

# AGENDA ITEM 5

## APPENDIX 4

2018/0043/DET

COMMUNITY COUNCIL  
COMMENTS

aviemore & vicinity  
community council

*"Stand fast, Craigellachie"*



'Colonsay'  
12 Morlich Place,  
Aviemore,  
Inverness-shire.  
PH22 1TH



11<sup>th</sup> January 2019

Cairngorms National Park Authority  
14 The Square  
Grantown on Spey  
Scotland  
PH26 3HG

Dear Sir,

**Planning Application 2018/0043/DET | Erection of 28 no apartments with associated works (amended design)**

I refer to the above application and must inform you that Aviemore and Vicinity Community Council **maintains its objection** to the application for the following reasons;

**Policy 1** -The proposed development does not comply with **Policy 1** of the Cairngorms National Park Local Development Plan. The site is not identified in the Cairngorms National Park Local Development Plan 2015, nevertheless, the Community Council accepts that this site is a good one for infill housing. However, this is an overdevelopment of what is a prominent site on the entrance approaches to Aviemore. This proposed development at the south end of Aviemore should make a positive statement about Aviemore's status as a world class resort, however we submit that it will not.

The development does not reinforce or enhance the character of its surroundings. The development in no way reflects or complements the scale, materials and details of

Chairman     John Grierson

Vice-chairman     Al Dargie

Secretary     Al Dargie

Treasurer     Wilma Grierson

existing development in Aviemore and the applicant has not demonstrated how their development supports the sustainability of the local community.

In the Design Statement Report dated 22/11/18, the developer describes the buildings as 3 or four storey. However, in a paragraph on page 17 where they point out that objectors are incorrect to say the buildings are 5 storey and by referring to Robert J Naismiths book they state that the building is 4.5 storeys; an admission that the buildings are not 3 and 4 storey. The 4.5 storey statement is also a misdirection on the behalf of the developers as the building has **5 habitation floors**. This misdirection is further accentuated by Floor Plans for blocks B and D not having the fifth floors shown. The top (fourth floor) does not appear to have a kitchen/living/dining area. The same applies in the floor plans for blocks A and C. Blocks A and C have **4 habitation floors** but only 3 are shown on the floor plans. The plans are therefore inaccurate and do not show a true picture of what is intended.

To further say in the Developer's Design Statement that the proposed buildings will 'remain in scale with the natural landscape and built settlement' is inaccurate and misleading. There are no other domestic buildings of that height, other than in Macdonalds Aviemore Highland Resort, in Aviemore, or indeed Badenoch and Strathspey. The buildings immediately adjacent on the north side of the development are single storey and the residential flats next to them in Grampian Court are 2 storey. The nearest building of any height will be the new Premier Inn which is only 3 storey. There are no buildings along the length of Grampian Road that are more than 2.5 storeys high.

The 'Street Elevation from Grampian Road' shows the buildings with the trees visible behind them, yet the Section 1-1 and Section 2-2 clearly show that the trees will not be visible above the buildings to anyone on Grampian Road. The 'Street Elevation from Grampian Road' shows a view from some way off over towards Rothiemurchus and not from Grampian Road. It is a total misrepresentation of what the visual impact of the buildings will be to anyone on Grampian Road.

**Policy 5** - The proposed development also does not comply with **Policy 5** of the Cairngorms National Park Local Development Plan in that it does not ensure that development conserves and enhances the distinctive characteristics of Aviemore.

Landscape includes the built landscape of the settlements. Aviemore, at its south end is open and not built up. What housing there is, and any other properties are 'low level' and do not exceed two storeys. The only buildings that border on to the pavement are restaurants and they are single storey.

Positioned, as the development is, close to the pavement, it will be imposing and give a city like vista. It will tighten up what is and still could be an open approach. It will not give visitors approaching from the south a good impression of the rural aspects of the village/small town that Aviemore is. A city streetscape is not apt in Aviemore.

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Vice-chairman      Al Dargie

Secretary      Al Dargie

Treasurer      Wilma Grierson

All the older residential accommodation in Aviemore and most of the retail outlets are also set back off the road so maintaining a good open aspect. The buildings in the proposed development are disproportionate to all the other buildings Aviemore. It should be designed to ensure the character of the settlement is reinforced but in fact, it is doing more the opposite.

Unlike other villages in Badenoch and Strathspey, Aviemore is relatively new and because of this is not built with most of the buildings on its main street directly on the street. Aviemore has a rural village feel to it with plenty of space. This development will remove that open aspect and does nothing to enhance the landscape or the attractiveness of Aviemore for tourism..

**Affordable Housing** - We are disappointed that there is no affordable housing element at the development. The re-locating of the affordable housing element to another housing development creates a ‘them and us’ feeling which should be avoided.

