application Summary

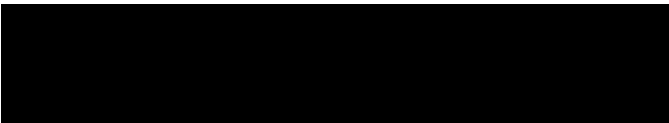
Application Number: 22/05913/FUL

Address: Horse Field To North Of Scandinavian Village The Aviemore Centre Grampian Road
Aviemore

Proposal: Please visit, <https://www.eplanningcnpa.co.uk/online-applications/#searchApplications>|cr|Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS)

Case Officer: Roddy Dowell

Customer Details



Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The area is already overdeveloped the flats will be far too high and ruin the character of the area. Building on a flood plain which will cause all the houses on Craig Na Gower Ave to be prone to regular flooding.

Comments for Planning Application 22/05913/FUL

Application Summary

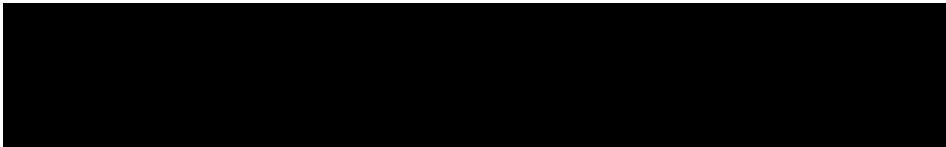
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Address: Horse Field To North Of Scandinavian Village The Aviemore Centre Grampian Road Aviemore

Proposal: Please visit, <https://www.eplanningcnpa.co.uk/online-applications/#searchApplications>|cr|Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS)

Case Officer: Roddy Dowell

Customer Details



Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object for various reasons:-

The height of the building will be overlooking other properties and doesn't fit in with the surrounding area

The path has been altered too much as it is and should be left as it is.

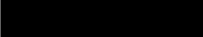
The fact that the floodplain has been altered and will cause the Craig Na Gower houses to flood should put a stop to any ongoing works and all works should be stopped until this is fixed.

A slight aside to this is the amount of building debris/plastic entering the water course is a disgrace, the prevailing southerly wind is blowing all loose building materials from the site into the woods and burn north of the building site, building plastics, membranes and kingspan all breaking down into micro plastics and entering the water system. This has been like this for months and months and if the builder can't be trusted to keep the site and environment clean and tidy then why can we trust them to do the right thing in future builds?

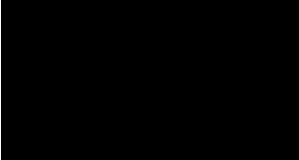
Classic profit before anything else builder will "kick the can down the road" to get the job finished and walk away denying all problems leaving the council and community to deal with their problems.

Works should be stopped straight away until all problems fixed it's the only way for the builder to

pay attention and just like a spoilt child needs to be told off to stop playing and go to the naughty corner!

From: 
To: [ePlanning](#)
Subject: Planning Application objection: 22/05913/FUL
Date: 24 January 2023 20:59:16

CAUTION: This email was sent from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.



I am writing to object to the Planning Application 22/05913/FUL - Erection of 3 flats, omission of 3 houses and relocation of footpath (amendment to 05/00209/REMBS) - Horse field to North of Scandinavian Village, Aviemore Centre, Grampian Road, Aviemore.

Once again more over development changing the characteristics of Aviemore, losing more woodland and natural habitat.

The revised height of the 3 flats is far too high for this area which is on a floodplain and will potentially cause flooding to Craig-na-Gower Avenue and putting nearby residential properties at risk.

Increasing the height of the building in question will also be another blot on the landscape and not in keeping with the local area.


Such over development will have a huge impact on residents and their daily lives. Loss of privacy, noise pollution and general light will also be a negative contributing factor.

There is not enough parking at each property and the additional parking spaces are planned on a flood plain.

The decision to move the orbital path is shameful; where can people walk and children live in a safe environment?

Tullochs are not following planning consent and this needs to be looked in more detail.

Stop this overdevelopment on this site- yet again lack of regard for an already overdeveloped town with a lack of infrastructure to support the people and community.



