



Cairngorms
National Park Authority

Ùghdarras Pàirc Nàiseanta a'
Mhonaidh Ruaidh

Item 7 Appendix 3 11 August 2023

Agenda item 7

Appendix 3

2022/0328/PPP

Community council comments

From: CNPAplanning@lochlomond-trossachs.org
Sent: 11 November 2022 09:18
To: Planning
Subject: Comments for Planning Application 2022/0328/PPP
Categories: Consultation Response

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11/11/2022 9:19 AM from Mr Peter Long.

Application Summary

Address:	Land West Of Cairngorm Hotel, Aviemore
Proposal:	Erection of holiday apartments
Case Officer:	Stephanie Wade

[Click for further information](#)

Customer Details

Name:	Mr Peter Long
Email:	aviemoreccchair@gmail.com
Address:	Milton, 16 Morlich Place, Aviemore, Highland PH22 1TH

Comments Details

Commenter Type:	Community Council
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: Aviemore and Vicinity Community Council wishes to object to this proposal.

The proposed building is unattractive and incongruous. It is completely out of keeping with other local architecture. The large areas of glass and steel are unattractive and would visually dominate the surroundings. The proposed balconies are inappropriate for the setting and are likely to lead to noise disturbance.

The height of the proposed building is completely excessive for this site. It would overlook the existing Cairngorm Hotel (this is even acknowledged in the application) and detract from the character of the original village centre. It would also overlook the Aviemore Village Green which is managed by the Community Council for local events. A large building of this nature would change the character of this recreational area and jeopardise it's future use for community events.

Contrary to the assertions in the application, we do not believe that the area "requires" a further 22 family size holiday apartments. Local services are already stretched to breaking point, and this would be a further over-development of the village centre.

The CC shares the concerns already logged regarding traffic management and parking.

Kind regards

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Comments for Planning Application 2022/0328/PPP

Application Summary

Application Number: 2022/0328/PPP

Address: Land West Of Cairngorm Hotel, Aviemore

Proposal: Erection of holiday apartments

Case Officer: Stephanie Wade

Customer Details

Name: Mr Peter Long

Address: Milton, 16 Morlich Place, Aviemore, Highland PH22 1TH

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Aviemore and Vicinity Community Council notes that this application has been amended and now seeks planning permission in principle only. The most recent documents also appear to indicate a reduction to 18 holiday letting units from the previous 22 though this is not made entirely clear.

AVCC also notes that the site is designated for mixed use under the local plan, so some development of holiday accommodation may be seen as inevitable. The CC would of course much prefer to see such sites used for affordable housing to help address the crisis currently affecting our community.

The CC's previously stated objections and concerns about the potential scale and nature of this development remain unaddressed, and we find it hard to envisage how 18 units plus parking etc can be built on this site without building to an unacceptable height. Our view is that should permission be granted any development should be no more than 2 storeys high, with a maximum of say 12 units.

Given all of the above, AVCC continues to object to this proposal.