

AGENDA ITEM 5

APPENDIX 5A

2018/0043/DET

**OBJECTIONS TO ORIGINAL
PROPOSALS**

To: Cairngorm National Park Planning Authority

5th March 2018

Dear Sir/Madam

**2018/0043/DET | Erection of 32 apartments with associated works (amended design) |
Development Site On Former Filling Station Grampian Road Aviemore Highland**

I refer to the above planning application which has been called in by CNPA, and I would like to register my **objection** to the application for the following reasons:

1. The application is missing detail about one of the four blocks, as the elevation for Block A is not shown. Therefore, the application is incomplete and should be rejected.
2. The application is factually inaccurate, as it states that the blocks are four storey. It is clear from the elevation plans shown that the blocks are actually five storey blocks. I can quite easily count window levels, which equals five storeys. Basic factual inaccuracies should result in immediate rejection of the application as it has tried to mislead the public and interested parties.
3. Having four storeys above ground floor would make these blocks two stories higher than anything residential in the village, which is not in keeping with the low-rise residential nature of the village. Aside from the Four Seasons Hotel, the highest buildings in Aviemore - to the best of my knowledge - are on Grampian Court, being a mixture of one and two stories above ground. In comparison, the buildings on Grampian Court are perpendicular to Grampian Road, being somewhat hidden from view, and totally obscured from views across the McDonald lawned area, owing to the protected trees on the adjoining border. The only block immediately visible from Grampian Road is one storey above ground, and I would suggest that the height when built was in part connected with the visual damage that would be caused by anything higher, let alone anything 2.5 times higher!
4. Five stories would have a detrimental visual impact looking towards Aviemore for miles around, due to the height of the buildings. Incidentally, the flats on Grampian Court are completely hidden from view from every angle. This would not be the case with the proposed blocks.
5. The southern entrance to Aviemore village is pleasant and open on the left/east of Grampian Road. Pine trees and car park/open area. Traces of the old petrol station are all but gone. However, erection of four "close-to-road", five storey blocks would seriously detract from the current natural environment of pine trees, and expose visitors and residents alike to "in-your-face" city-like feel, which is out of character for the area, and dare I say, anywhere else in the Highlands, perhaps save for Inverness. Such a "close-to-road" development would obscure current views of the pine trees, and would be a massive detraction from the current open situation.
6. The design statement as part of this planning application is inaccurate, as it references existence of the outdoor pursuit shop on the proposed site. That was demolished in 2017, so one has to ask the question about the scrutiny that has been paid to other "facts" within the

documents submitted. This is a basic factual error and should be rejected or returned to the applicant for correction and resubmission.

7. Aside from obscuring pine trees, my reading of the plan is that the development would extend the building/car parking area to a position approx 40-50 metres away from the pavement on Grampian Road. Such a distance will necessitate incursion onto the earth banking to the current rear of the plot. Indeed, section 2 of the design statement seems to show that some of the existing wooded area would be destroyed to make way for the development.
8. It is noted that a tree survey shown with submission date of 6th Feb 2018 is superseded by a revised version dated 2nd March 2018, being 3 days prior to the deadline for public comment. This information is provided late in the day, and should necessitate an extension of the deadline for people to provide comment.
9. It is noted that the proposal is to **remove 323 trees from the site**, with 45 of them understood to be healthy and mature scots pine trees. The proposal should be rejected on this basis alone, as the scots pine in the location are magnificent tall trees that the village should retain and be proud of, not destroy. The tree report states "The arboricultural implications of this significant proposed tree loss is assessed as **moderate** due to the amount of trees to be removed." More evidence - from experts - that this development is to harm the tree environment. If the impact was small, the report would have said so.
10. Removal of trees would destroy habitat of red squirrels, which are regular visitors to the woodland to the rear of Grampian Court, and the woodland to be subsumed is contiguous to the same. It is noted that there is a red squirrel survey. Section 2 of the survey acknowledges that the "species is largely associated with pinewoods..." The destruction of scots pine would inevitably lead to destruction of the protected red squirrels' habitat in the area. There has to be further question about the time of year that the survey was carried out, being Feb & March 2017. Whilst red squirrels do not hibernate, they can spend days on end in their dreys when the weather is bad. February & March are likely to have seen least squirrel activity that other months of the year, and it should be questioned about whether the timeliness of the survey was to detract from squirrel activity throughout the year as a whole.
11. 48 parking spaces is not sufficient for the proposed number of 32 flats. These days it is reasonable that more than half of the flats will have more than one car, especially when visitors are taken into account. Overflow on-street parking will cause problems on Grampian Road, and/or an increased parking burden on neighbouring Grampian Court, for which residents already struggle to park in summer months due day-trippers making use of parking intended for residents & visitors to Grampian Ct.
12. The proposal is outwith policies 1 to 7 of the Cairngorms National Park Local Development Plan as the proposal is disproportionate to other buildings in Aviemore, save for the Four Seasons Hotel, and fails to reflect existing housing development in terms of position, density & scale.

In summary, this proposed residential development is not in keeping with Aviemore as a whole, is against the National Park Plan, would destroy mature native scots pine trees, the habitat of red squirrels, as well as being a visual detraction to the southern entrance and beyond.

Yours faithfully

Andy Luke
Grampian Court

From: chrissy curby
Sent: Mon, 29 Jan 2018 12:10:19 +0000
To: Planning
Subject: <http://wam.highland.gov.uk/yourenvironment/planning/eplanning/>

Hello there,

Just received notification of plans to build 33 flats on Grampian Road in Aviemore.
I cannot leave a comment on your site. Ref 18/00315/FUL

I would like to leave my comments if you would log them for me.

There was a previous planning application which was called in and refused.

This proposal to build 4 sets of 4 storey flats on Grampian Road is frightening as we live in a National Park!

Grampian Road is the only road through Aviemore and is an extremely busy road so the amount of extra traffic 33 flats with possibly 2 cars to each flat will mean 66 cars and all the harm the fumes they will do to the environment.

The south side of Aviemore PH22 is the quieter side of Aviemore and a pleasing drive into the village where it gets very busy and it should stay that way.

The wildlife especially red squirrels will be devastated by this development as well as the trees which are earmarked to be taken down and it will affect the bird wildlife living here.

Are these flats for local people as there is dire need of housing for local people and not homes used as second homes?

I hope that this build will not go ahead as it will spoil this quieter part of the village where red squirrels are in abundance and other wildlife.

Why do we have to build on every spare bit of land that comes on the market in Aviemore. This is a **National Park** and I stress **Park** which should mean that there is parkland left for locals and visitors to enjoy and not 4 gigantic blocks of concrete which will disrupt the area for locals and wildlife to boot??!!

Chrissy Curby

