

AGENDA ITEM 5

APPENDIX 4

2021/0105/DET

**PUBLIC REPRESENTATIONS -
OBJECTIONS**

adrian
Craigs

From:adrian Craigs
Sent:Thu, 18 Nov 2021 16:28:36 +0000
To:eplanning@highland.gov.uk
Cc:Planning
Subject:Aviemore Retail Development

Dear Sirs / Madam

Further to my previous objection I would like to reiterate that this development plan for 23 holiday apartments, shops, commercial units and a substantial 3 storey hotel contravenes the aims of the National Park which are to conserve and enhance the natural and cultural heritage of the park. Having demolished the original Victorian home at this site to replace it with 23 holiday apartments and an 80 room Hotel is an outrage. It will obliterate any views to Craigellachie from the centre of Aviemore. There is a housing crisis unfolding in this area with many key workers living in their vehicles. There is a shortage of staff and workforce across all sectors, including the NHS. Who is going to service these 80 rooms and 23 holiday apartments and operate the shops ? The National Park Authority must give this serious consideration. These central apartments should surely be reserved for those living and working here.

Yours sincerely

Adrian Craigs

Aniko
Toth

From: Aniko Toth
Sent: Thu, 18 Nov 2021 15:55:12 +0000
To: Planning; eplanning@highland.gov.uk
Subject:

Dear Sirs / Madam

Further to my previous objection I would like to reiterate that this development plan for 23 holiday apartments, shops, commercial units and a substantial 3 storey hotel contravenes the aims of the National Park which are to conserve and enhance the natural and cultural heritage of the park. Having demolished the original Victorian home at this site to replace it with 23 holiday apartments and an 80 room Hotel is an outrage. It will obliterate any views to Craigellachie from the centre of Aviemore. There is a housing crisis unfolding in this area with many key workers living in their vehicles. There is a shortage of staff and workforce across all sectors, including the NHS. Who is going to service these 80 rooms and 23 holiday apartments and operate the shops? The National Park Authority must give this serious consideration. These central apartments should surely be reserved for those living and working here.

King regards
A locally worker

From:Claire Banks
Sent:Thu, 18 Nov 2021 13:48:36 +0000
To:eplanning@highland.gov.uk;Planning
Subject:Hotel plans for Aviemore

Dear Sirs / Madam

I would like to reiterate that this development plan for 23 holiday apartments, shops, commercial units and a substantial 3 storey hotel contravenes the aims of the National Park which are to conserve and enhance the natural and cultural heritage of the park.

Having demolished the original Victorian home at this site to replace it with 23 holiday apartments and an 80 room Hotel is an outrage.

It will obliterate any views to Craigellachie from the centre of Aviemore.

There is a housing crisis unfolding in this area with many key workers living in their vehicles. There is a shortage of staff and workforce across all sectors, including the NHS.

Who is going to service these 80 rooms and 23 holiday apartments and operate the shops? The National Park Authority must give this serious consideration. These central apartments should surely be reserved for those living and working here.

Kind regards,

Claire Banks

From:Eilidh McLeod
Sent:Thu, 18 Nov 2021 22:29:55 +0000
To:eplanning@highland.gov.uk;Planning
Subject:Planning - 2021/ 0105/DET

Dear Sir or Madam,

I object to the erection of 23 self-catering apartments, shops, commercial units, hotel, and underground parking.

Every green space in Aviemore has been developed over recent years, it does not have the infrastructure to cope with more developments. The erection of such a large complex will overpower the centre of the village and cause more traffic congestion on Grampian Road. Demolishing a Victorian House, and replacing it with a large complex, is not in-keeping with the surrounding area.

We have a newly built Premier Inn; therefore, another national hotel chain is not needed. The growth of local businesses, sustainability, and eco-friendly developments, to enhance the area should be considered. Unfortunately, Aviemore already has empty shops, office units, and an empty concrete multi-storey hotel complex.

