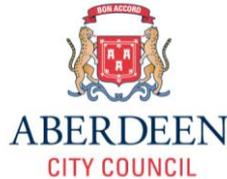


Public Document Pack



To: Councillor Milne, Convener; Councillor Finlayson, Vice Convener; and Councillors Boulton, Cooney, Corall, Cormie, Crockett, Donnelly, Hutchison, Jaffrey, Lawrence, Malik, Jean Morrison MBE, Nicoll, Greig, Jennifer Stewart and Sandy Stuart.

Also (as local members):- Councillors Nathan Morrison and Laing.

Town House,
ABERDEEN 26th August 2016

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS)

The Members of the **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS)** are requested to meet in on **THURSDAY, 25 AUGUST 2016 at 9.30 am.**

FRASER BELL
HEAD OF LEGAL AND DEMOCRATIC SERVICES

B U S I N E S S

WHERE THE RECOMMENDATION IS ONE OF REFUSAL

Please note that the following application was deferred until a future PDMC meeting, and therefore is not to be determined today. However members thought it would be useful to visit the site prior to it being determined.

- 1 Burnside Gardens - Key Worker Accommodation (Pages 3 - 54)
Planning Reference – 151842

The documents associated with this application can be found at:-
<https://publicaccess.aberdeencity.gov.uk/online-applications/search.do?action=simple&searchType=Application>
Enter the above planning reference number and click 'Search'.

Planning Officer – Nicholas Lawrence

WHERE THE RECOMMENDATION IS ONE OF APPROVAL

2 Froghall Terrace - Residential And Student Accommodation (PPiP) (Pages 55 - 120)

Planning Reference – 151772

The documents associated with this application can be found at:-

<https://publicaccess.aberdeencity.gov.uk/online-applications/search.do?action=simple&searchType=Application>

Enter the above planning reference number and click 'Search'.

Planning Officer – Nicholas Lawrence

- Note: (One) The Planning Officials in attendance on the visits can be contacted by mobile phone, the number is:- 07802 323986.
- (Two) The transport for the visits will depart the Town House from the Broad Street entrance at 9.30am prompt.

Should you require any further information about this agenda, please contact Mark Masson on 01224 522989 or email mmasson@aberdeencity.gov.uk

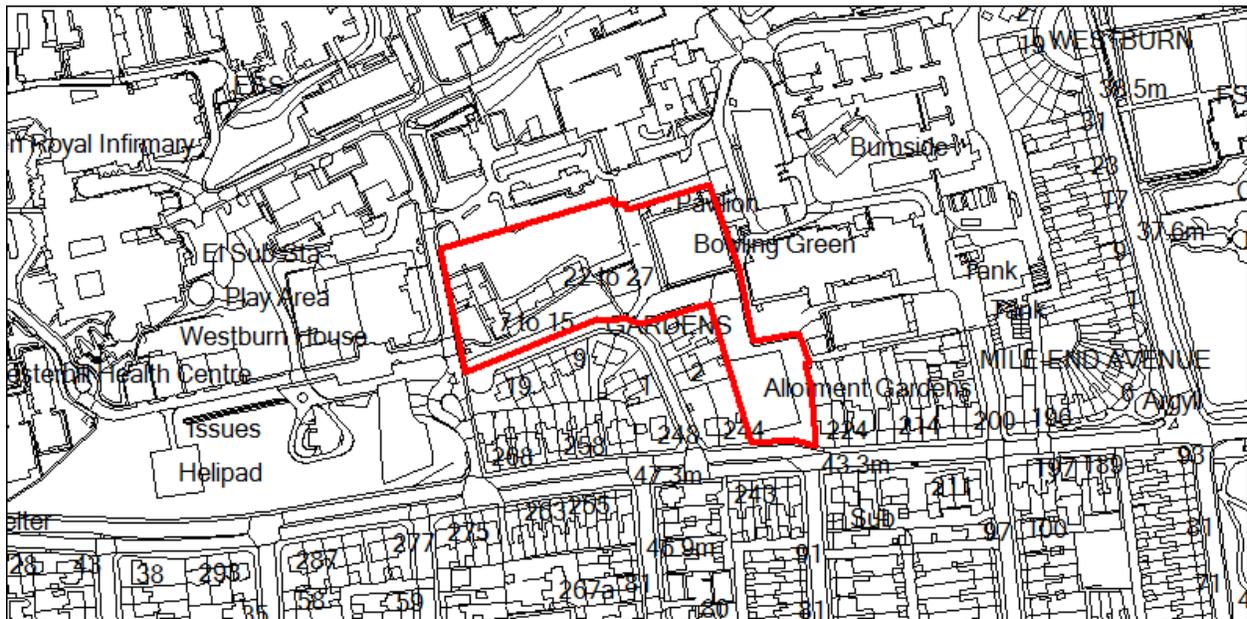
Planning Development Management Committee

FORESTERHILL COURT, BURNSIDE
GARDENS, ABERDEEN

REPLACEMENT OF NHS STAFF
ACCOMMODATION WITH NEW BUILD KEY
WORKER HOUSING COMPRISING OF 110
UNITS ALONG WITH ASSOCIATED OPEN
SPACE, PARKING AND INFRASTRUCTURE.

For: Grampian HA Ltd, NHS Grampian & Universi

Application Type : Detailed Planning Permission
Application Ref. : P151842
Application Date: 26/11/2015
Officer: Nicholas Lawrence
Ward : Midsocket/Rosemount (B Cormie/J
Laing/A Nicoll)
Advert : Can't notify neighbour(s)
Advertised on: 27/01/2016
Committee Date: 18 August 2016
Community Council : ??



RECOMMENDATION

Refuse

APPLICATION SITE

The site is an 'L' shaped parcel of land (c.1.5ha) that follows the alignment of the northern and eastern aspects of Burnside Gardens.

It is characterised by its tree coverage, areas of open space (including a disused bowling green and associated pavilion) and land previously used for allotments, together with a 3 storey building on the western part that provides 27 residential units for NHS Grampian Staff.

Vehicular access is currently gained via a junction onto Burnside Gardens, together with a point off the hospital campus's internal road network, to the north west of the site that facilitates parking abutting the former bowling green.

Allowing for the site alignment, the southern boundary of the principal section, together with the eastern and western boundaries fronting Westburn Road is characterised by residential development. The balance is bounded by the hospital Campus, with its attendant buildings and structures.

In terms of adopted Local Development Plan (LDP) designations, that part of the site facing Westburn Road is within a Residential Area and the remainder is zoned for the purposes of Existing Community Sites and Facilities – reflective of the wider hospital operation. Both designations are carried over into the emerging replacement LDP.

In addition, the site encompasses a small pocket of multifunctional open space identified as AN49 (Burnside Gardens) and AN112 (Foresterhill Green Space) in the 2010 Open Space Audit (the Audit). Part of AN112 is classified as a school/institutional ground used as a bowling green.

Background

The Application Form describes the development as the replacement of NHS staff accommodation with new build 'key worker' housing, comprising of 110 units, along with associated open space, parking and infrastructure. However, the supporting documentation submitted did not define what constituted a 'key worker' or how the proposed development would be managed by Grampian Housing Association, as the eventual owners and operators of the development.

To assist the Committee, a 'key worker' at the national level is broadly viewed as either: a public sector employee who provides an essential service; as well as applying to low paid employees in the private sector/ service industries that also provide essential services. Occupations which the Aberdeen City Council will

consider as 'key workers' include: teachers; police officers; community support officers and some civilian police staff; social workers; environmental health officers; residential support workers (children's services); family resource workers; firefighters; and personal carers.

The Applicant's have now provided a Draft Management Agreement (DMA) that states that a key worker for the purposes of this application is defined as a public sector employee who provides an essential service. The letting policy section looks to allocate the properties at mid-market rent to key workers in the following order of preference:

1. Incoming key workers for NHSG/Aberdeen University Medical staff up to salary band 7 (income of £41K or agreed level) or lower level of Band 8A;
2. Existing key workers for NHSG;
3. Recently qualified NHS trainees or graduates; and
4. Key workers in other public sector bodies, e.g. Police Scotland, Aberdeen City Council or the Scottish Government.

Under the terms of the DMA, if any of the properties were vacant for a period of two weeks then the accommodation could be let at mid-market rent to any person nominated by Grampian Housing Association (i.e. non-key workers).

To explain 'Mid-Market Rent', this is a scheme to help people on low and modest incomes access high quality affordable rented accommodation. The rent levels are generally set between social and private rent levels (i.e. mid-market point).

Having regard to the above, it is considered that the proposed accommodation fits within the parameter of general affordable accommodation with the objective at first instance to accommodate key workers and not solely for the provision of key worker accommodation as set out on the application form.

PROPOSED DEVELOPMENT

Primarily there are 7 distinctive elements (i.e. blocks A-G) providing a total of 110 apartments. Blocks A to F occupy the northern part, with blocks D and F framing the north-eastern and north-western parts respectively, with the balance of the blocks adopting a linear arrangement. Block G occupies a divorced element, that fronts Westburn Road, and is connected to the balance by an access road that runs behind the rear gardens of 2-8 Burnside Gardens.

In terms of form and appearance, each block has repeating presence, set by the internal arrangement of the proposed accommodation and articulated by protruding stair wells and bay widows to the living room areas; recurring fenestration patterns and palette of materials (i.e. white chip dry dash render, grey aluminium windows, and grey rainscreen cladding). Each block adopts a pitched roof of grey interlocking tiles.

With regard to heights, within the northern section of the site, blocks A, B, C and E provide accommodation across 3 levels and have a height to ridge of 12.8

metres. Block F has four floors of accommodation to 15.7 metres. Block D is four storeys on its eastern aspect, then 3 storeys on the northern limb of the block. Block G that occupies the southern extremity adopts the form and appearance of the northern section, providing accommodation across 3 floors to 12.8 metres.

Parking is catered for either in courtyards or adjacent rows to each of the blocks. There are 71 car parking spaces, 1 car club parking space, 15 motor cycle spaces, together with 110 secure bicycle spaces.

Vehicular access is off the existing junction onto Burnside Gardens, along with an additional pedestrian route between the proposed development and the wider campus to Westburn Road, at the south-eastern extremity. The existing vehicular access point off the Campus road network will be removed.

To facilitate the level of accommodation sought, the scheme involves the demolition of the existing accommodation block, building upon the bowling green and allotment areas, and the removal of a number of trees.

Supporting Documents

All drawings and the supporting documents listed below relating to this application can be viewed on the Council's website at

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=151842>

On accepting the disclaimer enter the application reference quoted on the first page of this report.

- Design and Access Statement
- Safe Route to School Assessment
- Drainage Assessment
- Environmental Walkover Survey
- Tree Survey
- Pre-Application Consultation Report
- Supporting Statement – Open Space Analysis
- Roads Supporting Statement
- Transport Assessment

PRE-APPLICATION CONSULTATION

The proposed development was the subject to pre-application consultation that was undertaken between the applicant and the local community. An event was held at Midstocket Church on the 15th of September 2015. This undertaking is required for applications falling within the category of major developments as defined in the 'Hierarchy of Development' Regulations.

The consultation event ran between 10:00 and 20:00 hrs and notification of it was undertaken by invitation letter to some 505 properties, including Burnside Gardens, and an advertisement was placed within the Citizen newspaper on the 2nd of September 2015.

The consultation took the form of a 'drop in' and a series of display boards, covering the proposed development and its context, were available to view and comment upon. Representatives of both the applicant and agents were available on the day to answer any queries raised

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to the Planning Development Management Committee because 28 letters of objection have been received. Accordingly, the application sits outwith the scope of the Council's Scheme of Delegation.

CONSULTATIONS

Roads Development Management – No objection subject to conditions on accessibility, pedestrian safety, public transport and car club space and contribution

Environmental Health – No observations.

Developer Contributions Team – Contributions required in respect of community facilities (Enhancement to the Rosemount Learning Centre) and sport and recreation (at Northfield Outdoor Centre, Hilton Outdoor Centre and the Westburn Outdoor Centre)

Communities, Housing and Infrastructure (Flooding) – No objection subject to conditions addressing the current drainage entering the current watercourse; culvert has enough capacity for the new surface water flow; and the design of the culvert alignment does not affect current capacity

Sport Scotland – No objection. content that there will be no loss in the provision of bowls facilities in the City

Scottish Environment Protection Agency – No objection.

Community Council – No response.

Education, Culture and Sport (Educational Provision) – **Primary and Secondary School** capacity available at Mile End Primary and at St Machar Academy.

REPRESENTATIONS

A representation of general support was received following a meeting held with local residents and the Leader of the Council, at the Council offices on the 25th of May 2016.

The 28 objections raise the following concerns, summarised below.

- Impact upon AWPR
- Flooding
- Overdevelopment
- Congestion of Roads
- Parking Displacement
- Lack of Parking
- Affect upon Amenity
- Location of Bin Stores
- Road Safety
- Access Arrangements
- Out of Character
- Design, Massing and Scale of Development
- Questioning the need for the Development
- Creation of an unbalanced Community
- Should be Elsewhere
- Where are the Bike Spaces
- Affect on Property Values
- Impact upon biodiversity
- Loss of Green Areas
- Loss of Trees

A number of the representations take into account the consultation response by the Roads Development Management Team.

