

# **AGENDA ITEM 5**

## **APPENDIX 4a**

**2016/0224/DET**

**OBJECTIONS**

# Comments for Planning Application 2016/0224/DET

## Application Summary

Application Number: 2016/0224/DET

Address: Land 30M West Of 31 Allt Mor Aviemore

Proposal: Proposed 24 private flats, 8 private terrace units and 10 affordable units

Case Officer: Matthew Taylor

## Customer Details

Name: Mrs Janice Duncan

Address: 31 Allt Mor Aviemore

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are not against the development of this site - we do feel that the current proposal is detrimental to the quality, character and amenity value of the area. Reference the Cairngorms National Park Local Development Plan

1. The existing settlement is traditional designed housing, mostly one and a half story , formed of cul de sacs. Contrary to the provisions of the design statements, the proposal both in terms of design and construction (contemporary) does not respect the character of the surroundings ( 3.7 and 16.5)
2. The proposal represents high density (x2) when compared with the existing settlement i.e. 42 properties in an area of 1.26 ha compared with the existing settlement of Allt Mor which has 33 properties in an area of approximately 2 ha. This also conflicts with the guidance given in 16.5
3. The Steadings off Old Meall Road are a good example of design consistent with the local area - although predominantly second homes. It is unlikely that the proposed development will meet the needs of the local community (3.3 and 3.8) as house prices in the area are typically in excess of £200,000 and as the new development would inevitably be priced at a value with reference to this we do not believe the new dwellings would be considered to be affordable to people on a low income.
4. The statement indicates 1.5 parking spaces per property although this is not represented in the plan . There is already intense on-street parking pressure at the top end of Allt Mor, and we believe the proposal for this high density development will damage both highway safety and residential amenity - contrary to Policy 3 ( Design Statement i)
5. The proposal introduces the first 3 story building to this area . As the development area elevates to the West with the highest point of the building at the highest point of elevation, it is likely that local residents will lose their uninterrupted views of Craigellachie

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Proposal: Proposed 24 private flats, 8 private terrace units and 10 affordable units

Case Officer: Matthew Taylor

## Customer Details

Name: Mr Ian MacGregor

Address: 30 Allt Mor Aviemore

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

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**From:** [REDACTED]  
**Sent:** 5 Jul 2016 20:06:43 +0000  
**To:** Planning  
**Cc:** John Henderson; Colin Milne  
**Subject:** REF: 2016/0224/DET

Dear Case officer: Matthew Taylor,

Regarding planning application on land west of 31 Alt Mor, Aviemore.

Tonight I planned to submit an objection to the above application via the Highland Council but on analysis of the available material this application has been called in by the National Park.

I live at 11 Croftside Aviemore, PH221QJ.

Currently the back of my house looks onto open space which would be occupied by the development.

I would like to object to the application on the following grounds:

1. The privacy and ambience of our house will be adversely affected by 3 and 2 storey buildings. I do not want to have so many windows looking closely onto our house.
2. 3 storey buildings there are surely not in keeping with the current ambience and are out of place.
3. This is a significant development and appears to be crammed in and out of place with the surrounding area.
4. The Aviemore orbital path is currently a beautiful natural asset and would be ruined by this development.
5. Increased noise and traffic associated with the new homes. It is currently a pleasant quiet area most of the time (see point 8 also)
6. The application may be impacted by plans to extend the A9. I would not be surprised if this modified application is to increase the value of the land such that any A9 development will increase land value thus increase compulsory purchase price?
7. Currently wildlife such as Lapwings and Oyster Catchers and lots of wildlife nest in the location.
8. I am all for new housing in the area, but as with Alt Mor such properties are being bought by investors/holiday let businesses which contribute little to housing supply for people in the area who need it. It is also the case that a number of Holiday lets (opposite our house via Alt Mor) are occupied often by groups who drink heavily and party until 3 or 4am particularly at weekends, making anti social disturbance such that I need to sleep in another room and wear earplugs. I would not like this to increase.
9. In addition Aviemore is bursting at the seams and doesn't have the infrastructure to deal with the current level of residents and tourists. Expanding the town needs to be done in concert with expanding the capacity of the town to accommodate additional homes. Its a great place to visit I'm sure but as a resident I'm coming to the conclusion it is not an ideal place to actually live.

Kind Regards  
Dr Barry Middleton