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To: Councillor Milne, Convener; Councillor Finlayson, Vice Convener; and Councillors Boulton, Cooney, Cormie, Crockett, Dickson, Greig, Jaffrey, Lawrence, Malik, Jean Morrison MBE, Jennifer Stewart, Stuart and Thomson.

Town House,
ABERDEEN 22 October 2015

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

The undernoted items are circulated in connection with the meeting of the **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE** to be held here in the Town House on **THURSDAY, 29 OCTOBER 2015 at 10.00 am.**

FRASER BELL
HEAD OF LEGAL AND DEMOCRATIC SERVICES

BUSINESS

- 2.1 Rowett Research Institute Greenburn Road Bucksburn (Pages 3 - 22)
Letters of Representation associated with this application

Should you require any further information about this agenda, please contact Lynsey McBain on 01224 522123 or email lymcbain@aberdeencity.gov.uk

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Nathaniel Lichfield & Partners

Planning. Design. Economics.

Mr Tommy Hart
Aberdeen City Council Planning Department
Ground Floor
Marischal College
Broad Street
Aberdeen
AB10 1AB

14 Regent's Wharf
All Saints Street
London N1 9RL

020 7837 4477
london@nlpplanning.com

nlpplanning.com

Date 16 June 2015
Our ref 13426/DG/9159632v2
Your ref

Dear Mr Hart

Rowett North site at Bucksburn, Aberdeen

Planning application Ref: 150826: Demolition of existing buildings, erection of exhibition and conference centre including subterranean space, energy centre, hotels, offices, leisure, cafe/restaurants and associated access, landscaping, engineering works (including burn diversion) and car parking (including temporary car parking)

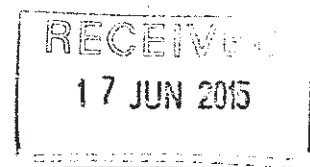
We are writing on behalf of British Airways (BA) who wish to make representations on the above planning application which seeks permission in principle for the demolition of existing buildings, erection of an exhibition and conference centre and associated works at the Rowett North site, Bucksburn Aberdeen (ref: 150826).

Whilst BA supports the principle of this proposed development they note that part of the application site falls within Aberdeen Airport's Public Safety Zone (PSZ).

On this basis they would wish to highlight to the applicant that any emerging development on this site within the PSZs must fully comply with the guidance set out within the 'Control of Development within Public Safety Zones' Circular 08/2002. Consultation with the relevant stakeholders is key and must be undertaken to ensure that the heights of buildings, external lighting, landscaping, bird hazard management and impact on communication and navigation equipment are considered in full to ensure the continual safe operation of Aberdeen Airport.

I would be grateful if you would acknowledge receipt of this representation letter and please keep us informed of progress on this application.


Dehnis Pope
Planning Director



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Bucksburn and Newhills Community Council

Charles Shepherd MBE
4, Christie Grange,
Newhills,
Aberdeen AB21 9SE

29th May 2015

Tommy Hart
Communities Housing & Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North,
Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Mr Hart,

**Planning Application number P150826
for New Aberdeen Exhibition/Concert Centre**

I refer to the current application for **Planning Permission in Principle P150826** for the new Exhibition/Concert Centre to be constructed on the grounds of the Rowett Institute and I hereby **intimate an objection** by the Bucksburn and Newhills Community Council to this construction, as proposed.

The Bucksburn and Newhills C.C. have always tried to be constructive in all our comments to the extensive new developments that are taking place at present and are due to take place in the future, in our area. This objection is not related to any form of "NIMBYism" on our part and we therefore hope that it can be seen in that light.

We organised a public meeting on the 21st May 2015 to ascertain the public views to this proposal and I must admit that we were surprised by the strength of feeling expressed against one aspect of the proposal. This relates to the fact that when the proposals were first shown to the public, Strathcona House was to remain but now, to comply with the brief supplied to the contractors, they say that Strathcona House must be demolished.

