

Archived: 09 October 2018 11:45:33

From: [Gavin Miles](#)

Sent: Thu, 6 Sep 2018 11:31:29 +0100Content

To: [Planning](#)

Subject: FW: Community open space adjacent to gas tank farm

Sensitivity: Normal

From: Gavin Miles

Sent: 06 September 2018 11:23

To: 'Graeme Pringle' [REDACTED]

Cc: [REDACTED]

Subject: RE: Community open space adjacent to gas tank farm

Thanks for your helpful response Graeme.

We'll take that into account as we move forward to the next stage. The comments we receive will be reported to the Planning Committee before they take any decisions on the proposed Local Development Plan.

Kind regards

Gavin

Gavin Miles

Head of Planning and Communities

Cairngorms National Park Authority

[REDACTED]
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Before printing, think about the environment

From: Graeme Pringle [REDACTED]

Sent: 06 September 2018 09:20

To: Gavin Miles [REDACTED]

Cc: [REDACTED]

Subject: Re: Community open space adjacent to gas tank farm

Hi Gavin,

Further to our communications concerning the Cairngorms National Park Local Development Plan 2020 Post Main Issues Report: New Sites Consultation and in particular the rezoning of the community open space at the Lochan Mor site I would like to update you on the residents AGM last night at the community centre

For the first time in ten years the meeting was so well attended we had standing room only and a number of people had to stand outside the door as they could not get in the room. There were so many people the head of the community centre offered to set up the main games hall for us. The reason for the large turn out was for two points on the agenda, our LPG contract and the rezoning of the open space sports pitch.

I presented the document with the proposal and the email correspondence between us. There was significant discussion over the rezoning proposal. I actively encouraged all views to be discussed in a positive manner and the discussions progressed involving many of the people in the room.

Of all the people there, not one was in favor of the rezoning. In fact there were many who were strongly opposed to the proposal and wish to actively fight any proposed change. I paused the meeting a number of times to try to get the pro argument, encouraging people not to feel intimidated and to let their opinion be heard. It was obvious no one was in favor.

A number of people spoke on how positively the open space is viewed and how it is a well used community resource.

I will try to summarize the general opinion of the area.

- 1) The land was paid for by a levy on each house sold on the condition it was to be a communal open space for all the community.
- 2) Significant work was carried out to make the land usable as a sports pitch. Originally the land was very boggy and could not be used. Drainage was improved, now providing us with a good quality area. Community funding was used to erect the goal posts.
- 3) We have excellent formal all weather facilities at the community centre. This open space is unique in Avimore and allows a range of informal sports. The area is constantly in use in good weather and through out the holidays, A number of people were practicing shinty the other week. There is nowhere else in Avimore this can be done informally. If this open area was to be lost we would be losing a unique well loved and used community asset.
- 4) A number of people voiced real concern to were the people using the area would go if the pitch was lost. During the time before the drainage was improved there were issues with ball games being played in the surrounding roads and against the walls of the houses. This issue has virtually been eliminated with the use of this open space. If the pitch was removed we would be back to the issue we had before reducing the quality of life for many residents.
- 5) I tried to play devils advocate trying to put the pro side for the rezoning. No one supported this. Unlike the surrounding villages that needed a specific village hall, Avimore is very well catered for in public venues or venues that can be hired out for community events ranging from small halls, our excellent community centre, and up to the large auditorium in the Macdonald centre. No support at all for the creation of another public building at the loss of this asset, especially as the village expands northwards this area will be needed more and more as an open space for all to use.

I closed the discussion with the floor asking our factor, Ross&Liddle to contact the review panel to convey the communities strong feelings against the proposed rezoning. I have also encouraging individuals to contact you directly.

If you or any of the review panel have any questions concerning the above or for any more details discussed at the meeting please do not hesitate to contact me.