PLANNING POLICY

National Policy and Guidance

- 3rd National Planning Framework
- Scottish Planning Policy
- Creating Places
- Planning Advice Note 67 – Housing Quality
- Planning Advice Note 78 – Inclusive Design
- Online flooding advice

Adopted Aberdeen Local Development Plan (ALDP):

- T2 - Managing the Transport Impact of Development
- I1 - Infrastructure Delivery and Developer Contributions
- D1 - Architecture and Placemaking
- D2 - Design and Amenity

- D3 - Sustainable and Active Travel
- D6 - Landscape
- H1 – Residential Areas
- H3 – Density
- CF1 – Existing Community Sites and Facilities
- NE1 – Green Space Network
- NE3 – Urban Green Space
- NE4 – Open Space Provision in New Development
- NE5 – Trees and Woodland
- NE6 – Flooding and Drainage
- R6 - Waste Management Requirements for New Developments

Proposed Aberdeen Local Development Plan (PALDP):

- D1 - Quality Placemaking by Design
- D2 - Landscape
- T2 - Managing the Transport Impact of Development
- T3 - Sustainable and Active Travel
- H1 – Residential Areas
- H3 – Density
- CF1 – Existing Community Sites and Facilities
- NE1 – Green Space Network
- NE3 – Urban Green Space
- NE4 – Open Space Provision in New Development
- NE5 – Trees and Woodland
- NE6 - Flooding, Drainage and Water Quality
- R6 - Waste Management Requirements for New Developments
- I1 - Infrastructure Delivery and Developer Contributions

Supplementary Guidance

- Open Space
- Trees and Woodland

EVALUATION

Main Issues

The main issues are; firstly, whether the principle of the development is acceptable; secondly, if acceptable in principle whether the proposal in detail harms the character and appearance of the area with particular regard to the loss of open and green space; thirdly, the affect upon amenity; fourthly impact upon trees; and fifthly, accessibility and transportation. All issues have regard to the provisions of the development plan and other material considerations.

Development Plan Policy Framework and Materiality

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, as amended, (the Act) requires that proposals are determined in accordance with the Development Plan unless other material considerations indicate otherwise.

The Development Plan for the purposes of this application comprises the Aberdeen Local Development Plan (ALDP) that was adopted in February 2012. Materiality is also set, in part, by the Proposed Aberdeen Local Development Plan (PALDP). Whilst the PALDP has yet to undergo independent scrutiny and is not a statutory part of the Development Plan it has been adopted by the Council as constituting a material consideration in the decision-taking process and should be accorded the appropriate weight.

At the national level, other material considerations include, albeit are not limited to: Scottish Planning Policy, Creating Places, Planning Advice Notes and other guidance issued by the Scottish Government

ASSESSMENT OF MAIN ISSUES

Principle of the Development

As cited above under the adopted Development Plan the site is washed over by 2 designations (i.e. residential area and existing community facilities).

Policy H1 of the ADLP attaches to identified residential areas and establishes a presumption in favour of new residential development therein, provided a number of criteria are met, these include: not constituting overdevelopment; not having an unacceptable impact on the character or amenity of the surrounding area; nor result in the loss of valuable and valued areas of open space.

In terms of the residential area designation, subject to the qualifying criteria of policy H1, the proposed development is acceptable in principle. These criteria are addressed below.

Turning to the second designation; the majority of the site is covered by policy ALDP CF1 – *Existing Community Sites and Facilities*, that provides that the site should primarily be used for healthcare and/or related medical & educational purposes and such uses will be supported. The policy notes that development outwith these uses will be opposed, if a likely result would be a significant erosion of the character of the area.

Generally, it is recognised by the Council that there is a shortage of housing in Aberdeen, and in particular affordable homes, and that the delivery of such accommodation will assist with the continued economic growth of the region. Consequently, the provision of affordable housing is supported by the Council; however, it is not an overriding acceptance of development at any cost and must be taken into account in the planning balance.

Bringing the above matters together; policy CF1 is framed in a manner that development on the site does not exclusively have to meet the prescribed uses

and recognising that the development will increase the supply of affordable accommodation; it is considered that the principle alone of the proposed development accords with the aims and objectives of the Development Plan and other material considerations. However the detailed impacts must be considered.

Impact upon the Character and Appearance of the Area

The character of any area is more than the visual flow of the type of buildings and their associated materials; it also embraces the juxtapositions of buildings, their setting and the spaces they create. Any development ranging from the adaptation through to new build of whatever scale should not be considered in isolation and must be informed by the immediate and wider context.

Clearly the mass and scale of what is proposed bears no relationship to the existing accommodation block on the site. That though is not a proper basis for any judgement of the merits of the proposal. A much denser form of development of a site than currently exists may be perfectly possible without it appearing out of place in its surroundings.

The assessment of context is set out within ALDP under policy D1 which also looks for new development to make a positive contribution to its setting, whilst seeking a high quality of design. D1 also cites a number of factors to be taken into account in assessments which include, scale; mass; open space; proportions of buildings; spaces around buildings; squares; and boundary treatments.

As noted above the matter of context is also set within ALDP policies CF1 and H1; the latter referencing that development should not, in part, constitute overdevelopment or result in the loss of valuable and valued areas of open space. These positions are also embraced within national guidance that postdates the ADLP. The above quoted policies are carried forward in the PALDP.

In terms of more specific policy considerations; ALDP policy NE1 looks to protect and promote the Green Space Network and any proposals that are likely to destroy or erode the network will not be supported. This position is also set within policy NE3 (Urban Green Space), which will only allow development subject to a number of criteria that include: there is no significant loss to the landscape character and amenity of the site of adjoining areas; the site has no significant wildlife or heritage value; there will be no loss of established or mature trees; replacement of green space with space of similar or better quality is located in or immediately adjacent to the same community.

The ADLP also looks to secure communal or public open space in residential schemes (Policy NE4) and policy D6 on Landscape will not support development proposals that, in part, adversely affect the character and elements that provide its character or a distinct sense of place; loss or damage to important recreational, wildlife or woodland resources or to the physical links between them.

In this instance the character of the site is defined by areas of green open space that includes, albeit not exclusively, the bowling green, the allotment area and significant areas of tree coverage - all of which give the site an importance in terms of the surrounding environment. Part of the character of the site is also defined by the existing accommodation, although this is limited coverage when considered against the total site area. The trees are prominent within and outwith the site and make a significant contribution to the local landscape and streetscape.

The surroundings combine both residential development along Burnside Gardens as well as Westburn Road, whilst the area to the north, east and west is dominated by institutional buildings and structures associated with the Foresterhill Campus.

With regard to impact of the form of the development (i.e. height and massing) on the character of the area, it is recognised that a number of buildings to the north and east are comparable in height and massing to blocks F,B, E and D. It is therefore considered that these buildings in terms of height and mass would not be out of context with the character of the area.

The residential development along Burnside Gardens, to the south of blocks A and C, the west of block G, and those properties along Westburn Road to the east of block G have comparable footprints to the current residences. Whilst the residential development along Burnside Gardens and Westburn Road is more modest in scale to blocks A , C and G, the separation distances (between 25 and 27 metres between facing elevations and 16- 17 metres between gable to gable) are considered sufficient to avoid incongruity in terms of scale.

On the matter of the quantum of development affecting the character of the area; the scheme will involve the loss of the allotment area and bowling green areas together with other areas of valuable amenity space. The site falls within the Rosemount Ward, which is ranked 'low' in terms of the quantity and quality of open space by the Audit. The loss of this open space will further decrease the overall quality of open space in the Ward and therefore represents a significant loss of valuable open green space.

The allotment / southern aspect of the site scored 'very low' in the Audit, as this area was gated and inaccessible, which meant that it failed to contribute towards providing active, supporting and well-being part of the quality criteria of the Audit. However, this area, as with the areas, of the bowling green and surrounding spaces have a high community value, and the allotment area in particular has high community value, but has more recently been neglected and lacked maintenance.

The poor quality score does not mean, as propounded by the applicants, that any site having a low quality score can be developed. This position is patently flawed in terms of the policy requirements and represents a lack of understanding of the Audit. Both sites clearly can be improved for the benefit of the residents and

local community. This approach has not been considered or addressed within the application submission.

The proposed development therefore:

- Results in the loss of valuable and valued areas of open space, that in turn will have an adverse impact upon the character and amenity of the surrounding area contrary to policy H1 of the ALDP;
- The development would result in a significant erosion of the character of the area contrary to policies policy CF1, D6, NE1 and NE3 of the ALDP; and
- The loss of the open space coupled to the quantum of built development fails to provide both an adequate and qualitative level of open space contrary to policy NE4 of the ALDP.

Impact on Trees

Policy NE5 of the ALDP (Trees and Woodlands) sets a presumption (the presumption) against all activities and development that will result in the loss of or damage to established trees that contribute significantly to landscape character and local amenity. In addition, the policy also requires appropriate measures to be taken for the protection and long term management of existing trees and advises that buildings and services should be sited so as to minimise adverse impacts on existing trees.

Turning to the first aspect of policy NE5; namely the presumption. The submission proposes the direct loss of some 24 trees, the majority of which are prominent in the existing townscape particularly from the Westburn Road which is a major corridor into the City and make a significant contribution to the amenity of the area. In addition, the proposed disposition and design of the development will have further indirect impacts, which in turn will affect the longevity of the trees and their contribution to the character of the area and local amenity. It is acknowledged that the trees are not covered by a Tree Preservation Order; however, this does not diminish the contribution these trees make to the character and amenity of the area.

In this instance the proximity of the proposed blocks to the retained 'early mature' trees to blocks B, C, F and G, that have significant scope for an increase in canopy spread, would necessitate (if they were retained in the longer term) significant remedial works to reduce their crown size on a regular basis. It is considered that the proximity of these trees would likely lead to future conflict potentially resulting in their removal.

This position, by way of example, is highlighted with regard to block G in relation to the canopy spread of tree T5 and the fact that the north-east corner of this block is within the root protection area of another tree.

It is therefore considered that the proposed development would result in the loss of/or damage to a significant number of established trees that contribute significantly to landscape character and local amenity and as such it is contrary to the first limb of policy NE5.

On the matter of the protection and the long term management of existing trees, new developments should seek to maintain a significant buffer between existing tree stock and structures in order to alleviate any future concerns relating to the proximity of structures to mature trees and to allow for future growth. In addition suitable buffers should be established to ensure unimpeded crown and root growth in order to maximise the benefits arising from mature trees.

In this regard it is considered that appropriate measurements have not been taken for the protection and long term management and retention of existing trees on this site. Whilst buildings and services have been sited so as to minimise some direct adverse impacts on existing trees it is considered that the level of adverse impacts due to proposal and the risks associated with future retention are greater than what are considered acceptable.

Therefore, for the above reasons it is considered that the application is contrary to Policy NE5 of the ALDP.

Effect upon Amenity

It is accepted that privacy and the protection of general amenity constitutes a material consideration in determining development proposals and is an important design objective in ensuring that residents of properties bounding any development site and those occupying new accommodation feel at ease within and outwith their accommodation.

Whilst ALDP policy D2 (Design and Amenity) only seeks to afford privacy to the occupiers of new developments, the general consideration of the amenity and wellbeing of occupiers to neighbouring properties is addressed under policies H1 as well as national guidance.

With regard to the development's physical presence, block A would, be too far away from numbers 15-19 Burnside Crescent to have any material harm on the living conditions of the residents. This position is reinforced by the retained tree coverage as well as the public frontage aspect of the dwellings on Burnside Gardens.

The southern aspect of the four storey block D has the living area, with its full height window, at the south-west corner of the block. This window, across the second, third and fourth floors would directly overlook the garden area of number 8 Burnside Gardens, which is only 8 metres away. It is considered that this aspect of the scheme would materially harm the amenity afforded to the occupiers of this dwelling, contrary to policy H1 of the ADLP.

It is accepted in urban environments that there will be a degree of overlooking between residential properties that is typified by views across gardens from bedroom windows. However, even allowing for a degree of tree coverage, the living area of the flats at the north-east corner of Block G directly overlooks the garden of number 246 Westburn Road. It is considered that this aspect of the scheme would materially harm the amenity afforded the occupiers of this dwelling contrary to policy H1 of the ADLP.

Concern has been raised upon the use of the proposed footway off Westburn Road and its impact upon the amenity of the occupiers of number 246 Westburn Road. However, it is considered that any impact can be mitigated by way of an appropriate planting regime.

In addition to the above matters, block G is serviced by an access road that runs along the back gardens of numbers 2 – 8 Burnside Gardens. These rear gardens provide the private amenity areas to those occupiers. It is considered that the use of this road by the occupiers and visitors to block G would harm a level of amenity that the occupiers could reasonably expect. Therefore, it is considered that this aspect of the scheme would material harm the amenity afforded the occupiers of these dwellings contrary to policy H1 of the ADLP.

Aside from the amenity afforded occupiers of neighbouring properties the proposed scheme, in its detailed form, has omitted to deliver amenity of a quality appropriate for the scale of residential development proposed. The proposal omits any children's play area and the principle elevations (i.e. fronts) of the blocks B, F and D face parking areas that do not provide meaningful amenity areas.

In terms of the planning balance, the above aspects of the proposed development do not support granting of planning permission.

Accessibility and Transportation

The Roads Development Management Team (RDMT) issued a subsequent consultation response to that reported on the Agenda item originally tabled to be presented before the Committee on the 14th of July 2016.

The RDMT in their final consultation response are content that the proposed development as shown on revised drawings addresses RDMT's previous concerns in terms of the emergency access, adequate parking, visibility, and general connectivity of the site. This support for the scheme is qualified by the requirement for a number of planning conditions, including, albeit not limited to:

- Provision of pedestrian walkway
- Car Club space and financial contribution
- Crossing facility
- Travel Plan / Residents Travel Pack
- Drainage Impact Assessment

- Improvement to bus stop

OTHER MATTERS

Comments by third parties

The majority of comments made by third parties on the application are addressed within the body of the report. However, the matter of a developments impact upon property values is not a material consideration in the determination process. Likewise, the comment that a development should be elsewhere in itself is not material to the planning decision.

Infrastructure

SEPA have removed their original objection and are now of the view that the scheme is potentially acceptable.

The flooding team have objected due to the possibility of flood risk, as a result of the proposed construction works being carried out over existing culverts.

