

# AVIEMORE AND VICINITY COMMUNITY COUNCIL

## MINUTE of a MEETING of the COMMUNITY COUNCIL held in AVIEMORE COMMUNITY CENTRE, on THURSDAY 14<sup>th</sup> March 2013 at 7.30pm.

**Present:** John Grierson (Chair), Ray Sefton (Secretary), Rev. Ron Whyte, Alistair Dargie, Willie McKenna (CNPA), Cllr Bill Lobban, Martin Reed (public), Audrey MacKenzie, Karen Lawrie, Yvonne Birnie, Kathleen Cameron, Tom Ramage (Press)

**Apologies:** Lorna McGibbon (Treasurer)

### 1. MINUTES OF PREVIOUS MEETINGS

The Minutes of AVCC held on 14th February 2013, which had been previously circulated were **proposed by Ron Whyte and seconded by Ray Sefton.**

### 2. MATTERS ARISING FROM PREVIOUS MEETINGS

- a) **Developing Access (Aviemore Leaflets)** – John Grierson advised that a meeting had been held and a map had been returned with changes being made to indicators referring to local points of interest.
- b) **Olympic Plaques** – John Grierson passed to Audrey MacKenzie details of a number of companies which would be able to quote for works with regards to updating the statue plaque. **It was remitted to Audrey MacKenzie and Alasdair Dargie to work together to prepare a spec for this work.**
- c) **Old School Site** – John Grierson advised that an agreement had been reached between a representative of the Community Council, Community Company, CNPA and Highland Council with regards to this site. The main section of land that the school building sits on will be redeveloped for council housing, the small wet triangle on the playing field area will be planted with trees and the remaining land would be given to community to develop/use as they wish.
- d) **Wall at Call Centre** – John Grierson advised that he has ascertained the wall was owned by Hero TSC and he is to send an email to the Graham and Sibbald agents for Hero TSC informing them of the damage to the wall.
- e) **Planning Application 13/00286/Ful - New ACF/ATC HQ** – John Grierson advised that he had received notice that this planning application had been withdrawn. **It was remitted to Rev. Ron Whyte to investigate further.**
- f) **White Lining Glenmore Road** – Ray Sefton advised that this work was still to be completed but Highland Council is aware of the required works.
- g) **Band Stand Cover at Village Green** – Cllr Bill Lobban circulated drawings for the proposed band stand cover. It was agreed by all that this looked excellent and Cllr Lobban suggested that the planning application should be made as soon as possible. It was proposed by the chair that as this topic of discussion contained sensitive information that the remainder of this discussion would be **held in-camera** at the end of the evening. This was agreed by all.

- h) Community Fundraising Event** – John Grierson advised that a meeting with the sub-group has still be arranged. John Grierson advised that the funding for the market licence would shortly be received and he suggested that the Community Council should have a think about they would wish to use this licence, Yvonne Birnie asked about whether the Community Council’s insurance would cover such events. **It was remitted to John Grierson to seek some advice from the Licencing Officer and it further remitted to Ray Sefton to investigate the insurance.**

### 3. TREASURER’S REPORT

John Grierson advised that the balance on account was £6179.27 and balance on the statue account was £2013.92

### 4. NEW BUSINESS

- a) Community Council Scheme Evaluation** – John Grierson asked all members to look at the document so as all responses could be agreed. John Grierson made comment with regards to front page of the document where it refers to community councillors, which he believed this should read elected community councillors because a councillor can be co-opted. John Grierson also raised concerns with regards to Interim Elections, whereby a community council could be without a Community Council for about 4/5 months should membership fall below the permitted minimum members. The Community Council went on to consider the other areas of the evaluation document such as membership, votes of confidence and code of conduct. **All responses were agreed by all and it was remitted to John Grierson to reply. Proposed by Alistair Dargie and seconded by Ray Sefton.**
- b) Change of License conditions at Café Mambo (Super Panther)** – The details of the proposed change of licensing conditions were discussed and it was agreed that the Community Council had no issues with any of the proposed changes. **Proposed by Karen Lawrie and seconded by Kathleen Cameron. It was remitted to Ray Sefton to respond.**
- c) National Spring Clean Day** – Ray Sefton advised that he planned to hold Aviemore’s National Spring Clean Day on Sunday 21<sup>st</sup> April. Anyone wishing to assist should contact Ray Sefton. **It was remitted to Ray Sefton to organise.**
- d) Litter Bins and Pavements** – Audrey MacKenzie commented on the poor state and cleanliness of the litter bins in the Aviemore area. A small amount of discussion followed and **it was remitted to John Grierson to investigate the possibility of the Community Council receiving funding from Highland Council with regards to maintaining the appearance of the litter bins.** Audrey MacKenzie also commented on the poor state of the pavements, in that they were rutted and uneven and as a pedestrian she found it uncomfortable to use the pavements. **It was remitted to ALL community councillors to email John Grierson with a list of pavements that need repair; this list would then be prioritised and brought to the attention of Highland Council.**
- e) Dalfaber Consultation 13/00740/MSC** – It was minuted that Willie McKenna took no part in this discussion and left the room for the duration of the discussion. Cllr Bill Lobban declared that, as he has an interest in this application, he would be unable to take part in any debate as a Councillor or a CNPA Board member. He was therefore able to take part as a member of the public. All Community Councillor’s had copies of the design principles and supporting documents.

