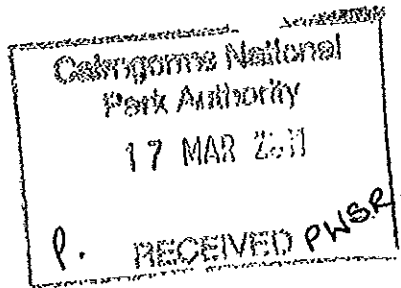


aviemore & vicinity
community council.
"Stand fast, Craigellachie"



'Colonsay'
12 Morlich Place,
Aviemore,
Inverness-shire.
PH22 1TH

Tel. No. [REDACTED]
Email. [REDACTED]

16th March 2011

Andrew Tait,
Development Management Officer,
CNPA,
Albert Memorial Hall,
Station Square,
Ballater.
AB35 5QB

Dear Andrew,

**11/052/CP - PLANNING APPLICATION AT THE AVIEMORE CENTRE
GRAMPIAN ROAD AVIEMORE FOR THE ERECTION OF 3 STOREY
BUILDING COMPRISING OF 12 NO APARTMENTS, NEW ACCESS AND
ASSOCIATED PARKING**

I refer to the above application and have to inform you that Aviemore and Vicinity Community Council wish to object to the application for the following reasons;

1. The site, which is often referred to locally as the Four Seasons Garden is and has been for some time a de facto public open space and is well used by the public as an area to walk or have picnics. The area is grassed and has shrubs and mature trees and any form of building on the site would detract from the feeling of open space. The site is a natural connection to the area on its west side shown on the Local Plan as 'environment'. The proposed development does not protect the amenity enjoyed by neighbouring properties. It will not improve or add to current levels of public and amenity space and will in fact decrease that space.

Policy 36 of the CNP Local Plan states that the loss of such open space will only be supported where:

- a) an open space audit demonstrates the development will not result in a deficit of open space provision to serve the affected community, and that no alternative site is available;
- or
- b) compensatory provision is made elsewhere within the community area of at least equal size and quality, or
- c) a commuted sum is made towards future provision of an appropriate alternative.

Aviemore suffers as it does not have much in the way of open space, particularly in the town centre area. This is reflected in both the present Aviemore Masterplan (1997) and the proposed Aviemore Design Framework which is due for consultation. Removing the Four Seasons Garden ground would further reduce the amount of open space. There are no alternative sites in the village centre or indeed elsewhere in Aviemore.

It is clearly open space as defined by the CNP Local Plan in that it is 'greenspace consisting of any vegetated land in an urban area. The Local Plan goes on to say that existing community facilities, such as playing fields, parks, will be retained as community facilities of equal or greater value to the community. Existing uses of land remain vitally important to the Park, and the Local Plan will resist proposals to change from the existing use to another without clear justification and suitable alternatives being provided.

2. The Building which will be only 25 metres from Grampian Road will have a high visual impact. The design is not sympathetic to the surrounding area and we contend would be out of place anywhere in Aviemore. It is characterless and does nothing to say that Aviemore is great. The design is for town apartments and we submit that this is not appropriate for Aviemore. Aviemore is Scotland's premier tourist resort and deserves the best.

3. We could find no indication in the plans of levels. At present the Four Seasons Garden is well below street level. Is there to be any infill?

4. Access to the proposed development is via a new road on to Grampian Road. This will mean that there will be two junctions close together, both, when heading north, on the exit to a bend. This coupled with the fact that the new junction will also be close to the carpark entrance/exit from Mountain Spirit and the Petrol Station gives us great concern for the safety of road users both on Grampian Road and those entering or leaving the proposed development or Grampian Court.

5. In the CNP Local Plan the site is not identified for development and in the Highland Council Local Plan it was identified for leisure and recreation. We submit that is the proper use for this ground.

