

AGENDA ITEM 7

APPENDIX 3

2023/0007/DET

**COMMUNITY COUNCIL
COMMENTS**

From: CNPAplanning@lochlomond-trossachs.org
Sent: 13 January 2023 14:00
To: Planning
Subject: Comments for Planning Application 2023/0007/DET

Categories: Consultation Response

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 13/01/2023 2:02 PM from Mr Peter Long.

Application Summary

Address:	Land 80M SW Of Mountain Cafe 111 Grampian Road Aviemore
Proposal:	Erection of 22 self catering apartments, shops, hotel and underground parking
Case Officer:	Alan Atkins

[Click for further information](#)

Customer Details

Name:	Mr Peter Long
Email:	aviemoreccchair@gmail.com
Address:	Milton, 16 Morlich Place, Aviemore, Highland PH22 1TH

Comments Details

Commenter Type:	Community Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	<p>Aviemore and Vicinity Community Council objects to this application on the following grounds</p> <ol style="list-style-type: none">1. Previous objection. AVCC objected to a previous application for this site in November 2021. Despite some minor modifications to the building height and the introduction of some more appropriate building materials and finishes we feel that some of the key concerns remain unaddressed.2. Context. This is a key site in the heart of Aviemore. Any sizeable development here will define the character of the centre for generations to come. The Community Council recognises the inevitability of a large scale, mixed development on the site, as outlined in the Local Development Plan. However we feel that it is essential that any development on this site incorporates attractive and high quality communal space, and that the buildings themselves are on a scale that fits sympathetically into the local environment.

3. Scale and height. The proposed buildings, particularly the hotel, are on a scale which would dominate the centre of Aviemore. Views towards Craigellachie from the north along Grampian Road would be obstructed, significantly altering the "feel" of central Aviemore.

4. Traffic. The development creates 83 bedrooms, plus 22 self catering apartments. This will inevitably result in a high volume of vehicle traffic, with the associated congestion and parking issues. It will also significantly add to noise and air pollution in an already busy area. We are particularly concerned about the impact of vehicles entering and leaving the site direct onto Grampian Road.

We are disappointed to note that the parking element of the transport survey day was carried out in November of 2019. November is traditionally one of the quietest months in and around Aviemore, and in no way reflects the situation for most of the year. It also inevitably does not take account of the post-lockdown upsurge in visitor numbers.

Many of the parking areas identified in this study are either time limited, being attached to existing shops, or are now chargeable. It is not appropriate to base any decision on the information provided in this study.

5. Public space. The idea and introduction of a public gathering space is welcomed and befits the importance of this site within the centre of Aviemore. However, the vast majority of the central area is given over to car parking which will greatly detract from any use of this space. Surely this is missed opportunity to create a high quality public realm in this key location.

6. Over-provision. We question the local need for a hotel development on this scale. Although visitor numbers remain high we are concerned that overdevelopment will impact on the quality of life for residents and visitors alike. We are also concerned that the provision for staff accommodation is very low (2 bedrooms) given the well documented shortage of affordable housing locally. This will only increase pressure on an already stretched housing and labour market.

7. Self catering flats. As noted above, there is a chronic housing shortage locally. It would be greatly preferable if flats for rental or affordable ownership could be provided on the site.

Kind regards

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