

AGENDA ITEM 5

APPENDIX 3

2021/0105/DET

**COMMUNITY COUNCIL
COMMENTS**

From:Peter Long

Sent:Sat, 12 Feb 2022 15:28:55 +0000

To:Planning;Emma Bryce;Deirdre Straw

Subject:RE: Aviemore Community Council Re-Consultation Request for Application 2021/0105/DET

Dear Emma/Deirdre,

Please find below the comments from AVCC on this application. I note that it's not currently possible to add these directly to the website.

Aviemore and Vicinity Community Council wishes to **oppose** this application. This is a change in AVCC's previous position, based in part on the fact that we have seen little evidence that concerns previously raised have been addressed.

This is a large scale development which could permanently and irrevocably change the character of the village centre. The proposals seem to be focussed solely on providing facilities for visitors. There is nothing here for local people – it should be noted that there are already several vacant shop premises in the village and that many existing local businesses are already struggling to attract staff, due in part to the local housing crisis. Such a development can only exacerbate these issues.

Specifically our objections are based upon

1. The scale of the development, which would dominate Grampian Road and the entire village centre.
2. The bulk and massing of the proposed buildings. The three buildings proposed are all large in themselves. The grouping of three such buildings in such close proximity is completely inappropriate in the setting of a highland village.
3. The layout of the site, with the buildings grouped around a central parking area, is unattractive, and effectively create another car park facing onto Grampian Road.
4. The height of the buildings is such that the development would completely dominate the surroundings. This is exacerbated by the rise in the site. The hotel block in particular would visually dominate the village centre.
5. The buildings themselves are unattractive and inappropriate for the setting. The materials and finishes proposed exacerbate this. The proposed white render finish gives a further negative visual impact.
6. The developer's own photomontage clearly shows both the way in which the height and scale would dominate Grampian Road, and the unattractive and incongruous impact of the white render finish.
7. The traffic management concerns previously raised remain unresolved. The development would result in significant volumes of traffic turning in and out onto Grampian Road. This area is already subject to congestion due to the similar impact of the nearby Tesco car-park. The development would inevitably contribute to further traffic tailbacks in the village centre, with the associated noise and air pollution.
8. Concerns about the potential flooding impact on the Milton burn appear unresolved.

I hope the above is all clear and in order.

Best regards

Peter

Peter Long

Chair - AVCC

Sent from [Mail](#) for Windows

From: [Emma Bryce](#)

Sent: 01 February 2022 09:24

To: [Peter Long](#); [Deirdre Straw](#)

Subject: RE: Aviemore Community Council Re-Consultation Request for Application 2021/0105/DET

Peter,

Apologies for not getting back to you. Yes, that's fine, we will expect your comments on the 14th,

Kind regards

Emma

Emma Bryce

Planning Manager (Development Management)

Manaidsear Planaidh (Làimhseachadh Leasachaidh)

Cairngorms National Park Authority

14 The Square

Grantown-on-Spey

PH26 3HG

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Main Switchboard: 01479 873535

Email: emmabryce@cairngorms.co.uk

Please note my working days are Monday to Thursday

From: Peter Long [mailto:aviemoreccchair@gmail.com]

Sent: 01 February 2022 09:17

To: Deirdre Straw <DeirdreStraw@cairngorms.co.uk>

Cc: Emma Bryce <emmabryce@cairngorms.co.uk>

Subject: RE: Aviemore Community Council Re-Consultation Request for Application 2021/0105/DET

Hi – We're just planning our agenda for next week. Can you confirm that comments by 14th February will be acceptable?

Many thanks

Peter

Sent from [Mail](#) for Windows

From: [Peter Long](#)

Sent: 25 January 2022 18:00

To: [Deirdre Straw](#)

Cc: [Emma Bryce](#)

Subject: RE: Aviemore Community Council Re-Consultation Request for Application 2021/0105/DET

Hi

Our next meeting is scheduled for 10 February. AVCC very much wishes to discuss this application – we can submit comments by Monday 14th February if that is acceptable.

Best regards

Peter

Peter Long

Chair - AVCC

Sent from [Mail](#) for Windows

From: [Deirdre Straw](#)

Sent: 25 January 2022 12:38

To: [Peter Long](#)

Cc: [Emma Bryce](#)

Subject: Aviemore Community Council Re-Consultation Request for Application 2021/0105/DET

Please find attached a formal request for a re-consultation on the above application. Additional information has now been submitted.

Details related to this application and the additional information can be found online here [Simple Search \(eplanningcnpa.co.uk\)](#)

It is our intention to take this application to our Planning Committee on 25th February, 2022, to be determined. Therefore would be grateful if you could respond by 8th February, 2022, 14 days, earlier if at all possible.

The Case Officer for this application is Emma Bryce. They can be contacted by email on emmabryce@cairngorms.co.uk.

Please reply with your comments direct to planning@cairngorms.co.uk and cc the Case Officer.

Please do contact us if any further information is required.

Regards,

Dee

Dee Straw

Planning Systems Officer

Cairngorms National Park Authority

14 The Square

Grantown-on-Spey

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