The Design Statement says that agreement was reached with The Highland Council to translocate the 7 no affordable units from Grampian Road site to Sluggan, Aviemore. A separate document outlining the background and agreements reached regarding the translocation of the affordable housing element to another site within Aviemore will be submitted as part of this planning application. We could find no trace of the agreement in the planning documents. It is essential for fairness to all concerned that all documents referred to should be available for scrutiny by consultees. However, in any case, the housing development at Sluggan is now completed and fully occupied. The Highland Council and CNPA planners are putting the cart before the horse and agreeing and implementing something before it has been agreed by the Planning Authority. We consider that such an action by Highland Council and CNPA planners could be *ultra vires* and is deserving of scrutiny.

**Street Lighting** - We note that Highland Council request that the developers install new street lighting apparatus designed to a standard acceptable to the Council’s Street Lighting Department. The Community Council suggest that the lighting should be of the same design to match the existing lighting at the southern entrance to Aviemore, i.e. wood framed.

In conclusion;

Aviemore and Vicinity Community Council **objects** to the application. The Community Council accepts that this site is a good one for infill housing but contends that the scale proposed development is totally disproportionate to all other buildings in the whole of Aviemore and fails to reflect existing housing development in terms of positions, density and scale and, as such, does not comply with Policies 1 and 5 of the Cairngorms National Park Local Development Plan.

Chairman     John Grierson

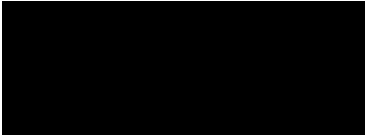
Vice-chairman     Al Dargie

Secretary     Al Dargie

Treasurer     Wilma Grierson

The Community Council requests that a representative be allowed to address the Planning Committee in order that the members of the CNP board may have a better understanding in terms of planning and its effect on Aviemore and its environs of this development.

Yours faithfully,



Chairman

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3. To say in the Developer's Design Statement that the proposed buildings will 'remain in scale with the natural landscape and built settlement' is inaccurate and misleading. Yes, there are tall trees behind the development however, the built settlement is in no way comparable to the size of the proposed buildings. The buildings are disproportionate to all the other buildings in the area. It should be designed to ensure the character of the settlement is reinforced, in fact it is more the opposite.
4. The proposed development also does not comply with Policy 7 of the Cairngorms National Park Local Development Plan in that it does not ensure that development conserves and enhances the distinctive characteristics of Aviemore.
5. Landscape includes the built landscape of the settlements. Aviemore, at its south end is open and not built up. What housing there is and any other properties are 'low level' and do not exceed two storeys. The only buildings that border on to the pavement are restaurants and single storey. Positioned, as the development is, close to the pavement, it will be imposing and give a city like vista. It will tighten up what is and still could be an open approach. It will not give visitors approaching from the south a good impression of the rural aspects of the village/small town that Aviemore is.
6. Unlike other villages in Badenoch and Strathspey Aviemore is relatively new and because of this is not built up with most of the buildings on its main street directly on the street. There are no buildings over 3 storey. Aviemore has a rural village feel to it with plenty of space. This development will remove that open aspect and does nothing to enhance the landscape.
7. The description of the parking is unclear. Parking is insufficient for the number of residences. Parking in this area is at a premium with only two small laybys nearby. These laybys service the two restaurants and this usage will increase as the development will take away other parking that is used by patrons. Aviemore is seriously restricted when it comes to public parking and the proposed parking at the site will exacerbate the problem.
8. We are disappointed that there is no affordable housing element at the development. The re-locating of the affordable housing element to another housing development creates a 'them and us' feeling which should be avoided. In any case the design statement does not give a location for the affordable housing other than 'Sluggan'. There is no indication of which houses are to be affordable, their size or how it will be managed.
9. We note the intention to use district heating via a biomass boiler. Attention is drawn to Health and Safety Executive Safety Notice OPSTD 3-2012. This notice points out the dangers inherent in the storage of wood pellet biomass. Operatives working with the biomass should be aware of the dangers, however, the general

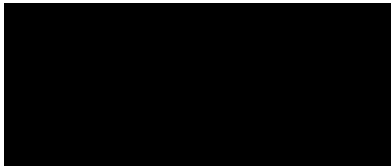
public more than likely are not. It is recommended that appropriate safety notices and security be put in place to ensure public safety.

In conclusion;

Aviemore and Vicinity Community Council objects to the application. The Community Council accepts that this site is a good one for infill housing but contends that the scale proposed development is totally disproportionate to other buildings in the whole of Aviemore, Four Seasons Hotel excepted, and fails to reflect existing housing development in terms of positions, density and scale and, as such, does not comply with Policies 1 and 7 of the Cairngorms National Park Local Development Plan.

The Community Council requests that a representative be allowed to address the Planning Committee in order that the members of the CNP board may have a better understanding in terms of planning and its effect on Aviemore and its environs of this development.

Yours faithfully,

A large black rectangular redaction box covering the signature of the Chairman.

Chairman