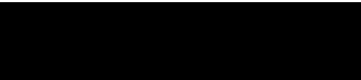
Aviemore should learn from its past mistakes and not repeat history.

I hope this will be taken into consideration,

Kind regards,

Eilidh McLeod

Cambrae
Craig Na Gower Ave
Aviemore



From:June Armstrong

Sent:Thu, 18 Nov 2021 13:13:37 +0000

To:eplanning@highland.gov.uk;Planning

Subject:Planning comments 2021/01 05 DET land 80M SW of Mountain Cafe, Aviemore

Dear Sirs / Madam

Further to my previous objection I would like to reiterate that this development plan for 23 holiday apartments, shops, commercial units and a substantial 3 storey hotel contravenes the aims of the National Park which are to conserve and enhance the natural and cultural heritage of the park. Having demolished the original Victorian home at this site to replace it with 23 holiday apartments and an 80 room Hotel is an outrage.

It will obliterate any views to Craigellachie from the centre of Aviemore. There is a housing crisis unfolding in this area with many key workers living in their vehicles. There is a shortage of staff and workforce across all sectors, including the NHS. Who is going to service these 80 rooms and 23 holiday apartments and operate the shops ? The National Park Authority must give this serious consideration. These central apartments should surely be reserved for those living and working here.

Yours sincerely

June Armstrong

16 Dalfaber pk

Aviemore

PH22 1QF



From:Kat Heathcote
Sent:Thu, 18 Nov 2021 13:51:38 +0000
To:Planning;eplanning@highland.gov.uk
Subject:Ref2021/0105/DET

Dear Sirs/Madam

I would like to protest, in the strongest possible terms, the development plan for 23 holiday apartments, shops, commercial units and a substantial 3 storey hotel in the Centre of Aviemore.

This proposal contravenes the aims of the National Park, which are to conserve and enhance natural and cultural heritage. I do not believe these plans meet those aims and, furthermore, It will obliterate views to Craigellachie from the centre of Aviemore.

There is a serious housing crisis in this area, with many key workers having to leave as they are unable to find housing. There is a shortage of staff and workforce across all sectors, including the NHS. Many commercial premises are already on reduced hours due to the non availability of staff. It begs the question, Who is going to service these rooms, holiday apartments and shops ? In the last month we have closed our own rental given it over to long term accommodation - you are in grave danger of making my response a futile and pointless one.

The National Park Authority must give this serious consideration. These central apartments should surely be reserved for those living and working here - it is outrageous to even consider otherwise

Regards

Kat Heathcote
Corrour House
Inverdrue

Keith
Wolfthorn

From:Keith Wolfthorn
Sent:Thu, 18 Nov 2021 14:03:13 +0000
To:eplanning@highland.gov.uk;Planning
Subject:Wow more holiday homes for rich non locals .

Dear Sirs / Madam

Further to my previous objection I would like to reiterate that this development plan for 23 holiday apartments, shops, commercial units and a substantial 3 storey hotel contravenes the aims of the National Park which are to conserve and enhance the natural and cultural heritage of the park. Having demolished the original Victorian home at this site to replace it with 23 holiday apartments and an 80 room Hotel is an outrage. It will obliterate any views to Craigellachie from the centre of Aviemore. There is a housing crisis unfolding in this area with many key workers living in their vehicles. There is a shortage of staff and workforce across all sectors, including the NHS. Who is going to service these 80 rooms and 23 holiday apartments and operate the shops ? The National Park Authority must give this serious consideration. These central apartments should surely be reserved for those living and working here.

This is a joke for all residents a slap in the face for any one really trying to buy a house

Regards
Keith

From:kyle McRobert
Sent:Thu, 18 Nov 2021 15:05:45 +0000
To:eplanning@highland.gov.uk;Planning
Subject:Fw: Objection to the proposed hotel and holiday apartments

Dear Sir/Madam,

I am writing to show my objection to the proposed hotel and holiday apartments. I have lived in Aviemore for almost 4 years now. 1 year in a private rented flat which I had to move out of due to the sale of it, share house as I could not find anywhere else and then an HMO for 6 months as it was the only affordable place before managing to scrape enough to buy a small one bed flat.

