

AGENDA ITEM 6

APPENDIX 3

2020/0236/DET & 2020/0241/LBC

**REPRESENTATIONS
OBJECTION**

Comments for Planning Application 2020/0236/DET

Application Summary

Application Number: 2020/0236/DET

Address: Steading Balavil Mains Farmhouse Kingussie

Proposal: Conversion of farm buildings to visitor facilities and commercial use, extensions, formation of cafe and parking

Case Officer: Stephanie Wade

Customer Details

Name: Mr David Fallows

Address: Woodlea Main Street Newtonmore

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application on the basis of clear and self-evident risk of economic displacement. In the previous application for this development, it was claimed that there was no evidence of likely displacement, but I would contend that this was fundamentally incorrect. There was ample evidence of the effect of displacement in Newtonmore with the opening up of catering facilities at Ralia causing a drop in trade levels in the village which I personally experienced. Further, the development at House of Bruar also caused indisputable displacement from the village of Blair Atholl. This application will result in cafe facilities (and other potential retail displacement) both immediately south of the Newtonmore-Kingussie loop and immediately north of it - a pincer movement that can only add further pressures to the future of both villages. Developers can, of course, protest that they 'wish to work with local businesses' but this is a hollow statement in that the outcome, even if delivered, is far more likely to be in the singular than the plural and any event, is completely unenforceable by way of condition. Having had the opportunity once to go ahead with this development, I submit that the applicants have had their chance, and in the worsening economic situation facing the Badenoch villages, another opportunity to cause further damage can be reasonably denied.