

# AVIEMORE AND VICINITY COMMUNITY COUNCIL

## MINUTE of a MEETING of the COMMUNITY COUNCIL held in AVIEMORE COMMUNITY CENTRE, on THURSDAY 10<sup>th</sup> APRIL 2014 at 7.30pm.

**Present:** John Grierson (Chair), Alistair Dargie (Vice Chair), Ray Sefton (Secretary), Audrey MacKenzie, Yvonne Birnie, Cllr Bill Lobban, Willie McKenna (Public/CNPA) PC Neil McIvor, Tom Ramage (Press), Lisa Whittlestone (Minutes)

**Apologies:** Steve Wilson, Lorna McGibbon, Kathleen Cameron, Karen Lawrie.

**Opening Remarks:** John Grierson welcomed everyone to this meeting of AVCC. He also stated that the meeting was being recorded for dictation purposes only.

### 1. MINUTES OF PREVIOUS MEETINGS

The Minutes of AVCC held on Thursday 13<sup>th</sup> March 2014 which had been previously circulated were agreed. **Proposed by Alistair Dargie and seconded by Ray Sefton.**

### 2. TREASURER'S REPORT

Lorna McGibbon was not present, however, Ray Sefton advised that the balance on account was £6103.26. He further added that balance on the statue account £1386.97

### 3. BUSINESS

#### 3.1 MATTERS ARISING FROM PREVIOUS MEETINGS

- a) **Commonwealth Games Baton Relay** – Cllr Bill Loban advised that there was no further update but he was to attend a meeting with Liz and inform AVCC of any updates.
- b) **Children's Xmas Party** – No further forward.
- c) **New Projects for the coming year** – John Grierson advised the AVCC that the tree planting at the new park had taken place on the 22<sup>nd</sup> March and that there are further activities and new projects planned for the coming year. (Yvonne Birnie arrived in the meeting at this time) John informed the AVCC that he had been looking at the Village Green site to assess the area for tents and marquees for the various events. He advised there is room for 4 tents which is 8 covered stalls. The Cairngorm hotel has offered to store the equipment for the AVCC. John wanted authorisation to go ahead and purchase the equipment and informed the meeting he would make an application to get authorised and would update the AVCC on this at the next meeting, John Grierson Proposed and Ray Sefton seconded.

### **3.2 Aviemore Four Seasons Hotel - Consultation with Community Council**

John Grierson welcomed Alan Ogilvie, GH Johnston Building Consultants and Robert Hirst, GD Lodge Architects to the meetings and handed over to them for their presentation.

#### ***THE AVIEMORE FOUR SEASONS HOTEL –***

Alan Ogilvie thanked the AVCC for inviting them to talk at the meeting and then began his presentation. He advised the response to the presentation given six months before had been very positive and the press has responded well to the new plans. They had been working very closely with the Cairngorms National Park Planning but the CNPA were unhappy with the original plans for the new building as the scales and structural work wasn't the best use of natural materials and the new building was a rather brutal build and didn't suit the landscape. A series of meetings was held with the CNPA to obtain final results all parties could be happy with. The Four Seasons Hotel was first developed in the mid-1960s and now has unfortunately become very dated in its appearance and has failing building fabric, so, is no longer used to its full potential and mainly for coach parties visiting Aviemore. The new plan for the building plans to build 88 units consisting of luxury serviced apartments and penthouse, various sizes from 1 bedroom apartments to 3 bedroom apartments, extensive use of the panoramic windows to give beautiful, open aspect views around Aviemore from all the units in the building as this was very important to the success of the building.

The plan is to use more traditional and sustainable natural materials for the new building. Various assessments have been carried out to ensure the environmental impact would also meet with requirements. A bat and tree assessment has been carried out. The only animal present is the massive population of rabbits but as they are not protected it will not cause any problems in the process. The public lawn to the front of the building is to be retained and will not be altered as this was an important factor to the community so this was priority. As much of the landscape is being preserved as possible, the large substantial trees on the grounds are being used in the planning to hide the mass of the building.

Once the present building has been demolished it is the intention to retain the space under the foundations and use it to its best potential, likely as car parking. The new building will have timber cladding and Zinc roofing. These are all appropriate materials for the national park.

A small amount of the original masonry will be retained to start the new building on and , whereas in the old building the roof space was 'dead space' it will now be used to its full potential for penthouse suites and have some of the best views. The estimated time scale for completion is 18 months for the construction phase. This will be the last year the old building is used.

He advised that due to the vast changes to the building that they were 6 months behind on the surveying work. It was hoped to have the full application in by the end of June with the application possibly being heard at the September meeting of the planning committee.

The presentation boards detailing the new hotel building would be on display for the public in the Aviemore community centre for three weeks.

John Grierson thanked Alan and Robert for their presentation. They then left the meeting.