Comments for Planning Application 22/05913/FUL

Application Summary

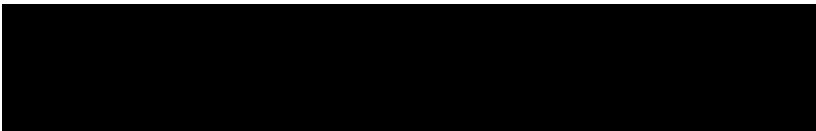
Application Number: 22/05913/FUL

Address: Horse Field To North Of Scandinavian Village The Aviemore Centre Grampian Road Aviemore

Proposal: Please visit, <https://www.eplanningcnpa.co.uk/online-applications/#searchApplications>|cr|Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS)

Case Officer: Roddy Dowell

Customer Details



Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed changes to the development at the Horse Field North of Scandinavian village present a number of pretty major concerns.

The first, and biggest, is undoubtedly the raising of the block of flats from two to three stories. This will constitute a major change to the character of the area and will impact on everyone who lives here. The greatest impact will of course be felt by residents of Craig Na Gower who will have both their privacy and their access to daylight impinged. It will also create extra light pollution at night.

I think it's also worth noting that the site of these flats is a flood plane, the developers have already shown a contempt for existing homeowners with their decision to ignore the breach of condition notice regarding engineering works in the floodplain and the removal of the levee along the burn. I have serious concerns that new homeowners might at some point find a good portion of their property underwater if this is not taken more seriously.

The suds pond is a poor solution that seems very likely to present a danger to the safety and welfare of residents, neighbours and potentially the wider environment. A stagnant pool that will be stinking and a breeding ground for midgies and mosquitos in summer and could be very dangerous in winter if children try to test if it's frozen and fall in. Any pollution from that pond will quickly seep into the burn and then the Spey.

The realities of Aviemore in Winter and plans for the dualling of the A9 also seem to be being ignored when it comes to the changes in the orbital path. Making the path steeper and adding stairs to compensate means it will be less accessible and also potentially more dangerous in

winter when it ices over.



27/1/23

ePlanning, eProcessing Centre
The Highland Council, Headquarters
Glenurquhart Road
Inverness
IV3 5NX

To whom it may concern,

22/05913/FUL Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS) | Horse Field to North of Scandinavian Village, The Aviemore Centre, Grampian Road, Aviemore.

I am writing to object to the above planning application on the following grounds:

Adding an additional storey to the flats is not in keeping with the area, it would be crowded and overlooking much smaller buildings causing them a loss of privacy. The flats will create noise disturbances and light pollution.

The orbital path must be accessible for people of different ages and abilities.

I hope my objections are carefully considered.

Yours faithfully,



The Highland Council
eProcessing Centre
Date Received:

31 JAN 2023



30 January 2023

ePlanning, eProcessing Centre
The Highland Council, Headquarters
Glenurquhart Road
Inverness
IV3 5NX

Dear Planners,

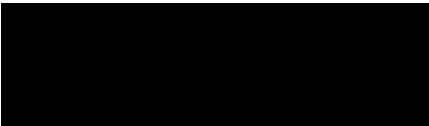
My objections to the proposed plans for 22/05913/FUL are as follows:

Raising the height of block four flats is not in keeping with the area. The flats are in a flood plain and therefore should not be built, let alone expanded.

Milton Woods is a well-used area for walking, development of such scale next to them will remove all the enjoyment of walking in that area forcing me to use my car to go elsewhere.

These flats will bring noise, light, and air pollution. People on the well-established residential street will sadly lose their privacy. There are obviously better areas to build flats.

Yours faithfully,



The Highland Council
eProcessing Centre
Date Received: 07 FEB 2023

07 FEB 2023

07 FEB 2023

Highland Council
eProcessing Centre
Date Received

28th January 2023

51 JAN 2023

ePlanning, eProcessing Centre
The Highland Council, Headquarters
Glenurquhart Road
Inverness
IV3 5NX

Dear Sir or Madam,

I would like to object to the following planning application: 22/05913/FUL Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS) | Horse Field to North of Scandinavian Village, The Aviemore Centre, Grampian Road, Aviemore.