Loss of the Bowling Green

Sport Scotland has removed their holding objection and is of the view that the loss of the bowling green will not affect bowls provision within the City.

CONCLUSION

For the reasons set out above and highlighted under the heading of reasons for recommendation, it is considered that the proposed development would materially harm both the character and appearance of the area, including the loss of open and urban green space, together with the level of amenity afforded occupiers of neighbouring properties and occupiers of the proposed development. Consequently, the development does not comply with the adopted Local Development Plan, nor has the Applicant demonstrated that other material considerations exist to override the Development Plan.

No conditions can overcome the harm the proposed development will cause. However, if Members were minded to approve the scheme then the Committee may wish to place conditions addressing; occupancy management, general landscaping, drainage, materials, access, parking, accessibility and transportation in addition to the requirement for a section 75 Agreement.

RECOMMENDATION

Refuse

REASONS FOR RECOMMENDATION

1.

The proposed development would by reason of its scale, siting, and quantum of development results in the loss of open space and urban green space, so as to harm the quality of the landscape and thereby adversely affect the character and amenity of the area. The proposed development also has adverse impacts upon the amenity afforded the occupiers of neighbouring residences, together with insufficient levels of amenity space within the proposed development. Therefore the proposal does not represent a sustainable form of development and as such the proposal is contrary to policies H1 (Residential Areas); CF1 (Existing Community Facilities and Sites); D2 (Design and Amenity); NE1 (Green Space Network); NE4 (Open Space Provision in New Developments) of the Aberdeen Local Development Plan, adopted Supplementary Guidance Notes on Open Space, together with guidance within the Scottish Planning Policy, Creating Places and Planning Advice Notes 67 (Housing Quality) and 78 (Inclusive Design).

2.

The proposed development would result in the loss of a number of trees, with an unacceptable level of or scope for mitigation, that make a significant contribution to local amenity and the character of the area and as such the proposal is contrary to policy NE5 (Trees and Woodland) of the Aberdeen Local Development Plan and the adopted Supplementary Guidance note on Trees and Woodland to the Development Plan

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To: P[[PI@aberdeencity.gov.uk];
Subject: Planning Comment for 151842
Sent: Mon 12/14/2015 10:58:04 PM
From: webmaster@aberdeencity.gov.uk

Comment for Planning Application 151842

Name : Paul Wishart
Address : 224 Westburn Road
Aberdeen
AB25 2LT

Telephone : 01224 232323

Email : paul.wishart@aberdeencity.gov.uk

type :

Comment : Our Objections/ Representation refer mainly to Block G as this directly neighbours our property - 224 Westburn Road, Aberdeen.

Design

It is unclear from the Planning Elevation Drawings to the height of the proposed building (Block G) next to our property referenced above - can this be advised?

The consultation boards showed only flat roof 3 story blocks. The plans now show that the flat roof has been replaced with a pitch. This looks like this is now going to be much higher than our property. The current drawings don't show a relevant elevation of Block G next to our property. Our listed building house is semidetached is in a row of houses on our street and is currently among the tallest - as far as I am aware there are no higher building on our side. Any property built higher would look very out of character on the street. If there were objections to the flat roof since the consultation - then could the property be lowered to 2 stories? Or be put back to the flat roof as in the consultation.

Please can this be clarified with a height of the new building next to our property.

Impact on Amenity.

The current proposed floor plan for Block G would result in living areas looking into and onto our property. We have side windows on two floors looking directly on the proposed site. We also have extended our property at the rear with large glass frontage. Currently our property is very private and not overlooked at all - not even by the existing neighbours. The current layout would result in our property and garden being overlooked and exposed especially as all the living areas are facing our direction. We have a young family and this loss of privacy is a serious concern.

We now feel that our living/Kitchen/dining and bedroom areas will be in full view.

The current plans show that the trees next to our property will remain. We are 100% in support of this and would not want to see these go. While these will give us some screening from the new building these are not evergreen trees and therefore will create the same privacy issues stated above even more so during the winter months.

Can the proposed building design for the block G be mirrored (so east faces the west) moving some of the living areas overlooking the rear of our property. We would very much be in support of this.

Design

Block G - what materials will be used? We are a listed building and the neighbouring properties around this proposed site are all granite buildings. What material will be used to keep the proposed block G in keeping with current surrounding buildings?

Impact on amenity.

Noise that the new development will bring.

Regarding block G - these flats are for Key workers mainly for the hospital - what provisions will be put in place to reduce noise? There is currently no noise at side/rear of our house. We will expect as there is a proposed car park factoring in shift changes etc there will be a noise impact for us with commuters coming and going toward the rear of the property (where our bedrooms are located).

Please can you confirm receipt of our comments and we look forward to your response.

Mr & Mrs P Wishart

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To: PI[PI@aberdeencity.gov.uk];
Subject: Planning Comment for 151842
Sent: Mon 12/21/2015 11:34:42 AM
From: webmaster@aberdeencity.gov.uk

Comment for Planning Application 151842

Name : Alexandra Mann
Address : 5 Burnside Garden
Mile-End
Aberdeen

Telephone :
Email : alexandra.mann@aberdeencity.gov.uk
type :

Comment : I wish to object to this application on the grounds that it is gross over development of the site as well as having a profound health safety and environmental impact on residents and immediate local of the area

The proposed development for key workers is now not required in this current climate where property rental costs have dropped by 20% and are continuing to drop further.

The impact of 110 flats and associated parking spaces is vastly overdeveloped for the site, the plans show green areas, that are in reality "grasscrete", so the actual green areas will be vastly reduced. At present the local residents and hospital staff enjoy the safe green area in front of the bowling green, the street is almost devoid of traffic in evenings and weekends so children can safely cross the road to access the area. Many games of football and rounders have been played there! And local children can be encouraged to play together in a safe area. Access to the local parks are along the busy Westburn Road, where I would worry about primary age children to walk and cross by themselves. The bowling green was in use as recently as 2014, when the bowlers were given notice by the hospital to vacate, the club was low cost allowing many local residents access, providing exercise and company. So the design statement about the green being unused for several years is totally untrue. The allotment area, has been unused in several years, allowing local wildlife a haven in the city. As the allotments were restricted for hospital use, I don't believe local residents were aware that this resource could be available to them. There is great demand for allotments in the city and to reintroduce the allotment spaces, would encourage exercise, fresh air and company to the city's residents, with pedestrian access from Westburn Road.

The proposed development includes 77 parking spaces, with access from Burnside Gardens, a small cul de sac of 14 houses. The access to Westburn road is already blocked by traffic on Westburn road at peak times. The local school for the area is Cornhill Primary so there will be several cars queuing in Burnside Gardens to access the busy Westburn Road, for the school/work run. Increasing air pollution for the residents. There are several points of potential vehicular access for the development, access from the hospital where there is a wider well maintained access is preferable, with access leading directly onto the site.

The development shows three and four storey flats, where there is precedence of a single four storey building in the area. The surrounding hospital and residential housing are one and half/two storeys, so the development is out of character with present buildings.

In summary, I believe the site to be over developed, the requirement for low cost housing has diminished, the local area will suffer from increased air pollution and loss of green areas that are enjoyed by local residents and hospital staff. In preparation for the development, the bowling club was closed, withdrawing an resource for exercise, fresh air and company for the city's residents.

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To: PI[PI@aberdeencity.gov.uk];
Subject: Commenting on planning application: 151842
Sent: Mon 12/21/2015 11:21:37 AM
From: Rachel Holdsworth
x-forefront-prvs: 079756C6B9
x-forefront-antispam-report:
SFV:NSPM;SFS:(10009020)(6039001)(199003)(51444003)(189002)(229853001)(87936001)(19300405004)(101416001)(2900100001)(97736004)(1220700001)(92566002)(40100003)(6116002)(5890100001)(102836003)(189998001)(2501003)(5008740100001)(81156007)(110136002)(586003)(1096002)(15975445007)(790700001)(14613045005)(5004730100002)(2351001)(76576001)(11100500001)(19617315012)(19627595001)(105586002)(19580395003)(19625215002)(5001960100002)(18206015028)(50986999)(106356001)(5250100002)(107886002)(561944003)(19580405001)(99936001)(17760045003)(19618635001)(86362001)(5003600100002)(74316001)(74482002)(16236675004)(5002640100001)(54356999)(33656002)(7099028)(3826002)(16866105001)(579004)(559001);DIR:OUT;SFP:1101;SCL:1;SRVR:AM3PR04MB0614;H:AM3PR04MB0614.eurprd04.prod.outlook.com;FPR:;SPF:None;PTR:InfoNoRecords;A:1;MX:1;LANG:en;
received-spf: None (protection.outlook.com: 46degrees.co.uk does not designate permitted sender hosts)
spamdiagnosticoutput: 1:23
spamdiagnosticmetadata: NSPM
Content-Type: multipart/mixed;
boundary="_012_AM3PR04MB0614D7C49ADAB0DE0E59C3A59CE40AM3PR04MB0614eurp_"
MIME-Version: 1.0
X-MS-Exchange-CrossTenant-originalarrivalltime: 21 Dec 2015 11:21:37.5124 (UTC)
X-MS-Exchange-CrossTenant-fromentityheader: Hosted
X-MS-Exchange-CrossTenant-id: b643601a-ccef-4686-8296-7ce19e7f3837
X-MS-Exchange-Transport-CrossTenantHeadersStamped: AM3PR04MB0614
X-Mailcontrol-Inbound:
NJFgVM67soyWQFW4Fh4eZA4ac82ii7naeN+KjIVba7KY1JqFSfJ2leD058EhA93XPIGC25PPYxnFBpWT
VNgmINiw7UuZQPMU
X-URLSB-Wrapped: false
X-Scanned-By: MailControl 44278.411 (www.mailcontrol.com) on 10.65.0.120
Return-Path: rachel@46degrees.co.uk
X-MS-Exchange-Organization-AuthSource: MSEXCH002.acc.gov.uk
X-MS-Exchange-Organization-AuthAs: Anonymous

I wish to object to Planning Application Reference No: 151842 for the following reasons.

Due consideration should be given to a review of the sheer volume of units being squeezed into the small development site. The volume of accommodation is to increase by 300% and this amount was determined during a period of 'boom' within the city when there was a high demand for housing affordable or otherwise. The prices were forced up due to the lack of properties available on the rental market, however that bubble has now burst. The property market is stagnant and therefore there is now an abundance of affordable properties available to let in the city. To build such a large volume of 'shoebox' sized units is short sighted when there are more spacious traditional properties available at a very close proximity to the development.

It also hasn't been clarified as to what exactly constitutes 'affordable housing' will the

rent actually be any more attractive than other properties? It's not just house prices which have failed to attract people to work in the city, it's the overall inflated cost of living. I would like to see the market research which provides the evidence that building these smaller than average units for 'key workers' who will most likely not even be employed in the healthcare system will attract enough interest to fill the jobs which we need them for.

To replace 27 units with 110 by destructing potentially valuable green open environmental space which is underutilised solely because the access has been revoked and not then providing sufficient infrastructure such as car parking to support it has to be opposed. There is no case for the height of the proposed buildings apart from one solitary unit to the north of the site (Foresterhill Lea building) which is not even as tall as the highest proposed building and considering that the topography of the site allows for views to the south rather than the north then the buildings should be aligned with those to the south, east and west of the site which are no higher than 2 stores and those within the closest proximity are only 1.5 storeys and will be dominated by the new buildings.

The application evidence states that there are no objections to the proposed heights of the buildings. I cannot see any evidence to this extent, all the feedback I have read from the consultations in fact show concern regarding the heights of the blocks. It was noted whilst reading all of the supporting documents that the proposers were economical with the truth in several instances whilst trying to justify the scale of the build.

There are a number of conflicts regarding existing policies within the supporting Design and Access Statement submitted with the Planning Application. Many of them conflict with the Foresterhill Development Framework (July 2012, revised in 2014) which is quoted as being used as the basis for the vision of the development.

There is a weighted argument within the Design and Access statement Location and Context section regarding policy CF1 – Existing Community Sites and Facilities regarding the 'provision of staff accommodation as part of future plans' as 'It is vital that the accommodation is provided in order to ensure that the region is able to attract HEALTHCARE workers who are often put off moving into the area.'

It is further emphasised that the provision is for HEALTHCARE workers throughout the argument for the development due to the fact that as per the Aberdeen City Local Development Plan (2012) Policy CF1 states that EXISTING healthcare sites must be used primarily for healthcare and/or related medical and educational purposes.

Within the Site Analysis section it states that the site is located within the University Core and Health Related Facilities character area – which is not highlighted for Key worker Accommodation development within the Foresterhill Development Framework document. The ONLY mention of 'Key worker accommodation' within the document is in section 4 – Development influences 'Additional NHS projects e) provision of key worker accommodation on site. There is no mention within either the Joint projects or University Projects sections regarding development of accommodation. Because this document precedes the @Aberdeen City Council Communities, Housing and Infrastructure Committee Report (Mar 2015) it would be presumed that Which would lead to believe that this document referred to NHS key workers only.

It is a recurring theme throughout the document that a high level of poetic license is being applied to interpretation of policies or indeed simple disregard of them to them to suit the developer's needs.

To further this Policy H1 states that development will be approved in principle if it

Does not constitute over development - it would have to be argued that replacing 27 properties with 110. The minimum of 30 per hectare on a 1.5 hectare site would suggest that even at 50 per hectare 75 properties would be generous.

Does not have an unacceptable impact on the character or amenity of the surrounding area – once the existing NHS accommodation buildings are removed the existing properties adjacent to the site (including the Foresterhill Lea building to the north) are built solely from Granite and although there is a Policy in place regarding Aberdeen's Granite Heritage there are no plans to use granite at all within the development which will definitely impact upon the character of all of the adjacent residential properties in Burnside Gardens and Westburn Road.

