



Cairngorms
National Park Authority

Ùghdarras Pàirc Nàiseanta a'
Mhonaidh Ruaidh

Item 5 Appendix 4 10 November 2023

Agenda item 5

Appendix 4

2023/0030/PPP

Representations

Objections

Comments for Planning Application 22/06101/PIP

Application Summary

Application Number: 22/06101/PIP

Address: Macdonald Aviemore Resort Grampian Road Aviemore PH22 1PN

Proposal: Residential development, staff accommodation, infrastructure

Case Officer: Roddy Dowell

Customer Details

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- Flood Risk - The area between the Scandinavian Village Site South boundary fence and the proposed development area (4) is very wet, in my experience generally in anything other than summer the area has pools of standing water. How will improved drainage be addressed?

- The plan mentions there a mix of 2 and 3 storey buildings. Currently the Scandinavian Village owners and guests enjoy good views to the South including mature trees, and particularly to the East, over the car park to the Cairngorms. There could be a high negative visual impact for our guests & owners. Especially concerning is the mention of 3 storey dwellings. What plans are there to mitigate this impact on the Scandinavian Village?

- The proposed development could allow for 2 to 3 story buildings to be built near our existing holiday village, these being higher than our buildings and reducing privacy. How will this be addressed?

- What guarantee is there that the tree preservation order is adhered to and no trees around the boundary of the Scandinavian Village are removed for any reason?

- What additional tree/foliage planting will take place to mitigate the visual impact of the proposed building works?

- How will species present in the proposed development site such as red squirrels, bats and badgers be protected?

- When will detailed plans showing the location of buildings, access roads, access paths, lighting and drainage be available?

- We have had some recent experience with house building works adjacent to us with the new Bynac Mor development. As we could effectively be placed in the middle of a building site, what plans will there be to reduce noise, dust, the visual effects for the proposed works and large vehicle access in areas 4 & 5 which are directly adjacent to Scandinavian Village?
- What would be the planned timeframe for works to commence and how long would the works last for?
- Scandinavian Village security - if the proposal goes ahead, we will need to consider measures to improve our access and safety i.e. Fencing, gates, access to our site, this due to the increased footfall the development would bring. This requires to be considered in the proposal and support in the form of fencing improvements to our site provided by the developer in this area.
- Can you detail how the current ring road be able to cope with the undoubted increase in road traffic, resulting in a higher risk to pedestrians/cyclists/elderly/children? This is particularly relevant during the building phase and also post completion. Increased traffic and footfall will significantly increase the security risk at our site and vastly increase traffic at our main site entrance.
- Our site contributes to MacDonald to the common charge cost of the current access ring road's upkeep including lighting. What effect will the proposed development have if the road or lighting changes due to the new development? Will the council take over these duties?
- The Aviemore Orbital path currently runs to the South of our resort and across the proposed development area 4, what will happen to this path?
- MacDonalds resort gas tanks (LPG?) - These are situated at the top of the proposed development near the South edge of our site. Will these tanks remain or be relocated?

We are not against new development in the Aviemore area however the Scandinavian Village is a holiday resort with numerous guests enjoying the facilities over the past 40 years. There are over 2,000 owners at our site and numerous additional guests, all of whom enjoy their stay in Aviemore and contribute financially to the local area and the National park. The owners and guests have enjoyed uninterrupted views of the Cairngorms and surrounding areas, this a vital selling point for promoting our holiday let business. On completion of this proposed development we will be effectively surrounded by new housing and this will have an adverse impact on our owner and guest visit experience, resales and rental opportunities will lessen. We will lose our free space and excellent views with an added negative impact of increased traffic around the site. Any development adjacent to our site needs to be aesthetically sympathetic to our existing development and as such any proposed developer must surely be required to work in conjunction with us to ensure our business continues to contribute positively to the local economy.

Comments for Planning Application 2023/0030/PPP

Application Summary

Application Number: 2023/0030/PPP

Address: The Aviemore Centre Grampian Road Aviemore Highland

Proposal: Residential development, staff accomodation and infrastructure

Case Officer: Alan Atkins

Customer Details



Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:How about ripping down the hotels that are falling down before ruining the village

Comments for Planning Application 2023/0030/PPP

Application Summary

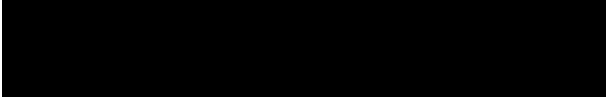
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Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Entirely inappropriate to Aviemore. No redeeming features. Not necessary and out of scale with the area.

Appalling proposal, must be refused.

Comments for Planning Application 2023/0030/PPP

Application Summary

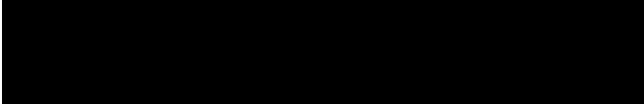
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Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If this development goes ahead it should incorporate large areas of open parkland to replace the many trees already destroyed by recent developments around the orbital path. Areas where the public can relax and enjoy the environment are much needed in the town centre.

Comments for Planning Application 2023/0030/PPP

Application Summary

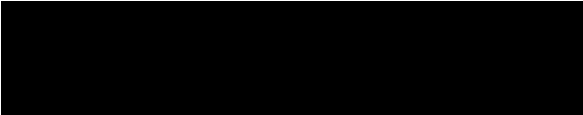
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Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having been a member of Scandinavian Village for the last 25 years I have been through many attempts by MacDonaldis to buy out the said "Village" to corner this lovely part of Aviemore.

This development will isolate the village and because MacDonald's have already put in a No Entry sign off the north mini roundabout and various other road alterations.

It limits the Village owners access.

This development and all their wording of how this will help the community is nonsense. They are looking to create more accommodation for their own needs. Where do their employees live at present? In one of their own blocks which they would empty then allow them to have yet another hotel to rent out at higher rates than they can charge their employees.

They can also rent out the new accommodation to anyone else who is looking to holiday in the region.

I think that they are trying their last hand to acquire the whole of that section of Aviemore

They have already taken grants, from the town's council tax payers, to build a swimming pool for the Aviemore community then proceeded to put exorbitant entry fees on it thus restricting entry.

This application is based on a money making "Cash Cow" vision and I would ask that it is turned down and ask MacDonaldis to turn the old car park area into something more useful for the whole community of Aviemore and the thousands of patrons of Scandinavian Village, Dalfaber Resort and all the hotels and B&B establishments in the area.

Regards



Comments for Planning Application 2023/0030/PPP

Application Summary

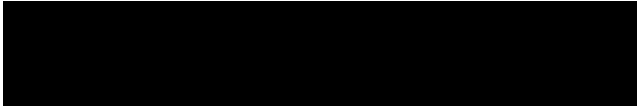
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Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This must not go through. It is over crowded and taking away vital space that gets used for events in the Aviemore area.

Aviemore is meant to be in a national park which should have restrictions on what is built but this has not been the case. Soon there will be no free space.

They say mid rental which will still be way to expensive for the young local kids that want to move out of the family home but stay in the village.

We do not need anymore holiday accommodation, we struggle enough with the amount of tourists we have.

CNPA must now stop with building on tourists and concentrate on the local people and the needs of the community so we can then offer tourists a great place to come. And stop building houses no one can afford who lives here.

We don't have staff to cover all the jobs needed and there is over congestion on the roads, these properties will add more and more pollution. Not why we live here.

In the past 10 years Aviemore has changed drastically and not for the better. There is no point us being in a national park with the way it is run.

I strongly object to this going ahead and I hope it is rejected. We do not have the infrastructure in Aviemore for this.