The public at the meeting were angry for three main reasons:

1) Strathcona House is a unique building in Aberdeen terms and beyond, being, we are lead to believe, the largest red sandstone building in Scotland. Inside there are magnificent features like the oak panelling, the stained glass windows and a beautiful staircase. We wonder if the Councillors who are making the decision on this matter have ever seen inside the building and **before any decision is made we strongly recommend a site visit.**

2) The second reason relates to the people represented by this building. People who should be **celebrated and lauded throughout Scotland**, rather than being lost to future generations. People like **Sir John Boyd Orr**, a Scottish teacher, doctor, biologist and politician who received the Nobel Peace Prize for scientific research into nutrition and who took charge of the Rowett Institution in 1914. There is also **Lord Strathcona** himself, who was a Scottish born Canadian who became one of the worlds foremost philanthropists. His exploits are far too numerous to be detailed in this letter of objection but, amongst other things, he was the principal shareholder of the Hudson Bay Company, president of the Bank of Montreal and High Commissioner to the United Kingdom. It was through a gift from him that this building was constructed and thus named after him.

3) All the initial discussions with the public indicated that Strathcona House was to remain. It appears quite concerning that the change to demolish the House is made at this very late stage in the proceedings.

I hope that it can, therefore, be seen that although we have accepted that the rest of the buildings making up the Rowett can, reluctantly, be demolished, this one building, **has to be incorporated** into the new development rather than being demolished to accommodate this new construction. We are of the opinion that although this new concert centre will be state of the art when it is constructed, that in twenty/thirty years time it will probably be ready to be taken down to make way for another one. **Strathcona House** on the other hand was constructed in the 1930's, still looks magnificent and will still be in this condition, **if it is maintained** and incorporated into the new conference centre.

We appreciate that artefacts from other Rowett buildings are being incorporated into the new building at Foresterhill but we feel that Strathcona House deserves to be preserved in its entirety. Recently the remains of King Richard 3rd were discovered in a car park in England, we do not want the reputations of Sir John Boyd Orr and Lord Strathcona to be lost to the citizens of Aberdeen, and the people of Scotland, as a consequence of demolishing Strathcona House to make a car park for the new Exhibition Centre.

Yours sincerely,

Charles Shepherd (Planning Officer Bucksburn & Newhills Community Council)

PI

From: Harrison, Dr William T. A. [REDACTED]
Sent: 12 June 2015 21:30
To: PI
Subject: FW: Objection to plannig application P150826

Hello,

The message below got a response that Tommy is on holiday until after the deadline for comments. Please acknowledge this message and confirm that the comments below will be taken into consideration.

Thanks,
Bill

From: Harrison, Dr William T. A.
Sent: 12 June 2015 21:26
To: tomhart@aberdeencity.gov.uk
Subject: Objection to plannig application P150826

Dear Tommy,

I am writing on behalf of Dyce and Stoneywood Community Council.

We wish to strongly object to planning application P150826, in particular the proposal to demolish Strathcona House. Strathcona House is a unique sandstone building in Aberdeen with a magnificent interior. Its historical significance and connection with Lord Strathcona and Lord Boyd-Orr enhance its value to Aberdeen.

We are surprised and disappointed that at the consultation meeting attended by Community Councils, the developer stated that Strathcona House would be retained, but its site is now, at the last moment before demolition commences for the rest of the Rowett, apparently required for "car parking". This is a cynical ploy from the developer, which we condemn.

Best regards,
Bill Harrison (Secretary)

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Tha Oilthigh Obar Dheathain na charthannas clàraichte ann an Alba, Àir. SC013683.

15 JUN 2015



Tom Hart
Planning Officer
Aberdeen City Council
Marischal College
Broad Street
Aberdeen
AB10 1AB

16 June 2015

Dear Tom Hart

Planning application reference: 150826

Site: Strathcona House, Rowett Research Institute

Proposal: Demolition of existing buildings, erection of exhibition and conference centre including subterranean space, energy centre, hotels, offices, leisure, cafe/restaurants and associated access, landscaping, engineering works (including burn diversion) and car parking (including temporary car parking)

Our ref: 15 06 05

The Twentieth Century Society has been made aware of the above application proposing the demolition of Strathcona House. The Society objects to this application, which we believe causes significant harm to an undesignated Heritage Asset. The Society is disappointed that the applicant has altered the Master Plan which contemplated the retention of this important building, which would be listed were it not under threat and therefore outside Historic Scotland's policy to add the to the heritage list at this time.