The current residential houses in the area to be developed are only 1 ½ stories in height and a high proportion of the houses on Burnside Gardens face towards the proposed development. The new development consists solely of 3 and 4 storey high apartments (with pitched roofs which will bring them to be 4 and 5 storeys high respectively. The picture below taken from the Foresterhill Development Framework document clearly shows that with the exception of the Foresterhill Lea building to the north that all adjacent properties are of a similar low level to the residential properties on Burnside Gardens and Westburn Road to the south and east.

The drawings submitted do not show a true representation of how the proposed development actually imposes on the existing residential properties in Burnside

Gardens. You can see just how close to the boundary of No.8 the development will be in the corrected plan whereas the original submitted showed only the properties to the west which have a through road, mature trees and a grassed area to separate them from the new development. The site boundary at No.8 is actually the property's boundary wall. The top image is the original submitted. They also show how far away from the Foresterhill Lea building they are in comparison to the properties at Burnside Gardens and are therefore not in character with the closest adjacent buildings!

It is stated that 'Taller buildings should be permitted in the centre of the site to take advantage of its natural topography and to provide new landmarks on the city skyline' and the graphic below refers to the vision that there should be views from the main hospital buildings for patients to the south of the city. The new proposed taller blocks of flats (of some which are actually taller than the Lea building to the north) will impede these views which are graphically represented in the below picture taken from the Foresterhill Development Framework document. These buildings are also NOT in the centre of the site. They are very much at the southern perimeter.

Does not result in the loss of valuable and valued areas of open space. – it is stated that approx. 25% - one quarter of open space will be lost. There are stressed arguments regarding the value of these spaces – including misleading statements regarding the Bowling Green (that it has been derelict and unused for a number of years – when in fact the club was given their eviction notice late 2014 for the sole purpose of developing the site) and the 'abandoned allotments' which were fenced off from access from the north a few years ago (for no apparent reason) but can still be accessed from the east of the plot and also from a gate on Westburn Road. Why are the allotments unused – they are for use by patients, has this been revoked? Here are two prime opportunities to develop already established open and green spaces within the hospital complex.

'Heritage and D6 Landscape will be used to guide the proposal and to ensure it will conform to the high standards set by the council. The framework is in accordance with other Local Plan policies (urban green space, nature conservation and amenity considerations) and will play an important part in regenerating healthcare and educational facilities for the wider Grampian area.' -
The bowling green could become a retreat, walled garden e.g. and the allotments re-instated. The existing residential units could be redeveloped and a great new green space available at the same time.

Policy NE3 – Urban greenspace

There is **NO** loss of established or mature trees – however a number of established mature trees (which are neither diseased nor dead) are earmarked for removal to allow access to areas of the site. Blatant disregard for policy.

Replacement greenspace of similar or better quality is located in or immediately adjacent to the same community, providing similar or improved benefits to the replaces area and is accessible to the community taking into account public transport, walking and cycling networks and barriers such as major roads. The greenspace is to be replaced with high rise buildings and car park spaces. Unfortunately 'grasscrete' car parking spaces made to look like 'green urban areas' is certainly not similar nor an improvement to the safe grassed area to the north of No. 8 Burnside Gardens where my children play whilst visiting their Grandmother (even with the restriction to the area due to the erected wire fence to stop access the to the allotment space)– and they are too young to be able to make the journey unaccompanied to the nearest parks.

The developers argue that they are exceeding the required useable open space as per Policy NE4. This 'open space' however is mainly car parking and is not usable recreational space.

The proposer has stated that the revision of the Foresterhill Development Framework in July 2014 states that it sets out a vision for the next 20-30 years. It in fact only refers to the historic development of the past 20-30 years but sets out a vision for the next 10 years. Another misleading statement. They say that many of the buildings are now dated and not fit for purpose 'including the existing staff accommodation'. There is nowhere within the document which actually states that staff accommodation is included with these buildings. There is no denying that the existing staff accommodation is probably not fit for purpose and I have no objections to the existing footprint of the existing housing being developed. The objection is to the cramming in to the plot of the significant number high rises contain unattractive shoebox sized apartments.

The Framework development highlights a weakness as – poor quality public realm, landscape and open space. Yet instead of developing potential open space it is to be built upon.

Opportunity - Enhance the landscape character of the site!

A further argument under PAN 65 states that 'Open Space has a social, environmental and economic value. Paragraph 7 states that:

Open spaces provide opportunities for sport and recreation, helping to promote active and healthy lifestyles and can open up opportunities for environmental education for local groups, schools and individuals' Ironic therefore that the proposition is to replace a recreational space (bowling green) and allotments – ideal in our built up community to get patients, local groups and school children involved in healthy eating and self-sufficiency. (I'm sure that the children at Mile-End would love to get involved with such a project!) with concrete towers and car parking spaces. The spaces are only inaccessible because the NHS have made them this way. The areas could be utilised in any number of ways – even as safe play areas for the children of staff using the accommodation and the residents of the surrounding area.

Additional points for opposing the development:

Aberdeen development plan states that there are 6 qualities of successful place making:

One of which is the invasion of privacy and overshadowing.

It has already been touched on the sheer imposing qualities of the proposed apartments in comparison to the existing residential properties, but I would like to make a specific objection towards the design and placement of Block C (and less so Block D) next to No. 8 Burnside Gardens. The property boundary wall also makes up part of the site boundary of the development and whereas currently to the North of the property currently there is an open grass space of 10-15 metres prior to the bowling club wall, which is the only restriction to the

north currently and only sits about 2 metres high. This is to be replaced with a 3 storey high (4 including pitched roof) apartment block which has floor to ceiling height 'bay windows' on the southern corner which provides views directly into the garden at No. 8 and invades the privacy in a manner in which it wasn't previously. In addition the apartment block is to be erected only approx. 4-5 metres from the boundary wall (by interpretation of the plans submitted)

Previously, planning permission has been submitted to extend the property at No.8 Burnside Gardens (application number 061911) and was approved unconditionally. The building warrants took some time to organise and although they were also approved unfortunately before the build could commence the credit crunch hit and the banks tightened their belts regarding lending. The time has been taken since to save so that we can commence the build and in the near future the plans will be re-submitted with there having been no reason for it not to be passed again. It is hoped that this will not change. The design will extend the existing property towards the north boundary wall and incorporates a dormer window on the north side. Should the plans for Block C be approved then there would be a direct line of sight from the floor to ceiling windows on the south west corner of the building into one of the bedrooms in the property. I would like to object on the grounds of privacy. The windows on the apartment block extend around the corner and therefore look down onto the property. The sheer size and dominance of the flats would also overshadow and impede on the light to the property. Please see below the diagram regarding the new development and that of number eight with the position of the 'bay' window on the new Block C and line of sight to the property at No. 8.

The developer has claimed that 'mature trees' provide screening of the development from Burnside and also Westburn road. I have provided the following pictures taken with a view to the North from the back and front gardens at No's 3, 6 and 8 Burnside Gardens to show how little screening is actually provided by these trees which are bare for 8 months of the year (and some of which appear to be earmarked for removal). Please also note the lack of imposing buildings on the skyline and therefore further evidence that the proposed over development does not fit in with the character of the existing area.

A view to the east towards the laundry buildings.

A view to the east where the 4/5 storey properties will be positioned. Again, not in character incorporating the supposed 'unkempt' open green space to the north of the allotments!

The plot in which the 3/4 storey Block C is to be erected half way between the property wall and the bowling club perimeter. Showing how close the proximity and how much it will dwarf the neighbouring property, also showing the area is

not 'abandoned and litter strewn'

Another point of objection is regarding road access, safety and increased noise/smell/air quality due to the increased volume of traffic which will be borne by the occupants at numbers 1-8 Burnside Gardens as they are the properties which will be most affected by access to the site.

It has been confirmed by a planning consultant that according to a calculation based on Affordable housing car parking standards that there will be an allocation of 85 parking spaces within the development. Considering that 107 of the proposed 110 properties are 2 bed roomed I think it would be fair to presume that a high volume of these will be occupied by 2 persons. I think that to apply the 'common sense' standards it would be fair to presume that it is very possible that there will be upward of 150 occupants of the apartments who will be driving vehicles and will require somewhere to park them. Consideration has not been given to the parking requirements of visitors to the residents also.

It is worrying that the 'key workers' as described in the original Foresterhill Development document has now been interpreted to include public sector key workers and therefore what should be NHS staff accommodation is now open to all. More worrying is that it is stated that 'public key workers will be given priority regarding getting access to the units' but this is not a guarantee that the units will in fact be filled with 'key workers' they may be given priority, but if they choose to not take up the offer then who exactly will be allowed to rent the units? As far as I'm aware there are not any schools, police stations or fire stations upon the Foresterhill site and therefore these 'key workers' will require transport to get them to their place of work. Many 'key workers' also work shifts which mean that there will be an increase in noise levels during unsocial hours as they rely on their cars to get to the workplace or recreational activities.

Burnside Gardens currently has a parking permit system in place on one side of the road and single yellow lines on the other, however there is not space for three cars to be side by side on the street so it is anticipated that the guaranteed overflow from the insufficient parking provision upon the site will be on the street, and more likely upon the pavement making it very unsafe for all other road users.

Westburn Road is also a main arterial road from the west end industrial estates to the centre of town and it is often a problem for the current residents to exit from the street. These pictures were taken at 2:50 on a Friday afternoon and show the congestion even out with rush hours.

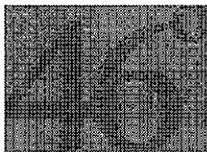
It is understood that the boundary for Mile-End Primary is to be Burnside Gardens and that all children within the development will attend Cornhill Primary School, therefore it would make more sense to access the site from Cornhill

Road, not only for the school access, but also for all other cars. There is also another access point to the site directly from the road accessing the hospital to the west of the site. It currently has bollards up, but there is no reason why these cannot be removed. It is an NHS development so why should the residents of Burnside Gardens bear the brunt of the increased traffic congestion and reduced quality of air and other pollution aspects?

In principal there is no objection to the redevelopment of the existing flats and the area to the north of them, however there is a strong objection to the additional housing proposed to the east of the site primarily to the south and east of the existing bowling green. It is believed that car parking provision is completely inadequate and it will have a huge safety impact upon the residents of Burnside Gardens and that Block C should be removed entirely based on its overwhelming design and position within the site which puts it in much too close proximity to the existing residential properties and impedes the privacy of those which are next to and face onto it. At the very least the height of the blocks at the east of the development should be reduced by a floor level to compensate for the replacement of flat roofs to pitched ones.

Regards,

Rachel Holdsworth



46 Degrees

Rachel Holdsworth | Event Manager

46 Degrees

01224 439 977

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www.46degrees.co.uk

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To: PI[PI@aberdeencity.gov.uk];
Subject: Planning Comment for 151842
Sent: Mon 12/21/2015 8:21:02 AM
From: webmaster@aberdeencity.gov.uk

Comment for Planning Application 151842

Name : Lee Ann
Address : Station House
Inchbare
by Edzell
DD9 7QJ

Telephone :

Email : :

type :

Comment : I object on the grounds of invasion of privacy due to design and orientation of buildings. Over development of site, loss of green space, road traffic problems, safety of residents and road users, access problems, removal of protected trees.

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6th June 2016

6 Burnside Gardens
ABERDEEN
AB25 2QW

Planning Department
Aberdeen City Council
Marischal College
Broad Street
ABERDEEN

Dear Sirs

PLANNING APPLICATION REF: 151842
REPLACEMENT OF NHS ACCOMMODATION
FORESTERHILL COURT/BURNSIDE GARDENS

We would like to register our objections to the height of the flats at the site.

To begin with, these blocks of flats were going to be three storeys high - this has now changed to four storeys which is far too high and the number of flats has increased by nearly two-thirds.

This is a lovely area and the buildings are mostly low, apart from NHS buildings but these are a good bit away up Westburn Road. Apart from the height, the huge number of flats means a great deal more traffic using this Street which is not suitable for more traffic. The access from Westburn Road should be gone into also.

This letter is a bit late but we have been on holiday.

Yours faithfully

CATHERINE & BRIAN WILSON

To: PI[PI@aberdeencity.gov.uk];
Subject: Planning Comment for 151842
Sent: Mon 12/21/2015 10:39:48 AM
From: webmaster@aberdeencity.gov.uk

Comment for Planning Application 151842

Name : Sandra Mann
Address : 5 Burnside Gardens
Mile-End

Telephone :

Email :

type :

Comment : The proposed development for key workers is now not required in this current climate where property rental costs have dropped by 20% and are continuing to drop further.

The impact of 110 flats and associated parking spaces is vastly overdeveloped for the site, the plans show green areas, that are in reality "grasscrete", so the actual green areas will be vastly reduced..At present the local residents and hospital staff enjoy the safe green area in front of the bowling green, the street is almost devoid of traffic in evenings and weekends so children can safely cross the road to access the area. Many games of football and rounders have been played there! And local children can be encouraged to play together in a safe area. Access to the local parks are along the busy Westburn Road, where I would worry about primary age children to walk and cross by themselves. The bowling green was in use as recently as 2014, when the bowlers were given notice by the hospital to vacate, the club was low cost allowing many local residents access, providing exercise and company. So the design statement about the green being unused for several years is totally untrue. The allotment area, has been unused in several years, allowing local wildlife a haven in the city. As the allotments were restricted for hospital use, I don't believe local residents were aware that this resource could be available to them. There is great demand for allotments in the city and to reintroduce the allotment spaces, would encourage exercise, fresh air and company to the city's residents, with pedestrian access from Westburn Road.