As a company we struggle with hiring new engineers because there is no accommodation available for them here so even if we wanted to offer them, they can't find affordable accommodation within commuting distance.

In the past we have had to pay for staff to live in hotel rooms until they find more permanent accommodation. Another member of staff spent nearly a year living in a bnb. We have had two members of staff come from america one rented an air bnb for 6 months before moving to Grantown on Spey (they are in a management role which allowed them to buy housing outside of Aviemore.) and one lived in the bunk house youth hostel for a few months before finding accommodation.

Local businesses in the catering industry are stretched to the limit with staffing and not being able to find anywhere for new staff to live. This affected Anderson's restaurant in boat of Garten this year due to them not being able to find a chef. They were only able to resolve this by finding accommodation and offering it as part of the job.

We desperately need new affordable accommodation in Aviemore before we look at more holiday accommodation otherwise there will be no one left to work in the hotels and shops or staff the hospital.

Thank you for taking the time to read this and I eagerly await your response,

Regards,
Kyle McRobert

From:Mary MacDonald
Sent:Thu, 18 Nov 2021 13:50:51 +0000
To:eplanning@highland.gov.uk
Cc:Planning
Subject:Planning Objection

Good Afternoon,

I would like to object to the plans for the development of a hotel and holiday apartments alongside retail units in Aviemore.

Aviemore has been more than over developed in recent years. We need affordable housing for local people and for local business owners to provide accommodation to staff. There are more than enough holiday homes in this town already, can we not take a second to think about the people who live here?

Kind Regards
Mary

From:Nicola Diggins
Sent:Thu, 18 Nov 2021 18:07:16 +0000
To:eplanning@highland.gov.uk;Planning
Subject:Aviemore Development

To the planning officer/ office

I would like to object to the plan for the development of an 80 room hotel in the middle of Aviemore and 23 self catering apartments.

The 3 storey development is out of keeping with the area and will obliterate any views to Craigellachie from the centre of Aviemore.

The type of accommodation proposed (hotel & self catering) is in surplus in the village already. In addition, there is a housing crisis unfolding in this area with many key workers unable to find affordable and suitable accommodation. There is a shortage of staff and workforce across all sectors, including the NHS. Who is going to service these 80 rooms and 23 holiday apartments and operate the shops ? The National Park Authority must give this serious consideration. These central apartments should surely be reserved for those living and working here.

Please advise me that this objection will be taken into consideration

Yours sincerely

Nicki Diggins



Nikki
Hannay

From:Nikki Hannay
Sent:Thu, 18 Nov 2021 13:44:15 +0000
To:Planning
Subject:Planning Objection in Regards to 2021/0105/DET

Dear Sirs / Madam

I would like to express my objection to the development plan for 23 holiday apartments, shops, commercial units and a substantial 3 storey hotel contravenes the aims of the National Park which are to conserve and enhance the natural and cultural heritage of the park. Having demolished the original Victorian home at this site to replace it with 23 holiday apartments and an 80 room Hotel is an outrage.

It will obliterate any views to Craigellachie from the centre of Aviemore. There is a housing crisis unfolding in this area with many key workers living in their vehicles. There is a shortage of staff and workforce across all sectors, including the NHS. Who is going to service these 80 rooms and 23 holiday apartments and operate the shops ? The National Park Authority must give this serious consideration. These central apartments should surely be reserved for those living and working here.

