

Agenda Item 5

Appendix 5a

2023/0399/DET

Representations - objections

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



Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I've had association with Speyside since '60's; from '76 resident/working in Outdoor Ed. 6-years CNPA LOAF

Object to OBI change of use based on several key factors. Firstly, apart from weak link to CNPA Aim 'Promote sustainable econ/social community development', with a beer garden perhaps generating minimal benefits to community & financial return to applicant, requested change meets no other of CNPA Aims. Indeed, activities of OBI since 2019 have restricted wider public use of area (incl. families with children & watersport access ~ uses more directly in line with CNPA aims)

A: Conserve/enhance n/c heritage: innate in outdoor activities

B: Promote sustainable use of nat. resources: activities, esp. canoeing has little/no detrimental impact on nat. resources

C: Promote understanding/enjoyment is undertaken daily by outdoor instructors & coaches

D: Promote sust. econ/social com. development: innate in outdoor activities such as watersports.

Recent Govt. study found Outdoor Tourism brings £80m+ pa to Scot economy

Car Park: was developed in collaboration with original OBI owners & H'land Council, for OBI customers & public, incl. watersports vehicles to river

Dangerous Parking: With loss of car park since OBI 'takeover' vehicles park on pavement, often hundreds of yards along Dalfaber Rd. Situation already dire, in urgent need of resolution

As a Core Path, Spey warrants unimpeded pedestrian access + temporary vehicular parking for un/loading

Key Access Point: With no other access points between Kinraig & Boat of Garten, said location must be reinstated as a recognised watersports access point, with ample facility to turn & un/load trailers

Proven Flood Risk: In event of (esp. o'night) flooding items from this area could be carried off downstream

To ensure parking reinstated & all stakeholders can fairly use area, suggest Management Plan

with CNPA taking over lease & developing area in-line with CNPA 4-aims

**SUBMISSION OBJECTING TO OLD BRIDGE INN PLANNING APPLICATION ~
CHANGE OF USE FROM CAR PARK TO 'BEER GARDEN' ~ 11/2023**

(Original; unabridged version)

I have had association with Speyside since '60's. Since becoming a resident of Badenoch in 1976, I have worked in Outdoor Education. Served 6-years as member of CNPA LOAF. Scottish Canoe River Spey Adviser 1981 – 2017, during which time I endeavoured to bring harmony between river users. Honoured to be awarded a BEM for this work.

I write to object to Old Bridge Inn (OBI) proposed change of use, based upon several key factors.

Firstly, apart from a weak link to **CNPA Aim D: 'Promote sustainable econ/social community development'**, with a the proposed 'beer garden' (?) perhaps generating minimal benefits to community (mainly over-18's) & financial return to the applicant, **the requested change of use meets no other of the other CNPA Aims**. Indeed, since circa 2017, apart from removing safe parking, **activities of OBI have already greatly restricted wider public use of area in question** ~ incl. families with children & watersport access to the river ~ uses more directly in line with CNPA aims.

A: Conserve/enhance natural/cultural heritage: Inherent in the work of and aimed for by those instructing/guiding groups in the outdoors. OBI activities contribute nothing to this Aim; indeed, the opposite is quite likely with **(particularly late-night) revellers causing disturbance to local/riverside wildlife**.

B: Promote sustainable use of natural resources: Activities, particularly watersports such as canoeing has little/no detrimental impact on natural resources. Indeed, canoe guides frequently, engage guests in (low profile) litter-gathering ~ as has happened around the site being considered here. The **successful local willow planting initiative** to restore the integrity of the riverbank, close to the launch point at the site location (eroded by activities surrounding 'The Big Slash' event) was **instigated by the canoeing fraternity**, taken forward by the Spey Catchment Initiative, Scottish Canoe Association and Scottish Sports Council.

C: Promote understanding/enjoyment: Undertaken daily by outdoor instructors & coaches in their work on the river and elsewhere. However, the activities developed by OBI since their taking over of this site ~ **placing on multiple picnic-tables, pitching of marquees, to form an outdoor drinking area** (understandable and acceptable during the pandemic) **has led to a loss of public amenity**, in terms of the areas original purpose ~ vehicle off-road parking for OBI patrons and general public; vehicle parking and ample turning space for the launching of (non-motorised) craft on to the river; limiting area for families to enjoy riverside activities with no proximity to horde of people drinking. All these factors contrary to CNPA Aim C.

D: Promote sustainable economic/social community development: Inherent in outdoor activities such as watersports. Recent Govt. study found Outdoor Tourism brings £80m+ pa to Scot economy. Despite this fact reflecting the importance of the Outdoor Tourism sector, little or no credence and/or support is extended to the sector by local authorities. Such credence should be realised in reinstating proper watersports access to the Spey at this key location.

