



Cairngorms
National Park Authority

Ùghdarras Pàirc Nàiseanta a'
Mhonaidh Ruaidh

Item 5 Appendix 3 26 January 2024

Agenda item 5

Appendix 3

2023/0004/DET

Community council comments

From: CNPAplanning@lochlomond-trossachs.org
Sent: 13 January 2023 14:02
To: Planning
Subject: Comments for Planning Application 2023/0004/DET

Categories: Consultation Response

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 13/01/2023 2:04 PM from Mr Peter Long.

Application Summary

Address:	Site Of Dry Ski Slope Grampian Road Aviemore Highland
Proposal:	Change of use of land for siting of 27 lodges, access road, landscaping
Case Officer:	Alan Atkins

[Click for further information](#)

Customer Details

Name:	Mr Peter Long
Email:	aviemoreccchair@gmail.com
Address:	

Comments Details

Commenter Type:	Community Council
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: Aviemore and Vicinity Community Council objects to this application.

Specifically our concerns are based on

1. Capacity and overprovision - We are concerned at the impact of another large scale visitor development. This proposal adds a further 162 bedspaces to Aviemore, at a time when the local infrastructure is already stretched beyond capacity. Additional vehicle traffic would add to an already highly congested town centre. Local restaurants and other services are already struggling to meet demand. We question the need for this further expansion in visitor accommodation.

2. Loss of green space and amenity. The proposed site is currently open green space, with some trees and two small ponds. This area is well used by both local people and visitors and is particularly popular with families with young children. The site includes a high quality and popular play area. In addition, as the area around the dry ski slope is used as a base for a range

of leisure activities, aimed predominantly at younger families. All of this will be lost. Given that the proposed lodges provide family-sized accommodation, it seems particularly ironic, that this child-friendly space would be lost. Why attract more families, while simultaneously reducing facilities for children?

3. Impact on wildlife. As noted, the pond is used by ospreys and indeed a local business is based around photography of the ospreys which feed from one of the ponds in season. The proposal notes the likely presence of other protected species. The proposal effectively extends the settlement boundary, inevitably displacing wildlife.

4. Public access. As noted in the application, a core footpath passes through the site. This is well used and is one of the main approaches to the entrance the Craigellachie National Nature Reserve a few hundred metres away. Under the proposals, the path would be retained, but would pass very close to several of the lodges, raising the potential for conflict between path users and lodge occupants. The overall effect will be to reduce the amenity and quality of the experience for path users.

5. Environmental Impact. As the application notes, this is a partially wooded site covered by a tree protection order. The exact extent of any proposed felling is not made clear. However, we remain concerned at the potential impact on the woodland. The proposed access roads and paths introduce hard tarmac surfaces to what is currently grassy woodland.

6. Visual Impact. Although the lodges appear to be relatively sympathetically designed, they are two storeys high, plus the pitch of the roofs. The development would inevitably detract from the views to and from the Craigellachie NNR. This is conceded in the application. The cluster of lodges on the raised ground to the north of the site would be particularly intrusive.

Kind regards

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Emma Greenlees

From: Alastair Dargie - AVCC <aviemoreccchair@gmail.com>
Sent: 11 January 2024 22:42
To: Deirdre Straw
Cc: Planning; Gavin Miles; Emma Bryce; Emma Greenlees
Subject: Re: Amendment to Application Description - 2023/0004/DET - Change of use of land for siting of 25 lodges, access road and landscaping at Site of Dry Ski Slope, Grampian Road, Aviemore, Highland

Categories: Consultation Response

Hi all,

The site does not allow me to upload comments, however following tonight's meeting of AVCC we would like to add the following comment.

"Aviemore & Vicinity Community Council have reviewed the revised plans submitted reducing the number of lodges from 27 to 25. Following this we maintain our original objection and feel that none of our points raised have been addressed by the minor amendments."

Many thanks
Alastair

Alastair Dargie
Chair - Aviemore & Vicinity Community Council


On Thu, 21 Dec 2023 at 11:51, Deirdre Straw <DeirdreStraw@cairngorms.co.uk> wrote:

Notification - Amendment to Application Description

2023/0004/DET - Change of use of land for siting of 25 lodges, access road and landscaping at Site of Dry Ski Slope, Grampian Road, Aviemore, Highland

Out of courtesy we are notifying you we have now amended the application description with regards to the above planning application. The amendment being 25 lodges instead of the previous 27 lodges.

If you wish to make any additional comments on this amendment and the application, we would be grateful to receive these by **Thursday 11 January 2024**. It is proposed to take this application to our Planning Committee on 26 January 2024 for determination.

The documents submitted for the above development are available on the CNPA website:

<https://www.eplanningcnpa.co.uk/online-applications/>

Enter the reference number 2023/0004/DET and click on search.

If you wish to make a response by email, please use the email address planning@cairngorms.co.uk

Please note that the information contained in any additional contributions will be published on the Cairngorms National Park Authority's website. Should you require any further information please do not hesitate to contact us using the below details and quoting the application reference numbers.

Kind regards,

Dee.

Dee Straw (she/her) [why do I share my pronouns](#)

Planning Systems Officer

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E: deidrestraw@cairngorms.co.uk

Usual working hours: Monday to Friday, 9am to 5pm



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Read our plan for the future: cairngorms.co.uk/PartnershipPlan