Regards,

Graeme Pringle

Head of Lochan Mor Residents Committee

On 27/08/18 12:08, Gavin Miles wrote:

Dear Graeme

The Community Council suggested to us that this space could be used for a community hall (I think they envisage a facility like the Boat of Garten Community Hall rather than something like the community centre at the primary school). We think that has some merit as Avimore lacks such a facility, but the proposal we are consulting on is to change the allocation of land from green space to community use, not any fixed proposal for a community hall. As far as we know, it is an aspiration with no firm plans or funding. From a practical perspective, the current use of the site is perfectly compatible with both its current allocation as green space as well as the proposed change to community space allocation.

So your questions:

- 1) *Could you give me more information on why it is thought rezoning this land is a good idea?*

I've explained that above.

- 2) *Who was it that identified this area as a potential for rezoning? Do they have any commercial interest in this? Who are Avimore Community Enterprise Company?*

It was the Community Council that asked us to consider changing the allocation of the site. Avimore Community Enterprise Company are a community enterprise – lots of communities have them as a way of delivering projects for the good of the community. As far as we know at this stage, the land is owned by Highland Council.

- 3) *Are there any benefits, financial or otherwise, to rezoning this area, either for the local residents or for the persons wanting to rezone?*

The benefit is that the change in allocation would allow the possibility of a wider range of uses of the land for the community. Clearly, the benefits of that will depend on your perspective of the value of its current use versus any proposals that come forward for something else.

4) *If rezoned now, in a few years' time could that be changed for general use such as more housing?*

The time to change the allocation of Land is when a Local Development Plan is prepared. The proposed community use could allow a range of uses if there was demonstrable community support and need for a proposal.

To be clear, the CNPA is looking for views on the site just now so we can decide whether or not to make the change in the proposed Local Development Plan that will be the subject of further consultation in 2019. However, as I've said, while we think a community hall facility is a good idea for Aviemore, here isn't a clear proposal for one, and we don't know if there ever will be. The change in zoning would simply allow that as a potential future use as well its current uses.

I hope that helps and please do encourage residents to respond to the consultation.

Kind regards

Gavin

Gavin Miles
Head of Planning and Communities
Cairngorms National Park Authority

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From: Graeme Pringle [REDACTED]
Sent: 24 August 2018 15:48
To: Gavin Miles [REDACTED]
Cc: [REDACTED]
Subject: Re: Community open space adjacent to gas tank farm

Hi Gavin,

I was forwarded the Cairngorms National Park Local Development Plan 2020 Post Main Issues Report New Sites Consultation 13 August – 21 September 2018 by Gavin Baird, our factor at Ross&Liddell. Link below.

I was a bit surprised to see the proposed re categorization of the community open space which is part of the Lochan Mor development, page 2. I read it is suggested that it would make a good community hall with playing fields. Is this not a bit superfluous as we already have a new community centre with excellent playing fields very close by as part of the primary school? This area is one of the few areas locally we can make use of informally and is well used for ball games and other activities, local residents raised money for the goal posts to be erected here.

I was under the impression Robertsons, as part of the planning conditions, had to contribute £500 per household to create this space for the use of the local community. Effectively we all paid a levy of £500 on the cost of our homes to create this open land.

It just happens the residents at the Lochan Mor development have the residents AGM on the 5th of September. As head of the committee I would

like to discuss this proposal at the meeting and I would like more information on the proposal.

- 1) Could you give me more information on why it is thought rezoning this land is a good idea?
- 2) Who was it that identified this area as a potential for rezoning? Do they have any commercial interest in this? Who are Aviemore Community Enterprise Company?
- 3) Are there any benefits, financial or otherwise, to rezoning this area, either for the local residents or for the persons wanting to rezone?
- 4) If rezoned now, in a few years time could that be changed for general use such as more housing?

In short, Who, Why, What, Where and when. These are the questions I would like to be prepared for at the meeting.

Thanks in advance,

Graeme Pringle
Head of Lochan Mor Residents Committee



On 16/08/18 11:12, Gavin Baird wrote:

Good morning Graeme,

Were you aware of this – see page 2.

<http://cairngorms.co.uk/wp-content/uploads/2018/08/PostMIRConsultationDoc.pdf>

Regards,

Gavin Baird
Associate Director
Ross & Liddell Ltd



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