

AGENDA ITEM 6

APPENDIX 4a

2016/0434/DET

OBJECTIONS

Gael Tannock-Josey & Christopher Josey

8 Dellmhor

Rothiemurchus

Aviemore

Inverness shire

PH22 1QW

18th December 2016

To Whom It May Concern,

**APPLICATION FOR PLANNING PERMISSION - 2016/0434/DET -
Development of 6 no affordable homes and associated access road, car
parking and landscaping - Land South of Dellmhor, Rothiemurchus,
Aviemore**

We refer to the above application in respect of the development of 6 affordable homes and associated access road, car parking and landscaping at land south of Dellmhor, Rothiemurchus and are writing to inform you that we wish to object to the development for the following reasons.

Having read the CNPA's four aims, we feel that this development does not *"enhance the natural and cultural heritage of the area"*.

The houses shown in the plans do not reflect the look of the Dellmhor houses. They are being proposed to be built with a coloured plastic cladding (faux wood) and metal sheet roofing, which is not in keeping with the surrounding area. Our houses in Dellmhor are built with slate roofs and are brick rendered. From the supporting documents online it does not seem to show adequate screening to hide the visual impact of these properties.

With reference to the supporting documentation, it does not suggest that the houses will be built locally. Therefore, the development is not helping to promote *"sustainable economic and social development of the area's communities."* This development is to provide affordable housing in our area, however, the applicant, Albyn Housing Society Ltd, will not be able to specify

that the residents will be local families. As this site has been obtained to promote affordable housing in our local community, it would be disappointing if this is not the case.

With reference to the plans, it seems that there are only seven car parking spaces for the six properties. This may cause residents to park on the Black Park road, causing an obstruction to traffic. As a well-known beauty spot of the area, there are often buses which travel up to the top of this road to take in the views across the Cairngorms. We are also concerned that the houses are going to be positioned at the bend of the main Ski road which has heavy traffic travelling on it.

The proposed properties will be developed within an area which inhabits many species of flora and fauna. We often see deer, red squirrels and bats at the proposed site and it is a breeding ground for many birds and insects. Although ideas such as bat bricks have been put forward to alleviate the loss of habitat, we feel that the environmental impact may be such that these species will not continue to survive and breed in this area. We would be saddened to see any of the Scot's Pines be removed as they have provided homes for our wildlife for decades.

In short, we feel that this development will not enhance the beauty of our small community of Inverdruie and because of this it will not *"conserve and enhance the natural and cultural heritage of the area."* It also sets a precedence of building on the south verge of the Cairngorm corridor which is a screen from the traditionally inhabited housing in this area. It could be a dangerous precursor for future development which surely is not within the aims of the CNPA.

Yours sincerely,

Gael Tannock-Josey & Christopher Josey

From: [REDACTED]
Sent: Tue, 20 Dec 2016 12:33:04 +0000
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Planning Application Dellmhor PH22 1QW
Importance: High

-----Original Message-----

From: Forbes Mitchell [REDACTED]
Sent: 18 December 2016 18:02
To: [REDACTED]
Subject: Planning Application Dellmhor PH22 1QW

Dear Cllr Douglas, I understand that you are the elected member for my area. I live at 6 Dellmhor, Rothiemurchus. One of my neighbours has just advised me that a planning application has been made to build 6 houses directly across from the front of my house. The planning application number is 16/05133/FUL

This is the first I have heard of this application and I can not understand as to why Highland Council Planning Department did not notify me of this application given that it is directly across from the front of my house.

Despite searching both the Highland Council Website planning section and the National Park Website planning section I therefore can not find any way of raising my concerns about this application. I have nevertheless managed to access all of the details regarding the proposals including the plan and artists impressions of the proposed houses.

I object to the proposal on the following grounds.

1. There is clearly a need for affordable housing in Aviemore. My own son spent nearly ten years trying to buy a house in Aviemore that he could afford and finally managed to secure one in Aviemore at a price that he could afford, despite the property needing major upgrading. Housing is required in Aviemore and not nearly one mile outside Aviemore. Any children living in the proposed housing development would require council funded school transport to be able attend school in Aviemore. I would have thought that it would have been better for Albyn Housing to build affordable houses within the bounds of Aviemore village near to local amenities of shops, school, medical centre. Building more houses at Dellmhor would in effect over develop a rural area with a higher density of housing that would not be in keeping with the area. We have already seen the refurbishment and sale of the old Coylumbridge hotel staff houses next to Dellmhor with another four to six houses already being constructed. Surely Dellmhor is at its capacity for a rural area. The present site of the proposed development is a natural area with no other buildings adjacent to the site. My house is directly across from the proposed development and as a consequence building houses on this site would in effect be a loss of amenities by changing the nature of the area.

