

AGENDA ITEM 7

APPENDIX 2

2020/0105/DET

REPRESENTATIONS
OBJECTIONS

Comments for Planning Application 20/01058/FUL

Application Summary

Application Number: 20/01058/FUL

Address: Coire Cas Car Park Cairngorm Mountain Glenmore Aviemore

Proposal: Installation of two tube slides and extension and realignment of existing tube slide|cr|

Case Officer: Roddy Dowell

Customer Details

Name: Mr George Allan

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am writing on behalf of North East Mountain Trust (NEMT), a Scottish charity (SCIO 008783) based in the Grampian area, which represents the interests of hill goers and those who enjoy visiting wild land. NEMT membership, comprising twelve hillwalking and climbing clubs and individual members, totals over 900 people.

NEMT considers it unacceptable that applications continue to be brought forward for the ski area in the absence of the long promised master plan.

With respect to the application, consideration does not appear to have been given to the colour of the new tube slides. It is essential that their colour blends with the car park and surrounding buildings. If this is not the case, they will be very visible from the edge of the plateau and the ridges to the west. NEMT asks that the planning authority agrees a suitable colour with the company and that this be made a formal condition of any consent.

Comments for Planning Application 2020/0105/DET

Application Summary

Application Number: 2020/0105/DET

Address: Coire Cas Car Park Cairngorm Mountain Glenmore Aviemore Highland

Proposal: Installation of two tube slides and extension and realignment of existing tube slide

Case Officer: Robbie Calvert

Customer Details

Name: Mr Michael Dunn

Address: 9 Kilpatrick Drive East Kilbride

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No rationale is presented for the installation of any play equipment on Cairngorm Mountain let alone installing more. A proposal such as this should come forward AFTER a development framework has been presented. Asserting that HIE "has commenced work ..." on a masterplan is unacceptable. It is the production of such a masterplan that requires "immediate attention", not ill-thought out sticking plasters (tube slides, zip wires) that do not belong in a rare, arctic montane environment such as this. The attempt by the applicant to demonstrate "a coordinated approach to development" are completely unconvincing.

Such a document might argue more successfully for the development of such visitor attractions in appropriate places in the Spey Valley or even Glenmore. The attraction of tourists to Cairngorm Mountain in summer should be for reasons relating to its unique environment.



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Objection to Planning Application 2020/0105/DET Tube Slides Coire Cas Car Park

On behalf of members of the Cairngorms Campaign this is an objection to the above application.

1. Despite claims to the contrary by the Applicant, with endorsement from the Cairngorms National Park Authority (CNPA), this application has been submitted as one in a whole series of planning applications on Cairngorm Mountain without putting it into the context of a Master Plan for the area, avoiding public consultation and Habitat Assessments. In our opinion both the applicant and CNPA are intentionally using the planning system to approve the one off applications and without regard for the aims of the National Parks (Scotland) Act 2000.
2. Tube Slides on Cairngorm are entirely inappropriate for the area and are clearly an attempt to be seen to generating income to compensate for the losses and future costs of the ski area. Given the relative sums involved this is embarrassingly ridiculous.
3. This application is contrary to any stated aim of the CNPA to meet climate change targets as it is aimed at people with families driving to the site, looking at the view and then paying for the ride on the slides. Such an attraction, if deemed suitable for a National Park would be better located in one of the settlements.

We realise given the approval of recent previous planning applications on Cairngorm that the time taken to read the documents and write this letter is a total waste of time as the application will be approved by the CNPA no matter what anyone writes. In a planning system that is supposed to involve the public this is overwhelmingly demoralising.

Regards

Susan Matthews
Convenor

25th May 2020

BSCG
info

From: BSCG info
Sent: 25 May 2020 23:56:11 +0100
To: Planning
Subject: 2020/0105 BSCG Comments

Badenoch & Strathspey Conservation Group

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Tel [REDACTED]

Scottish Charity No. SC003846

Email info@bscg.org.uk

Website bscg.org.uk/

25 May 2020

Dear Robbie Calvert

2020/0105/DET | Installation of two tube slides and extension and realignment of existing tube slide | Coire Cas Car Park Cairngorm Mountain Glenmore Aviemore Highland

BSCG objects to the above proposal and requests the opportunity to address the committee when the application is determined.

The Cas car park is the foremost access point to the montane environment of the Cairngorms. Fairground style rides should have no place in this location, where summer attractions should relate to the unique mountain environment.

In March 2019 the Board approved the Working Principles that are to “to guide the work of the CNPA on Cairngorm Mountain.” The second of these principles states:

“Any proposals should be part of a masterplan for the ski area as per the proposed new Local Development Plan.”

This was written long before the LDP 2020 would be adopted and gives the impression that even at that time the Policy statement in the new LDP is relevant to decision making by the CNPA. As is well known, no masterplan is yet available and the new LDP is now only months away from adoption and should be treated as a material consideration with substantial weight.

Fairground style development in our mountain areas is not what draws people to the Cairngorms National Park. According to the CNPA's own visitor survey, the most common reasons for visiting the Cairngorms NP are beautiful scenery and countryside; walking; enjoyed a previous visit; and peace and quiet.

The proposal does not comply with CNPA LDP 2015 Policies.
Policy 2 Supporting Economic Growth.

2.2 Tourism & Leisure Development. Contrary to 2.2 a, b and c, the proposal would have adverse environmental impacts on the site or neighbouring areas; make a negative contribution to the experience of visitors; and fail to add to or extend the core tourist season.

2.3 Other economic development. The proposal would fail to support the vitality and viability of the local economy and the broader economy of the Park, as evidenced by the 4 main draws for visitors to the NP revealed through the CNPA's visitor survey.

Policy 3 Sustainable Design. The proposal would significantly detract from the sense of place that this Policy aims to ensure all development contributes to. The proposal also fails this Policy in terms of minimising the effect of the development on climate change in terms of siting. Placing a theme-park development with only 3 activities all of which are short and soon over, at the end of a long road is not transport-efficient nor climate change friendly.

Policy 5 Landscape. This Policy emphasises in particular, the setting of the proposed development. The proposal does not complement and enhance the landscape character of the Park nor the setting, and the impacts on the setting have not been minimised or mitigated.

Putting activities that are jarringly inappropriate with the natural surroundings in an exposed, cold, windy and unattractive car park is not the type of development we should be tolerating in our foremost National Park.

Yours sincerely

Gus Jones

Convener