

**AVIEMORE AND VICINITY COMMUNITY COUNCIL**  
**7pm Thursday 8 August 2024, Aviemore Community Centre**  
**Minutes**

**1. Present**

Al Dargie (Chair), AVCC	Bill Lobban, Highland Council
Peter Long (Secretary), AVCC	Johnnie Grant, Rothiemurchus
Eilidh McLeod (Vice Chair), AVCC	Neil MacIver, Police Scotland
Kathleen Cameron (Treasurer), AVCC	Roddy Stevens, Resident
Elsbeth Byrne, AVCC	Sid Airey, Resident
Anna Goldthrop, Cairn Housing Association (via Teams link)	

**2. Apologies for absence**

Jeni Pacitti , AVCC

**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 July meeting**

Peter Long said that the July Treasurer's Report had contained a historic balance that has now been corrected.

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

**6. Matters arising from July meeting**

Al Dargie said that all action from July had been completed other than the submission of a supportive statement regarding the play equipment at Cairngorm.

Bill Lobban had sent an email regarding the Short-term Lets applications issue. Peter Long said that the response received is complicated and a Highland Council official will be asked to attend the next meeting to discuss this.

**Action: Peter Long to contact Highland Council to ask for an official to attend a forthcoming meeting.**

**7. Treasurer's report**

Kathleen Cameron said that there has been no movement on the Treasurer's account. Craft Fair income has been paid into ACE. She said that the Reserve Account has now been closed.

**Al Dargie proposed acceptance of the report, seconded by Peter Long.**

## **8. Police report**

Neil MacIver apologised for missing the July meeting. He said that there had been 130 incidents between 11<sup>th</sup> July and today. Neil MacIver left the meeting.

## **9. Business**

### **a. Morlich Court Redevelopment**

Anna Goldthorp, Cairn Housing Association, joined the meeting virtually. She said that Morlich Court had originally been a back-packers hostel but was no longer fit for purpose as it was difficult to heat and did not meet the Scottish requirements for homes. Cairn Housing Association had decided that the best solution was to demolish the building and redevelop the site. The building was now fully shuttered to prevent people entering and causing anti-social behaviour. Cairn Housing Association were still able to access the building to carry out necessary works prior to demolition.

Anna Goldthorp said that Cairn Housing Association were finalising designs prior to submission of planning application. There would be three buildings which would provide eight four-bedroom houses and six main-door one-bedroom cottage flats. There would be no communal areas within each block.

Cairn Housing Association were seeking AVCC advice on the best way to share the proposed designs with the community and for a suggested venue for Cairn to attend with the architects to answer questions from the community. Al Dargie said that the Community Centre was the standard venue for this type of event, using either the meeting room or dance studio, depending on numbers. He said that AVCC would help to publicise the event via our social media.

The meeting was pleased to see progress and liked the design of the proposed development.

Peter Long asked who the homes would be rented to. Anna Goldthorp said that, while she did not deal with allocations, the general policy would be to allocate homes to people who had applied for housing in the Aviemore area and Cairn Housing Association would look for people with the greatest need. The four-bedroom houses would be for families living in overcrowded conditions. There was a high demand for family housing and for one-bedroom homes.

Eilidh McLeod asked how many homes and beds were present in the building that is being demolished. Anna Goldthorp would let us know, but said that it would be fewer in the new development. She said that Cairn Housing Association had consulted with CNPA regarding design considerations including materials, height, etc, and were confident that their planning application would be successful.

**Action: Anna Goldthorp to find out how many homes and beds were present in the building that is being demolished.**

**b. 24/02219/FUL Demolition of stores, erection of 4 flats. Land 35m SW of 36 Seafield Place**

Al Dargie displayed the diagram showing the area of land which was sold by Scottish Water and does not include the point of the triangle which extends in front of The Green sheltered accommodation owned by Hanover Housing. This area has been managed by Hanover Housing for years although they do not own it. Ownership of this piece of land is not known. Al Dargie said that you do not have to own a piece of land to submit a planning application for it.

The meeting was concerned that the six parking spaces were inadequate for the four two-bedroom flats and that parking was already a problem in the area where there was only a pavement on one side of the road. Al Dargie said that six parking spaces meets the minimum requirement for a development of this size. He said that the developer will have to create an adoptable pavement.

Concerns were also expressed about the height of the building which would be out of keeping with other buildings in the area.

