

AGENDA ITEM 7

APPENDIX 3

2015/0317/DET

KINGUSSIE AND VICINITY 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.: [REDACTED]

Email: [REDACTED]

22nd October 2015

Application under Section 42 for variation or non-compliance with conditions 4 (Haul Road), 7 (Landscaping) and 8 (Re-seeding of Plots) etc. Ref: 2015/0317/DET

Dear Ms Donnachie

Kingussie and Vicinity Community Council object to this application to vary conditions 4, 7, and 8 of the original consent. We expect all of the conditions attached to the current planning consent to be met in full, as they were attached for very good reasons.

Having already covered our objections to any variation of condition 4 in the previous letter (Ref: 2015/03156/DET), this letter concentrates on our objections to the proposed variation of conditions seven and eight.

1. Condition 7 was attached for the specific reason of ensuring that a suitable landscape setting is established and maintained for the new development. It is our belief that if correctly implemented, it would afford existing properties more separation from the on-going construction and the inevitable noise and dust which will come with it.
2. If this condition is varied as per the applicant's latest proposals it is likely to result in minimal landscaping and planting prior to construction taking place, which would be completely unacceptable.
3. While understanding that it would be financially advantageous for the applicant to have condition seven varied, we believe that if the original landscaping plan is not fully implemented prior to construction taking place, it is highly likely that it will never be fully implemented at all. This would be detrimental to the newly developed site, adjacent existing properties, and Kingussie as a whole. Furthermore, it would be deeply unfair to the residents of existing adjacent properties, who face having to live with a major construction site on their doorstep for many years to come. We are content with the existing approved landscaping plan, and see no reason why it should be altered.

4. We understand that the reason for condition 8 was to ensure that all plots which had not been developed within six months of re-contouring works having taken place could be maintained in a clean and tidy condition until they are developed.
5. We understand the applicant's wish to vary this condition as again, it is probably not financially advantageous to them. However, in our view the illustration of un-seeded serviced plots at Golspie which appears in the Supporting Planning Statement is completely irrelevant, as there is nothing to indicate how long the Golspie site was under development. Furthermore it does not lie within the Cairngorms National Park, where expectations are higher.
6. It could be many years before the serviced plots proposed for Kingussie are sold and developed, and in the interim if they are not re-contoured and re-seeded the resulting rough ground is more likely to become overgrown with ragwort and other noxious weeds, making the undeveloped site an eyesore in the heart of the National Park.

We ask the Planning Committee to reject this application, as we do not feel them to be in the best interests of Kingussie.

Yours sincerely,



Ailsa Schofield

Chairwoman
Kingussie & Vicinity Community Council