

AVIEMORE AND VICINITY COMMUNITY COUNCIL

Minutes from the meeting on Thursday 12th January 2023 at 7pm
at the Community Centre

1. Present

Peter Long (Chair), AVCC
Al Dargie (Vice Chair), AVCC
Kathleen Cameron (Treasurer), AVCC
Beth Hay, AVCC
Jeni Pacitti, AVCC
Elspeth Byrne (Secretary), AVCC
Neil Maciver, Police Scotland
Willie McKenna, CNPA

Bill Lobban, Highland Council
Anna Ronayne, CNPA
Paul Aarden, Visitor
Mark Petty, Visitor
Nicole Murray, BBC, Visitor
Anne Fryatt, Visitor
Alex Burns-Smith, Visitor
Helen Cameron, Housing Development,
Highland Council (via MS Teams)

2. Apologies for absence

Audrey Turner, AVCC

3. Welcome and introductions

Peter Long welcomed everyone to the meeting. Everyone introduced themselves.

4. Declarations of interest

Peter Long, Kathleen Cameron and Beth Hay declared interest in item 9G. Bill Lobban and Willie McKenna said that they would not be taking part in discussions regarding the planning applications.

5. Minutes of December meeting

Kathleen Cameron proposed acceptance of the minutes, seconded by Beth Hay.

6. Matters arising from December meeting

- a. Aviemore Community Action plan (June minutes 9h)
Action cf: Al Dargie to add to the draft letter produced by Peter Long.
- b. Public consultations (October minutes 6h)
Action cf: Elspeth Byrne to include a 'Public Consultations' section on our web site along with information for AVCC members about funding streams.
- c. Wild flowers (October minutes 6j)
Action cf: Audrey Turner to work with two or three people to map out which areas in Aviemore could have grass replaced by wild flowers and to make recommendations.
- d. Liquor licensing application for The Old Bridge Inn (December minutes 9a)
Elspeth Byrne had responded late to the consultation but the Licensing Board agreed to hear the AVCC objections. The liquor licensing application was accepted.

7. Treasurer's report

Kathleen Cameron presented the Treasurer's report. £600 had been received from the Reidhaven Estate.

Al Dargie proposed acceptance of the report, seconded by Beth Hay.

8. Police report

Neil Maciver said that there had been 123 incidents from 8/12/2022 to 12/1/23 and that it had been fairly quiet over the New Year.

9. Business

a. Helen Cameron – Highland Council's proposals for the Aviemore Primary School site

Helen Cameron gave an interesting and informative presentation. She said that the school had been demolished some time ago and that Highland Council, who owned the site, would use it to build 6 houses and 8 flats for rental. It is a challenging site to build on with lots of technical considerations, eg the Aviemore burn. The development would mitigate the future flood risk for the whole area, creating a natural wetland habitat and improving drainage for that part of Aviemore, along with increased parking and linking into the existing footpath network. There are some existing garages on the site, owned and let by the Council. These will be removed to improve the appearance and amenity of the area. A planning application will be submitted in the next couple of weeks and CNPA will call it in when comments can be made as part of the planning process.

Peter Long said that this development was to be welcomed.

b. Anna Ronayne Active Aviemore CNPA – update on mobility access issues and the 'Active Communities: Aviemore' project

Anna Ronayne said that the aim of the Active Communities: Aviemore project is to make Aviemore more walking, cycling and wheelchair friendly. There had been a lot of engagement work done during the summer and autumn to discover the challenges and opportunities. Time had been spent experiencing the streets from the perspective of people with disabilities. People had been able to comment via the web site and take part in a survey, along with comment by phone and by email. A lot of information had been gathered and analysed.

There had been a lot of comments regarding basic access issues eg lack of dropped curbs and position of bollards. Safety on Grampian Road was a concern due to the volume of traffic. School children had commented that they want more green spaces, which, although not the focus of the project, was being taken into consideration.

Essential work was being prioritised eg additional crossings and removal of barriers. Aviemore had been split into four sections for the purposes of planning ie the Grampian Road corridor, the town core, Dalfaber Drive and the neighbourhood areas. Work on the town core will take longer than the other three sections as there is more to do, and will be progressed on a different timescale.

Next steps:

During January/February professional stakeholders will be kept up-to-date and local Councillors will hear more at the Ward meeting. Consultants will begin the concept design work.

During February/March the project will go back out to community stakeholders and the public to make sure that the project is on the right track.

Further funding will be sought in early summer to enable work to continue.

Mark Petty said that bus timetables should be clear – at his nearest bus-stop the timetable was cello-taped around a lamp-post. Anna Ronayne agreed that the project needed to link with sustainable travel. Anne Fryatt was concerned about maintenance and mentioned broken bottles etc at the underpass.

Action: Elspeth Byrne to add this subject to the March agenda when concept design will be available.

Planning applications c, d and e

Peter Long said that these were published on Facebook and our web site in an effort to get public feedback. He said that the collective impact of the three applications was significant - 153 new rooms or more than 460 beds – but we have to treat each application individually.

c. Consultation on application - 22/05497/PIP – Dunroamin – change of use from Guest House to form 11 serviced apartments (response by 23rd January)

The meeting heard an update from a local resident, and noted recent press coverage of the issue. It was noted with disappointment that the CNPA had not called in this application. An objection based on the representations made at the December meeting had already been submitted due to lack of clarity regarding the deadline.