Designed by Arthur G Ingham in 1928-1933, this building was assessed in May 2015 as worthy of a Category C by Historic Scotland underlining its national importance as a heritage asset. Designed in an Arts and Crafts Collegiate manner typical for institutions at the time, the building retains all of its original features externally, including an attractive veranda and decorative stained glass. The interior is also largely intact, retaining fine features such as oak panelling and inglenook fireplaces. Such completeness of internal features is very unusual for an educational building which has remained in use for over 80 years. The building was favourably received on completion and received extensive coverage in the Aberdeen Journal at the time. The complete loss of these buildings will not only be of concern from an architectural point of view, but will also sever the historic link with the Rowett Institute. The history of this site is significant not just to the Aberdeen area but also the whole of the

UK in relation to its connection with wartime food rationing policy and research. Strathcona House is the best of the group on the site and should be retained as evidence of this historic link.

The Society would therefore urge Aberdeen City Council to resist the proposals by refusing this application. The Society is hugely disappointed that the applicant is contemplating the loss of this historic and unusually intact building having formerly incorporated it into their proposals. The applicants should be prevailed upon to reassess their treatment of this heritage asset by reverting to the original Master Plan which retained the building. Historic Scotland has indicated that Strathcona House is an undesignated heritage asset of sufficient heritage merit to be listed as Category C. As a result this building should be considered in planning terms as a heritage asset and should be retained and incorporated into the plans for the site.

I hope these comments are useful to you in your deliberations regarding this case, I would be grateful if the Society could be informed of the Council's decision.

Yours sincerely



Clare Price

Conservation Adviser
The Twentieth Century Society
70 Cowcross Street
London EC1M 6EJ
Tel [REDACTED]
Fax [REDACTED]

PSSD Letters of Representation		
Application Number: 150826		
RECEIVED 17 JUN 2015		
Nor <input checked="" type="checkbox"/>	Sou <input type="checkbox"/>	MAp <input type="checkbox"/>
Case Officer Initials: TOM		
Date Acknowledged: 17/06/2015		

Remit: The Twentieth Century Society was founded in 1979 and is the national amenity society concerned with the protection, appreciation, and study of post-1914 architecture, townscape and design. The Society is acknowledged in national planning guidance as the key organisation concerned with the modern period and is a constituent member of the Joint Committee of the National Amenity Societies. Under the procedures set out in *ODPM Circular 09/2005*, all English local planning authorities must inform the Twentieth Century Society when an application for listed building consent involving partial or total demolition is received, and they must notify us of the decisions taken on these applications.

The Twentieth Century Society, 70 Cowcross Street, London EC1M 6EJ - Tel 020 7250 3857
[REDACTED]

4F Cuparstone Ct
Aberdeen
AB10 6FB

11 June 2015

Objection to P150826: Demolition of existing buildings, erection of exhibition and conference centre (Rowett Site)

I am writing to raise an objection to the development of the new AECC at the Rowett North site. In particular I wish to object to the amended plans which propose enlarging the site, with the subsequent demolition of Strathcona House.

I was very saddened to hear that the original draft plans involved loss of the historically significant and attractively designed granite Reid Library & Boyd Orr building, as well as the beautifully situated Wardenhill House and the many mature trees in their vicinity. I was then appalled to hear that the amended plans also proposed demolition of the iconic Strathcona House and destruction of further green space.

I feel the proposed plans show little consideration for the heritage and significant history of the Rowett site with its unique granite and sandstone buildings. I also feel that very little sensitivity has been afforded to the mature trees and green space that make the site of environment significance.