The proposed development includes 77 parking spaces, with access from Burnside Gardens, a small cul de sac of 14 houses. The access to Westburn road is already blocked by traffic on Westburn road at peak times. The local school for the area is Cornhill Primary so there will be several cars queuing in Burnside Gardens to access the busy Westburn Road, for the school/work run. Increasing air pollution for the residents. There are several points of potential vehicular access for the development, access from the hospital where there is a wider well maintained access is preferable, with access leading directly onto the site.

The development shows three and four storey flats, where there is precedence of a single four storey building in the area. The surrounding hospital and residential housing are one and half/two storeys, so the development is out of character with present buildings.

In summary, I believe the site to be over developed, the requirement for low cost housing has diminished, the local area will suffer from increased air pollution and loss of green areas that are enjoyed by local residents and hospital staff. In preparation for the development, the bowling club was closed, withdrawing an resource for exercise, fresh air and company for the city's residents.

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To: PI[PI@aberdeencity.gov.uk];
Subject: Objection Commenting on planning application 151842.
Sent: Mon 12/21/2015 12:50:47 PM
From: Shaun Waddell
X-URLSB-Wrapped: false
X-Scanned-By: MailControl 44278.411 (www.mailcontrol.com) on 10.65.0.136
Return-Path: ·
X-MS-Exchange-Organization-AuthSource: MSEXCH002.acc.gov.uk
X-MS-Exchange-Organization-AuthAs: Anonymous

Dear Sir/Madam

Please note the specific planning objection, which I omitted from the original email.

Thank You

Shaun Waddell

Begin forwarded message:

From: Shaun Waddell
Date: 21 December 2015 at 12:46:53 GMT
To: pi@aberdeencity.gov.uk
Subject: **Planning Objection**

Dear Sir/Madam

I wish to object to Planning Application Reference No: 151842 for the following reasons.

Due consideration should be given to a review of the sheer volume of units being squeezed into the small development site. The volume of accommodation is to increase by 300% and this amount was determined during a period of 'boom' within the city when there was a high demand for housing affordable or otherwise. The prices were forced up due to the lack of properties available on the rental market, however that bubble has now burst. The property market is stagnant and therefore there is now an abundance of affordable properties available to let in the city. To

build such a large volume of 'shoebox' sized units is short sighted when there are more spacious traditional properties available at a very close proximity to the development.

It also hasn't been clarified as to what exactly constitutes 'affordable housing' will the rent actually be any more attractive than other properties? It's not just house prices which have failed to attract people to work in the city, it's the overall inflated cost of living. I would like to see the market research which provides the evidence that building these smaller than average units for 'key workers' who will most likely not even be employed in the healthcare system will attract enough interest to fill the jobs which we need them for.

To replace 27 units with 110 by destructing potentially valuable green open environmental space which is under utilised solely because the access has been revoked and not then providing sufficient infrastructure such as car parking to support it has to be opposed. There is no case for the height of the proposed buildings apart from one solitary unit to the north of the site (Foresterhill Lea building) which is not even as tall as the highest proposed building and considering that the topography of the site allows for views to the south rather than the north then the buildings should be aligned with those to the south, east and west of the site which are no higher than 2 storeys and those within the closest proximity are only 1.5 storeys and will be dominated by the new buildings.

The application evidence states that there are no objections to the proposed heights of the buildings. I cannot see any evidence to this extent, all the feedback I have read from the consultations in fact show concern regarding the heights of the blocks. It was noted whilst reading all of the supporting documents that the proposers were economical with the truth in several instances whilst trying to justify the scale of the build.

There are a number of conflicts regarding existing policies within the supporting Design and Access Statement submitted with the Planning Application. Many of them conflict with the Foresterhill Development Framework (July 2012, revised in 2014) which is quoted as being used as the basis for the vision of the development.

There is a weighted argument within the Design and Access statement Location and Context section regarding policy CF1 – Existing Community Sites and Facilities regarding the 'provision of staff accommodation as part of future plans' as 'It is vital that the accommodation is provided in order to ensure that the region is able to attract HEALTHCARE workers who are often put off moving into the area.'

It is further emphasised that the provision is for HEALTHCARE workers

throughout the argument for the development due to the fact that as per the Aberdeen City Local Development Plan (2012) Policy CF1 states that EXISTING healthcare sites must be used primarily for healthcare and/or related medical and educational purposes.

Within the Site Analysis section it states that the site is located within the University Core and Health Related Facilities character area – which is not highlighted for Key worker Accommodation development within the Foresterhill Development Framework document. The ONLY mention of 'Key worker accommodation' within the document is in section 4 – Development influences 'Additional NHS projects e) provision of key worker accommodation on site. There is no mention within either the Joint projects or University Projects sections regarding development of accommodation. Because this document precedes the @Aberdeen City Council Communities, Housing and Infrastructure Committee Report (Mar 2015) it would be presumed that Which would lead to believe that this document referred to NHS key workers only.

It is a recurring theme throughout the document that a high level of poetic license is being applied to interpretation of policies or indeed simple disregard of them to them to suit the developers needs.

To further this Policy H1 states that development will be approved in principle if it

Does not constitute over development - it would have to be argued that replacing 27 properties with 110. The minimum of 30 per hectare on a 1.5 hectare site would suggest that even at 50 per hectare 75 properties would be generous.

Does not have an unacceptable impact on the character or amenity of the surrounding area – once the existing NHS accommodation buildings are removed the existing properties adjacent to the site (including the Foresterhill Lea building to the north) are built solely from Granite and although there is a Policy in place regarding Aberdeen's Granite Heritage there are no plans to use granite at all within the development which will definitely impact upon the character of all of the adjacent residential properties in Burnside Gardens and Westburn Road.

The current residential houses in the area to be developed are only 1 ½ storeys in height and a high proportion of the houses on Burnside Gardens face towards the proposed development. The new development consists solely of 3 and 4 storey high apartments (with pitched roofs which will bring them to be 4 and 5 storeys high respectively. The picture below taken from the Foresterhill Development Framework document clearly shows that with

the exception of the Foresterhill Lea building to the north that all adjacent properties are of a similar low level to the residential properties on Burnside Gardens and Westburn Road to the south and east.

The drawings submitted do not show a true representation of how the proposed development actually imposes on the existing residential properties in Burnside Gardens. You can see just how close to the boundary of No.8 the development will be in the corrected plan whereas the original submitted showed only the properties to the west which have a through road, mature trees and a grassed area to separate them from the new development. The site boundary at No.8 is actually the property's boundary wall. The top image is the original submitted. They also show how far away from the Foresterhill Lea building they are in comparison to the properties at Burnside Gardens and are therefore not in character with the closest adjacent buildings!

It is stated that 'Taller buildings should be permitted in the centre of the site to take advantage of its natural topography and to provide new landmarks on the city skyline' and the graphic below refers to the vision that there should be views from the main hospital buildings for patients to the south of the city. The new proposed taller blocks of flats (of some which are actually taller than the Lea building to the north) will impede these views which are graphically represented in the below picture taken from the Foresterhill Development Framework document. These buildings are also NOT in the centre of the site. They are very much at the southern perimeter.

Does not result in the loss of valuable and valued areas of open space. – it is stated that approx 25% - one quarter of open space will be lost. There are stressed arguments regarding the value of these spaces – including misleading statements regarding the Bowling Green (that it has been derelict and unused for a number of years – when in fact the club was given their eviction notice late 2014 for the sole purpose of developing the site) and the 'abandoned allotments' which were fenced off from access from the north a few years ago (for no apparent reason) but can still be accessed from the east of the plot and also from a gate on Westburn Road. Why are the allotments unused – they are for use by patients, has this been revoked? Here are two prime opportunities to develop already established open and green spaces within the hospital complex.

'Heritage and D6 Landscape will be used to guide the proposal and to ensure it will conform to the high standards set by the council. The framework is in accordance with other Local Plan policies (urban green space, nature conservation and amenity considerations) and will play an important part in regenerating healthcare and educational facilities for the wider Grampian area.' - The bowling green could become a retreat, walled garden e.g and the allotments re-instated. The existing residential units could be redeveloped and a great new green space available at the same time.

Policy NE3 – Urban greenspace

There is **NO** loss of established or mature trees – however a number of established mature trees (which are neither diseased nor dead) are earmarked for removal to allow access to areas of the site. Blatant disregard for policy.

Replacement greenspace of similar or better quality is located in or immediately adjacent to the same community, providing similar or improved benefits to the replaces area and is accessible to the community taking into account public transport, walking and cycling networks and barriers such as major roads. The greenspace is to be replaced with high rise buildings and car park spaces. Unfortunately 'grasscrete' car parking spaces made to look like 'green urban areas' is certainly not similar nor an improvement to the safe grassed area to the north of No. 8 Burnside Gardens where my children play whilst visiting their Grandmother (even with the restriction to the area due to the erected wire fence to stop access the to the allotment space)– and they are too young to be able to make the journey unaccompanied to the nearest parks.

The developers argue that they are exceeding the required useable open space as per Policy NE4. This 'open space' however is mainly car parking and is not usable recreational space.

The proposer has stated that the revision of the Foresterhill Development Framework in July 2014 states that it sets out a vision for the next 20-30 years. It in fact only refers to the historic development of the past 20-30 years but sets out a vision for the next 10 years. Another misleading statement. They say that many of the buildings are now dated and not fit for purpose 'including the existing staff accommodation'. There is nowhere within the document which actually states that staff accommodation is included with these buildings. There is no denying that the existing staff accommodation is probably not fit for purpose and I have no objections to the existing footprint of the existing housing being developed. The objection is to the cramming in to the plot of the significant number high rises containing unattractive shoebox sized apartments.

The Framework development highlights a weakness as – poor quality public realm, landscape and open space. Yet instead of developing potential open space it is to be built upon.

Opportunity - Enhance the landscape character of the site!

A further argument under PAN 65 states that 'Open Space has a social, environmental and economic value. Paragraph 7 states that:

Open spaces provide opportunities for sport and recreation, helping to promote active and healthy lifestyles and can open up opportunities for environmental education for local groups, schools and individuals' Ironic therefore that the proposition is to replace a recreational space (bowling green) and allotments – ideal in our built up community to get patients, local groups and school children involved in healthy eating and self sufficiency. (I'm sure that the children at Mile-End would love to get involved with such a project!) with concrete towers and car parking spaces. The spaces are only inaccessible because the NHS have made them this way. The areas could be utilised in any number of ways – even as safe play areas for the children of staff using the accommodation and the residents of the surrounding area.

Additional points for opposing the development:

Aberdeen development plan states that there are 6 qualities of successful place making:

One of which is the invasion of privacy and overshadowing.

It has already been touched on the sheer imposing qualities of the proposed apartments in comparison to the existing residential properties, but I would like to make a specific objection towards the design and placement of Block C (and less so Block D) next to No. 8 Burnside Gardens. The property boundary wall also makes up part of the site boundary of the development and whereas currently to the North of the property currently there is an open grass space of 10-15 mtrs prior to the bowling club wall, which is the only restriction to the north currently and only sits about 2 mtrs high. This is to be replaced with a 3 storey high (4 including pitched roof) apartment block which has floor to ceiling height 'bay windows' on the southern corner which provides views directly into the garden at No. 8 and invades the privacy in a manner in which it wasn't previously. In addition the apartment block is to be erected only approx 4-5 mtrs from the boundary wall (by interpretation of the plans submitted)

Previously, planning permission has been submitted to extend the property at No.8 Burnside Gardens(application number 061911) and was approved unconditionally. The building warrants took some time to organise and although they were also approved unfortunately before the build could commence the credit crunch hit and the banks tightened their belts regarding lending. The time has been taken since to save so that we can commence the build and in the near future the plans will be re-submitted with there having been no reason for it not to be passed again. It is hoped that this will not change. The design will extend the existing property towards the north boundary wall and incorporates a dormer window on the north side. Should the plans for Block C be approved then there would be a direct line of sight from the floor to ceiling windows on the south west corner of the building into one of the bedrooms in the property. I would like to object on the grounds of privacy. The windows on the apartment block extend around the corner and therefore look down onto the property. The sheer size and dominance of the flats would also overshadow and impede on the light to the property. Please see below the diagram regarding the new development and that of number eight with the position of the 'bay' window on the new Block C and line of sight to the property at No. 8.

The developer has claimed that 'mature trees' provide screening of the development from Burnside and also Westburn road. I have provided the following pictures taken with a view to the North from the back and front gardens at No.s 3, 6 and 8 Burnside Gardens to show how little screening is actually provided by these trees which are bare for 8 months of the year (and some of which appear to be earmarked for removal). Please also note the lack of imposing buildings on the skyline and therefore further evidence that the proposed over development does not fit in with the character of the existing area.

A view to the east towards the laundry buildings.

A view to the east where the 4/5 storey properties will be positioned. Again, not in character incorporating the supposed 'unkempt' open green space to the north of the allotments!

The plot in which the 3/4 storey Block C is to be erected half way between the property wall and the bowling club perimeter. Showing how close the proximity and how much it will dwarf the neighbouring property, also showing the area is not 'abandoned and litter strewn'

Another point of objection is regarding road access, safety and increased noise/smell/air quality due to the increased volume of traffic which will be borne by the occupants at numbers 1-8 Burnside Gardens as they are the properties which will be most affected by access to the site.

It has been confirmed by a planning consultant that according to a calculation based on Affordable housing car parking standards that there will be an allocation of 85 parking spaces within the development. Considering that 107 of the proposed 110 properties are 2 bedroomed I think it would be fair to presume that a high volume of these will be occupied by 2 persons. I think that to apply the 'common sense' standards it would be fair to presume that it is very possible that there will be upward of 150 occupants of the apartments who will be driving vehicles and will require somewhere to park them. Consideration has not been given to the parking requirements of visitors to the residents also.