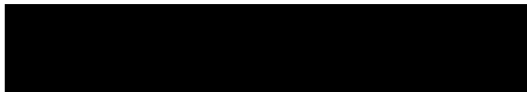
Regards

Nikki & Kate Hannay

41 Burnside Road

Aviemore

PH22 1SQ



From:rgrahamh2o
Sent:Thu, 18 Nov 2021 14:49:07 +0000
To:eplanning@highland.gov.uk;Planning
Subject:RE: 2021/0105/DET
Importance:Normal

Reference 2021/0105/DET

Dear Sirs / Madam

Further to my previous objection I would like to reiterate that this development plan for 23 holiday apartments, shops, commercial units and a substantial 3 storey hotel contravenes the aims of the National Park which are to conserve and enhance the natural and cultural heritage of the park. Having demolished the original Victorian home at this site to replace it with 23 holiday apartments and an 80 room Hotel is an outrage. It will obliterate any views to Craigellachie from the centre of Aviemore. There is a housing crisis unfolding in this area with many key workers living in their vehicles. There is a shortage of staff and workforce across all sectors, including the NHS. Who is going to service these 80 rooms and 23 holiday apartments and operate the shops ? The National Park Authority must give this serious consideration. These central apartments should surely be reserved for those living and working here.

Regards,

Richard Graham

Owner @
Route 7 Cafe

Sent from my Galaxy

From:Robyn Braham
Sent:Thu, 18 Nov 2021 14:09:30 +0000
To:eplanning@highland.gov.uk;Planning
Subject:2021/0105/DET

Dear Sir/ Madam

I am writing to raise my objection to the development plan for 23 holiday apartments, shops, commercial units and a substantial 3 storey hotel.

I had been previously under the impression that it would be residential housing and some shops that were built on this site.

Aviemore is already crumbling under the weight of too many holiday lets and not nearly enough decent and affordable long term lets. Never mind the cost of housing for any first time buyers who actually want to put down roots and live and work here.

Almost every business is short staffed to the point of having to close 1 or 2 days a week. What use is job creation if there is no way to fill those jobs?

Not because people don't want to live and work here but because they are constantly being priced out. Every residential home that goes up for sale seems to end up selling for 10s of thousands over the asking price and being converted into a short term let. Until these issues are dealt with and proper, good quality, affordable housing for people who want to live and work here is built we cannot keep building hotels and holiday lets.

Kind regards,
Robyn Braham
PH22 1US

Sent from my iPhone

From:Sarah Monro

Sent:Thu, 18 Nov 2021 14:19:12 +0000

To:Planning

Subject:Objection to new development for Hotel and 23 holiday apartments

To whom it may concern,

I would strongly like to object to the planning of an 80-bedroom hotel, 23 holiday apartments and shops in the centre of Aviemore. The Cairngorm National Park Authority have done absolutely nothing to help Aviemore become an attractive area set in the national park and seem to work very differently to any other national park. Aviemore has no affordable housing for those who work and live here, adults still living with parents as they cannot afford to buy and there is very little rental or affordable rental as houses are now all holiday lets or second homes. Young families having to move away from where they grew up as they cannot afford to live here. Every business is struggling to find staff, how would putting in yet more hotels and holiday apartments going to help our community apart from putting more strain on the village. How many hotels do you think a village in a national park needs?

No new builds in Aviemore are in keeping or pretty just built cheap. The Cairngorm national park should be looking at protecting the Greenland that we have left, the wildlife and restricting new builds that are not going to help our community. The Tulloch homes that are being built is a prime example of how the Cairngorm National Park have let down the Aviemore community. Wild Life gone, Greenland where land was used by the community gone, protected trees cut down for £160,000 1-bedroom apartments which are not affordable for those working in Aviemore.

My main objections, Aviemore cannot cope with more hotels, The design not in keeping with Aviemore, 3 Storey hotel will look terrible in middle of village (like McDonalds does), There are not enough people working here to service these.