While Strathcona House is not listed, Historic Scotland have said that had the building not been part of an ongoing planning application it considered *'the building would probably qualify to receive listed building status'*. I feel as many do, that the building is both of local & wider importance & should be treated as if it had been given the category C listing it deserves. In fact the Council's report CHI/14/056 'DRAFT ROWETT NORTH MASTERPLAN' highlights Strathcona House as being *'potentially unique in Aberdeen's built heritage context, with its original and high quality interior, oak paneling and stain glass windows'*. It also states that *'several interested parties stated that as part of the redevelopment of the site, Strathcona House should be retained & that its removal in planning terms, would be a significant loss to the historical layering and visual interest in the redevelopment of the site'*.

With respect to the granite buildings on site, I also wish to highlight the council's policy on the retention of granite buildings, that *'existing granite heritage should be conserved'* (ACC development framework). This policy should equally apply to granite buildings out with the city centre, especially given their historic and architectural importance.

I feel the council should be preserving and promoting our heritage & sensitively and imaginatively developing the site. Historic and architecturally unique buildings such as Strathcona House, the Boyd Orr building & Reid Library should be preserved for the benefit not only of the people of Aberdeen & future generations, but also for the many visitors from all over the world that the new AECC will attract. Sensitive redevelopment

of the site could showcase the important work & foresight of scientists such as Sir John Boyd Orr and philanthropists such as Lord Strathcona and Dr Walter Reid who made the Rowett Institute possible and an internationally recognised Institution.

Although the new exhibition centre will be state-of-the-art when it is constructed, it will have only a limited life, unlike Strathcona House & the granite buildings on site that have been there since the early 1900's & still looks magnificent. With a little imagination, Strathcona House could easily be incorporated into the new centre as an impressive hotel for example, small conference centre or other facility the public could use. The granite buildings in its vicinity could also with a little sensitivity, become a feature of the new AECC, adding to its character.

I also feel that the green space could be more sensitively developed. In the ACC development framework (3.14), the Council states that it considers *'the retention of the existing street trees and trees in the urban green space is fundamental to the continued greening and enhancement of the City Centre'*. I feel the same consideration should be given to the trees in greenbelt areas. With so much development currently taking place & planned for the Bucksburn, Stoneywood & Craibstone area I feel we are losing vast areas of green space, making what greenbelt remaining even more valuable. I feel biodiversity and geodiversity should be protected and promoted in accordance with Policy NB8: Natural Heritage guidelines. This is emphasised in the Aberdeen Local Development Plan (technical note 7- Natural Heritage Guidance) which list Bucksburn as as LNCS (Local Nature Conservation Site). More over, while there may be no specific Tree Preservation Orders (TPO) within the boundary of the proposed AECC, there are still many beautiful mature trees that could be preserved & green space retained, if the site was more sensitively developed. In fact the magnificent copper beech in front of the Boyd Orr Building was planted by Queen Mary when the Rowett Institute was originally opened, and the beautiful Virginia creeper that adorns the same building has been the backdrop of numerous press photographs and interviews over the years.

The scale of the proposed AECC buildings as well as the other significant housing, business and road developments taking place on greenbelt land in the area can only have a detrimental effect on the local wildlife. More consideration needs to be given to the impact such large scale redevelopment has on biodiversity and geodiversity. The final plans for the AECC should include the retention of as many mature trees and green space as possible and the creating of green corridors by which wild life can pass between remaining green space. This does not appear to have been given enough consideration in the proposed plans.

I hope that by highlighting the architecturally, historical & environmental significance of the Rowett site, the Council will adopt a more sensitive & imaginative redevelopment plan as they did for Union Terrace Gardens, another gem in the city of Aberdeen.

Yours faithfully,

L Crosbie

P&SD Letters of Representation		
Application Number: 150826		
RECEIVED 15 JUN 2015		
NOR <input checked="" type="checkbox"/>	Sou <input type="checkbox"/>	MAP <input type="checkbox"/>
Case Officer Initials: JCH		
Date Acknowledged: 17/06/2015		

PI

From: Karen Third [REDACTED]
Sent: 15 June 2015 14:36
To: PI
Subject: Objection to P150826

41 Cloverfield Close
Bucksburn
Aberdeen
AB21 9PY

14 June 2015

**OBJECTION TO P150826
DEMOLITION OF EXSISTING BUILDINGS, ERECTION OF EXHIBITION AND CONFERENCE
CENTRE**

I am writing to raise an objection to the development of the new AECC. In particular I object to the demolition of Strathcona House and the destruction of the community allotments.