6. There is no provision for affordable housing.

In conclusion;

We submit that the development fails to satisfy any of the aims of the Park in that;

- The removal of what is de facto public ground with grass, trees and shrubs that is well used by the public will do nothing to conserve and enhance the natural and cultural heritage of the area;
- The removal of the site, the importance of which should not be underestimated, from public use is not a sustainable use of the natural resources of the area. The natural resource, e.g. open space is being removed;
- Building a block of flats at the site on top of Four Seasons Garden will remove a valuable asset and does nothing to promote understanding and enjoyment (including enjoyment in the form of recreation)
- Aviemore is lacking in open space, particularly in the village centre along Grampian Road. The development is for, judging by the design, high value flats with no scope for affordable housing. It will therefore not add to what is required in Aviemore, e.g. affordable housing for locals and will do nothing to promote sustainable economic and social development of the area's communities.

Aviemore and Vicinity Community Council requests that a representative be allowed to address the Planning Committee in order that the members of the CNPA board may have a better understanding in terms of planning and its effect on Aviemore and its environs of this particular development.

Yours sincerely,

A large black rectangular redaction box covering the signature of John Grierson.

John Grierson
Chairman

Julie Millman

From: Nicola Rivett [REDACTED]
Sent: 14 March 2011 11:58
To: Planning
Subject: Comments on planning application 11/00539/FUL for 3 storey flat block on Gramplan Road

I would like to make the following comments about the application you have called in for flats on Macdonald Resort land at Gramplan Road next to Gramplan Court, Aviemore:

Have all of the issues highlighted in the forestry consultation response document been addressed about the impact on the trees?

Access road is too close to the current access to Gramplan Court. This would cause further problems for cars turning out of gramplan court at busy times and risk of collision between cars turning out of both entrance onto the main road.

This is part of the only significant area of green space left in the centre of Aviemore.

Macdonald resort have already developed huge areas of the village and have already started building many houses on other areas of green space at the other end on the village. The hotel tower block is outdated and never looks like it is in use so surely re-development of that would be more appropriate than building on green land.

The size and height of the proposed building would be very imposing and as it is one storey higher than the adjacent flat block it would possibly block out light reaching the north-facing windows of flats 1B and 2B Gramplan Court.

Residents of these new flats may walk on foot through gramplan court to get to the nearby restaurant and chip shop, trampling the area under the line of beech trees between the two areas and the grassed areas around the front block of gramplan court.

There are not enough parking spaces proposed for two cars per flat so residents may use Gramplan Court spaces for extra parking, thereby preventing gramplan court residents from using their own spaces.

The plans do not look like these flats will be of an affordable nature for local people to buy.

The green space currently also acts as a flood plain therefore developing this area may cause excess water to be displaced elsewhere onto the main road or gramplan court roads.

And finally, why on earth does a two bedroom flat need three toilets in it?! Even though rainwater is being collected from the roof this may not be enough in the summer and this seems like an incredible waste of water resources.

Thank you for considering these issues.

Nicola Rivett
2B Gramplan Court
Aviemore
PH22 1TB
[REDACTED]

Cairngorms National Park Authority	
Planning Application No.	11/052/CP
PWSR	REPRESENTATION
ACKNOWLEDGED	14.03.11

Julie Millman

From: chris goff [REDACTED]
Sent: 13 March 2011 14:42
To: Planning
Subject: 11/00539/FUL

Dear Sirs,

I am most concerned about the proposed development of 3 storey apartments on land adjacent to Grampian Court.

I have an apartment at 1A Grampian Court and my intentions are to come and live permanently in the area soon.

This small area of green belt is the only bit of land for people to sit and enjoy the beautiful surroundings in Aviemore.

The thought of adding another road so close to Grampian Court would make for a traffic nightmare, being so close to the garage and centre.

I hope this does not go ahead. If it does is the accommodation going to be affordable housing for people who originate from Aviemore.

The overall size of the proposed building looks quite imposing.

This south side of Aviemore is quiet and a nice inviting area for visitors to approach the village, to over populate it with a large three storey building which would bring an abundance of cars which will cause parking issues. People living in this new block would quite possibly use Grampian Court for extra parking and cut through to local restaurants, causing the current grounds at the first block to be trampled over. I and other residents already have to maintain the lawns at the front of Grampian Court to keep it appealing and numerous other residents cutting through will be an invasion of our rights and privacy as council tax payers

Macdonald appear to own quite alot of Aviemore with hotels etc.