Raising the elevation of block 4 flats to accommodate 3 additional flats will overshadow existing properties, overcrowd the area, cause noise, light and air pollution. The development is not in keeping with the area, where there are mainly bungalows.

Additional parking will cause more noise and light pollution, the lower part of the horse field was a floodplain, now it has been transformed into a pond, no more development should be permitted in this area, 2 storey flats and parking is too much.

The orbital footpath has been destroyed by the development, the pleasure of walking on it has gone, moving it closer to the A9 does not seem beneficial to anybody.

Kind regards,

[Redacted]

[Redacted]

Comments for Planning Application 22/05913/FUL

Application Summary

Application Number: 22/05913/FUL

Address: Horse Field To North Of Scandinavian Village The Aviemore Centre Grampian Road Aviemore

Proposal: Please visit, <https://www.eplanningcnpa.co.uk/online-applications/#searchApplications>|cr|Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS)

Case Officer: Roddy Dowell

Customer Details

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I would like to object to the planning application 22/05913/FUL : Erection of 3 flats, omission of 3 houses and relocation of footpath (amendment to 05/00209/REMBS) - Horsefield to North of Scandinavian Village, Aviemore Centre, Grampian Road, Aviemore.

1) Block 4 flats are far too high for this area and will impact residents in Craig-Na-Gower avenue to loss of light, noise pollution and privacy.

Changing these plans from 2 storey to 3 storey is unacceptable along with the roof pitch makes it more like a 4 storey. Changing the number of flats from 6 to 9 is overdeveloping the area and will cause parking issues .

2) The flats are being built on a flood plane, on top of a natural spring which should never have been developed on. What are the risks to the surrounding neighbours?

3) Moving the orbital path closer to the A9 which is to be eventually be turned into a dual carriageway is highly inappropriate thus creating a safety issue for children and dogs.

4) The development is not in line with SEPA's flood risk policy or the Cairngorms National Park Local Development plan. Tullochs are in breach of planning consent as they were to comply with a notice served to them in June 2022 which prevented engineering works in the floodplain and the removal of the levee along the butchers burn which has been subsequently ignored.

I do hope you listen to the public's concerns and no further potentially catastrophic development

goes ahead.

Comments for Planning Application 22/05913/FUL

Application Summary

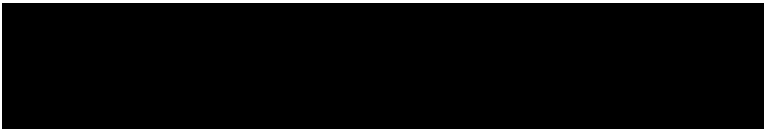
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Address: Horse Field To North Of Scandinavian Village The Aviemore Centre Grampian Road Aviemore

Proposal: Please visit, <https://www.eplanningcnpa.co.uk/online-applications/#searchApplications>|cr|Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS)

Case Officer: Roddy Dowell

Customer Details



Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is good news that plans for 3 substantial homes have been deleted from the Tulloch development. This will save the loss of more trees and their associated wildlife habitats and also save substantial groundworks in an area which has already been ruined. Why is it necessary for the developers to feel the need to compensate for this loss by adding another storey to the block of flats. This will result in more loss of privacy for neighbouring Craig Na Gower residents. There is already ample housing for sale in this former field, people are pouring in to Aviemore putting more pressure on all the vital services. I think adding an extra storey is overdevelopment of the site creating an eyesore in an area that was once a beauty spot.

As far as I am aware, the correct consent has not been obtained for some of the major groundworks on this building site. This is a huge community concern and may cause flooding.

Comments for Planning Application 22/05913/FUL

Application Summary

Application Number: 22/05913/FUL

Address: Horse Field To North Of Scandinavian Village The Aviemore Centre Grampian Road Aviemore

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Case Officer: Roddy Dowell

Customer Details



Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I should like to complain against the amendment to Planning Application 05/00209/REMBS The Horse Field to North of Scandinavian Village, The Aviemore Centre, Grampian Road, Aviemore

My complaints are:-

The three storey flats would be opposite my house leading to a loss of privacy and loss of light due to overshadowing. The size of Block 4 is much larger than the size initially approved and permission for the change in size should not be approved.