It is worrying that the 'key workers' as described in the original Foresterhill Development document has now been interpreted to include public sector key workers and therefore what should be NHS staff accommodation is now open to all. More worrying is that it is stated that 'public key workers will be given priority regarding getting access to the units' but this is not a guarantee that the units will in fact be filled with 'key workers' they may be given priority, but if they choose to not take up the offer then who exactly will be allowed to rent the units? As far as I'm aware there are not any schools, police stations or fire stations upon the Foresterhill site and therefore these 'key workers' will require transport to get them to their place of work. Many 'key workers' also work shifts which mean that there will be an increase in noise levels during unsocial hours as they rely on their cars to get to the workplace or recreational activities.

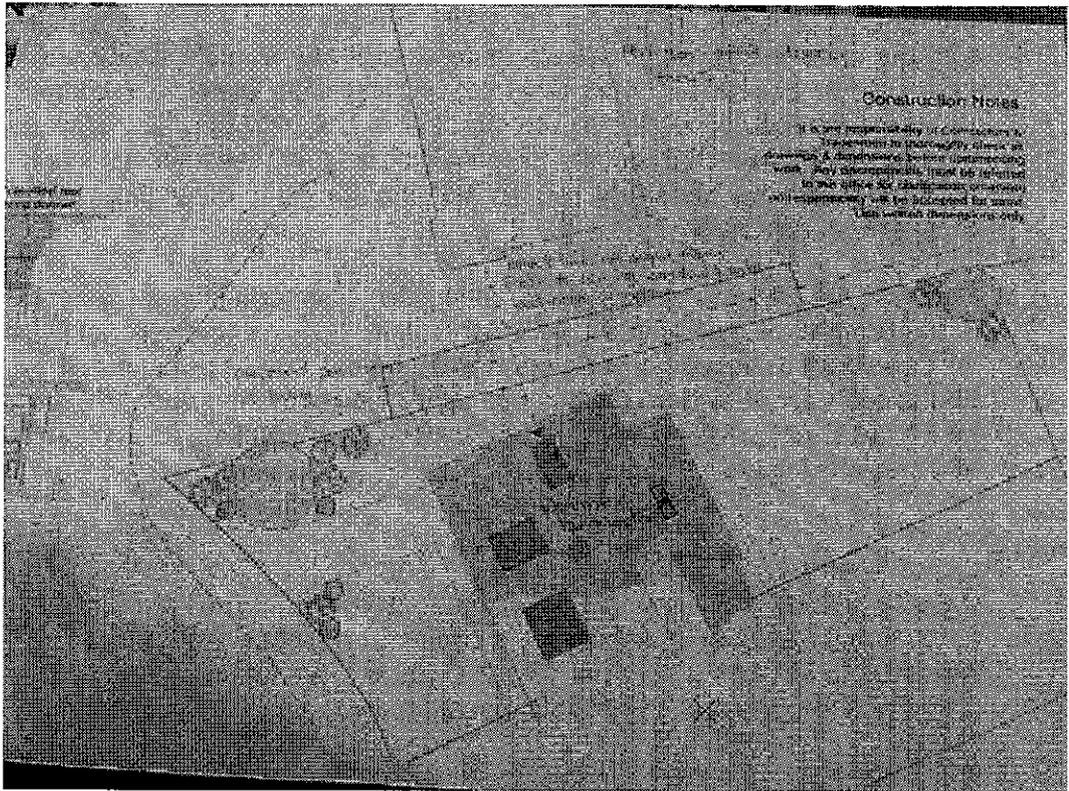
Burnside Gardens currently has a parking permit system in place on one side of the road and single yellow lines on the other, however there is not space for three cars to be side by side on the street so it is anticipated that the guaranteed overflow from the insufficient parking provision upon the site will be on the street, and more likely upon the pavement making it very unsafe for all other road users.

Westburn Road is also a main arterial road from the west end industrial estates to the centre of town and it is often a problem for the current residents to exit from the street. These pictures were taken at 2:50 on a Friday afternoon and show the congestion even out with rush hours.

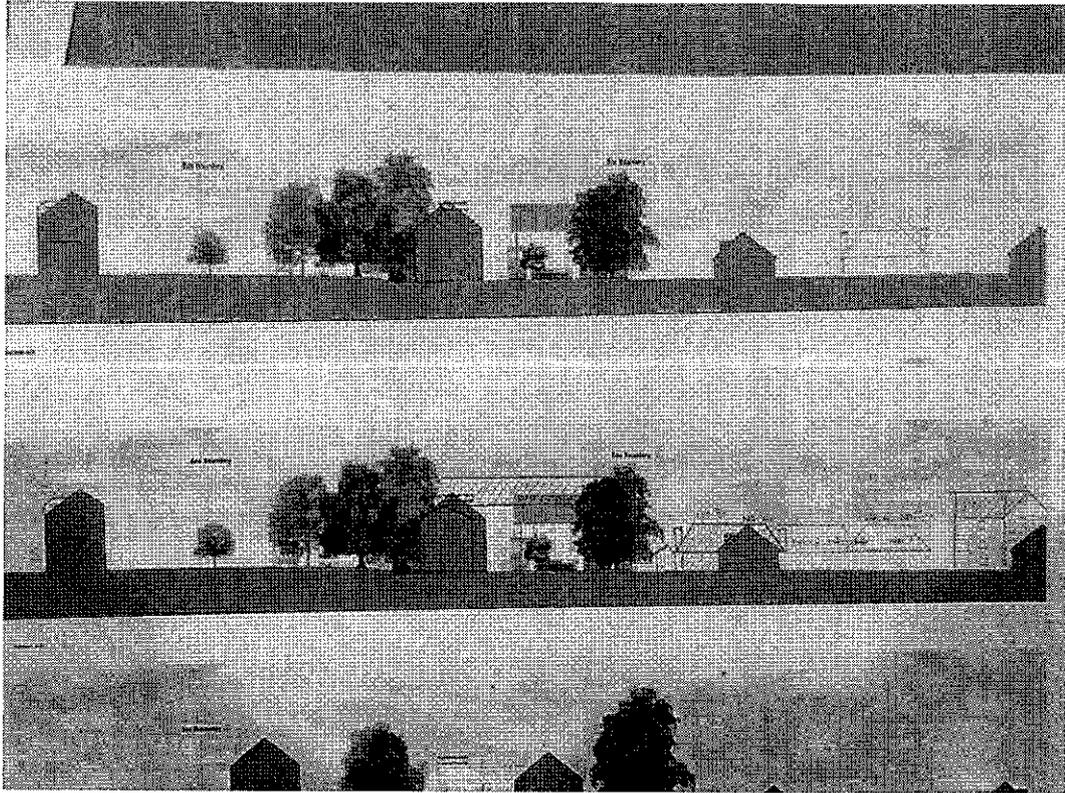
It is understood that the boundary for Mile-End Primary is to be Burnside Gardens and that all children within the development will attend Cornhill Primary School, therefore it would make more sense to access the site from Cornhill Road, not only for the school access, but also for all other cars. There is also another access point to the site directly from the road accessing the hospital to the west of the site. It currently has bollards up, but there is no reason why these cannot be removed. It is an NHS development so why should the residents of Burnside Gardens bear the brunt of the increased traffic congestion and reduced quality of air and other polluttional aspects?

In principal there is no objection to the redevelopment of the existing flats and the area to the north of them, however there is a strong objection to the additional housing proposed to the east of the site primarily to the south and

east of the existing bowling green. It is believed that car parking provision is completely inadequate and it will have a huge safety impact upon the residents of Burnside Gardens and that Block C should be removed entirely based on its overwhelming design and position within the site which puts it in much too close proximity to the existing residential properties and impedes the privacy of those which are next to and face onto it. At the very least the eight of the blocks at the east of the development should be reduced by a floor level to compensate for the replacement of flat roofs to pitched ones.



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401AD808831F



9F48A17A-73CC-4D4E-936E-8B04925455CC

Yours Sincerely
Shaun Waddell

To: PI[PI@aberdeencity.gov.uk];
Subject: Planning Comment for 151842
Sent: Mon 12/21/2015 1:19:49 PM
From: webmaster@aberdeencity.gov.uk

Comment for Planning Application 151842

Name : Bruce Mann
Address : 5 Burnside Gardens
Mile-End
Aberdeen
AB25 2QW

Telephone :
Email :
type :
Comment :

I wish to object to the Planning Application 151842 as put forward by Halliday Fraser Munro on behalf of Grampian Housing Association on the grounds that this is gross over development of the proposed site as well as having a profound health safety and environmental impact on the residents and the immediate locale of the area. The proposed development for key workers is now not required in this current climate where property rental costs have dropped by 20% and are continuing to drop further. The impact of 110 flats and associated parking spaces is vastly overdeveloped for the site, the plans show green areas, that are in reality "grass-crete", so the actual green areas will be vastly reduced. At present the local residents and hospital staff enjoy the safe green area in front of the bowling green, the street is almost devoid of traffic in evenings and weekends so children can safely cross the road to access the area. Many games of football and rounders have been played there! And local children can be encouraged to play together in a safe area. Access to the local parks are along the busy Westburn Road, where I would worry about primary age children to walk and cross by themselves.

I believe that the proposers have been rather economical with the truth to the point of being underhand in how they have presented the proposal for the Development of 110 (or is it 112 as shown on the floor plans) flats on the footprint of site of the current staff accommodation of 27 flats, the bowling Green - ground to the south of the bowling green and the ground that surrounds and incorporates previous NHS Allotments. The proposers have not been totally truthful when they mention that the bowling green has been unused for years or that the site is inaccessible. Had the bowling-green not been used or maintained for years it would have been much more overgrown than the photographs show. The bowling green was utilised to the full by the bowling club until 2014 when they were given notice to leave by the proposers as they were to be developing the site. The allotments have always been accessible. There is an open gate on Westburn Road, or access can be had from the access road to the Laundry Buildings. However the area is totally within the NHS/University of Aberdeen Boundaries and therefore the general public is more likely to presume that access would be restricted.

There has been absolutely no consideration whatsoever given by the developers to the impact on the health and safety and quality of life that the relatively safe and private environment enjoyed by the longstanding residents of the 14 residents of Burnside Gardens and their visitors.

One of the main concerns is that of safety and the fact that the only vehicular access to the proposed development is via Burnside Gardens. Given that currently Burnside Gardens is populated by only 14 dwelling houses, the fabric of the street is like a patchwork quilt where numerous potholes have been filled-in not once, but many times, does not bode well for a potential increase of traffic 20-fold passing the front doors of numbers 1 to 8 Burnside Gardens. The increase in traffic estimate is not unrealistic. It is based on the assumption of the addition of at least one car per household only which is not unreasonable given the accommodation is for key workers and as there are no schools, police stations etc. on site where these key workers can walk to!. There is also the fact that there is every likelihood that there will be children on the development given that the majority of the accommodation is two bedroomed. These Families will need transport and given the current cost of public transport within Aberdeen City driving direct from A to B is much convenient and also more economic than taking public transport for most families. This additional number of journeys excludes visitors, service vehicles, delivery vans etc. once the development is completed. Even though residents will be provided with a

traffic pack there is no guarantee that residents will follow the guidelines and from experience it is unlikely that little if any notice will be taken of the proposed measure to use public transport! Given the potential increase in volume of traffic there is at the very least the question of safety, concerns with people getting frustrated at having to wait to exit the development particularly at peak times of the day when current access on to the main arterial route from the immediate west of the city is becoming increasingly more difficult. The continuing increase in developments such as the Prime Four Business Park, new housing along the western city corridors, the growth of Kingswells and Westhill on the periphery of the city will continue to add to the passing traffic and it is unlikely that the opening of the Western Peripheral Route will have any impact on this commuter traffic including the many 'key workers' who live along these routes as their workplaces are within the bounds of the city centre so they will not use the bypass. No account of this appears to have been taken into account in the Transport Survey which uses affordable housing statistics in a number of places in both England and Ireland NB there was no mention in the statistics of any Scottish cities and nothing pertaining to the fact that development is to satisfy the needs of the University /Hospital whose infrastructure is currently in place and surrounds the proposed development. Using the tracs statistics is irrelevant as there is no consideration taken into account of this fact and there is the possibility of being more than once access point into the development. This would in itself increase the permeability which is one of the points the proposers have taken pains to highlight and would also give 'flat access to the development.

The health and safety of the current residents will also be compromised not least by the increase in air pollution as a result of the increased level of traffic passing through the street and whilst sitting waiting to exit the development. As there is a significant drop in elevation from the Westburn Road. This could result in a significant increase in exhaust fumes etc. due to the additional acceleration being applied while waiting on the incline to exit the street.

The proposed development includes 77 parking spaces, with access from Burnside Gardens, a small cul de sac of 14 houses. The access to Westburn road is already blocked by traffic on Westburn road at peak times. The local school for the area is Cornhill Primary so there will be several cars queuing in Burnside Gardens to access the busy Westburn Road, for the school/work run. Increasing air pollution for the residents. There are several points of potential vehicular access for the development, access from the hospital where there is a wider well maintained access is preferable, with access leading directly onto the site. The street is extremely narrow and parking is only restricted in certain areas to a minimum of 6 hours per day which means that overspill parking for the development will inevitably be along Burnside Gardens. If two cars are parked on opposite sides of the street it is impossible to pass by and the lack of parking spaces in the development will undoubtedly increase parking on Burnside Gardens and potentially its pavements thereby causing access problems for pedestrians and motorists alike. It may be worth noting that the traffic restrictions were only introduced on Burnside Gardens previously as residents were having difficulty in getting into their properties as NHS staff were using Burnside Gardens as their workplace car park! Current resident's free access to their properties is therefore more likely to be severely compromised. The development will also have an impact on my ability to allow my family to play in the safety of open space across the street from me and adjacent to No 8 to the south of the bowling green. I would have major concerns in allowing them to do this if traffic for over 100 hundred flats is utilising the street as there appears to have been no consideration taken into place for children being in the area or crossing the street and therefore no plans for traffic calming measures.

