

AVIEMORE AND VICINITY COMMUNITY COUNCIL

Minutes of the meeting on Thursday 10th August 2023 at 7pm
at the Community Centre

1. Present

Peter Long (Chair), AVCC
Al Dargie, (Vice Chair), AVCC
Kathleen Cameron (Treasurer), AVCC
Elsbeth Byrne (Secretary), AVCC
Jeni Pacitti, AVCC
Eilidh McLeod, AVCC
Beth Hay, AVCC
Audrey Turner, AVCC
Bill Lobban, Highland Council

John Grant, Rothiemurchus
Laura MacLennan, Visitor
Jane MacLennan, Visitor
Rosemary Webb, Visitor
Joy Ross, Visitor
Ricky Stewart, Visitor
Mark Petty, Visitor
Roddy Stevens, Visitor
Martin Sweeney, Sweeney Bros Ltd

2. Apologies for absence

Kirsty Bruce, AGCT

Neil MacIver, Police Scotland

3. Welcome and introductions

Peter Long welcomed everyone to the meeting.

4. Declarations of interest – None

5. Minutes of July meeting

Audrey Turner proposed acceptance of the minutes, seconded by Beth Hay.

6. Matters arising from July meeting

Elsbeth Byrne said that she had completed all actions on her from the July meeting.

7. Treasurer's report

Kathleen Cameron presented the Treasurer's Report. Peter Long asked if there was any time limit on spending the funds in the Cycle Club balance – Kathleen did not think there was.
Elsbeth Byrne proposed acceptance of the Report, seconded by Al Dargie.

8. Police report - none

9. Business

a. Introduction and presentation by Martin Sweeney of Sweeney Brothers Ltd

Martin Sweeney thanked Peter Long for being given the opportunity to speak tonight to explain who he and his brother were and what they do. He gave a presentation about their business. He said that he and his brother were based in Lanarkshire. They modernise tired accommodation and aim to transform it into 4* or better. They want their

business to be part of the community here. They aim to own 20 accommodation businesses from the Lake District through to the Highlands.

Sweeney Brothers Ltd got ownership of the Vermont Guest House in November 2022 and opened the doors to the newly developed accommodation in May 2023. They are achieving 98.3% occupancy. They used local trades to carry out the work and have a Duty Manager and cleaning team in Aviemore.

Sweeney Brothers have bought Dunroamin Guest House, next door to the above property, and plan to convert it to a 10 room Apart-hotel. The two properties will be run as separate businesses.

Martin Sweeney provided a handout to the meeting.

Bill Lobban said that he would not take part in discussions.

Peter Long said that the planning application for Dunroamin has attracted a lot of interest and it was the role of the Community Council to make the views of residents known. The Highland Council Planning Committee will be determining the outcome of the application in around 2 weeks and the Officer's report has already been done.

Some visitors to the meeting and AVCC members expressed a number of objections relating to lack of privacy for local residents, noise from cars and wheelie bins on the gravel parking area and additional cars in a narrow residential street. Martin Sweeney said that they could provide some sort of screen to provide privacy for neighbours. Some AVCC members were also concerned that this sets a precedent for other large properties becoming aparthotels.

b. Planning - 22/05497/FUL - Dunroamin Guest House Craig na Gower Ave - Change of use form 11 (now 10) serviced apartments, revised application (NB the deadline for further comments may have passed)

It was noted that the report has been written and we will hear the decision soon – the Highland Council can accept the planning application, refuse it or accept it with conditions.

c. Planning – 23/02921/FUL – Unit 17-1 Spey Valley Business Park - Change of use of land for siting of fitness training tent (response by today – extended for us)

Al Dargie said that he had already had comments about noise and parking. There was loud music for the duration of the day despite there being residential homes nearby. Planning permission had not been obtained but they were already operating. There are only 3 parking spaces. Heating the premises in an environmentally sustainable way would be a problem in colder weather.

Kathleen Cameron understood the need for business continuity but proposed objecting on grounds of noise, lack of parking, heating difficulties and that the planning process had not been adhered to. Seconded by Jeni Pacitti.

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

d. CNPA Planning Committee 11th August

Peter Long said that the CNPA Planning Committee meeting is tomorrow. AVCC has commented on a number of items of last few months. He said that he has circulated links to all relevant items and suggested it was worth having a look to understand how the planning process works. The meeting can be viewed live on YouTube around 10am after the site visit.

e. CNPA Local Development Plan (response by April 2024)

Al Dargie said that this gave us the opportunity to let planners know what we think eg keeping holiday accommodation in one area. We can play an active role. He suggested a standalone subgroup to look at the issues which could bring recommendations back to AVCC to endorse.

Al Dargie proposed setup of a subgroup, seconded by Jeni Pacitti.

Eilidh McLeod, Al Dargie, Jeni Pacitti and Beth Hay volunteered for the subgroup.