There will be increased noise due to the increase in traffic.

Moving the Orbital Path closer to the A9 is unacceptable - walking should be a pleasure - walking beside the very busy A9 would take all pleasure away.

The levee created beside the burn needs to be removed as the excess water will be forced into the gardens and homes on Craig-Na-Gower Avenue. The natural flood plain was the Horse Field!

Comments for Planning Application 22/05913/FUL

Application Summary

Application Number: 22/05913/FUL

Address: Horse Field To North Of Scandinavian Village The Aviemore Centre Grampian Road Aviemore

Proposal: Please visit, <https://www.eplanningcnpa.co.uk/online-applications/#searchApplications>|cr|Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS)

Case Officer: Roddy Dowell

Customer Details



Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to strongly object to the Planning Application 22/05913/FUL - Erection of 3 flats, omission of 3 houses and relocation of footpath (amendment to 05/00209/REMBS).

Increasing the height and overall size of Block 4 will create a building significantly larger than the original approved building which will dominate the surrounding area, especially those in neighbouring Craig-na-Gower Avenue, not to mention the uplifting view from the village westwards into the woods and hills.

One of the appealing features of the Strath is that of low-level buildings set in beautiful countryside. Surely we have learned a lesson from the 1960s development of the Aviemore Centre which gave us the Strathspey (now Four Seasons) Hotel and a building completely out of place in a Highland Village? This proposed 3-storey building will look similarly displaced for years to come.

Relocating the footpath will only take it closer to the by-pass - and possibly closer still to the long overdue dualled A9. This is unnecessary and must be turned down.

Another related issue is the SUDS pond which sits beside the site of the proposed block of flats. Because the 'Horse Field' is a flood plain for the Milton Burn, the SUDS pond and adjacent levee that has been created by the developer has resulted in a real flood risk to homes in neighbouring Craig-na-Gower AND to those living further upstream. It's also bewildering that the Site Layout plan shows a Kick-about area, which will presumably be used mainly by children, yards from the SUDS pond!

One of the additional problems encountered by SUDS ponds in other locations is that of maintenance. At present, being adjacent to the Milton Burn, the developer has riparian responsibility (although you would hardly know it) to clear the litter, maintain the bed, banks, vegetation, fences and notices. Who will take this on when the developer has finished?

The CNPA has an obligation and responsibility to preserve and protect the area accordingly. I urge the planning authorities to reject this application.

Comments for Planning Application 22/05913/FUL

Application Summary

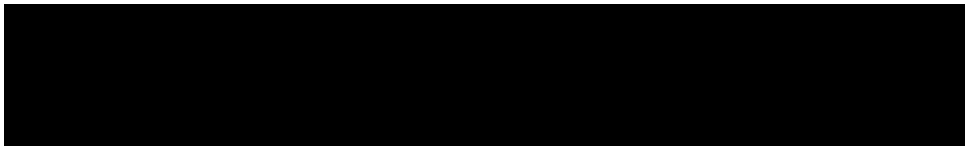
Application Number: 22/05913/FUL

Address: Horse Field To North Of Scandinavian Village The Aviemore Centre Grampian Road
Aviemore

Proposal: Please visit, <https://www.eplanningcnpa.co.uk/online-applications/#searchApplications>|cr|Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS)

Case Officer: Roddy Dowell

Customer Details



Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This company have flaunted the planning conditions in many areas. Why are they applying to Highland Council for change of plans and not CNP who having been dealing with them?? The "suds pond" area was not to be developed now we have a "Loch" and a danger to children. We now have a bank built between the burn and pond which was the flood plain and likely to cause flooding. Craig Na Gower Ave has been flooded in the past and there are photos to prove this. The change to extend the height of flats from Two story to Three story is not acceptable as we already have a hotel in the village which is an eye sore and not fitting with the surrounding area. The application to move the orbital path to nearer the A9 is not acceptable. With so little walking areas in Aviemore no one wants to walk their children or dogs next to a busy road and more so when the duelling of the A9 takes place. Not everyone has a car to go out with the village to walk.