2. The proposed buildings are out of character with the rest of the buildings in the area in both design and materials. It is proposed to clad the buildings with coloured panels. Surely the multicoloured houses on the north side of Aviemore demonstrate how the use of coloured buildings does not fit in with the natural environment of the local landscape. The proposed houses are also to be modular houses, pre-fabricated and then assembled on site. Again this would not be in keeping with the other houses in the immediate area.

3. The proposed six house development will be situated right beside the main road that services the Cairgorm ski resort, Loch Morlich and Glenmore. The road can be quite busy at times and the proposed development would add traffic to the Blackpark Tullochgrue junction that enters on to the ski road. Turning onto the ski road from Dellmhor is difficult enough now without even more traffic trying to enter directly across from the crescent road that serves the front of the Dellmhor houses and the road that serves the back

Comments for Planning Application 2016/0434/DET

Application Summary

Application Number: 2016/0434/DET

Address: Land South Of Dellmhor Rothiemurchus Aviemore Highland

Proposal: Development of 6 no affordable homes and associated access road, car-parking and landscaping

Case Officer: Matthew Taylor

Customer Details

Name: Mr Robert Birnie

Address: 10 Dellmhor Aviemore

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are writing to you to let you know of our disappointment at seeing the plans for the 'affordable houses' to be built at Dellmhor. This piece of ground was purchased back in 2004 from Rothiemurchus Estate with the following conditions set out below.

In a letter from John Grant, Rothiemurchus Estate to R Cameron, The Highland Council, Planning Department, Kingussie and dated 9th July 2004 it says:

1. A development that does not restrict use of the Inverdrue Borrow pit and does not inhibit future development up the Black Park Road.
2. Houses to be restricted to letting for full time family occupation in perpetuity as outlined in the letter from HSCHT of June 30th 2004.
3. In recognition of the very visible location of this development, design, materials, and layout will be mutually agreed, on the basis that it should reflect the look of the Dellmhor houses as originally designed, including windows with astragals to the roadside.

Our points are:

1. The plans which are shown do not in any way look like the houses in Dellmhor as was agreed in the extract above. I feel the designs submitted to planning do not meet one of the aims of the Cairngorm National Park - 'to conserve and enhance the natural and cultural heritage of the area'. We have attached a picture from an extract from a CNP booklet which says 'what will the park look like in 2030' and a picture of Dinnet affordable housing and I would suggest this design to be much more appropriate for this area.
2. The development is very visible from Dellmhor and anyone driving up the ski road, and therefore should very much be in keeping with the area, enhancing, rather than detracting from the natural beauty of this site and area.
3. The Black Park road is single track and we feel the lack of parking spaces which are being provided will cause congestion, as it is likely that visitors to these houses will park on the roadside.

We trust our points will be taken into consideration when you discuss the application.
Yours sincerely

Robert and Yvonne Birnie

From: [REDACTED] on behalf of BSCG info
Sent: Mon, 2 Jan 2017 23:11:32 +0000
To: Matthew Taylor;Planning
Subject: 2016/0434 BSCG comments

Badenoch & Strathspey Conservation Group

Fiodhag, Nethybridge, Inverness-shire PH25 3DJ

Tel [REDACTED]

Scottish Charity No. SC003846

Email info@bscg.org.uk

Website bscg.org.uk/

2 January 2017

Dear Mr Taylor

2016/0434/DET | Development of 6 no affordable homes and associated access road, car-parking and landscaping | Land South Of Dellmhor Rothiemurchus Aviemore Highland

BSCG welcomes that the proposal is for entirely affordable houses. However, I am writing to object to the above application for reasons that include the following.

BSCG would like to address the planning committee when this application is determined.

Impacts on Woodland

The site is close (across the Black Park road) to woodland on the Ancient Woodland Inventory listed as Ancient of semi-natural origin. Six additional households living close by will be likely to result in additional impacts on the AWI site. There are cumulative

impacts on nearby AWI woodland from the 6 houses consented at the sawmill site; the current construction site at Dellmhor on the north side of the ski road (where there has been direct loss of wood ant nests); and in other areas on Rothiemurchus Estate, including the proposed An Camas Mor site.

The report 'The impacts of nearby development on the ecology of ancient woodland' (Corney et al 2008) identifies multiple ways in which development may impact on ancient woodland, such as invasion of non-native species and fragmentation.

The southern area of the site is included in the Native Woodland Survey of Scotland, being described as young native pinewood of very high nativeness and semi-naturalness. These are important woodland attributes that add significantly to biodiversity and landscape value as well as people's enjoyment.

BSCG is concerned at the loss of habitat and habitat connectivity and further concerned that this loss is not appropriately compensated for with additional planting.

Capercaillie

The proposal site is close to the Cairngorms SPA and North Rothiemurchus Pinewood SSSI, both of which have capercaillie as an interest and are within the capercaillie metapopulation area. Development of the site would introduce additional disturbance to the designated sites. Cumulative impacts of the many permissions already granted and under construction that impact on capercaillie habitat within the National Park need to be properly assessed. BSCG has significant concerns, previously expressed to the CNPA, about the basis of the CNPA's HRAs for capercaillie, in relation in particular to recreational disturbance; we consider that conclusions drawn in the past have lacked convincing justification.