John Grierson stated that this applicant had planning permission and he read out the conditions that they were seeking approval. It was agreed by all Community Councillors that application was guaranteed to confuse. John Grierson asked Bill Lobban to give a detailed summary of this proposed

development. Bill Lobban said "I have been objecting to this planning application since nineteen hundred and oat cake, basically at the moment the due to the Reporters decision the applicant has planning permission in principle which is similar to the old outlined planning permission. What that means is that on these two sections of land they can build; but what they build and where they build is not approved. So you are entitled to make comment on anything that you see in the planning application. Nothing that is in their planning application is cast in stone or pre-approved and my personal opinion is that if you compare this to excellent and innovative development across the river at An Camas Mòr this is nothing more than Lego toy town planning that plays mere lip service to the Reporters decision. The Planning Authority really should give them a D-, could do better, send them off to get a decent architect and come back with a plan that is acceptable, as I do not find this one acceptable.

If you look at it the Reporter called the original plans (and there is very little difference) hard edged urban sprawl. I think essentially the area that you can see as an oval shaped round about area has four houses in it. I don't think it should have any houses in, I think all of that land should be given to a play park or kick park. There are six separate developments beyond the level crossing at Dalfaber and there is one tiny wee play park, at the far end almost at the entrance to the way to Dalfaber Road, it is the only public space in the entire area that this owned by the public. They claim that the phasing is done 1, 2, 3, 4 yet the Reporter clearly stated that the phasing should be done north to south, which is the complete opposite of what is shown. I would really like to be convinced that we are going to get a level crossing, because the Reporter basically states, before they stick a spade in the ground, we should get a barrier level crossing and I don't see anything in these papers that says we are going to get a barrier level crossing. I have seen lots of things that say we are going to get a financial contribution or we might but I want a cast iron guarantee that we are going to get a barrier level crossing. There is also supposed to be a roundabout at the end of Dalfaber Drive and again the Reporter says this should happen first and not slumped in. If you look at it, inside the main road it comes to a roundabout that has been there on their plans since the beginning. Why do we need a round about there when we don't need one there where there will be a lot more traffic. To me this is nonsense". He further said "there is no community benefit, community benefit is not roads, levels crossing and my very final point is that it would appear to be that if the Planning Authority accept this drivell then the Planning Authority will never see this again. Whereas on the other side of the A9 with the Tullochs development they have to come forward with planning applications for each phase".

John Grierson highlighted and read out a section from design principles that stood out to him which states "in strict legal terms each new house builder will require their own planning consent to build what they wish to build, however this results in bureaucracy for the planning authority and further hurdles for the house builder. By gaining planning permission in principle for the individual house plots beforehand, the new house builder will require to apply for either approval of matters specified in conditions or full planning permission from the planning authority to gain consent. Reidhaven estates have negotiated a simplified version of the legal procedures which will help purchasers." John Grierson asked the question "who have they negotiated this with?" he further added that "this gives me an uneasy feeling that dealings have taken place behind closed doors".

After much discussion it was agreed that Aviemore and Vicinity Community Council would respond and comment as follows:-

- Design principles not clear,
- Where are the plans and particulars to the other conditions?
- Comment on the "negotiated conditions"

- Phasing wrong way round
- Each phase should come back to planning to allow for consideration of each phase.
- Access for emergency vehicles
- Flood prevention
- Whether development is single plots or mass development

It was agreed unanimously that Aviemore and Vicinity Community Council should object to these design principles. ***This was proposed by Karen Lawrie and seconded by Alastair Dargie and remitted to John Grierson to respond.***

## 5. AOCB

- a) **Bus Timetables** – Ray Sefton read to the Community Council as letter received from the bus operators with regards to the problems with bus timetables.
- b) **Ward Forum Meeting** – Ray Sefton advised that the next Ward Forum Meeting was scheduled for Wednesday 20<sup>th</sup> March. John Grierson and Ray Sefton advised they would be attending.
- c) **Team Aviemore** – John Grierson advised that he and Audrey MacKenzie and Bill Lobban attended a scoping meeting for Team Aviemore with Aviemore Business Association, Yvonne Birnie from Aviemore Sports Centre project and Willie McKenna with regards to putting together a consultation for Team Aviemore.
- d) **MBT Skills Track** – John Grierson stated that there is a piece of land that has been used by kids for years at the back of the Speyside way, close the dump for a mountain bike skills track. He has received a proposal that this should be upgraded and made into something similar as to that that is already in place in Grantown on Spey and this needs to have community backing before any funding could be looked for. ***He proposed that the Community Company host a meeting to gauge community support. This was and seconded by Kathleen Cameron. It was remitted to John Grierson to progress.***
- e) **Continuation of Item 2g Bandstand Cover for Village Green.** There was further discussion in private and it was decided that the Community Council should apply for planning permission for the bandstand cover. **Remitted to John Grierson.**

## 6. DATE OF NEXT MEETING

The date of the next meeting of AVCC was set for Thursday 11<sup>th</sup> April 2013 at 7.30pm to be held in The Aviemore Community Centre. Kathleen Cameron gave her apologies in advance.