Comments for Planning Application 22/05913/FUL

Application Summary

Application Number: 22/05913/FUL

Address: Horse Field To North Of Scandinavian Village The Aviemore Centre Grampian Road Aviemore

Proposal: Please visit, <https://www.eplanningcnpa.co.uk/online-applications/#searchApplications>|cr|Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS)

Case Officer: Roddy Dowell

Customer Details

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I would like to object to the Planning Application 22/05913/FUL - Erection of 3 flats, omission of 3 houses and relocation of footpath (amendment to 05/00209/REMBS) - Horse field to North of Scandinavian Village, Aviemore Centre, Grampian Road, Aviemore.

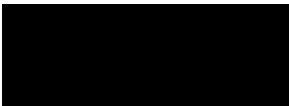
My objection to the application relates to the additional units in Block 04 which I believe are unsuitable for the following reasons -

- It is adjacent to several existing properties on Craig-Na-Gower Avenue and the additional height will have a significant adverse impact on those properties
- The height of this development is entirely unsuitable for a village the size of Aviemore. As far as I am aware, other blocks within the development are 2 storeys tall and other residential developments in Aviemore that are not adjacent to Grampian Road are no more than 2 storeys tall
- The positioning of this block in the development, away from any other flats, means it stands out, even at 2 storeys tall. At 3 storeys it will stand out even more.
- The additional usage of the road would be detrimental to users of the adjacent amenity spaces and to residents of Units 42-55
- The block is located at the furthest point on the site from local amenities and for access to public transport which could lead to more unnecessary car journeys or greater isolation for those with mobility issues for whom access via paths to the North would be unsuitable.
- Although it seems that there has been no net change in paved area over the site as a whole due to the omission of the units to the west, the larger area of the parking spaces and larger roof area

is much closer to the nearby burn, reducing discharge time.

- It is clear that Block 04 has been chosen to be enlarged as opposed to any other block as it has the smallest effect on other properties within the Development as to not affect their desirability or effect their line of sight towards the Cairngorms to the South East. That same level of forward planning has not been considered for the existing residents on Craig-Na-Gower Avenue as this is also the closet point of the site to many of these properties and will block their own existing sight lines towards Craigellachie Rock.

Regards,



Comments for Planning Application 22/05913/FUL

Application Summary

Application Number: 22/05913/FUL

Address: Horse Field To North Of Scandinavian Village The Aviemore Centre Grampian Road Aviemore

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Case Officer: Roddy Dowell

Customer Details

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The flats raised from two storey to three storey is complete overdevelopment, built on a spring, in a floodplain,

An order placed on them by The Cairngorm National Park back in June to comply has also been ignored. There are signs which have been erected around the enormous stagnant pond they have created on what was the floodplain, warning of the danger of deep water!! This is a hazard they have created in developing this site and it needs to be removed along with the levee which puts the residents of Craignagower Avenue and Milton Park at risk

Comments for Planning Application 22/05913/FUL

Application Summary

Application Number: 22/05913/FUL

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Aviemore

Proposal: Please visit, <https://www.eplanningcnpa.co.uk/online-applications/#searchApplications>|cr|Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS)

Case Officer: Roddy Dowell

Customer Details



Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I wish to object to planning application/22/05913/FUL

The height of the three storey flats are too high and should be restricted to two storey.

The suds pond shall become a loch and will be a huge danger for children of all ages if they fall into such a waterhole causing loss of life. There is also the possibility of freezing over in the winter again causing children to try to skate over it and falling through the ice.

Again a big overdevelopment which should be rejected.

Comments for Planning Application 22/05913/FUL

Application Summary

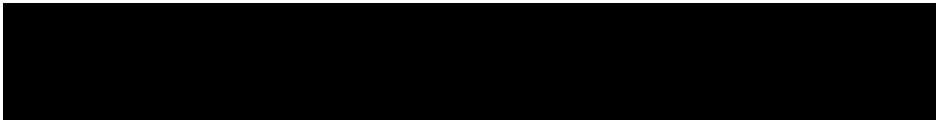
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Case Officer: Roddy Dowell

Customer Details



Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to Tullochs plan to changing properties from two to three storeys. These planned properties would not be in keeping with the character of Craig Na Gower Avenue. The site is being completely over developed with resultant loss of privacy for neighbouring properties.