Privacy will also be compromised particularly for the residents who are adjacent to /face onto the current bowling green and allotment site. the Proposers have stated that in order to maintain the character of the area it is proposed that a large proportion of the existing mature trees on the site will be retained. And these will form a visual buffer between new units and existing properties. These trees are devoid of leaves for approximately 8 months of the year so therefore the argument that they will provide an adequate shield for the residents of Burnside gardens is nonsense. In addition only those trees actually marked as being retained will be and I can state that there are a number of trees along the boundary of No 8 Burnside Gardens that have not been tagged for retention and of those closest to where the very adjacent flats will be, 50 of the

trees will be removed. There is no visual buffer of any sort never mind trees to the proposed development of the 50+ flats to the east of the site from some locations within Burnside Gardens. I would also question the need to place a block of flats in such close proximity to No. 8 Burnside Gardens which will limit the privacy of the occupants of No 8, myself at No 5 and my neighbours at No 3 and No7. These flats will be in direct line of sight of my property at No 5 as will the building of the four storey blocks behind as their windows will also overlook our homes. The erection of the block of flats (Block G is in direct line of sight of my home and the removal of the trees and bushes along the proposed traffic route means that there will be absolutely no visual buffer at all from my home either.

The development shows three and four storey flats, where there is precedence of a single four storey building in the area. The surrounding hospital and residential housing are one and half/two storeys, so the development is out of character with present buildings. On the point of the three and four storey blocks of flats to the east of the development, when the original drawings were issued for the initial consultation process the development included town houses and blocks of three storey blocks of flat with flat roofs. Subsequent to the public consultation the proposal has been amended to consist of a number of three and four storey blocks with pitched roofs which effectively adds on an additional one or two storeys. There was no further notification of this fact from the developers. This is totally unacceptable given the surrounding properties on Burnside Gardens that will be overlooking this area of the development are of 1.5 storeys high. The existing hospital buildings including those of the laundry that are currently in line of sight of these dwellings are of single storey construction so the flats will be up to 400% higher than the current buildings on the proposed site ..

From an environmental point of view the proposers have stated that the poor quality open space which currently exists on site will be enhanced. This is where artistic licence has been utilised to the full. The audit report was written in 2010 when the bowling green was being utilised to the full and the allotments, if my memory serves me well, were still in place. And having read the report appear to have been treated as such. _The quality of green space scores of 8 and 6 relate to the green space surrounding Burnside Gardens and Foresterhill Hospital as a whole and therefore did not relate to the inaccessible and unmaintained bowling green and allotments. Perhaps these related to the fact that there is little in the way of accessible play areas for any children in the street or the surrounding hospital grounds, or the fact that the biodiversity and health scores were low in comparison to other wards within the city.

The biodiversity of the area will also decrease with the development of the allotments area which currently provides a small oasis for wild life to flourish in a natural habitat and I think there is evidence that a small stream still runs through at the northern edge of the allotment area. Why should the residents of Burnside Gardens bear all of the impact that the additional accommodation and traffic that this development will create when this is to supposedly support the Hospital and Universities needs. It is possible to access the development from at least three other entrances with the access entry point on Cornhill Road being the most logical as the current infrastructure within the site from this point leads directly to the north of the proposed development site, but this is by no means the only means of access. There are a number of additional access points within the current infrastructure. Access to the Development should be from within the hospital/university infrastructure with the access from Burnside Gardens restricted to pedestrian access only.

No statistical evidence has been provided to show that there will be total uptake of these apartments by low paid key workers employed by the NHS/University staff or in fact if they the apartments are affordable. The economic situation within the city has changed significantly since the proposal was first mooted. The recent decline in oil price with thousands of oil related workers being made redundant has resulted in a flood of both rental and private properties on the market. Rents are declining and with further cutbacks proposed in public and private sectors there is every likelihood that there will be an abundance of affordable community housing available within the city and therefore there is no need to overdevelop a site with matchbox apartments for workers who would probably prefer to not live and work on the same site. In summary, I believe the site to be over developed, the requirement for low cost housing has diminished, the local area will suffer from increased air pollution and loss of green areas that are enjoyed by local residents and hospital staff. In preparation for the development, the bowling club was closed,

withdrawing a resource for exercise, fresh air and company for the city's residents.

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Planning Development Management Committee

BT ENGINEERING DEPOT, FROGHALL
TERRACE, ABERDEEN

PLANNING PERMISSION IN PRINCIPLE FOR
DEMOLITION AND MIXED USE
REDEVELOPMENT COMPRISING: STUDENT
ACCOMMODATION / RESIDENTIAL (FLATS);
AND CAR PARKING, ACCESS AND OTHER
ASSOCIATED WORKS; DETAILED APPROVAL
IS SOUGHT FOR THE SITING AND MAXIMUM
HEIGHT OF BUILDINGS, AND POINTS OF
PEDESTRIAN AND VEHICULAR ACCESS AND
EGRESS.

For: Telereal Trillium & BT plc

Application Type : Planning Permission in Principle

Application Ref. : P151772

Application Date: 10/11/2015

Officer: Nicholas Lawrence

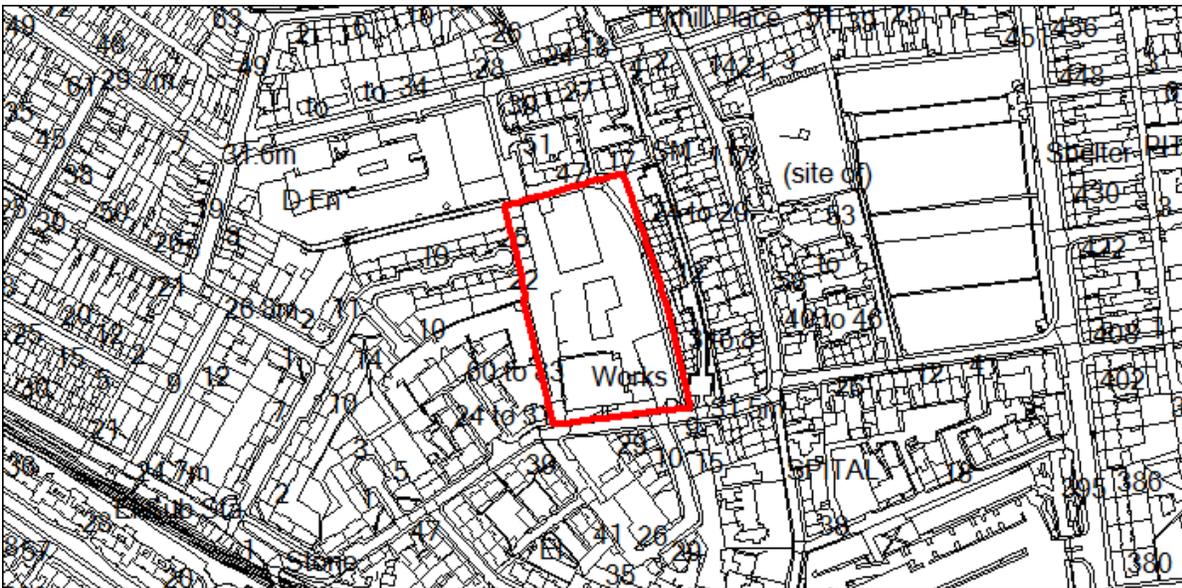
Ward : George Street/Harbour (M Hutchison/J Morrison/N Morrison)

Advert : Can't notify neighbour(s)

Advertised on:

Committee Date: 18 August 2016

Community Council : Comments



RECOMMENDATION:

Willingness to approve subject to section 75 Agreement addressing the provision of affordable housing, education contribution, car club space, associated Road Traffic Order, sport and recreation contribution, community facility contribution, together with appropriately worded planning conditions.

APPLICATION SITE

The site is roughly rectangular in shape (c.1.70 ha) and framed to the south by Froghall Terrace, to the east by properties fronting Froghall View, to the west by a recent flatted development, and to the north by further flats. Sunnybank Primary School abuts the north-west corner. The eastern boundary aspect rises steeply from the balance of the Site and consequently those properties on Froghall View occupy an elevated position by some 7 metres.

The site is currently occupied by BT plc, as a depot facility that comprises a compound, associated operational structures, together with an office building fronting Froghall Road. Access is via two points off Froghall Terrace.

The character of the immediate and wider area is defined by residential development that ranges in height from single storey dwellings through to multi-storey apartment buildings that include courtyard styled development.

In terms of connectivity the location is sustainable, with a full range educational, commercial, cultural and social uses being accessible by means of transport other than the private motor car.

With regard to designations; under the extant Aberdeen Local Development Plan the site is within a mixed use area, identified as opportunity Site OP104, and constitutes previously developed land (i.e. a brownfield site). The OP designation is not carried over to the emerging replacement Local Development Plan.

PROPOSED DEVELOPMENT

Planning in principle is sought for two developmental elements; firstly, student accommodation for a maximum number of 425 bed spaces within the northern (i.e. 'rear') part of the site; and secondly, flatted residential development to a maximum of 80 units, of which 20 (i.e. 25%) would be affordable, on that part of the site fronting Froghall Terrace.

Although submitted in 'outline' there are a number of matters that are to be considered as fixed and have informed the assessment process; these comprise:

- Developmental form (including roof pitches);
- Siting of the respective developmental elements;

- Maximum number of residential apartments and student bedroom units;
- Vehicular and pedestrian access/exit points; and
- Parking provision based upon 12 one bed flats, 48 two bed flats and 20 affordable units.

In terms of the composition; the proposed student accommodation adopts a singular quad form with a pitched roof that provides student bed spaces across 4 floors, save for a two storey section surmounted with a roof terrace. The maximum ridge height is c.15 metres, with an eaves height of c.8.5 metres. In terms of the separation distance between the eastern block and the residences along Froghall View, this varies between 20.00 and 26.40 metres. Whereas, the distance between the rear elements and the flatted development to the north alternates between 21.00 and 22.40 metres.

The courtyard form, albeit in the form of disaggregated blocks is replicated in the residential element, with four perimeter blocks each of which provides residential space across 4 floors, around an open aspect courtyard. The ridge height of the residential block to is 14.5 metres, with an eaves height of 11 metres. The distance between the facing elevation to Froghall View is between 25 and 30 metres. By comparison the distance between the elevation of the western residential block to the elevation of the existing adjoining Barratt development is 42 metres.

Both student and residential elements are linked visually by way of a 'green avenue' that in turn provides pedestrian access onto Froghall Terrace for the occupants of the residential element of the proposed development. Segregation between the two elements is set by what is described as a "*Boundary fence to form physical barrier between Student Residential & Residential developments*", albeit no landscaping details are shown. Overall vehicular access is via the existing points off Froghall Terrace, with the eastern access serving the student accommodation, and the western the residential. With regard to parking and servicing; the residential area incorporates parking for 80 cars, together with the provision of 2 car club spaces that will be located on Froghall Terrace. The student area will provide for: student dropping off, 2 disabled parking spaces and 5 visitor/staff spaces. There is no vehicular connectivity between the two developmental elements.

Supporting Documents

All drawings and the supporting documents listed below relating to this application can be viewed on the Council's website at

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=151772>

On accepting the disclaimer enter the application reference quoted on the first page of this report.

- Design and Access Statement

- Phase 1 Environmental Assessment
- Flood Risk and Drainage Assessment
- Planning Statement
- Report of Consultation
- Daylight Impact Assessment
- Landscape Strategy and Tree Survey
- Framework Travel Plan
- Student Management Plan Framework
- Transport Assessment

PRE-APPLICATION CONSULTATION

The applicants held two consultation events with the local community on the 20th of May 2015 and thereafter on the 25th of August 2015, as required for applications falling within the category of major developments as defined in the 'Hierarchy of Development' Regulations.

Both events were advertised in the local press, together with invitations to properties surrounding the site, as well as local businesses, together with the distribution of local posters in a series of public venues. Some 213 properties were notified of the first event as well as ward Councillors, the respective Members of the Scottish and UK Parliaments, together with the Community Councils. The same pattern of notification was undertaken for the second event.

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to the Planning Development Management Committee because 36 objections have been received and also an objection from the Community Council for the area. Accordingly, the application sits outwith the scope of the Council's Scheme of Delegation.

CONSULTATIONS

Roads Development Management Team– No objection, subject to conditions addressing: provision of dropped kerbs; improvement to bus stops; student management plan notifying that students are not eligible for parking permits; that the student accommodation is not occupied until the submission of a student parking management plan; submission of details of cycle parking; provision of a car club contribution for the residential element, with relevant delivery costs borne by the applicant; that the development mix determining parking standards should be as set out in the e-mail of 17.06.2016 (to provide 112 spaces); submission of residential parking management plan; provision of cycle parking details for residential element; internal road layout to be agreed; refuse collection strategy; travel plan submitted for the student accommodation; submission and approval of a Drainage Impact Assessment.

Environmental Health – No objection subject to a contaminated land conditions.

Developer Contributions Team – Contributions towards primary education at Sunnybank Primary School; community facilities (Powis Community Centre); and Sport and Recreation (Westburn Outdoor Centre, Aberdeen Sports Village, and Beach Leisure Facility)

Communities, Housing and Infrastructure (Flooding) -

Scottish Environment Protection Agency – No objection subject to conditions requiring: feasibility study into meeting the required Building Standards through a district heating scheme and the provision of the infrastructure for heat networks; submission and agreement of a site specific construction management plan; and submission and agreement of full details of the surface water management proposals, all prior to any works commencing

Froghall, Powis and Sunnybank Community Council – Object on the following grounds: questionable requirement for student accommodation; amenity impacts; inadequate infrastructure; overdevelopment; insufficient parking; and impact on views of local residents.