I hope you seriously consider throwing this plan out of the window and think about the community. I would like a reply to say you have received this email and I would like to know what the planning process is. So we know wildlife and Greenland are protected as you have done a terrible job at Santa Clause Land and the Horse Field where the Tulloch homes are being built, where more protected trees have just been cut down out with the planning area.

I look forward to your reply.

Kind regards

Sarah Monro

From:Sarah Wiseman

Sent:Thu, 18 Nov 2021 21:15:21 +0000

Subject:2021/0105/DET | Erection of 23 self-catering apartments

Dear Sir / Madam,

I would like to register my objection to the planning application for the development of an 80 room 3 story hotel in the centre of Aviemore and 23 Holiday apartments. These plans contravene the aims of the National Park which are to conserve and enhance the natural and cultural heritage of the area and the park.

Having demolished the original Victorian home at this site to replace it with 23 holiday apartments and an 80 room Hotel is an outrage.

It will obliterate any views to Craigellachie from the centre of Aviemore. There is a housing crisis unfolding in this area with many key workers living in their vehicles.

There is a shortage of staff and workforce across all sectors, including the NHS. Who is going to service these 80 rooms and 23 holiday apartments and operate the shops? The National Park Authority must give this serious consideration. These central apartments should surely be reserved for those living and working here.

Plans here:

<https://www.eplanningnpa.co.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQIYLYSI0CH00>

Sarah Wiseman
Local resident

From: steven wylie
Sent: Thu, 18 Nov 2021 19:45:18 +0000
To: eplanning@highland.gov.uk; Planning
Subject: Hotel in Aviemore planning application

With reference to the planning application for the development of an 80 room hotel in the centre of Aviemore and 23 Holiday apartments etc...I have made an objection today by email to planning office. The deadline for commenting is today, please if you can find a minute to do the same...just email , takes seconds.

I emailed to eplanning@highland.gov.uk and planning@cairnngorms.co.uk

This is my response....

Dear Sirs / Madam

Further to my previous objection I would like to reiterate that this development plan for 23 holiday apartments, shops, commercial units and a substantial 3 storey hotel contravenes the aims of the National Park which are to conserve and enhance the natural and cultural heritage of the park. Having demolished the original Victorian home at this site to replace it with 23 holiday apartments and an 80 room Hotel is an outrage.

It will obliterate any views to Craigellachie from the centre of Aviemore. There is a housing crisis unfolding in this area with many key workers living in their vehicles.

There is a shortage of staff and workforce across all sectors, including the NHS. Who is going to service these 80 rooms and 23 holiday apartments and operate the shops ? The National Park Authority must give this serious consideration. These central apartments should surely be reserved for those living and working here.

Steven wylie

Get [Outlook fo](#)

Stuart
Boon

From: Stuart Boon
Sent: Thu, 18 Nov 2021 14:59:52 +0000
To: eplanning@highland.gov.uk; Planning
Subject: Objection to the proposed hotel and holiday apartments

Dear Sir/Madam,

I am writing to show my objection to the proposed hotel and holiday apartments. I have lived in Aviemore for 3 years now. 1 year in a privately rented 2 bedroom flat that was unaffordable due to high rental cost and a poor heating system causing large bills. My last two years I have had to move in with a small family in their spare room as it is the only affordable housing I can find in Aviemore that allows me to live close to my work. I work as a software developer for Quarch Technology in dalfaber industrial estate.

As a company we struggle with hiring new engineers because there is no accommodation available for them here so even if we wanted to offer them they can't find affordable accommodation within commuting distance.

In the past we have had to pay for staff to live in hotel rooms until they find more permanent accommodation. Another member of staff spent nearly a year living in a bnb. We have had two members of staff come from america one rented an air bnb for 6 months before moving to grantown on spey (they are in a management role which allowed them to buy housing outside of aviemore.) and one lived in the bunk house youth hostel for a few months before finding accommodation.

