



Agenda item 7

Appendix 2

2026/0095/DET

Representation – support

Comments for Planning Application 2026/0095/DET

Application Summary

Application Number: 2026/0095/DET

Address: Nethybridge Station Yard Station Road Nethy Bridge Highland

Proposal: Change of house type (Plot 17)

Case Officer: Emma Bryce

Customer Details

Name: Mr James Fraser

Address

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a native of Nethy Bridge and owner of a property in the heart of the village I strongly supported the original application for 21 houses at Nethy Station Yard and spoke in favour at the Planning Committee and at the subsequent online planning inquiry. I was keen to see the delivery of more affordable housing in the village as it has become increasingly difficult for locals to secure housing and this site is in an ideal location to meet these needs and fits well with the collective aims of the National Park.

I was pleased that the Park Authority Planning Committee unanimously supported the original planning application despite the seriously flawed objection by SEPA which failed to recognise the elevated nature of the site and the lack of a flooding history. It was also pleasing that the Planning Minister endorsed the Park Authority's decision.

This latest application to vary the house type on plot 17 and replace a four bedroom detached house with two smaller semi-detached houses is welcome as it increases the number of affordable houses from 21 to 22 and will help Albyn Housing Society to meet the needs of people on housing waiting lists. The units are also more in keeping with the other semi detached properties on the site.

Importantly, the change of house type, along with the recent variation approved for two other plots, helps improve the overall viability of the development which has high infrastructure costs. This will assist Albyn Housing Society in partnership with A.W.Laing to deliver this highly desirable scheme which is strongly supported by many villagers and others.

I commend this variation and look forward to the development getting underway to help address the urgent need for more affordable housing in the village.

James Fraser MA DipTP MTS