Red Squirrels

There are cumulative impacts on drey sites, habitat connectivity, predation impacts of domestic cats (that may extend far from the site) and RTAs, from the proposal and nearby housing developments (e.g. at the sawmill site and Dellmhor).

Birds

We are concerned that the bird survey, which only reports 3 species, does not provide a fair picture of the range of species using the site.

Landscape Impacts

The site is highly visible and within an area that is renowned for its particularly high quality landscape. Neither the built design nor the landscaping around it reflect this high quality and the present proposals would have detrimental landscape and visual impacts.

The site is within a National Scenic Area, a material consideration. This does not appear to be mentioned in the CNPA Landscape Officer's report.

Built Design.

We have concerns over the visual appearance of the houses and materials proposed, such as the cladding.

We are concerned at the inclusion of two 1 bedroom houses. We query the demand for 1 bed houses and are concerned about the obvious restricted nature of household size and household needs, including needs associated with older people (an expanding part of the population).

We are also concerned at the poorly designed layout of the 1 bed houses, where the only bathroom and toilet facilities are accessible via the entrance hall area.

We query why the 2 bed houses are stated as for 3 people when there are 2 double bedrooms shown meaning there is potential for 4 people.

We do not support the introduction of non-native species in the tree and shrub planting; nor in the planters. We consider there should be an emphasis on a highly natural landscape around the houses using locally-appropriate native species. We note that developments may act as an unregulated source of non-native species, e.g. spread and dumping from gardens, which once established may be very difficult and costly to control.

Car Parking.

Only 11 car parking spaces are provided; at a minimum this should be 12. It is not clear whether there is space for residents with large vans to park, or space for visitors to park in addition to the residents. Bearing in mind potential care needs, as well as social visitors, realistic space for visitors' cars to park and maneuver at the properties is required. It should not be considered acceptable for visitors' cars to be parked on the verges of the Black Park road or the ski road.

Aims and Policies

The proposal is inconsistent with the aims of the National Park. It would not support or enhance natural or cultural heritage; and would be detrimental to the public's enjoyment of a key recreational location within the Park.

The proposal is also inconsistent with Policies. The CNPLDP Policy 1 Housing states that "Maintaining high quality places ... is key to the long-term success of the National Park" and that the policy will promote "the highest standards in design and environmental quality". The proposal falls well short of these standards.

Policy 5 Landscape states "The policy will conserve and enhance the diverse and spectacular landscapes of the National Park by ensuring that only development which conserves and enhances the special landscape qualities of the Park will be supported. It supports development that contributes to landscape enhancement and protects against development that would erode the landscape qualities we value." The proposal would undermine rather than conserve and enhance the landscape.

Highland Council's earlier 1997 policy for the Glenmore Corridor (that BSCG consistently supported) sought to respect the integrity, distinctive conservation features and significance to visitor experience of this key area, by maintaining "a strong presumption against further new development throughout the area, except where this is considered essential for the proper management of visitors".

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Yours sincerely

Gus Jones

Convener

Matthew Taylor

From: CNPAplanning@lochlomond-trossachs.org
Sent: 23 December 2016 23:00
To: Matthew Taylor
Subject: Comments for Planning Application 2016/0434/DET

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

Comments were submitted at 10:59 PM on 23 Dec 2016 from Mrs Jane Fawcett.

Application Summary

Address: Land South Of Dellmhor Rothiemurchus Aviemore
Highland

Proposal: Development of 6 no affordable homes and associated
access road, car-parking and landscaping

Case Officer: Matthew Taylor

[Click for further information](#)

Customer Details

Name: Mrs Jane Fawcett

Email: [janefawcett@live.co.uk](mailto:janfawcett@live.co.uk)

Address: 7 Dellmhor, Rothiemurchus, Aviemore, Highland PH22
1QW

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: It is disappointing that the Design & Access Statement relating to the proposed development of 6no houses at Dellmhor pays no regard to the CNP's own planning remit which states that "It is important that any new development is as sustainable as possible with good design that fits the landscapes & heritage of the park". Removing mature, native trees to build pre fabricated houses seems to completely oppose this statement. Whilst it is understandable that pre fab will limit build time surely it is possible to use natural, quality materials which will enhance the surroundings and at least try to emulate the existing properties in and around Inverdrue. The dwellings must be affordable to rent but it doesn't mean they have to be cheap & nasty to build. The parking seems inadequate for 6 dwellings as most families have 2 cars - and they will need cars if they are planning to live so far out from schools, shops, medical centre etc. Parking will be a problem and force visitors onto Tullochgrue/Balckpark Road and cause yet more misery for the ever increasing road users. The ski road is