

AVIEMORE AND VICINITY COMMUNITY COUNCIL

7pm Thursday 10 October 2024, Aviemore Community Centre

Minutes

1. Present

Al Dargie (Chair), AVCC	Peter Long (Secretary), AVCC
Eilidh McLeod (Vice Chair), AVCC	Jeni Pacitti, AVCC
Sid Airey, AVCC	Roddy Stevens, AVCC
Neil Maciver, Police Scotland	Councillor Bill Lobban
Alice Fogg, VABS	David Mudie, Highland Council
Bob Robertson, Highland Council	Dan Harris, CNPA

2. Apologies for absence

Kathleen Cameron, AVCC	Elsbeth Byrne, AVCC
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3. Welcome and introductions

Al Dargie welcomed everyone to the meeting.

4. Declarations of interest – none

5. Minutes of September meeting

Eilidh McLeod proposed acceptance of the minutes, seconded by Al Dargie.

6. Matters arising from September meeting

Planning application - Erection of 3 houses (2018/0183/MS) at Land NE of Heather Cottage, Dalfaber Drive, Aviemore - Comments were submitted by Al Dargie

Local Development Plan consultation responses were submitted for the Tourism, Land Use and Digital Infrastructure by Al Dargie

7. Treasurer's report

Eilidh McLeod proposed acceptance of the report, seconded by Jeni Pacitti

8. Police report

Neil Macivor reported 125 incidents in the previous month. Fairly typical for the time of year.

Concerns had been raised by a local resident regarding high traffic speeds of vehicles entering the north of the village. Neil agreed to alert colleagues and to increase enforcement when resources allow. It was noted that new road markings had been proposed to make the start of the 30mph zone more

obvious to drivers. Bill Lobban agreed to check the position with the Roads Department.
Neil Macivor left the meeting.

9. Business

a. David Mudie and Bob Robertson, Highland Council Planning attended to discuss the operation of the Short Term Lets Planning Process

Al Dargie welcomed David and Bob to the meeting and outlined the Community Council's concerns regarding clarity and transparency of the process. One specific application which appeared to be based on inaccurate information was highlighted as an example.

David and Bob outlined the issues caused by the volume of applications and the complexities of the process and legislation. Legal tests, including the balance of probability are applied in various scenarios. It was noted that, in some cases, neighbours or Community Councils may be able to provide information which can affect the outcome.

Planning applications for a change of use to Short Term Let are now decided at Planning committee meetings. A small number have been refused at this stage.

It was noted that Community Councils can comment on Certificate of Lawfulness applications – however the processing timescales currently in place make this unrealistic. Bill Lobban suggested that a short additional period be incorporated into the process to allow for local representations.

David Mudie agreed to provide some figures on numbers of cases at different stages in the process.

Bob Robertson stressed that Case Officers would be happy to have a phone conversation regarding any specific cases or issues.

Al Dargie thanked David and Bob for attending, after which they left the meeting.

b. Dan Harris, CNPA Planning – Local Development Plan issues

Al Dargie informed the meeting that Dan Harris was unable to attend due to illness. This item was carried forward to the next meeting.

c. Planning Application 24/04006/FUL 21 Morlich Court Aviemore PH22 1SL - Demolition of building, erection of 8no. semi-detached and 6no. cottage flats

Councillor Bill Lobban indicated that he would be unable to take part in the discussion on this item.

It was noted that this application has now been called in by CNPA.

Al Dargie noted that the Community Council had previously heard a presentation from Cairn HA regarding this development and had been supportive in principle.

After discussion it was agreed that the Community Council would register support for the development, particularly its' potential to help meet local housing need and to replace a derelict and unsightly building.

The meeting agreed that the following issues should be raised as part of the response.

- Concerns regarding the height and proximity to adjacent buildings, particularly the bungalows in Morlich Place at the NW corner of the development.
- The type C block (cottage flats) is significantly higher than the previous building and this will impact on neighbours.
- The cladding is industrial in appearance and is out of character in the context of the surrounding buildings.
- It was suggested that the stairwell in block C would benefit from the introduction of skylights or similar.
- Concerns were raised about the impact of air source heat pumps being located immediately outside bedroom windows.

Proposed by Al Dargie, seconded by Jeni Paciti.

Action – Al Dargie to submit a response to CNPA Planning

d. Community Action Plan

Al Dargie updated the meeting on progress with the CAP. The steering group “Team Aviemore” met recently, and the document is almost ready for circulation once mapping has been received from CNPA.

Alice Fogg stressed VAB’s willingness to support local groups in taking forward actions.

Action Peter Long to include on November agenda

e. Highland Community Councils Scheme Review 2024/25

The meeting completed a survey response to contribute to the review.

f. Traffic speeds at north end of Aviemore

Dealt with under agenda item 8 - Police report

10. Reports from other organisations

a. CNPA report - none received

b. Highland Council report

Bill Lobban reported that funding had been approved for a new path to the Glenmore public toilets from the underpass.

A housing conference will be held at Macdonald hotels on 22 October.

A motion to the Council on community consultation and information around windfarm and hydro developments was approved.

c. ACE board member report

Peter Long reported that arrangements for the Christmas Eve Procession were taking shape.

The planned Outdoor Classroom opening was postponed, and consultation is still underway on a suitable name.

Mardi Brown has been adopted as a new ACE Director

d. AGCT report - none received

e. FLS report

The circulated report was discussed. Sid Airey queried the removal of bins before the end of the October school holidays.

Peter Long added an update that Loch Morlich has been identified as a site for the next phase of beaver releases.

Action Peter Long to ask FLS about the early removal of bins.

11. AOCB

Roddy Stevens highlighted the work of the Access Panel and stressed the need for new members.

12. Date of next meeting – Thursday 14 November 2024.

13. Close – the meeting closed at 9.20pm