There is a lack of suitable parking available not to mention the resultant noise and light pollution.

There is also a high risk of flooding in that particular areas properties are being built on a historic flood plain. Raising suds pond and building a levee have only exacerbated this risk.

Planning authorities need to place more emphasis on the existing residents of Aviemore.

Comments for Planning Application 22/05913/FUL

Application Summary

Application Number: 22/05913/FUL

Address: Horse Field To North Of Scandinavian Village The Aviemore Centre Grampian Road Aviemore

Proposal: Please visit, <https://www.eplanningcnpa.co.uk/online-applications/#searchApplications>|cr|Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS)

Case Officer: Roddy Dowell

Customer Details



Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I would like to object to the Planning Application 22/05913/FUL - Erection of 3 flats, omission of 3 houses and relocation of footpath (amendment to 05/00209/REMBS) - Horse field to North of Scandinavian Village, Aviemore Centre, Grampian Road, Aviemore.

A block of 4 flats is far too high for this area which is on a floodplain and will cause flooding to Craig-na-Gower Avenue and putting residents at risk. It shall be a total eye sore.

It shall massively impact residents. Loss of light, noise pollution and privacy.

There is not enough parking at each property and the additional parking spaces shall be on a flood plain!

It is overdevelopment of the CNP and it shall change the characteristic of Aviemore, losing woods and a natural habitat. Moving the orbital path is devastating, where shall people walk and children be safe?

Tullochs are in breach of planning consent and this needs to be looked into immediately.

I wish for you to take my points on board and no further overdevelopment in this area goes ahead.



Comments for Planning Application 22/05913/FUL

Application Summary

Application Number: 22/05913/FUL

Address: Horse Field To North Of Scandinavian Village The Aviemore Centre Grampian Road
Aviemore

Proposal: Please visit, <https://www.eplanningcnpa.co.uk/online-applications/#searchApplications>|cr|Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS)

Case Officer: Roddy Dowell

Customer Details



Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to the increase in the size of the flats elevation, block 4. The height of the proposed development will not only invade the privacy of nearby residents but also impact biodiversity. Additional car parking also means more tarmac in an already overdeveloped natural flood plain, decreasing biodiversity and increasing flood risk to nearby housing.

Increased residences also means increased traffic in a village that already has traffic flow problems.

I also object to increasing the overdevelopment of the Cairngorms National Park.

Comments for Planning Application 22/05913/FUL

Application Summary

Application Number: 22/05913/FUL

Address: Horse Field To North Of Scandinavian Village The Aviemore Centre Grampian Road Aviemore

Proposal: Please visit, <https://www.eplanningcnpa.co.uk/online-applications/#searchApplications>|cr|Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS)

Case Officer: Roddy Dowell



Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir or Madam,

As a neighbour I am objecting to the changes of 22/05913/FUL plans:

1. The development is not in line with SEPA's flood risk policy or the Cairngorms National Parks Local Development Plan.
2. Block 4 flats is overdeveloping the area and will change the character of Craig Na Gower.
3. The elevation of block 4 flats is too high, no flats should be allowed in this area as it's in a floodplain and on a spring.
4. The flats will block light from my property and ensure I have no privacy in my home or garden.
5. The parking will cause a noise disturbance.
6. Fumes will pollute the air and headlights will shine through my windows.
7. The parking is on a floodplain.
8. The suds pond is a danger, eyesore, and on a floodplain. The creation of this loch has removed most of the floodplain and enhanced the flood risk for my property.

9. The raising of the burns bank one year ago has caused me significant worry and stress.

10. Nobody wants to walk next to the A9, the path has already been damaged with the development of so many houses.

11. Tullochs are in breach of planning consent; this must be addressed immediately.

I do hope that my objections are understood, and that the planning department will take stock and prevent further overdevelopment.

Yours sincerely,

A black rectangular redaction box covering the signature of the sender.