

AVIEMORE AND VICINITY COMMUNITY COUNCIL

MINUTES of a MEETING of the COMMUNITY COUNCIL, held in AVIEMORE COMMUNITY CENTRE, on THURSDAY 10th DECEMBER 2015 at 7.00pm.

Present: Liz Cowie (Ward Manager Highland Council), Cllr Bill Lobban, John Grierson, Alastair Dargie, Kathleen Cameron, Beth Hay, Joe Kirby, Wilma Grierson, Jan Gardner, Andy Luke (Public), Chrissy Curbishley (Public), Willie McKenna (CNPA), Shona MacLachlan (Minute Taker)

Apologies: Erin McBean

Opening Remarks: Liz Cowie welcomed everyone to the Inaugural Meeting.

Liz Cowie gave a short presentation on the Scheme of Establishment for the Community Councils in Highland, the constitution and the Code of Conduct, then handed the meeting over to Cllr Bill Lobban who sought nominations for Office Bearers.

Chairman: John Grierson - Nominated by Alastair Dargie, seconded by Joe Kirby
There being no other nominees John Grierson was elected.

Secretary: Alastair Dargie - Nominated by Joe Kirby, seconded by John Grierson
There being no other nominees Alastair Dargie was elected.

Treasurer: Wilma Grierson - Nominated by Alastair Dargie, seconded by Joe Kirby.
There being no other nominees Wilma Grierson was elected.

After a short discussion members agreed that a Vice-chairman should be appointed.

Vice-chairman: Joe Kirby - Nominated by Janette Gardiner. No seconder.
Alastair Dargie - Nominated by Wilma Grierson, seconded by Kathleen Cameron.
There being no other nominees Alastair Dargie was elected.

Office bearers having duly been elected, Cllr Bill Lobban passed the meeting over to the new Chairman John Grierson. Liz Cowie left meeting.

1. MINUTES OF PREVIOUS MEETINGS

The minutes of AVCC which was held on Thursday 12th November 2015 had been circulated. The minutes were accepted. **Proposed by Alistair Dargie and seconded by Kathleen Cameron**

2. TREASURERS REPORT

No written financial report. John Grierson was able to report that a cheque for £500 had been received from Strathspey Estates. John Grierson to write letter of thanks.

3. BUSINESS

3.1 Matters arising from minutes of previous meeting.

John Grierson said that matters arising from the minutes would be carried forward to the next meeting in January. He commented on the issue of road safety at the primary school which had been raised at the last meeting. John Grierson said that they Highland Council had trimmed the bushes causing the obstruction.

AOCB

a) Application Retirement Apartments - McCarthy & Stone -(Cllr Bill Lobban and Willie McKenna did not participate on this subject)

John Grierson advised that he was contacted by McCarthy & Stone asking to allow a representative to attend the meeting and speak and welcomed Michael Vipond into the meeting. John Grierson said that he was happy for members of the public present to take part in the discussion.

John Grierson advised McCarthy & Stone state the site is identified within the masterplan as an approved area of development. However, looking at the Aviemore Centre Masterplan the area in question is not included. CNPA refused permission for this particular area. Alastair Dargie advised that when at consultation meeting at Macdonalds, where representatives with the new masterplan had the area highlighted showing it had previous consent, he had witnessed on at least 2 occasions public being advised that it already had consent granted, but when cross-examined the representatives knew it had been removed. John Grierson also advised that in March/April a local development plan was passed, and in this it stated that a number of open spaces would be protected from development and a number of key areas, including land fronting Grampian road between Aviemore Highland Resort and Grampian Court, these areas form part of the wider plan, site should be retained as open space and enhanced with landscaping and tree planting by existing planning consent.

Michael Vipond expressed McCarthy & Stone had been looking for site in this area for a long time and this was an opportunity to take this forward. Andy Luke asked about the eligibility to purchase and Michael Vipond went on to list the advantages of the apartments, that it will be a type of housing will be beneficial to Aviemore. The assisted living will be for retired people with average age of 80/90, McCarthy & Stone's core product is retirement apartments and this is what the high percentage of developments are for people with age restrictions of 60 for the first person and 55 for second, average age is 74/75. Aviemore development has been proposed for an age restriction of 55 and anticipate younger retired people, no other restrictions and is certainly not aimed to be a second home. John Grierson asked what evidence there was to support the need for this for local residents. Michael Vipond responded that the retirement apartments were aimed for people living within 5 miles, but this was averaged from past development cases and no evidence that these were used for second homes in past developments either. Andy Luke asked about prices for the apartments, but was advised by Michael Vipond that these had not yet been published. Alastair Dargie commented that there is no local need, and no local ability to afford that price, however people from further afield will certainly buy and use as second home. Jan Gardiner expressed the importance of the area, that it is enjoyed by many locals, there is no allocated parking and that the size of building is out of character for the area.

John Grierson commented that it does not comply with local development plan, present masterplan and that the road issues with parking space and cycling spaces, it does not meet minimum numbers required. Also not enough provision for rubbish bins (or area for bin lorry to turn). Also no evidence

of local need. There are other local development sites that can be used, it is not the principle of the retirement apartments that the community council are objecting against, it is the location. Alastair Dargie also commented that they have misrepresented the fact that the area had existing consent, and also referencing the community council was factually incorrect.

It was unanimously agreed that the Community Council should object to the application for the following reasons;

- The validity of the consultation process. The displays used and the documents provided contained factual and misleading statements with regards to Community Council opinions, planning permission, Local Development Plan and public support.
- The site is not identified in the Aviemore Centre Masterplan (08/241/CP)
- The Cairngorms national Park Local Development Plan 2015 identifies the site as land that should be retained as open space.
- The development is an imposing four storey building fronting on to Grampian Road.
- The building will not conserve and enhance the natural and cultural heritage of the area.
- The development is contrary to the aims of Policy 9 of the Local Development Plan.
- The development will not promote the sustainable economic and social development of the local community.
- There is no identified need for this type of development
- There is insufficient vehicle parking and cycle storage on site. This will cause problems on Grampian Court.
- There is no turning area for delivery or refuse vehicles.
- With an anticipated increase in traffic, the junction of Grampian Road and Grampian Court presents a road safety issue.
- There is a public right of way which skirts the west side of the site before crossing the south west corner.

John Grierson to write to Planning objecting to the application. **Proposed by John Grierson, seconded by Joe Kirby/**

b) 15/04359/ADV - Hoarding and illuminated advertisement sign - McCarthy & Stone have also applied for advertising fence with lighting to go round the site of Grampian Road and Grampian Court. Michael Vipond advised that this was a temporary security fence but would be solid not transparent. John Grierson pointed out that the application was for advertising and not for security fencing. The fencing does not go round the whole site. The hoarding was intrusive and would be an eyesore.

Members agreed that the Community Council should object to this application. John Grierson to write to Planning objecting to the application. **Proposed by John Grierson, seconded by Joe Kirby.**

5. CLOSE OF MEETING AND DATE OF NEXT MEETING

John Grierson thanked those in attendance and said that the next meeting for the AVCC will be on Thursday 14th January 2016 at 7.30pm in the Aviemore Community Centre.