Local businesses in the catering industry are stretched to the limit with staffing and not being able to find anywhere for new staff to live. This affected anderson's restaurant in boat of garten this year due to them not being able to find a chef. They only were able to resolve this by sending accommodation and offering it as part of the job.

I personally live next to two holiday homes either side of me on Patterson rd. Both homes lay empty most of the year and are used for a week or two out of the year maximum. These homes could be used for locals in the area.

We desperately need new affordable accommodation in Aviemore before we look at more holiday accommodation otherwise there will be no one left to work in the hotels and shops or staff the hospital.

Thank you for taking the time to read this and i eagerly await your response,
Regards,
Stuart Boon.

Gus
Jones

From:Gus Jones
Sent:26 Apr 2021 23:44:35 +0100
To:Planning
Subject:2021/0105/DET Comments

Badenoch & Strathspey Conservation Group

Fiodhag,Nethybridge, Inverness-shire PH25 3DJ

Tel [REDACTED]

ScottishCharity No. SC003846

Email [REDACTED]

Website bscg.org.uk/

CNPA
Grantown on Spey

26 April 2021

Dear Emma Bryce

2021/0105/DET | Erection of 23 self-catering apartments, shops, hotel and underground parking | Land 80M SW Of Mountain Cafe 111 Grampian Road Aviemore

BSCG wishes to object to the above development. We would like to request the opportunity to address the planning committee, either remotely or in person, when the application is determined.

Impacts on the Milton (or Aviemore) Burn

The proposal site is immediately upstream of the stretch of the Milton Burn designated as part of the River Spey & Tributaries SAC. The proposal has the potential to adversely impact the integrity of the designated site. The stretch of the burn that borders the proposed development can be considered to contribute to the integrity of the site and the long-term quality of this part of the burn has implications for the designated site downstream.

The built footprint of the development site is too close to the important water course of the Milton Burn which supports significant biodiversity. We consider there should be a substantially larger separation between the burn and built development. This would allow for higher quality habitat in the riparian corridor, with greater resilience and higher naturalness. This would enable a better-connected landscape with healthy habitat networks in- this important riparian corridor.

Otters are known to use the burn, with spraints found at least as far up the burn as the crossing of the A9. It is reasonable to regard otters using all of the burn as part of the SAC population.

An invertebrate survey undertaken for what was at that stage the new Tesco site and is now the retail park (a short way upstream of the proposal), established the use of the burn by Northern February Red stonefly *Brachyptera putata*.

The burn is known to be used by Lamprey and supports breeding amphibians. Salmonids have been recorded upstream of the proposal site.

A full suite of ecological surveys, undertaken at appropriate times of year, are needed to accompany this application and inform decisions.

The impacts of climate change are predicted to get worse, with greater extremes of weather. The likelihood of low water levels becomes greater, with potentially significant ecological consequences, such as raised water temperatures and higher concentrations of pollutants. In addition, the likelihood of flood events, which can be ecologically destructive, becomes greater. A larger distance between the burn and the built footprint would allow for more trees and other riparian vegetation, which would provide shade and lower water temperature, as well as maintain and potentially improve water quality and provide organic matter and food sources in the burn.

Landscape

The landscape planting is hard to comment on in detail as most of the print on the plan available on the planning portal is unreadable. We are concerned that there is insufficient space provided in the proposal for adequate green landscaping in this prominent location in the village centre.

Cumulative impacts

We are concerned at the potential for cumulative impacts on the burn from developments. A substantial amount of building along the Milton Burn has been constructed and permissioned in recent years. This includes: Higher Burnside; developments around Milton Side downstream of the A9; the proposals for the pony field; and the retail park development, that involved the destruction of one of the national park's most ecologically rich ponds.

SUDS Proposals

We are concerned as to whether the SUDS arrangements are fully sustainable in the face of substantially worsening effects of climate change and the many uncertainties regarding future effects of climate change.

Surface Water Drainage

We are concerned that, according to the plans provided, the size and route of the surface water drainage are still to be confirmed.