It was agreed to ratify those comments, objecting on the grounds of the impact on neighbours, potential traffic management and parking issues, and the inappropriateness of the location.

Al Dargie proposed staying with the objection already submitted. Seconded by Jeni Pacitti.

d. Planning application – 22/05826/FUL – McDonald Highland – site of dry ski slope – change of use of land for siting 27 lodges, access road, landscaping (response by 31st January)

Concern was expressed regarding the loss of green space and amenity, particularly for children. The number and size of the lodges were felt to have significant negative environmental and visual impacts. It was also noted that the development would create over 150 new bedspaces.

It was agreed to oppose the application on the above grounds – proposed by Al Dargie and seconded by Kathleen Cameron.

Action: Peter Long to submit objection on behalf of AVCC.

e. Planning application – 22/05824/FUL - Laurel Bank site – Erection of 22 self-catering apartments, shops, hotel and underground parking (response by 31st January)

The meeting noted the diverse views expressed on the proposal, but that it was opposed by a significant majority of those expressing a view. It was noted that the Community Council opposed the previous application for this site, and that the new proposal had

slightly reduced the height and introduced more sympathetic building materials. Concerns were expressed regarding the height and scale of the buildings, the potential traffic and parking impact, and at the unattractive focus on car parking in the centre of the development.

Al Dargie proposed that the CC adopt a neutral position, on the basis that the proposal aligned to the Local Development Plan. There was no seconder, so this motion fell. It was then proposed that the Community Council maintain its objection on the grounds noted above.

Proposed by Peter Long, seconded by Beth Hay.

Action: Peter Long on behalf of Aviemore & Vicinity Community Council.

f. Emergency Plan

Peter Long said that this had been put together by AVCC using a template provided by VABS.

Kathleen Cameron proposed acceptance, seconded by Beth Hay.

Action: Peter Long to send email addresses to Elspeth Byrne for incorporation in the document.

Action: Elspeth Byrne to include email address and correct document formatting.

g. Village Green and other assets

Peter Long explained that legal title to the Village Green rests with an organisation which ceased to operate in the 1970s - Aviemore & Rothiemurchus Village Trust. Over the last 6 years AVCC has been running events on the Village Green and have engaged lawyers to establish ownership by the Community Council.

The lawyers are nearing the point where they can submit the 'non domino application' to the Land Registry Scotland and it will then take 60 days to transfer the Village Green to AVCC. It is not certain that the application will be successful.

Elsbeth Byrne was concerned about the gap of 60 days and said that Highland Council advice is that community councils should not own assets because a community council is not a legal body and this exposes Office Holders – Chair, Treasurer and Secretary – to personal financial risk. Highland Council recommend that ownership should be by an organisation with Limited Liability ie ACE.

The decision as to whether to pursue the ongoing transfer to ACE was deferred to the February meeting.

Action: Elspeth Byrne to add this to the agenda.

10. Reports from other organisations

a. CNPA report

Willie McKenna said that the Biodiversity Strategy response – will be on the web site.

b. Highland Council report

Bill Lobban said that Highland Council had just opened back up on Monday so he had nothing to report.

c. ACE board member report

Kathleen Cameron said that the Christmas Eve Parade had been a success and sends her thanks to everyone who helped.

d. AGCT report - none

11.AOCB

- a. Planning application 22/O5913/FUL – Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to O5/OO209/REMBS) | Horse Field To North Of Scandinavian Village (response by 23/1/2023)

Kathleen Cameron said that the height would increase from 2 to 3 stories.

Action: Kathleen Cameron and Elspeth Byrne to respond on behalf of AVCC.

- b. Kathleen Cameron said that a letter of thanks had been received from the Primary school for funds provided for the 'Feelie Bus' sessions.

- c. Peter Long said that £60 had been requested by the Aviemore Allotments Association for pre-planning work for allotments on the hospital site.

The meeting agreed to providing £60 but could not provide any more for further allotment development works.

- d. Training for AVCC on the planning process

Peter Long said that Gavin Miles of CNPA can arrange for training and would like to know possible dates for evening training. Other people can be included if numbers allow.

Action: Elspeth Byrne to find suitable dates for AVCC members.

12.Date of next meeting – Thursday 9th February 2023

13.Close 9.10

Aviemore & Vicinity Community Council

TREASURER'S REPORT

12th January 2023 Aviemore Community Centre meeting room

<u>Treasurers Account</u>	£	£
Balance at 31 st December 2022		£3,286.21

Income

Christmas tree event	£ 5.00	
Reidhaven estate	£600.00	
Interest	£ 4.61	

Expenditure

CHQ 303	£ 18.00	
CHQ 304	£ 92.24	

Balance at 30th December 2022		£3,785.58
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Cyclists Club_balance	£135.00	
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Business Reserve Account

Balance at 31st November 2022		£7,586.56
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Income

Craft fair	£145.00	
Interest	£ 5.06	

Expenditure

Balance at 30th November 2022		£7,736.62
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Deposit Craic events	£ 50.00	
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