

AGENDA ITEM 6

APPENDIX 4

2020/0221/DET

**REPRESENTATIONS
OBJECTION**

Objection to planning application for erection of a “bothy” on land
400m SW of Killiehuntly Farmhouse Ref No 2020/0221/DET

Called in by CNPA 28 September 2020

1. The Application is in effect for the erection of an exclusive holiday chalet.
2. The location is in scrub woodland on the bank of the river Tromie. The nearest buildings are Killiehuntly – until recently occupied as a farmhouse, but now used for holiday accommodation, and the adjacent farm building which have been converted for hospitality.
3. The only practical access is by a very rough track along the riverbank.
4. The proposed location is close to an exceptional feature of the river Tromie which is popular for wild swimming.

The application should be refused on the grounds that –

- The proposed development would be an unacceptable intrusion into what is otherwise wild land.
- The limited access would result in an unacceptable pressure on the existing track.
- There is a reasonable apprehension that the proposed development would have the effect of limiting public access to that part of the river bank.
- The applicants already have significant property available to let as holiday accommodation in and around Killiehuntly from which there is easy access to the proposed location.
- The present application and the associated application (Ref No 2020/0220/DET) are examples of “exclusive” tourist development which make no provision for the housing of the necessary staff which are necessary to service such ventures. The overall effect is to put increasing pressures on the limited affordable housing in the Spey Valley.

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