Action: Eilidh McLeod to coordinate the first meeting of the subgroup.

f. Visitor Levy (Scotland) Bill – Scottish Gov. Call for Views (response by 15/9/2023)

Al Dargie said that lots of European destinations have a levy and this does not dissuade visitors. He said that some communities will generate huge sums and he wondered how much say localities will have in deciding how the funds are spent. He had heard that there was concern from businesses about the logistics of collecting the levy.

Al Dargie proposed a response as above, seconded by Elspeth Byrne.

Action: Al Dargie to respond on behalf of AVCC.

g. Cycling on the pavement on Grampian Road

Peter Long said that AVCC had been contacted by a local resident concerned about the danger to pedestrians from people cycling on the pavement on Grampian Road. It was not clear whether Grampian Road was a 'core path' which would therefore permit cycling on the pavement. Bill Lobban said that this issue had been discussed in the time of the previous Chair and it had been decided that Grampian Road was a 'core path'. Peter Long and Neil MacIver have both made formal enquiries and responses are awaited.

h. Path to the hospital overgrown

Kathleen Cameron said that the Burnside Road path under the tunnel was badly overgrown. People that back onto the path have massive amount of overgrowth. Al Dargie said that the problem is both sides of the path and that the Council used to do the embankment side. Roddy Stevens said that the council cut the grass and could do the overgrowth too.

Al Dargie suggested that we make a list of the areas that need cutting back and put this to the Highland Council Community Works Team to ask them which bits they could do.

Action: AVCC members to email Elspeth Byrne with details of areas needing cut back.

Action: Elspeth Byrne to email Highland Council.

10. Reports from other organisations

a. CNPA report - none

b. Highland Council report

Bill Lobban said that the Council has been in recess so nothing to report.

c. ACE board member report

Kathleen Cameron said that they had held the AGM and the Board was up and running. She said that Riverside Park was looking great and said that lots of people had helped.

d. AGCT report - none

e. FLS report

A written report was provided and read to the meeting.

11. AOCB

Community Council elections

The Community Council elections process and timetable is available. Nominations can be submitted from 5th September until 3rd October.

Action: Kathleen Cameron to put on Facebook and Elspeth Byrne on the web site.

Parking at filling station

Elspeth Byrne had been contacted by a local resident concerned that large vehicles parked on the side of the road by the filling station were preventing two-way traffic. They had suggested asking the Highland Council to put in double yellow lines. Al Dargie said that the problems were also caused by cars queuing for fuel and traffic waiting to turn into the filling station. Roddy Stevens suggested that traffic coming from the south should have no right turn into the filling station.

A visitor to the meeting said that there was no consideration for lorry drivers in Aviemore who needed to pull in to use the filling station toilets. He suggested that AVCC ask for lorry facilities in Aviemore. Al Dargie said that there were also no facilities for tour buses to unload passengers.

Al Dargie proposed that AVCC ask the filling station manager to improve flow. Seconded by Elspeth Byrne.

Action: Al Dargie to contact the filling station manager on behalf of AVCC.

20 mph in Aviemore not being observed

Roddy Stevens said that traffic had slowed down but only to around 30mph. He said that there were very few 20mph signs that some of these were hidden by foliage. He said that flashing speed signs need to work at 20mph rather than 30mph and the roads should be painted with 20mph signs.

Action: AVCC members to email Elspeth Byrne with details of where the 20mph signs are obscured.

Action: Elspeth Byrne to email Highland Council.

Cyclemore

Kathleen Cameron said that, following discussion with FLS, it would not be possible to hold a Cyclemore event this year. We could perhaps run an event in Spring 2024.

Dog fouling

Audrey Turner had been contacted by a resident about dog fouling at the back of Corrou Road. She said that a Green Dog Walkers scheme was being set up which might be able to help.

12. Date of next meeting – Thursday 14th September 2023

13. Close 8.50pm

Aviemore & Vicinity Community Council

TREASURER'S REPORT

10th August 2023 Aviemore Community Centre meeting room

<u>Treasurers Account</u>	£	£
Balance at 30 th June 2023		£2,644.58
<u>Income</u>		
Interest		
<u>Expenditure</u>		
SSE	£16.00	
Balance at 31st July 2023		£2628.58
Cyclists Club_balance	£135.00	
<u>Business Reserve Account</u>		
Balance at 30 th June 2023		£9,232.64
<u>Income</u>		
Craft fair	£ 420.00	
Interest	£ 10.46	
<u>Expenditure</u>		
Any jobs £40 over payment	£ 80.00	
RW Bell	£402.98	
Deposit	£ 50.00	
Balance at 31st July 2023		£9,130.12
Deposit Craic events	£ 50.00	
Deposit Sam cairns	£ 50.00	
Streamline joinery	£ 50.00	