

AGENDA ITEM 6

APPENDIX 4A

2018/0177/DET

**REPRESENTATIONS
OBJECTIONS**

Comments for Planning Application 2018/0177/DET

Application Summary

Application Number: 2018/0177/DET

Address: Ptarmigan Restaurant Glenmore Aviemore

Proposal: Renovation and erection of extension to building

Case Officer: Katherine Donnachie

Customer Details

Name: Mr Charlie Leppard

Address: 23 Croft Wynd Milnathort Kinross

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have absolutely no faith in the current management at CairnGorm Mountain and I am highly sceptical that proposal will revive the fortunes of CairnGorm Mountain. The current decline in absolute visitor numbers and overall market share is down to mis-mangement of the operation as a whole, and not solely down to a lack of facilities at the Ptarmigan.

The enlargement of the building and resultant impact, both on the site, and visually from a distance, will only be matched by public money that will be unwisely thrown at this project.

There is no doubt that CairnGorm would benefit from investment and development, but this proposal is inappropriate. Caingorm have not lost customers due to the Ptarmigan building being inadequate, rather visitors have stopped coming due to poor access management, significant degradation in ski infrastructure and accessible terrain, and a considerable reduction in facilities across the rest of the mountain. Investment and development would be far better focussed elsewhere, meeting the needs of visitors who return time and time again over the course of the year.

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Case Officer: Katherine Donnachie

Customer Details

Name: Mr Douglas Bryce

Address: 18 Frogston Avenue Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Good money after bad...

The sign of madness is repeating previous mistakes.

It is clear that getting bums on funicular seats is the number one priority at Cairngorm. Even if this means sacrificing other areas of the business such as snowsports.

The VMP means their strategy is fundamentally flawed. Not being able to exit the top station in summer will always limit repeat custom for the funicular during summer months.

This investment will not bring more visitors nor benefit the local area. House of Bruar at 3000ft :-(

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Case Officer: Katherine Donnachie

Customer Details

Name: Mr Jonathan Cook

Address: Riversdale Kentrigg Kendal

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If the touristy operations on Cairngorm Mountain are to be kept profitable and viable in the future, new ski lifts and replaced lifts, as well as walking paths & mountain biking routes are what is needed.

I don't believe that an 'enhanced or re-developed' mountain station will improve footfall or spending. Its not enough of a reason for people to visit and the money could be better used elsewhere.

Additionally, the dry slope won't get much use and the proposed dry slope is in a a very unsuitable location.

Myself and many others that enjoy outdoor activities in the the cairngorms, during Winter & Summer would agree with my comments and urge for this proposal to be rejected on the grounds of

- Ineffective use of money, regardless of source
- Non-effective in increasing tourism
- Non-effective in helping to improve winter tourism & snowsports
- Unnessercery addition/improvement to the mountain
- Usefulness limited by weather factors
- Better use for the money on site, such as regeneration of the Sheiling mid-stop/cafe and ski-uplift/infrastructure and creation of Mountain Biking tracks

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Address: Ptarmigan Restaurant Glenmore Aviemore

Proposal: Renovation and erection of extension to building

Case Officer: Katherine Donnachie

Customer Details

Name: Mr Graham Garfoot

Address: 14 Calf Close Walk Jarrow

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this development on the following grounds:-

CML and their contractors have in the past shown a complete disregard for the environment, allowing tracked vehicles to operate when other means of access were supposed to be used, e.g. heli removals of the Ciste chairlifts, building rubbish allowed to be scattered over the terrain, e.g. cement bags lying in streams, a diesel bowser parked by the west wall poma, it was specifically stated that refuelling was to be at the Ptarmigan and there are other instances of this.

The size of the building is not in keeping with a national park. It would be better if it could be part below ground level, thereby reducing its impact on the landscape and not being so visible from such great distances as it will be if allowed to proceed.

My main objection is to the amount of glass being used which has the potential for a huge environmental impact, BIRD STRIKES. Lately there have been several reports of Golden Eagles disappearing on the east side of the Gorms and the last being a White tailed Sea Eagle, possibly by game keepers but no one knows for certain. One thing will be sure, if an eagle or other raptor is killed in collision with this building there will be only one organisation to blame. There are also other lowflying birds to consider. There are several websites about bird strikes including research by universities in the USA and I have asked the RSPB to make their feelings known, although I do not see any objections from them. Will CML be required to report any details of bird strikes?

This application is to build/ renovate premises mainly on the grounds that it will increase trade to Cairngorm, but I seriously doubt it. What this area needs is an increase in uplift for everyone, skiers, boarders and tourists to alleviate the strain on the Funicular. HIE & CML should be waiting for the review of infrastructure report rather than pre-empting it.