The loss of Strathcona House would be a huge loss for the local community. Strathcona house is not only important locally but has great historical significance largely through the work of Sir John Boyd Orr. Including the founding of the Rowett and Nobel Peace Prize for scientific research on nutrition.

The community allotments are also of vital importance for the local community. They provide local families the ability to provide fresh produce for themselves at minimal cost free from any genetic modification, pesticides etc. Thus providing a healthy diet for people who may also struggle to afford food bills in today's financial climate.

There are many new developments going on in the Bucksburn area at this time forever changing the characteristics of the area. Soon the area will lose its village 'feel' on the edge of the city and just become an extension of the city itself. Thus further eroding the sense of community so vital in this modern age. Beautiful walks and areas are already being destroyed due to the construction of the bypass thus reducing the access to country areas for local people and families. With the constuction of the Aecc this will further erode access to local country walks depriving vital free leisure activities for local people.

I feel that the current AECC site should be redeveloped rather than this new site at Bucksburn. However if it does go ahead I feel it is totally unnecessary to loose both Strathcona House and the allotment gardens. Both Strathcona House and the allotment gardens should be preserved for the local community.

Karen Third

PI

From: Duthie, G.G. [REDACTED]
Sent: 12 June 2015 14:34
To: PI
Subject: AEC and Strathcona House

Planning Application: 15/0826

Dear Sir/Madam,

I would like to express concern over the planned destruction of Strathcona House as part of the revised plans for the new AEC. The house was built under the tenure of the first Director of the Rowett Research Institute and Nobel Prize winner, Lord Boyd Orr. It is an iconic building with a wealth of history, architectural detail and decor. It has long been associated with the agricultural and nutritional activities stemming from the Rowett Institute over the last 70y which has helped Aberdeen to become an internationally recognised place for scientific excellence. It is an important part of the history of our city.

It is difficult to understand why Strathcona House is not regarded as a major asset for the new AEC. It requires a minimum of innovative thinking to see that the wood panelled hall, stain glass windows, lecture theatre and associated offices and accommodation would make an excellent venue for select executive functions and events.

Aberdeen already has the unenviable reputation of being "where architecture goes to die" (eg BBC news, 20 October, 2014). It would indeed be a shame to have this further compounded as being the place where iconic buildings are demolished to provide a lorry park/turning area.

Yours faithfully

Garry Duthie,
Prof. of Nutritional Science,
Rowett Institute of Nutrition and Health,
University of Aberdeen,
Aberdeen, AB21 9SB,
Scotland,
UK.

tel. [REDACTED]
email: [REDACTED]

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PI

From: Robertson, Linda [REDACTED]
Sent: 15 June 2015 22:13
To: PI
Subject: Objection to P150826

12 Tedder Street

15/06/15

Objection to P150826

Demolition of existing buildings, erection of exhibition and conference centre I am raising an objection to the development of the new AECC at the Bucksburn site. It is particularly in relation to the plans having recently been amended to enlarge the site which will now require the demolition of Strathcona House: an iconic building with a tremendous history which is important to Aberdeen and the wider area.

While I realise that the AECC development will go ahead I am quite appalled at the thought of this building being lost and the council seemingly being supportive of this.

At a meeting of many concerned local residents, it was apparent that the loss of this building would greatly upset the local community, myself included.

Significance and History of Sir John Boyd Orr Not only that, in losing the whole Rowett site there will be no reference to the brilliant work that went on there largely pioneered by Sir John Boyd Orr.

