

Aviemore and Vicinity Community Council

DRAFT Minutes - Thursday 8th January 2025

1. Present

Peter Long (Secretary), AVCC
Al Dargie (Chair), AVCC
Kathleen Cameron (Treasurer), AVCC
Bill Lobban, HC
Roddy Stevens, AVCC
Sid Airey, AVCC
Lauren MacCallum, CNPA
Eilidh McLeod, AVCC

2. Apologies

Vicky Stables, Rothiemurchus Estate

3. Welcome

Al Dargie welcomed everybody to the meeting.

4. Declarations of interest

None

5. Minutes from December meeting

Sid Airey proposed acceptance, Kathleen Cameron seconded.

6. Matters arising from December meeting

Eilidh submitted a supporting comment for the creation of community allotments behind the & Strathspey Community Hospital, Aviemore - 25/03931/FUL.

Peter has submitted a response to planning application 25/03493/PIP Erection of 2no. houses to utilise as short term letting units. Kila, 79 Grampian Road, Aviemore, PH22 1RH.

Peter has also responded to the CNPA Active Communities consultation. This item will be included on the February agenda, and Fiona McNally from CNPA Transport Planning is hoping to attend.

Al will write to the Highland Council regarding the provision of dog waste bins.

The Highland Council budget consultation survey was circulated by Peter to be completed individually by AVCC members.

AD proposed the minutes, seconded by PL.

7. Treasurers report

The treasurers report was discussed and an amendment was required as an item was listed against the ICO but was in fact for website hosting. AD proposed acceptance of the report with the required amendment, seconded by PL

8. Police report

No report provided.

9. Business

a. CNPA Active Communities Consultation.

To be discussed at the next meeting.

b. Planning Application, CNPA 2025/0331/DET (25/03820/FUL) – Erection of 9no. flats at Scottish Ambulance Service, Ambulance Station, Grampian Road, Aviemore

AVCC will object on the following material planning concerns:

1. Lack of Adequate Parking Provision

The proposal fails to provide sufficient parking to serve the development. This shortfall is likely to result in overspill parking on surrounding streets.

2. Overdevelopment of the Site

The scale and intensity of the proposed development represent an overdevelopment of the site. The massing, footprint and layout do not reflect the capacity of the plot and appear out of keeping with the surrounding area.

3. Proximity to the Road

The building is positioned close to the road. This raises concerns regarding visual dominance, poor streetscape integration. While we acknowledge this point may not be determinative, it contributes to the overall unsuitability of the proposal.

4. Height and Visual Impact

The proposed height is inappropriate for its environmental setting and would result in a harmful visual impact.

5. Design and Aesthetics

The overall design and appearance of the building are of poor quality. The aesthetics do not complement nearby buildings and fail to enhance the visual amenity of the area.

6. Loss of Privacy

The proposed window placements would result in direct overlooking of the existing block of flats, leading to loss of privacy for current residents.

7. Disabled Parking

The location and design of the disabled parking space are particularly concerning, as vehicles would be required to reverse directly onto the road. This arrangement presents a clear road safety risk for drivers, pedestrians, and cyclists.

Moved by Eilidh, seconded by Peter.

Action – Al Dargie to submit response

c. Strathspey Steam Railway - closure of pedestrian crossing, Granish Moor, Speyside Way footpath.

Peter is in contact with Linda Cole, Chair, Strathspey Steam Railway and has agreed to write in support of getting it opened with self-closing gates for walkers, keeping the crossing safe.

Lauren will contact Adam Streeter-Smith, CNPA, in relation to funding.

Moved by Peter, seconded by Roddy.

d. Reports from other organisations

a. CNPA, Lauren Macallum

Communities Fund – Co-Design Panel

Lauren highlighted the importance of the Communities Fund Co-Design Panel, which relates to £1 million available for projects within the National Park. The panel is a paid design role focused on shaping how this funding should be distributed across the Cairngorms. Applications to sit on the panel must be submitted by the 15th of February.

b. The Highland Council, Bill Lobban

Nothing to report due to The Highland Council being closed over the festive holidays.

c. ACE, Kathleen Cameron

No meeting was held this month as it fell on the 1st of January.

The Christmas Eve Parade was successful. It was well attended by members of the public, with no complaints received and no issues arising on the night. The local police were supportive of the event and expressed satisfaction with how the event was organised and managed.

d. FLS

Distributed and noted with thanks.

e. AGCT

No report.

10. AOCB

Community Notice Boards

Roddy Stevens raised a query regarding community notice boards, noting that the ACE noticeboard is located opposite the post office. Members discussed whether this provision is sufficient for the community.

BP Garage Closures

Lauren raised concerns about the BP Garage having no fuel available over the New Year period and being closed for several days.

11. Date of next meeting

12th February 2026.

12. Close

8.35pm.

Aviemore & Vicinity Community Council

TREASURER'S REPORT 8th January 2026 Aviemore Community Centre meeting room

<u>Treasurers Account</u>	£	£
Balance at 30 th November 2025		£5,509.61
Income int	£12.61	
 Expenditure		
000328 One.com	£ 124.64	
000327 Donation to ACE	£ 700.00	
 Balance at 31 st December 2025		£4,697.58