

AVIEMORE AND VICINITY COMMUNITY COUNCIL
7pm Thursday 11 July 2024, Aviemore Community Centre
Minutes

1. Present

Al Dargie (Chair), AVCC	Elsbeth Byrne, AVCC
Peter Long (Secretary), AVCC	Bill Lobban, Highland Council
Eilidh McLeod (Vice Chair), AVCC	Cameron Boyle, FLS

2. Apologies for absence

Kathleen Cameron (Treasurer), AVCC	Jeni Pacitti , AVCC
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3. Welcome and introductions

Al Dargie welcomed everyone to the meeting.

4. Declarations of interest

None, other than Bill Lobban said he would not comment on planning issues other than to advise on procedure.

5. Minutes of June meeting

Peter Long proposed acceptance of the minutes, seconded by Eilidh McLeod.

6. Matters arising from June meeting

June minutes 9a – 20mph speed limit on Grampian Road
The Freedom of Information request to be sent to Police Scotland is still outstanding.

Action: Al Dargie to submit Freedom of Information request asking for the number of speed checks done in rural communities in Highland over the last five years.

June minutes 9b – Tulloch Development – SUDS pond and potential flooding risk
Members of AVCC are continuing to monitor the situation.

Flowers
The bedding plants have now been planted.

7. Treasurer's report

Al Dargie thought there might be an issue with the Treasurer's Report – he thought the balance should be 0. He suggested that we delay acceptance of the report until next month.

Action: Peter Long to discuss with Kathleen Cameron.

8. Police report - none

9. Business

a. Planning Application 2024/0150/DET Proposed Communications Mast

Al Dargie proposed no change to the previous objection, seconded by Peter Long.

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

b. Planning Application 2024/0155/DET Play equipment on Cairngorm

Al Dargie proposed supporting the application on the grounds that it was of benefit to the wider community. Seconded by Elspeth Byrne.

Action: Al Dargie to respond, supporting the development, but saying that the bird structure should be a ptarmigan, not a pigeon.

c. Local development plan consultation

The meeting agreed that there was insufficient information for us to make an informed decision. In answer to the question 'Do you think that the correct outcomes have been identified' the meeting agreed that the answer should be 'no'. The meeting also agreed that the Landscape part of the consultation should include buildings of historic and cultural interest eg the Beglan settlement at Glenmore. Retention of historic environment should include the historic built environment. The meeting agreed that the information in the consultation was all too nebulous.

The meeting agreed that we had the same objection to all 3 elements of the consultation.

Peter Long proposed response on the above grounds, seconded by Eilidh McLeod.

Action: Al Dargie to respond by 21st July 2024.

d. Lack of strimming by Highland Council

Al Dargie wondered whether the lack of strimming was due to budget constraints or lack of staff. He said that the grass-keeping team used to have a mower and 3 or 4 people with trimmers – now there are no people strimming. There was a lack of day-to-day maintenance.

Bill Lobban said that, right across Highland, there was a lot more grass than usual because of the wet weather.

Al Dargie said that there were also problems with the lighting design at the railway – it has gone from 14 lights to Highland Council now talking about applying the 'British standard' ie the minimum.

Al Dargie requested an update on the lighting at Dell of Spey. This has been an issue for a long time and an upgrade had been promised for the last 3 years. Capital money was allocated 3 years ago.

Bill Lobban suggested contacting Malcolm McLeod.

Peter Long said that a bench in Burnside had grass growing over it which would cause the bench to rot. Short termism and lack of a joined up approach was going to lead to higher costs in the future.

Al Dargie proposed writing to the council about all these issues, also including graffiti in the tunnel. Seconded by Elspeth Byrne.

Action: Al Dargie.

10. Reports from other organisations

a. CNPA report - none

b. Highland Council report

Bill Lobban said that Highland Council was currently in recess. Just prior to the recess there was agreement to building 20,000 new homes in the next 10 years.

Bill Lobban said that Lewis Hannah was now our ward contact.

c. ACE board member report

Peter Long said that ACE have not yet met this month. The AGM will be held on 1st August followed by the normal meeting.

Burnside playpark was progressing. Progress was being made on the Outdoor Classroom which was close to being finished. There was a booking on the Village Green for local young musicians.

Al Dargie said that the self-watering hanging baskets were now up.

Peter Long said that local business had been asked to contribute to the flowers and baskets.

d. AGCT report - none

e. FLS report

Cameron Boyle said that visitor activity was weather dependent. There had not been so many visitors this year. They were still planning to expand the beach carpark. There had been low numbers of people lighting fires but, sadly, many had been relit when rangers left.

Al Dargie said that members of the public had reported that travellers were parked at the first carpark at Loch Morlich.

11. AOCB

Planning applications for short-term lets

Al Dargie said that the Highland Council appears to be processing these in bulk. Our understanding was that the bulk processing would be for historic application for short-term lets ie for properties that had been used for holiday lets in previous years.

AVCC had previously decided that we would object to any new applications going forward for change from residential to short-term let. It has come to light that a property, which had never previously been let, had withdrawn a planning application for change of use from residential to short-term let but had then applied for a Certificate of Lawfulness (ie for a property previously used for short-term let) and this has now been granted.

There appears to be no recourse once the certificate of lawfulness has been granted. The meeting agreed that applications for a Certificate of Lawfulness should require evidence of previous short-term letting. The meeting also agreed that if there is no way to revoke a Certificate of Lawfulness then granting of these must stop immediately until this issue has been investigated and resolved.

Action: Peter Long to write to Highland Council on behalf of AVCC.

12. Date of next meeting – Thursday 8th August 2024.

13. Close 9.10pm

Aviemore & Vicinity Community Council

TREASURER'S REPORT 13th June 2024 Aviemore Community Centre meeting room

<u>Treasurers Account</u>	£	£
Balance at 30th April 2024		£2,581.65

Income

Zurich	£624.31	
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Interest

Expenditure

Ovo Energy	£62.66	
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Balance at 31 st May 2024		£3143.30
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Business Reserve Account

Balance at 30th April 2024

Income

£10,353.99

Craft Fairs	£ 80.00	
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Interest	£ 10.38	
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Expenditure

Any Jobs 3370	£ 120.00	
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Any jobs 3305	£ 487.95	
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Macleod & Maccallum	£ 425.00	
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Harper & MacLeod	£1,280.00	
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Harper & MacLeod	£ 260.00	
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Any Jobs 3439	£ 60.00	
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ACE	£7,801.04	
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ACE	£ 10.38	
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Balance at 31 st May 2024		£0
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