His achievements include:

- Founded the Rowett in 1913
 - Scottish teacher, doctor, biologist and politician.
 - Received the Nobel Peace Prize for his scientific research on nutrition • First Director-General of the United Nations Food and Agriculture Organisation (FAO).
 - Co-founder and the first President (1960-1971) of the World Academy of Art and Science (WAAS).
 - Much of the WWII rationing system was devised by Boyd Orr
- Strathcona House The building of Strathcona House was instigated in 1929 by Boyd Orr and was built using funds donated by benefactors-no public money was used. It's purpose was to accommodate scientists from abroad while they learned techniques at the Rowett to improve nutrition in the developing world.

In the hall there are 6 particularly fine examples of stained glass windows 4 of which were designed by Alexander Strachan renown designer and brother of Douglas Strachan who glazed the King's college memorial window.

Preserving and Promoting Our Heritage

Surely as a city and as a country we should be very proud of the world-class science and humanitarian issues which were addressed at this site. If the new AECC attracts visitors from all over the world here's our chance to champion these achievements rather than bury them.

With a slight adjustment to plans the Strathcona house could be saved. It would make a marvellous hotel or small conference centre.

Yours sincerely
Linda Robertson

Sent from my iPad

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PI

150826.

From: Donald McPherson [REDACTED]
Sent: 28 May 2015 18:31
To: PI
Subject: Aberdeen Exhibition Centre

I Donald McPherson strongly object to the demolition of the Strathcona house. On the grounds of the iconic red sandstone house unique to Aberdeen and the strong links with Lord Strathcona high commissioner of Canada who still has strong link with Canada. We should be building on these links not destroying them. Would it be so hard for the designers to keep and incorporate the Strathcona house. Which has housed many hundreds of prominent scientists around the world and also the RAF during WW2

Yours in keeping the history of Aberdeen Donald Kirk McPherson
3 Walton rd
AB21 9TX

PS I have no objection to the AECC being built on this site just to the demolition of Strathcona house.

From: Morag Goudie [REDACTED]
Sent: 02 June 2015 00:17
To: PI
Subject: Fwd: Strathcona house and AECC development

Sent from my iPad

Begin forwarded message:

From: Morag Goudie [REDACTED]
Date: 1 June 2015 20:33:14 BST

Subject: Strathcona house and AECC development

I was absolutely disgusted to read although not shocked by ACC to even contemplate allowing the demolition of such a beautiful historic building as Strathcona House. The developers say it would be a "dilution of the design concept" of the New ACC and want to demolish it to make way for more car park spaces. Surely this has to be rejected. I strongly feel that the concrete jungle that is about to be erected is worrying dilution of my design concept for this open space.

I attended both of the Henry Boot roadshows and would like to point out that on both occasions I told them they were deceiving the public with their plans. The plans were seriously misleading in the fact they were showing vast amounts of green space that had already been developed i.e. The 42 flats at Brimmond View; the vast buildings that have been erected around the airport and the hundreds of houses that were and still are being built in the Hopetoun Area. Why do they get away with this deceit? Bucksburn and Stoneywood cannot take any more development!!!

I also voice my concern over safety issues with the airport being so close. We were advised they would never get to build at Brimmond View as that is where the helicopter pilots were trained to come down on in the event of emergency. With all the development around the airport the only free space left is the Rowett fields. The council only agreed to pass the plans for the Brimmond View development because the developer was threatening legal action and the council could not afford this. Shocking that money means more to our Council than the safety of the people.

I also have concerns with the answer Henry Boot gave me when I voiced my concern regarding the increase in traffic. They kept saying that the AWPR would be in place!! Yes it might well be but the majority of the traffic would still be coming through the already seriously congested Haudigan Roundabout. Any solutions on the cards for that?

The area around where the new AECC is going to be is vastly residential so I sincerely hope it will be sound proofed to the max !!

Yours in disgust
Morag Goudie

PI

From: Catriona Monson [REDACTED]
Sent: 28 May 2015 09:24
To: PI
Subject: Objection to demolition P150826

I am writing to raise an objection to the proposed demolition of Strathcona House at the new AECC site in Bucksburn. The most recent plans show that the house will be demolished, and it is hard to believe that such a beautiful and historic hall could be lost forever. The building is incredibly unique, with detailed stained glass windows celebrating each country of the Commonwealth. Everybody who visits Strathcona for the first time is amazed by its beauty, and it seems like a tremendous loss to the community and to visitors of the new AECC if it were to be lost.

