

AGENDA ITEM 7

APPENDIX 5B

2019/0011/MS C & 2019/0042/MS C
(AFFORDABLE HOUSING)

REPRESENTATIONS -
I GENERAL 7 OBJECTION

From:Eric
Sent:Thu, 17 Jan 2019 19:38:46 +0000
To:Planning
Subject:2019/0011/MSC Housing land north west Dalfaber.

With regards to the above planning application I would like to make the following observations-

From the available drawings it is not possible to tell what properties are actually proposed for each plot. Plot 75, which is adjacent to our home, appears much larger than neighbouring buildings. I can only surmise that this would be a four plex or similar. This property is oriented in such a way that this would be looking directly into our kitchen and living room and our garden, having a very major impact on our privacy. This would not be the case if it were a single storey building. I also recollect that the initial application showed affordable housing being allocated to land to the South of the farmhouse and in the North West corner of the development, this application appears to be a departure from that plan.

This application gives no details as to the proposed construction of the houses. Our home is a traditional timber and lath cottage with a corrugated tin roof, one of the last remaining in the area. This was highlighted in the Parks initial reports into this development, I would seek reassurances that this development would be sympathetic to existing properties.

There does not appear to be any detail as to what infrastructure is to be put in place to support this development, and I hope this will be vigorously addressed before any approval is given to this application. Thanking you for your consideration in this matter.

Eric and Alison Sharkey.
Sent from my iPad

Comments for Planning Application 18/05857/MSC

Application Summary

Application Number: 18/05857/MSC

Address: Land North West Of Dalfaber Farm Dalfaber Drive Aviemore

Proposal: Allocation of affordable housing units in accordance with condition 21 of 07/00093/OUTBS (as amended by 14/03676/S42) in conjunction with application reference 18/05859/MSC

Case Officer: Roddy Dowell

Customer Details

Name: Mrs Alison Sharkey

Address: Heather Cottage, Dalfaber Drive, Aviemore PH22 1QD

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In relation to plot 75, which is directly opposite our house; whilst there are no details given in the application from viewing the plans this plot seems much larger than adjacent plots and I can only assume that this would be a 4plex or larger. The front of this building is looking directly into our kitchen and living room and it would be extremely intrusive and would cause a massive reduction of our privacy, a single storey building would not have this effect.

We have no details of the construction of these properties. Our home is a one and a half storey traditional cottage built with timber and lath with a corrugated tin roof. We are one of the few existing traditional cottages left in the National park and highlands.

Access to our house is by a single track farm track, we are very concerned about access to our house by us and emergency services during the construction phase. This development will massively increase the volume of traffic and traffic noise in the area. There does not appear to be any mention of infrastructure in relation to this development.

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Case Officer: CNPA Case Officer

Customer Details

Name: Mr A Polden

Address: 28 Corroul Road, Aviemore PH22 1SS

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst I appreciate that affordable housing is and always will be needed the proposed location for this development of both affordable and, by the look of the plans, rather extensive and expensive housing, is, in my opinion wholly inappropriate. The proposed location for building is a green space of natural beauty and one of the few left within easy reach of the village. It is used by local residents and visitors alike and as such contributes indirectly to the local economy. More importantly it abounds with wildlife from Roe Deer to Red Squirrels, Crested Tits and many other species. I believe that this area must be protected for all the reasons listed above and as such vehemently object to this application.

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Case Officer: CNPA Case Officer

Customer Details

Name: Miss Deziree Wilson

Address: 27 Corroul Road, Aviemore PH22 1SS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this application. This area of native woodland is a haven for all sorts of wildlife including red squirrels, badgers and much birdlife. It is also used extensively by locals who walk their dogs.

I am at a loss to understand why areas like this, which are becoming rarer by the year, are not protected within a national park. If you allow development on native woodland habitats then the reason for so many people to visit and live in Aviemore will be lost.

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Case Officer: CNPA Case Officer

Customer Details

Name: Miss jennifer urquhart

Address: 113 Dalnabay, Silverglades, Aviemore PH22 1TA

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I strongly object to this development. My young daughter and I often play in these woods. We have built dens and ride our bikes here. My daughter and her friends enjoy watching the wildlife here. The native trees provide homes for many species of birds and animals we have witnessed. There are rabbits and a family of deer as well as woodpeckers and owls.

This area is also an access to the golf course for the children for sledging in the winter, it would be terrible for them to lose this. I walk my dog in these woods as do many others.

The noise levels to neighbours and excess traffic would be very disturbing. This area would become a great risk to the safety of our children as traffic and heavy vehicles to the site would cause them danger when playing out in the woods and streets.

This is a completely unnecessary development in my opinion.

Comments for Planning Application 18/05857/MSC

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Case Officer: CNPA Case Officer

Customer Details

Name: Mr Mark Chadwick

Address: 27 Corrou Road, Aviemore PH22 1SS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir / Madam

I'm fortunate enough to live in one of the houses on Corrou Rd that backs on to the woods mentioned above. Everyday I'm surprised and gladdened by the number of folks that use these woods for exercise and finding some peace. I'm also heart warmed by the amount of wildlife that we see daily in the woods, from deer to a wide verity of bird life to badgers and more. With the constant expansion of Aviemore over the years this is surely one small part that deserves protection. Its ease of access for so many people and the diversity of wildlife must give some just reason for saving it for all to enjoy? At what point does living in a National Park actually count for something when looking to protect what little nature and wild places we still have within the village area.

Comments for Planning Application 18/05857/MSC

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Case Officer: Roddy Dowell

Customer Details

Name: Ms Maureen Malone

Address: 20 Corroul Road, Aviemore PH22 1SS

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The address and site plan shown on the Neighbour Notification form is different from the submitted plans which show the 19 affordable houses to be in what is described as the South Site on drawing 3920/K2/01-00B. The NN is therefore incorrect and misleading and requires to be re-submitted with a correct address and site plan.

Comments for Planning Application 2019/0011/MSC

Application Summary

Application Number: 2019/0011/MSC

Address: Land North West Of Dalfaber Farm Dalfaber Drive Aviemore Highland

Proposal: Allocation of affordable housing units in accordance with condition 21 of 07/00093/OUTBS (as amended by 14/03676/S42) in conjunction with application reference 18/05859/MSC

Case Officer: Emma Wilson

Customer Details

Name: Mr Nathan White

Address: 8 Cairn More Carn Mor Aviemore

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having moved to the area due to the access to this native woodland. I am against the proposal. I appreciate the lack of affordable housing and had struggled to get a property of my own in the area. However the development of this town should not come at a cost to the beauty nor the very reason that many like myself choose to live here. This area is used extensively by walkers, cyclists and nature lovers and would be a great lose to all. Plus I can only imagine it would have a negative impact on the golf course too.