

AGENDA ITEM 5

APPENDIX 3

2021/0390/DET

**COMMUNITY COUNCIL
COMMENTS**

From:Peter Long
Sent:Thu, 13 Jan 2022 21:36:04 +0000
To:Deirdre Straw
Cc:
Subject:RE: CNPA Call-In Notification - 2021/0390/DET

Hi Deirdre,

Thanks for allowing Aviemore Community Council an extension to submit comments on this application.

The website will not accept comments at this stage, so I hope that the following will suffice.

Aviemore and Vicinity Community Council is **opposed to this application** on the following grounds.

1. We feel it is important that the built heritage of the area is preserved wherever possible. We note that preservation of this building was a condition of the wider planning approval given for this site, and we are of the view that nothing has changed and that this should remain a requirement. The existing building is a well known local landmark and should be preserved.
2. The proposed replacement building is a significant departure from the style and size of the old farmhouse. The modern materials proposed are not in keeping with the surroundings, and the proposed building would have a detrimental visual impact on the area.
3. We note that this change is being justified on the basis that repair is not financially viable. However, this is on a stand-alone basis for that property. We infer from that the required work is technically feasible, and believe that it should be carried out as required by the planning permission previously granted.
4. We presume that the overall development remains financially viable (or it wouldn't be going ahead), so it is surely up to the developer to manage the costs to comply with the conditions of the original planning permission.

Best regards

Peter

Peter Long

Chair – Aviemore and Vicinity Community Council