Photos of Strathcona House can be viewed here: <https://www.flickr.com/photos/38907273@N03/sets/72157652920201230>

No other building on the Rowett site was expected to be saved except for Strathcona House - the only remaining reminder of the pioneering work the institute has undertaken over the past 102 years (free milk for schools, rationing system, and more recently excellent work to promote healthy Scottish food and drink globally).

Please reconsider the demolition of this beautiful historic building. So much history is already being lost with the new build and Strathcona House has so much potential as an alternative venue.

Kind regards,

Catriona Monson
26A College Bounds
Aberdeen
AB24 3DS



NEWHILLS BOWLING CLUB

WATERTON ROAD
BUCKSBURN
ABERDEEN AB21 9HS

Tel No 01224 714825

7 July 2015

Aberdeen City Council
Planning Reception,
Planning & Sustainable Development
Marischal College
Broad Street
Aberdeen AB10 1AR

Dear Sir/Madam

Planning Application Number 150826 by Henry Boot Development Ltd
Rowett Research Institute, Greenburn Road, Bucksburn, Aberdeen AB21 9SB

I refer to the notice dated 25 May served on us as a Notifiable Neighbour in relation to the above proposed development and my e mail submitted to you on 15 June intimating an interim objection on the basis we had been unable to consider the application in sufficient detail within the timescale set.

Having examined the Environmental Impact Assessment Report submitted as part of the Planning Application we would comment as follows on matters affecting Newhills Bowling Club.

Newhills Bowling Club is situated to the east of the Development at the point where the Greenburn leaves the Rowett Institute land and turns south alongside the bowling green, past the Waterton Road housing and under the bridge carrying Greenburn Drive. Some of the flow in the burn is diverted to a culvert at the north west corner of our car park and the rest of the flow follows the natural course of the burn alongside the edge of the bowling green. We assume the diverted flow feeds down to Stoneywood Mill.

Over the years Greenburn has overflowed on a regular basis at this diversion point causing flooding of Waterton Road with a subsequent increase in flow being diverted to the natural course of the burn past the bowling green. We feel it only a matter of time before flooding of this area threatens the integrity of the Club building and Green.

The rationalising of the Greenburn, Gough Burn and East Craibstone Burn and the re-routing of these to the new naturalistic channel skirting the southern edge of the development is bound to alter the flow adversely from the Greenburn as it exits the site. The AECC development cannot be viewed in isolation of course and the flow in this burn will be affected by the extensive developments in the drainage area such as drainage improvements to Craibstone Golf Course, the Aberdeen Western Peripheral Route, Newhills Development Rowett South, Persimmon Housing Development at/

Laighmuir
Wardhouse
Insch
AB52 6YP

Objection to IP150826

Demolition of existing buildings, erection of exhibition and conference centre

I am raising an objection to the development of the new AECC at the Bucksburn site. It is particularly in relation to the plans having recently been amended to enlarge the site which will now require the demolition of Strathcona House: an iconic building with a tremendous history which is important to Aberdeen and the wider area.

I am quite appalled on two counts, firstly at the thought of this building being flattened to make way for a service yard for the AECC and the council seemingly being supportive of this. Secondly that as an ordinary citizen of Aberdeenshire, I find myself having to defend our heritage, when as guardians of our culture, this should be the task of our city council.

At a meeting of many concerned local residents, it was apparent that the loss of this building would greatly upset the local community as it has been a prominent feature of Bucksburn for almost 90 years.

Not only that, in losing the whole Rowett site there will be no reference to the brilliant work that went on there largely pioneered by Sir John Boyd Orr.

His achievements include:

- Founded the Rowett in 1913
- Scottish teacher, doctor, biologist and politician.
- Received the Nobel Peace Prize for his scientific research for nutrition
- First Director-General of the United Nations Food and Agriculture Organization (FAO).