Yours sincerely

Gus Jones

Convener

Comments for Planning Application 21/01068/FUL

Application Summary

Application Number: 21/01068/FUL

Address: Land 80M SW Of Mountain Cafe 111 Grampian Road Aviemore

Proposal: Erection of 23 self-catering apartments, shops, hotel and underground parking

Case Officer: John Kelly

Customer Details

Name: Mr aaron sneddon

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These are too tall and overbearing, having no sympathy for the surroundings (Effectively blocking off a view of the hills to the West), The glass could possibly create significant glare over the other side of the road. We already have problems with delays and congestion with the Tesco opening onto the main road, with the anticipated traffic, this is going to create yet another bottleneck. What an absolute monstrosity in the centre of the "village" that looks nothing like the painted up version on the fence that currently surrounds the site now. Two storeys yes, three no chance. This is a high density development of little benefit to people living already in Aviemore, just more accommodation.

Comments for Planning Application 21/01068/FUL

Application Summary

Application Number: 21/01068/FUL

Address: Land 80M SW Of Mountain Cafe 111 Grampian Road Aviemore

Proposal: Erection of 23 self-catering apartments, shops, hotel and underground parking

Case Officer: John Kelly

Customer Details

Name: Dr Barry Middleton

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Given the lack of housing (also affordable) for locals isn't planning for this which is 23 self catering apartments, against the grain? This site will greatly influence the ambience of aviemore especially the centre of the village, not that aviemore will ever win architecture awards. Will surrounding buildings be dwarfed by the height of these? The village is becoming more and more geared towards visitors (or developers) and not people who live there, this development is another example.

Comments for Planning Application 21/01068/FUL

Application Summary

Application Number: 21/01068/FUL

Address: Land 80M SW Of Mountain Cafe 111 Grampian Road Aviemore

Proposal: Erection of 23 self-catering apartments, shops, hotel and underground parking

Case Officer: John Kelly

Customer Details

Name: Mr Martin Johnson

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 1) Affordable Housing

This application includes 23 No. 2 bedroom, 4 person apartments all for short term letting.

The CNPA Local Development Plan now requires that developments include 45% affordable housing. Therefore, 11 or more of the apartments should be available for leasehold purchase or long term let to provide family homes.

2)Economic Benefit

Given that Aviemore has only recently acquired another hotel at the south end of the village, and that MacDondald resorts already had ample provision of hotel accommodation, I would question the economic benefit of yet more hotel and short term let capacity in the village.

3) Sustainable Design

Policy 3 of the LDP requires that amenity of existing residents be protected.

The proposed shopping in the application will probably be aimed at tourists, and therefore is of no community benefit.

The extra traffic associated with such a significant development will make an already serious traffic situation worse in the centre of the village - thus degrading the amenity currently enjoyed by neighbours.

Comments for Planning Application 21/01068/FUL

Application Summary

Application Number: 21/01068/FUL

Address: Land 80M SW Of Mountain Cafe 111 Grampian Road Aviemore

Proposal: Erection of 23 self-catering apartments, shops, hotel and underground parking

Case Officer: John Kelly

Customer Details

Name: Ms June Armstrong

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The height of any development at this site should not exceed the existing Tesco building. At three storeys plus the roof space it will completely overwhelm the centre on this elevated site and block the views towards Craigellachie. I would have to question the feasibility of another potential budget hotel in Aviemore when the empty Four Seasons hotel towers above the beautiful Strathspey Lawn. The CNPA town planners need to consider all the implications of this development closely. Aviemore is sadly lacking in community leisure facilities with various community groups trying desperately to raise funds for the creation of such facilities to serve the local community as well as the visitors to the area. A community leisure centre with a village hall would be highly recommended at this central location. The only aspect of this development plan that I agree with is "The Gathering Space". The over development and urbanisation of Aviemore should be restricted to safeguard the natural beauty of our National Park.