Surely it would be good for the environment to keep this tiny piece of green for the future young and old to enjoy

There are few trees left in central Aviemore so reconsider building here.

Regards
Chrissy Curbishley

[REDACTED]

Cairngorms National Park Authority	
Planning Application No.	11/052/CP
PWSR	REPRESENTATION
ACKNOWLEDGED	14.03.11

Julie Millman

From: chris curbishley [REDACTED]
Sent: 03 April 2011 09:32
To: Planning
Subject: Grampian Road planning for 12 flats

Dear Sir or Madam,

I emailed a couple of weeks ago with my concerns about the building of an apartment block planning application by Macdonalds hoping to be build on the only piece of green land left in central Aviemore, next to Grampian Court on Grampian Road.

I hope you received it, I own 1A Grampian Court and believe it would not be good for many reasons:

- : Beautiful trees and open space for locals and visitors to sit would be gone
- : Build up of traffic on Grampian Road already busy
- : Plan for another road so close in proximity of Grampian Court Road would cause problems
- : Traffic and parking issues, the size of this development will cause extra noise, traffic etc, parking problems, litter.
- : The only piece of green grass left in the village which people visitors and locals can enjoy.
- : Overall size of this block not in keeping with the entrance road to the village which is a pleasant area to view.
- : Macdonalds own land to the rear of this area and could build there, There is a large tarmaced area to the rear of one of their many hotels which would suit this and not disrupt this peaceful setting with its wildlife and trees.

I would like to add my name to the list of people who do not agree with this development and would like to be kept informed of the decision as I am not in the area all the time.

Regards Chrissy Curbishley

[REDACTED]

Calngorms National Park Authority	
Planning Application No.	11/052/CP
PWSR	REPRESENTATION
ACKNOWLEDGED	04.04.11

Calngorms National
Park Authority
17 MAR 2011
RECEIVED PWSR

The Highland Council
ePlanning Centre
The Highland Council
Glenurquhart Rd
Inverness
IV3 5NX

Grampian Court Residents Association
C/O John McLean
13 Grampian Court
Aviemore
PH22 1BT

RECEIVED 17 MAR 2011

4th March 2011

Ref No. 11/00539/FUL

Proposed Development of 3 storey building at Gramplan Road Aviemore for
Macdonald Aviemore Highland Resorts Ltd.

Dear Sirs

Further to receiving the statutory notification from G H Johnson Building Consultants Ltd with respect to the Proposed Development at Gramplan Road Aviemore , we must advise you that after a meeting of the Grampian Court Residents association, we agreed unanimously to object to the proposals.

While we generally support the re-development of the centre and welcome the enhancement the development shall bring to the village there are a number of specific details that concern us greatly.

Firstly from the plans we note that the proposed road access is very close to the existing Gramplan Court access and we would question if the proposals are in accordance with the Highland Councils Guidelines of Road Development.

We are further concerned that the loss of the existing open park space which is frequently used by both tourists and locals for recreational pursuits, especially in the winter time. We also believe this open space provides a mini "Green Belt" between the original main street and the tourist orientated "Aviemore Centre" and we would encourage you to maintain the park for everyone to enjoy.

We are concerned that the proposed residential block will be inappropriately high which may detrimental to the few trees that are to remain.

We are concerned that the occupants of the new development and their guests shall use the Grampian Court parking spaces once their spaces are full.

We are extremely worried that the new occupants shall use Gramplan Court as a Rat Run to the Indian Restaurant and Chip shop, if this pedestrian traffic occurs at night it could be very disruptive and distressing to our residents.

We wish to know what studies have been done to demonstrate that the existing Red Squirrel population will be able to thrive during and after construction. Can you confirm that the proposed works can actually be constructed with no impact on the red squirrels and their environment?

Yours Sincerely



Calngorms National Park Authority
Planning Application No. 11/052/CP
REPRESENTATION
ACKNOWLEDGED 17 MAR 2011