

AGENDA ITEM 5

APPENDIX 4

2020/0220/DET

**REPRESENTATIONS
OBJECTION**

Objection to planning application for erection of a “bothy” and formation of access track on land 515m SE of Killiehuntly Farmhouse
Ref No 2020/0220/DET

Called in by CNPA 28 September 2020

1. The Application is in effect for the erection of a holiday chalet.
2. The location is in heather moorland close to Loch nan Reamh. 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. There is an estate road leading from Killiehuntly to a point close to and overlooking the loch. That road would be suitable to give access for any disabled person who might wish to observe birdlife on the Loch.
4. There is no existing track between the estate road and the location of the proposed development.

The application should be refused on the grounds that –

- The proposed development would be an unacceptable intrusion into what is otherwise wild land.
- The existing estate road can already give access for any disabled person who might wish to observe birdlife on the Loch.
- The intended “connecting track” could not otherwise be justified as being for forestry or agricultural purposes.
- There is a reasonable apprehension that the proposed development would have the effect of limiting public access to observe the wildlife on Loch nan Reamh .
- 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 2020/0221/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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