Linked to Aim D: As a Core Path, the Spey warrants, along its length, unimpeded pedestrian access, to include designated, safe vehicular parking for loading and unloading of boats from to/from trailers.

With no other access points between Kinraig & Boat of Garten, **the said Aviemore riverside location is a Key Access Point** which requires to be reinstated as a recognised watersports access point, with ample facility to manoeuvre & load/unload trailers.

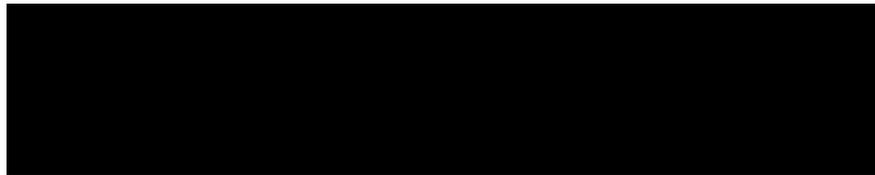
This Vehicle Parking Area: was first developed in collaboration with original OBI owners & Highland Council, **to provide much essential off-road parking** for OBI customers & public, incl. canoe groups' vehicles to reasonably access the river.

Dangerous Parking: With loss of car park since OBI 'takeover' vehicles park on pavement, often hundreds of yards along Dalfaber Rd. Situation already dire, in urgent need of resolution.

Proven Flood Risk: In event of (esp. overnight) flooding, items (~ including furniture and food/drinks related debris) from this area could be carried off downstream.

To ensure safe parking is reinstated & all stakeholders can fairly use area, I suggest creation of a Management Plan for the area in question, with a Local Authority (perhaps CNPA) taking over the lease from Seafeld Estate (held presently by OBI) to develop and ultimately oversee/monitor the area in-line with the Main Aims of the National Park.

With some thoughtful landscaping allowing for an extension of the area, sections could be designated to allow for, reinstatement of adequate safe parking and reasonable watersports vehicular access to the riverside and still perhaps creation of a modest, attractive actual beer garden close to the Old Bridge Inn ~ but certainly not to the magnitude recently approved by the Highland Council Licensing Board, with no consideration of (existing) inadequate parking and loss of public amenity.



1st November 2023

Planning Application 2023/0399/DET

Loss of Reasonable Public Amenity/Limiting of Access to Spey Riverbank. Linked with Dangerous Parking already occurring on Dalfaber Rd., by Old Bridge Inn ~ only to be exacerbated by a formal change of use from much needed carpark & access point to 'Beer Garden'.

(Here ~ examples of dangerous parking, etc. 2020-23)

The OLD
BRIDGE
Inn & Bunkhouse



CAR PARK
& GARDEN

Hey, you!

The Picnic & Canoe Crew
Show what you do, make a
break, make a move!

Eating/drinking/parking
for OBI customers only.

No canoe trailers
(drop off only).

The RockStaple OBI Crew



Hey, you!

**The Picnic & Canoe Crew
Show what you do, make a
break, make a move!**

**Eating/drinking/parking
for OBI customers only.**

**No canoe trailers
(drop off only).**

- The RockSteady OBI Crew -









THE OLD BRIDGE INN

FOOD MENU
AVAILABLE OUTSIDE & INSIDE
11-2:30
PLEASE FIND A
TABLE, THEN
ORDER AT BAR













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Case Officer: Katie Crerar

Customer Details

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am a university academic specialising in outdoor environmental education. I regularly teach on the Spey and have published research on the socio-economics of recreation on the river. I supported SNH in developing the SOAC. I was previously a biologist, specialising in salmon enhancement.

In relation to the aims of the park

A Conserve/enhance natural/cultural heritage

The proposals would have negative impact, increasing use, and disturbing wildlife, particularly nocturnal species

B Promote sustainable use of natural resources

As above

C Promote understanding and enjoyment

The location is currently valuable for enjoyment/recreation, but the proposal would reduce such access

D Promote sustainable economic/social community development

Any modest economic benefits from this development have no relationship with the purposes of the park

The proposal would have a negative impact on activities (particularly access for canoe-sport) that have negligible negative impacts on the environment and positive benefits for B, C and D. It would severely impact a key access point to the river (which is a Core Path) reducing opportunities for recreational/educational groups. This location has been used for many decades establishing it as

a de facto right of way. There are no other practical access points between Kincaig and Boat of Garten making the trip too long for many groups.

Impediments to access at such a key point will reduce frequency and number of paddlers using the river (particularly educational groups). This has been increasing steadily since our 2003 study for the Spey Catchment Management Plan, which showed that there were >5600 paddler days a year generating £1.7m for the local economy. This will be far greater now. Salmon angling was about 6x this value, but as stocks continue to decline it is important to see canoeing as growing in relative economic significance, particularly outwith the core tourist season.

