



Agenda item 5

Appendix 2

2024/0260/DET

Community council comments

Comments for Planning Application 2024/0260/DET

Application Summary

Application Number: 2024/0260/DET

Address: 21 Morlich Court Aviemore Highland PH22 1SL

Proposal: Demolition of building, erection of 8no. semidetached and 6no. cottage flats

Case Officer: Colin Bryans

Customer Details

Name: Mr Alastair Dargie

Address:

Comment Details

Commenter Type: Community Council

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Aviemore & Vicinity Community Council discussed this application at our October meeting and agreed to SUPPORT the development but would like to raise the following points.

It is positive to see the plans to replace a derelict, unsightly and impracticable building to help meet the local housing demand.

However, we have the following concerns with the application.

1. For building Type B, the height and proximity to the adjacent properties (which are bungalows) on Morlich Place is a significant concern. These could be situated further away from the boundary fence reducing the impact on the bungalows on Morlich Place.
2. The Type C block (cottage flats) is significantly higher than the previous building and this will impact on neighbours in Milton Park. The large continuous roof line from the top of the building to the entrances on the ground floor creates a large uninterrupted face of metal roofing, which is overly imposing. This could be improved by utilising roof lights in the stairwells to break up the roof line
3. The cladding on the buildings appears to give an industrial appearance that is overbearing, this is especially relevant on the vertical faces where metal cladding is being used (Types A and B). A strong suggestion for this to be changed to alternatives such as the Hardie VL plank for building types A and B. As well as consideration of lighter shades to break up the colour pallet from the roof line down on all building types.
4. The indicative location of the air source heat pumps for the Type C building, directly outside a

bedroom window is inappropriate and must be moved, the noise that can be generated from these units can be significant.

5. The plans do not appear to include any form of snow guarding to prevent an uncontrolled release of snow from the metal roofs. Given the size of the roofs and the potential for slides of built-up snow on metal roofs this must be included.