### **3.3 Anti Social Behaviour in the Burnside Area**

John Grierson reported that he had received a letter from some residents in Burnside Road asking for any help and support with a problem being caused by youths hanging about. The letter advised that this had been an ongoing problem since last year. It had been discussed by the Community Council in April 2013 and had been passed to the police. Bill Lobban said that there were a number of inaccuracies on the second page of the letter in respect of alleged lack of action by Highland Council which was simply incorrect. PC Mclvor informed the AVCC that he had been to speak with the kids on various occasions to try and address the problem. He said there had been an idea put forward to relocate the benches in the area to try and avoid the children meeting there. He stated there had been 11 calls made to the police between the dates of 1<sup>st</sup> Jan and the 10<sup>th</sup> April 2014 all to report damage or youngsters causing disruption in the area. It was recognised that there were 6 houses in particular which were having the majority of the issues with the children. PC Mclvor also advised that police had been ensuring they were walking around the problem areas at the core times when the problems seem to be reported. The main problem seemed to be that the children felt they had no other activities to attend to stop them from getting bored. Yvonne said that it would be beneficial for the residents to call the police station immediately when any anti-social behaviour arises and that we should put this in the letter when AVCC replies to the residents. Bill Lobban felt that the HUB was not providing a good enough social places for the older kids to meet so it's not serving the purpose it should. Bill Lobban also brought up the issue that the Youth Worker who is situated at the HUB could be put to better use and work alongside the children to find the best activities to plan and see what works best. It was agreed that John Grierson to write to the Highland Council Ward Manager about moving the benches to avoid the youths congregating there and also to Highlife Highland (managers of The HUB) to see what could be done to 'divert' the youths. **Proposed by Alistair Dargie seconded by Ray Sefton.**

(PC Neil Mclvor left the meeting at this point)

### **3.4 CRAGG**

John Grierson reported that he had attended a CRAGG meeting. John advised HIE, Forestry Commission, The Cairngorms National Park and Scottish Natural Heritage are putting together a master plan for the Glenmore area.

### **3.5 Association of Cairngorm Communities**

John Grierson informed the AVCC that he had attended a meeting of the AofCC and Planning Network. There had been a presentation on the Cairngorms Business Partnership and the work carried out by it. There had also been a presentation about the proposed Rural Parliament. Gavin Milles and Murray Ferguson from CNPA also gave updates on staff changes, moving of offices, Local Development Plan, design awards and website changes. A proposed change to the standing orders for the planning committee to extend the time allowed for responses to 28 days was also notified.

### **3.6 Community Broadband**

John Grierson advised that the terrible Broadband connection in the Glenmore area had been brought to his attention by Glenmore Lodge. John had confirmed this by talking to residents. There is an opportunity for the residents to get community Broadband. It has to be a community lead project although businesses that are also affected can assist. There is a scoping exercise that has to be carried out to see if community broadband is a feasible option. John requested that he be allowed to go

ahead with the scoping exercise. It was agreed. **Proposed by Alistair Dargie and seconded by Ray Sefton**

### **3.7 Community Rail Partnership**

John Grierson advised he is on the steering group for the proposed partnership which will cover from Carrbridge to Dunkeld. There is, except for Dalwhinnie at present, a representative from each community. The last meeting was to agree the scope of the partnership and to firm up on the application. Bill Lobban mentioned the adopt a station scheme. John advised that this would be part of the rail partnership and he was looking it. John thought it would be a good idea to keep in mind this as a great opportunity for the youth club.

### **3.8 Burnside and Royal British Legion**

This referred to the lack of progress on the re-instatement of the ground between the British Legion and school. Bill Lobban stated that this was originally a Highland Council project and agreed that he would chase this up with the relevant people to push the situation forward to hopefully push the contractors.

### **3.9 Grampian Road Traffic Issues**

John Grierson reported that he had complaints about the traffic on Grampian Road and Muirton, particularly in the mornings and afternoon when the school is going in and out. Bill Lobban is to organise a meeting with Highland Council Techs.

### **3.9 Lease of the area behind the old school**

This area is leased by the Community Council. Bill Lobban, as chairman of the owners Aviemore and Cambusmore Enhancement Company, advised that the lease was due for renewal. He asked that, if the company were agreeable, would the Community Council consider continuing the lease as a rolling lease at a 'peppercorn rent'. The question of the cost of the lease was raised. Bill Lobban said that it was hoped this could be done for little or no cost. It was agreed, subject to cost, to pursue the lease.

**Proposed by Alistair Dargie seconded by John Grierson**

### **3.10 Floral Fund**

John Grierson advised that it was time again for the Floral Display. It was agreed to donate £500.

**Proposed by John Grierson seconded by Ray Sefton**

### **3.11 Village Green Notice Board**

Ray Sefton informed the AVCC that the notice board was in a bad state and needed cleaning up, Ray advised he would get a quote to remove the moss from the sign and make it good. **Proposed BY**

**Alistair Dargie seconded by John Grierson**

## **5. AOCB**

- I. **Polling Places** - Ray Sefton received communication regarding the use of the Aviemore Community Centre for the polling place, it was agreed that this would be an ideal location and that Ray would respond to relevant parties to advise that this would be ok. **Proposed by Ray Sefton seconded by John Grierson seconded**

- II. Rural organisation website mistakes** - Yvonne informed the AVCC that rural.org.uk's website has a great number of mistakes and misinformation – It was agreed that she would collate some information about this and send it to the AVCC for them to review.
- III. Complaints regarding new biomass site** – John Grierson informed the AVCC that he has received complaints about the new housing biomass location, John emailed Bruce Luffman to inform him of the complaints and the biomass installation has been stopped.
- IV. Alain Baxter** - Willie McKenna advised the Community Council that he was unhappy at the way the Scottish Government response to the Alain Baxter campaign had been politicised in the press.

## **6. CLOSE OF MEETING AND DATE OF NEXT MEETING**

John Grierson thanked all those for attending. The date of the next meeting was set for Thursday 8<sup>th</sup> May 2014 at 7.30pm in The Aviemore Community Centre.