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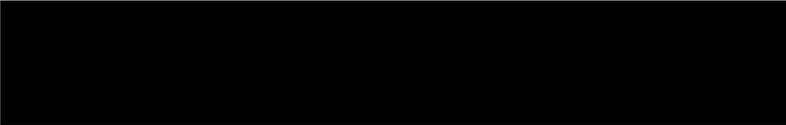
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Customer Details



Comment Details

Commenter Type: Member of Parliament

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a river access point of significant historical interest that predates the Land Reform (Scotland) Act 2003 and as a result of it has had statutory significance thereafter. Also the Spey is part of the Core Path Network making this not just a local matter but a national one. Because of the visitors from all over the world this now becomes an international issue. Through the planning process we need to ensure unimpeded and respectful access for all users, local, national and international.

This proposal will inevitably lead to user conflict. Consider the situation where there are groups of canoeists accessing or egressing the river carrying 4-5 metre 30 kg craft trying to thread their way between customers drinking alcohol in a crowded environment. Ironically, the canoeists would then arrive at Dalfaber Road which is even more crowded with traffic which, because of this proposal, vehicles that could have parked in the river carpark are now competing for increasingly diminishing parking spaces on Dalfaber Road. The situation we need to avoid is one group of users drinking alcohol and partying and another trying to negotiate their way through this crowd of revellers carrying heavy equipment.

It is not clear how the proposal as it stands can be receptive to flood warnings. With the daily fluctuations of the Spey there is a considerable risk of the proposed furnishings being washed away causing litter, nuisance and risk as recent overnight events there have shown.

The outdoor noise footprint moves will extend from the building to the river yet no wildlife survey has been provided to determine the extent of wildlife interference.

This sole and exclusive use takes little account of the individual aims of CNPA a, b, c, or d, nor how these might be integrated, coordinated and managed in a sustainable way.

This proposal is detrimental to access, safety and the integrated aims of the CNPA.

Emma Greenlees

From: [REDACTED]
Sent: 06 November 2023 16:37
To: Planning
Subject: Old Bridge Inn Planning Application
Categories: Emma G, Comments

Good Morning,

I Apologise for this late e.mail .

I am one of the two River Spey Advisors.

As a professional in the outdoors for 35 years and joint Spey Advisor for 3years i feel a protest against the application at the old Bridge Inn application has to be aired. in the strongest way.

The Old Bridge Inn access and Egress point is integral to river journeys and experiences and of late it has been massively compromised .

[REDACTED] a previous River Spey Advisor has worked tirelessly to constantly promote and develop this site for paddle sport users with a repair, protection of the access and egress point to help and improve for paddlesports users.

on the areas

Since and post Covid the Old Bridge Inn have utilised this area as a Beer Garden and completely taken over the site making it not possible to use for paddlesports....

On busy days there you are jostling and working round to move water craft,. This, as a Canoe Guide with groups really is a Wrong finish to a Journey taking away from all the education of the areas natural beauty, and wilderness, finishing with a group of folk drinking and quite often inappropriate behaviour is hard to swallow, , completely detracting from our clients experience .

With this increased useage comes a lot more Traffic , causing the inevitable parking issues. If you have a Van, Vehicle towing a trailer you cannot Pass, Turn, Park making the site unuseable.

there is Also the issue of emergency service access which i know has been an issue.

Local residence access for Old Dalfaber Road has i know also been voiced as an issue.

As a Joint Spey Advisor, i have had more e-mails and rants from paddlesports users complaining of the current unworkable situation.

I have , in my capacity as Advisor had support from other Companies, working on the Spey G2 Outdoors, Loch Insch Watersports, Loch Morlich Watersports , Cameron Barracks, Glenmore Lodge to name but a few all voicing concern.

I cannot emphasize enough , this application affects a far wider audience and i, as a joint advisor strongly oppose this application as it has so many far reaching consequences...

I appreciate your time on this and i hope the other sides concerns can be taken into account.

Kind Regards



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SCA Joint River Spey Access Advisors



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Case Officer: Katie Crerar

Customer Details

Address: c/o Spey Fishery Board 1 Nether Borlum Aberlour AB38 7SD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Spey Catchment Initiative undertook £24,000 worth of improvement works to the amenity area and boat launch site at this location in 2019, to improve access for river users, halt worsening bank erosion and improve landscape and wildlife value. The increasing use of the area as a beer garden and especially the encroachment of temporary structures, tables, benches, etc is negatively affecting these objectives especially by impairing access for launching boats. We would object to the planning application unless strict conditions are in place to maintain permanently clear access to the river to the point of the bollards, sufficient to allow unloading of canoes etc off vehicles for launching. We would also discourage excessive use of the areas closest to the waterline for any activities which increase erosion, destabilise the banks or trample regenerating vegetation. We do not object to the higher areas to the sides of the site being used as a beer garden as long as other user's needs are considered.