**Al Dargie proposed that an objection be lodged on the grounds of over-development, height and proximity to boundaries. Seconded by Peter Long.**

**Action: Al ad Peter to submit objection, on behalf of AVCC, on the grounds discussed.**

**c. 2024/0179/DET Erection of 22.5m high telecoms mast, antennae, equipment cabinets, fenced compound and formation of 25m long access track. Land 410M NE of Ryvoan Bothy Glenmore Aviemore (NB This is outwith AVCC boundary, but may have a material impact on the Aviemore Community)**

This is part of the UK Government Shared Rural Network scheme. Al Dargie said that the mast will be visible from the AVCC area – around 7 times the height of Ryvoan bothy.

The meeting agreed to object on the grounds of the visual impact of the height and environmental impact of the mast and the power supply connection to the grid. It was also agreed that the objection should include a request for the CNPA Board to carry out a site visit and that only those people who took part in the visit should be allowed to vote. The planning application does not have adequate visualisations of how the mast will look in the landscape. RSPB, who own the land, have already stated that they do not want this development to go ahead.

**Al Dargie proposed submitting an objection on the grounds as above, seconded by Peter Long.**

**Action: Peter Long to submit an objection by end of day tomorrow.**

**d. The Highland Council Review of 20mph speed limits**

AVCC objected to the Highland Council household survey which is now included in this review. Al Dargie has asked for the list of addresses contacted. The survey information is factually inaccurate but was presented to Highland Councillors.

Bill Lobban explained the process going forward.

**Peter Long proposed that we support Aviemore keeping the 20mph but with the proviso that the survey information is inaccurate and should not be used, seconded by Kathleen Cameron.**

**Action: Peter Long to respond, confirming continued support for the 20mph limit and highlighting the flaws in the survey data being used.**

**e. The Highland Council Ecology Strategy**

**Action: Eilidh McLeod to attend online meeting on 20<sup>th</sup> August.**

**f. Community Wealth Building – consultation**

**Action: Peter Long to submit a response on behalf of AVCC.**

**g. September Meeting Arrangements**

Peter Long gave his apologies for the September meeting. He will send a draft Agenda to Al Dargie who will complete the agenda and issue.

**Action: Al Dargie to issue the September Agenda including co-option to AVCC of Roddy Stevens and Sid Airey.**

**10. Reports from other organisations**

**a. CNPA report - none**

**b. Highland Council report**

Bill Lobban said that Highland Council were back from recess on Monday.

**c. ACE board member report**

Kathleen Cameron said that ACE held its AGM last week. She was still Chair. The outdoor classroom was now finished. Two replacement banners installed at the south of the village.

Peter Long said that Burnside Playpark was progressing. A meeting had been held with the Highland Council, the community group and the main contractor. A start date of early October had been agreed.

**d. AGCT report - none**

**e. FLS report**

Al Dargie read out the update from FLS.

**11. AOCB**

Bill Lobban said that parking at Loch Morlich would become the Highland Council's responsibility by end September. They will be charging for roadside parking as well as parking in car parks.

Peter Long asked if the Service Point at the Community Centre was still closed. Bill Lobban said that it was still closed due to staffing problems. He would find out when it would reopen.

**Action: Bill Lobban to let AVCC know when the Service Point would reopen.**

Al Dargie said that AVCC had received an invitation to attend a Local Place Plan learning event but that CNPA planning would take precedence so this was not applicable to AVCC.

Bill Lobban raised the problem of parking at the cemetery. The cemetery parking is owned by the Highland Council and is gated, but the left-hand side car park is owned by the Estate. Bill Lobban is writing to David Greer, Seafield Estates to ask for help in resolving the problems and asked if AVCC would please do the same. Al Dargie said this is also the access point for the railway.

**Action: Bill Lobban to email contact details to Al Dargie.**

**12. Date of next meeting – Thursday 12<sup>th</sup> September 2024.**

**13. Close 8.45pm**

## Aviemore & Vicinity Community Council

### TREASURER'S REPORT 31st July 2024 Aviemore Community Centre meeting room

<u>Treasurers Account</u>	£	£
Balance at 3th June 2024		£3154.11
<u>Income</u>		
Interest		
<u>Expenditure</u>		
Balance at 30 <sup>th</sup> July 2024		£3,154.11
<u>Business Reserve Account</u>		
Balance at 30th June 2024		£0
<u>Income</u>	£	
Craft Fairs	£ 40.00	
Interest	£ 0.05	
<u>Expenditure</u>		
Balance at 31st July 2024		£40.05

I have struggles to close this account but I will keep trying