



Agenda item 8

Appendix 4a

2023/0056/DET

Representations- objections

Comments for Planning Application 2023/0056/DET

Application Summary

Application Number: 2023/0056/DET

Address: Former Aviemore Primary School Milton Park Aviemore Highland PH22 1RR

Proposal: Erection of 14no. houses

Case Officer: Stephanie Wade

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The area is a floodplain, the vegetation is a clear indication. The local development plan shows that it is for community use, it certainly needs improved but a consultation with the community should take place. It states that the lower area will then be for community use, but that area is a bog.

The burn is at high risk of flooding, no further assessment is required to identify this, there is lots of evidence from previous floods. I would disagree with the groundwater food risk, the water table near the burn rises significantly during wet periods, which could influence the duration or extent of flooding from other sources.

The houses next to the dentist were built on floating foundations, which indicates how damp the area is, and the creation of another SuDS Pond raises many concerns.

There are no other flats in this area, they will be out of character and overshadow existing houses. The design with the dark cladding is not appealing and the garden areas are too small for the properties.

The development will house over 50 people; therefore, it will significantly increase the traffic. It will use some of the existing parking, and with the additional parking spaces, the area could become overcrowded with cars bringing noise, light, and air pollution. This will create safety concerns, emergency vehicles, bin lorries must be able to access easily without obstruction.

Comments for Planning Application 23/00410/FUL

Application Summary

Application Number: 23/00410/FUL

Address: Former Primary School Milton Park Aviemore

Proposal: Erection of 14no. houses

Case Officer: Roddy Dowell

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Many years ago planners did not listen to local warnings when they built the primary school on a known floodplain of The Aviemore Burn with unfortunate results. My children went to this school and the area flooded regularly - how the applicant can describe this as a moderate risk is hard to understand. The bulrushes which grow all over this site should give them a clue. To build houses on this site will need considerable backfilling of the floodplain which will add to the loss of floodplain already caused by the Bynack Mor development. This will put your new houses and all the other houses adjoining the burn at risk. Making the same mistake twice would be unforgivable.

Comments for Planning Application 23/00410/FUL

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Case Officer: Roddy Dowell

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I was under the impression that it had been acknowledged for a number of years that car parking in this area was an issue.

These plans further diminish the capacity for car parking.

The access to this area via road is already fairly limited due to parked cars.

Also the demolition of the 5 garages seems unnecessary.

This site would be better developed into a green park area now that green space on the old pony field has been consumed by housing.

Thank you

Comments for Planning Application 23/00410/FUL

Application Summary

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Address: Former Primary School Milton Park Aviemore

Proposal: Erection of 14no. houses

Case Officer: Roddy Dowell

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I believe that the ground is not suitable for one. I am unsure if the car parking which will come right up to the boundary of my home will be for current residents? I think it is car park space anyway? I am majorly concerned that due to my home (that I own) being already damp etc from being built on a bog, that major groundwork's over a sustained period could cause damage to my home.

I have a rescue dog who is highly anxious, loud noise especially and I am genuinely concerned that may have to re home her altogether as she had to be medicated when just a small ditch was being dug at the opposite end of Milton park. She will never be able to cope with the noise this will cause. There are little enough green spaces in Aviemore. For a national park it is a disgrace. Affordable homes should have been factored more into current developments to allow for some greenery to be left to enjoy and not popped into land that is not fit for purpose. I know that a development was refused for a long time so as not to hurt damsel flies. I hope my family pet will be considered as vulnerable.

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Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I am contacting regarding the Milton Park development. We own a house that is directly affected by this. We have received a letter today regarding a development at the old primary school site. We hold concerns in regards to how far the development is coming up to our property. The plan appears to include the public car park which many of our neighbours, including us, utilise daily. This would obviously cause disruption to our daily life this development and also displacement to our cars and transport accessibility.


I also have concerns as we have an oil tank which relies on use of this public car park to fill it up and provide heating to our home. We have no other form of heating thus need access to this.

Can you explain if this is going to encroach on our property and affect this car park? There is around 40/50 cars that use the public area in Milton Park, where will you displace them too?

I also work in the local hospital and need to be able to access to a vehicle.

I have selected the object response until these questions are answered, but I am certainly not opposed to more housing being developed in Aviemore.

Many thanks and looking forward to your response.

From: 
To: [ePlanning](#)
Subject: Application number 23/00410/FUL Former primary school Aviemore
Date: 24 February 2023 14:39:11

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Objection to the proposed planning application above

For the attention of Roddy Dowell,

The need for affordable and social housing in Aviemore is clear. I do not directly oppose the development.

My objection is the proximity to existing homes to the north of the site.

Climate change was factored into the flood assessment and more frequent and extreme weather events are likely in the future. Building in a known flood area does raise concerns for people already living in this area.

The necessity of raising the houses to avoid flood risk on this site will increase the overbearing impact beyond a standard 2 storey development at this distance from existing homes.

I would ask for the potential loss of light to homes and gardens to the north to be considered.

Parking is a concern for those who do not have an allocated parking space especially with the predominance of two car households.



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