- Co-founder and the first President (1960-1971) of the World Academy of Art and Science (WAAS).
- Devised the WWII rationing system

The building of Strathcona House was instigated in 1929 by Boyd Orr and was built using funds donated by benefactors, chiefly Lord Strathcona - no public money was used.

Its purpose was to accommodate scientists from abroad while they learnt techniques at the Rowett to improve nutrition in the developing world.

In the hall there are six particularly fine examples of stained glass windows four of which were designed by Alexander Strachan renowned designer and brother of Douglas Strachan who glazed the King's College Chapel memorial window.

Boyd Orr and his achievements in the last century are easily on a par to that of Thomas Glover. Grovers house is not only listed but has been run as a museum dedicated to his life. Surely the same recognition should be afforded to Boyd Orr, Strathcona and those who pioneered the Rowett and influenced nutrition on a global scale.

As a city and as a country we should be very proud of the world-class science and humanitarian issues which were addressed at this site. As the new AECC will attract visitors from all over the world here's our chance to champion these achievements rather than bury them. With a slight adjustment to plans Strathcona house could be saved. It would make a marvelous hotel, small conference centre, or even a community facility.

You will note that our cause was universally supported with many expressing great shock that demolition of this building should even be considered yet alone sanctioned.

Yours faithfully

Vera Smith

P&SD Letters of Representation		
Application Number: 150826		
RECEIVED 15 JUN 2015		
Nor <input checked="" type="checkbox"/>	SoJ <input type="checkbox"/>	MAP <input type="checkbox"/>
Case Officer Initials: TOH		
Date Acknowledged: 17/06/2015		

10/06/15

16 Don Place
Dyce
Aberdeen
AB21 7BH

Objection to P150826
Demolition of existing buildings, erection of exhibition and
conference centre

Dear Sir

I am raising an objection to the development of the new AECC at the Rowett Institute Bucksburn site.

It is particularly in relation to the plans having recently been amended to enlarge the site which will now require the demolition of Strathcona House, an iconic building with a tremendous history which is important to Aberdeen and the wider area.

While I realize that the AECC development will go ahead I am quite appalled at the thought of this building being lost and the council seemingly being supportive of this. At a meeting of many concerned local residents, it was apparent that the loss of this building would greatly upset the local community, myself included.

Significance and History of Sir John Boyd Orr

In losing the whole Rowett site there will be no reference to the brilliant work that went on there largely pioneered by Sir John Boyd Orr.

His achievements include:

- Founded the Rowett Institute in 1913
- Scottish teacher, doctor, biologist and politician.
- Received the Nobel Peace Prize for his scientific research on nutrition
- First Director-General of the United Nations Food and Agriculture Organization (FAO).
- Co-founder and the first President (1960-1971) of the World Academy of Art and Science (WAAS).
- Much of the WWII rationing system was devised by Boyd Orr

Strathcona House

The building of Strathcona House was instigated in 1929 by Boyd Orr and was built using funds donated by benefactors - no public money was used.

It's purpose was to accommodate scientists from abroad while they learned techniques at the Rowett to improve nutrition in the developing world.

In the hall there are 6 particularly fine examples of stained glass windows 4 of which were designed by Alexander Strachan renown designer and brother of Douglas Strachan who glazed the King's college memorial window.

Preserving and Promoting our Heritage

Surely as a city and as a country we should be very proud of the world-class science and humanitarian issues which were addressed at this site. Undoubtedly the new AEEC will attract visitors from all over the world, here's our chance to champion these achievements rather than bury them. With a slight adjustment to plans the Strathcona House could be saved. It would make a marvellous hotel, small conference centre, or even a community facility.

I hope my views will be taken into consideration and that this building can be saved.

Yours Sincerely



Alexander McBain

P&SD Letters of Representation		
Application Number:	150826	
RECEIVED	10 JUN 2015	
No. <input checked="" type="checkbox"/>	So. <input type="checkbox"/>	MAc <input type="checkbox"/>
Case Officer Initials:	TOH	
Date Acknowledged:	10/06/2015	

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