



Agenda item 6

Appendix 3

2026/0104/DET

Community council comments

Comments for Planning Application 2026/0104/DET

Application Summary

Application Number: 2026/0104/DET

Address: Old Bridge Inn 23 Dalfaber Road Aviemore Highland PH22 1PU

Proposal: Installation of raised decking for outdoor eating/drinking; provision of 10 car parking spaces; and provision of picnic tables

Case Officer: Katie Crerar

Customer Details

Name: Mr Peter Long

Address: [REDACTED]

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Aviemore and Vicinity Community Council opposes this application.

We note the proposed provision of 10 designated car parking spaces. However, the volume of parking and the behaviour of some users (not all associated with the Old Bridge Inn) in old Dalfaber Road remains a serious matter of concern for local residents. In particular, the safety of pedestrians and cyclists and ease of access for emergency vehicles are often impacted by parking in the area.

We are concerned that the proposed increased capacity of the Old Bridge Inn will exacerbate these issues, and that the proposed designated parking will be insufficient to offset the increased traffic.

We are also concerned by the comments attributed to Seafeld Estate regarding river access via the OBI car park, and the potential impact of these proposals on that access. The "put-in" point on the river bank is a publicly funded community asset, on land rented by Aviemore Community Enterprise Company. Access has traditionally been available via the car park and we cannot support any proposal that would have the effect of restricting that access.