

# Agenda Item 5

## Appendix 4

2023/0399/DET

Community council comments

# Comments for Planning Application 2023/0399/DET

## Application Summary

Application Number: 2023/0399/DET

Address: Land 45M SE Of Old Bridge Inn 23 Dalfaber Road Aviemore

Proposal: Change of use of land to beer garden (in retrospect)

Case Officer: Katie Crerar

## Customer Details

Name: Mr ALASTAIR PETER Dargie

Address: 18 Railway Terrace Aviemore Highland PH22 1SA

## Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: AVCC wishes to object to this proposal.

AVCC with ACE & the Spey Catchment Initiative carried out works to improve the Spey Access Point (LBS137) with works completed in 2019. The car park area has been used by river users as well as customers of the Old Bridge Inn. In recently the number of picnic benches in this area has been increased to a significant number and access is now impaired.

The works improved the safe access and egress of water sport users from the access point, and included a stepped bank to the sides, a graduated entry/exit slope with bollards at the top to give a clear limit to where vehicles could manoeuvre to in the car park. Over time more and more picnic benches have been added to the area restricting access and car parking.

The formal change of use to a beer garden hinders essential access to the River Spey Access point that runs through the existing car park. We must recognise the economic significance of river users both in terms of local companies/guides as well as visitors to the area who spend money locally as part of their trip. We need to see clear plans that show how river users can get to the access point and how this will be always maintained for river goers as well as emergency services. This should include vehicular access up to the bollards at the top of the access point. It needs to highlight how vehicular access including reversing trailers can be safely carried out with the use of a beer garden which could have young children playing and others under the influence of alcohol.

We also have concerns relating to the reduction/removal of the car parking, which has already led to significant parking issues on Dalfaber Road.

We do not object to the concept of a beer garden and understand the commercial significance of this to The Old Bridge Inn. We hope that the applicant can clearly show how the need for safe

access/egress and a beer garden can coexist.