REPRESENTATIONS

36 representations objecting to the proposed development have been received, relating to the following matters:

- Affect upon amenity
- Loss of view
- Increase in noise levels
- Need for student accommodation
- Unsuitability of ground conditions
- Overdevelopment
- As residents object it should be refused
- Road safety and congestion on roads
- Increase in drinking and crime
- Infrastructure capacity
- Lack of parking
- Decrease in property values
- Location of bins
- Lack of bike storage
- Vehicular access
- Design, height and massing
- Impact upon wildlife
- Unbalanced community
- Should be elsewhere
- Increase in litter
- Students congregate and smoke
- Loss of trees

Whilst the objections cover a number of matters there is a concentration upon the student element of the scheme, albeit concerns on height, overdevelopment, amenity, loss of view, impact upon the local road network and parking are common across the proposal.

PLANNING POLICY

Aberdeen Local Development Plan

- I1 Infrastructure Delivery and Planning Obligations
- T2 Managing the Transport impact of Development
- D1 Architecture and Placemaking
- D2 Design and Amenity
- D3 Sustainable and Active Travel
- H2 Mixed Use Areas
- H4 Housing Mix
- H5 Affordable Housing
- NE4 Open Space Provision in New Development
- NE6 Flooding and Drainage
- NE8 – Natural Heritage
- R6 Waste Management Requirements for New Development
- Technical Advice Note – Student Accommodation
- Technical Advice Note – Natural Heritage

Proposed Aberdeen Local Development Plan

- I1 Infrastructure Delivery and Planning Obligations
- T2 Managing the Transport impact of Development
- D1 Quality Placemaking by Design
- D2 Landscape
- T3 Sustainable and Active Travel
- H2 Mixed Use Areas
- H3 Density
- H4 Housing Mix
- H5 Affordable Housing
- NE4 Open Space Provision in New Development
- NE5 Trees and Woodland
- NE6 Flooding, Drainage and Water Quality
- NE8 – Natural Heritage
- R6 Waste Management Requirements for New Development

National Policy and Guidance

- 3rd National Planning Framework
- Scottish Planning Policy
- Creating Places
- Planning Advice Note 78 – Inclusive Design

- Planning Advice Note 77 – Designing Safer Places
- Planning Advice Note 67 – Housing Quality
- Planning Advice Note 61 – Planning and Sustainable Urban Drainage Systems
- Planning Advice Note 60 – Planning and Natural Heritage

EVALUATION

Main Issues

The main issues are: whether the principle of the development is acceptable, having particular regard to its impact upon the character and appearance of the area; effect upon the living conditions of neighbouring residents; and, accessibility and transport sustainability. All issues have regard to the provisions of the development plan and other material considerations

Development Plan Policy Framework and Materiality

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, as amended, (the Act) requires that proposals are determined in accordance with the Development Plan unless other material considerations indicate otherwise.

In this instance the Development Plan primarily comprises the Aberdeen Local Development Plan (ALDP) that was adopted in February 2012. Materiality is also set, in part, by the Proposed Aberdeen Local Development Plan (PALDP). Whilst the PALDP has yet to undergo independent scrutiny and is not a statutory part of the Development Plan it has been adopted by the Council as constituting a material consideration in the decision-taking process and should be accorded the appropriate weight.

At the national level, other material considerations include, albeit not limited to, Scottish Planning Policy, Creating Places and Planning Advice Notes.

Assessment of Main Issues

Principle of the Development

The Proposed Uses

The site is within a defined Mixed Use Area, to which policy H2 of the ALDP applies. This policy, as with its proposed PALDP replacement, is not prescriptive on the type of uses that are deemed appropriate.

H2 does require that account must be taken of the existing uses and character of the surrounding area and avoid undue conflict with the adjacent land uses and amenity. It further adds that where new business/ commercial uses (taken here as being the student accommodation) are permitted, development should not adversely affect the amenity of people living and working in the area.

Allowing for the nature of the proposed development it is considered that the proposed uses fall within the scope of policy H2.

Supply of Housing and Student Accommodation

In terms of housing supply; conventional housing can be accommodated on the site and there are no physical constraints that would preclude conventional housing making the efficient and effective use of the totality of the site.

Notwithstanding the above, the site has not been accounted for in the formal Housing Land Supply figures; albeit that there is an overarching aim within the ALDP to secure 7,000 homes on brownfield sites by 2023. It is also material to the decision-taking process to note that the Council has demonstrated that it has a five year housing supply, even although the contribution of mixed use sites is not accounted for.

Turning to the provision of student accommodation; the matters at hand relate to whether such a use would compromise capacity to meet the need for conventional dwellings, especially affordable family homes; and if there is a demand for such a use.

The Council recognises that the universities make a significant contribution to the City's economy and labour market and it is important that their attractiveness is not compromised by inadequate provision or quality of student accommodation and such accommodation should be in sustainable locations relative to the higher education establishments.

The TAN on the provision of student accommodation does not provide an assessment on the quantitative or qualitative need for dedicated student accommodation.

However, in providing student accommodation and removing demand from the conventional housing market it is likely that the proposed development will reduce pressure for students to be accommodated in more conventional accommodation (e.g. reduce pressure for conversion of existing housing stock to Houses in Multiple Occupation) freeing up this accommodation for permanent residents.

Bringing the above matters together, the proposed development will increase the supply of student accommodation within the City and allowing for the size of the site, will do so without negative impact on the volume or delivery of conventional housing. In addition, the developments proximity to Aberdeen University and its sustainability in transport terms would mean that this proposed use is compatible with those aims of the Council.

It is acknowledged that a concentration of student accommodation within or close to an area of conventional housing can lead to problems of integration with the need to secure more mixed and balanced communities. All of which may raise

particular local challenges that could harm the living conditions of permanent residents. This is discussed below.

Effect upon the Character and Appearance of the Area

The character of any area is more than the visual flow of the type of buildings and their associated materials; it also embraces the juxtapositions of buildings, their setting and the spaces they create. Any development ranging from the adaptation through to new build of whatever scale should not be considered in isolation and must be informed by the immediate and wider context.

Here it is clear that the quantum, mass and scale of what is proposed bears no relationship to the existing buildings on the site. That though is not a proper basis for any judgement of the merits of the proposal. A much denser form of development than currently exists may be perfectly possible without it appearing out of place in its surroundings.

The assessment of context is set out within ALDP under policy D1, which also looks for new development to make a positive contribution to its setting, whilst seeking a high quality of design. It also cites a number of factors to be taken into account in the assessment which includes: scale; mass; proportions of buildings; spaces around buildings and boundary treatments. As cited above the impact of any proposed development has to have due regard to its context as set out under ALDP policy H2. This position is also reflected at the national level within the SPP as well as Creating Places.

In this instance the character of the area is dominated by residential development, including significant areas of flats that adopt both courtyard and strong linear arrangements, that follow the local road network. Therefore the form of the development would complement rather than harm the character of the area.

On the matter of scale; many flats in the immediate vicinity are comparable in height, to that proposed and provide accommodation across a similar number of levels. The arrangement of the blocks across both aspects of the development, together with the central squares serve to break up the overall bulk of the development, a feature that is common to the area. As such the proposed development would not, in size terms, appear unusual or out of place in this location.

Whilst the existing residential buildings along Froghall View are significantly more modest in scale to that proposed, their elevated position is sufficient to avoid and appearance of incongruity in terms of scale. Indeed they would have a ridge height well above that of the ridge height proposed.

With regard to design and mindful that the application is submitted in principle, the submission provides no architectural detailing, save the roof form and silhouette of the proposed blocks, which are treated as fixed matters. The pitched roof form is the dominant roof style of the immediate and wider area and

as such the adoption of this form marries this aspect of the scheme with the character of the area.

The site is currently devoid, save part of the eastern boundary, of any valuable green space and the areas shown on the Revised Site Layout Drawing can be developed to provide a significant environmental benefit should planning permission be forthcoming.

Having regard to all the matters above, and mindful that landscaping can be addressed by way of a planning condition, it is considered that there is no material harm to the character and appearance of the area in general. In these respects there would be no conflict with either the development plan or national policy. Indeed, in certain respects the development is likely to enhance the appearance of the area in general.

Living Conditions of Neighbouring Residents

It is accepted that privacy levels and the protection of general amenity constitutes a material consideration and is an important design objective in ensuring that residents of surrounding properties and those occupying new accommodation feel at ease within and outwith their residences. It is not however to protect a private interest. Whilst ALDP policy D2 – *Design and Amenity* only seeks to afford privacy to the occupiers of new developments, policy H2 of the ADLP clearly references the need to have regard to the impact upon the amenity of those surrounding a development site.

The Applicants following discussions with your Officers have increased the separation distances of the student accommodation aspect of the scheme from those properties on Froghall View and the flats to the north of the site.

In this regard there are two main considerations in assessing the effects, albeit as an in principle submission, on the living conditions of neighbours. The first is the impact of the development's physical presence; the second is the impact of future occupiers.

Turning firstly to the development's physical presence; on the matter of the loss of a view, it is recognised that the residents of Froghall View have become accustomed to a relatively open aspect across the site, allowing for the current scale of buildings on the site. However, views are not something that the planning system seeks to protect, outwith settings of listed buildings and conservation areas.

The proposed development is largely a series of four storey blocks which in turn have a different physical and perceptual relational to the areas outwith the site. The eastern section of student accommodation is positioned some 20.00 to 26.00 metres from the residents of numbers 13-29 Froghall View. Whilst this represents a range of separation distances not found in the immediate context it is not an unusual arrangement in city environments. By way of reference the distances between the faces of the residential block varies between circa 32 to

36 metres, however, a courtyard form will naturally have greater distances between elevations above that of terraced / linear forms of residential development.

Allowing for these distances and the elevated position of the properties along Froghall View, it is considered that the amenity of the occupiers of both the proposed and existing properties will not be adversely harmed by the proposed development and this aspect of the scheme accords with policy H2 of the ADLP and national guidance.

The northern aspect of the student accommodation faces the flatted development off Sunnybank Road, and again the separation distance between the two facing elevations alternates between 21.00 and 22.40 metres. Again it is considered that this distance provides adequate levels of amenity for the occupiers of these flats and the proposal and therefore accords with policy H2 of the ADLP and national guidance.

With regard to the relationship of the northern residential block to Froghall View, the separation distances between vary between 25 metres (to numbers 3-8) and 30 metres (to numbers 9 and 10). These distances are considered to provide an acceptable level of amenity both for the occupiers of the existing dwellings and the proposed development.

It is therefore considered that this aspect of the impact of the proposed development on the living conditions of neighbouring residents is compliant with the provisions of the development plan and other material considerations.

Moving on from the development's physical impact and turning to the potential impact of any future student occupiers, particular concerns have been raised over the effect of students creating noise, or otherwise anti-social behaviour, and the resultant impacts of the development on the number of students in the area.

As far as noise is concerned, it is accepted that students accessing the accommodation cannot be solely restricted to using the northern access point. However, the Applicants have submitted an indicative landscaping plan that looks to 'steer' students to the northern access only, by way of 'soft barriers' that would minimise the impact upon the future occupiers of the residential element of the proposed development.

It is therefore considered that the proposed development would not harm the living conditions of neighbouring residents and the occupiers of the proposed residential element contrary to policy H2 of the ALDP and national guidance.

With regard to the composition of the proposed development to the surrounding area; there is a requirement to secure mixed and balanced communities. There is no evidence that the community is unbalanced or that the proposed development will produce that effect. Indeed, the proposed development will provide elements that contribute to mixed and inclusive communities.

Accessibility and Transport Accessibility

The Roads Development Management Team (RDMT) are content, subject to the conditions covering the issues set out above, that the development would not have any adverse impact upon the local road network and that the parking provision is acceptable to the context.

In terms of promoting sustainable transport options, again the RDMT are clear in their advice and it is considered that the suggested conditions are appropriate to address the issue of transportation infrastructure.

Other Issues

Biodiversity

A condition is recommended in relation to a pre-construction site survey, to ensure that any species are protected both during and post construction phases. In terms of the improvements to the quality and scope of the open space this can be addressed by way of appropriately worded planning conditions.

Infrastructure

SEPA have raised no objections subject to a number of conditions. It is considered that the condition for a feasibility study for district heating scheme does not meet the tests for a valid condition. That aside all other matters can be addressed by an appropriately worded planning condition.

Trees

As the application is submitted in principle, matters of landscaping and tree retention / additional planting can be addressed by way of appropriately worded planning conditions.

Unsuitability of the Ground

Environmental Health colleagues recommend a contaminated land survey to address this matter.

RECOMMENDATION

Willingness to approve subject to section 75 Agreement addressing the provision of affordable housing, education contribution, car club space, associated Road Traffic Order, Open Space contribution, together with appropriately worded planning conditions.

REASONS FOR RECOMMENDATION

The proposed development would provide a form of mixed used development that is in compliance with policy H2 of the Development Plan

in terms of its contribution to creating mixed and inclusive communities. The application, albeit submitted in principle, will not harm the physical or social character of the area and adversely affect road safety for all users of the local road network. The proposed development therefore complies with the aforementioned policies of the Development Plan, together with national guidance and other material considerations.

CONDITIONS

it is recommended that approval is given subject to the following conditions:-

1.

that no development pursuant to the planning permission in principle hereby approved shall be carried out until such time as a further application has been made to the planning authority for approval of the matters specified in this condition and such approval has been granted; these matters being details of the:

- (i) detailed design and external appearance of the building(s) the height and roof form shall accord with the submitted drawings;ii) landscaping of the site, including construction and laying out of the access and the installation of a swale or other measures in order to handle water from the former mill lade;
- (iii) details of the boundary treatments, including the hedge and temporary treatment to the boundary in the period before the hedge reaches its intended height;
- (iv) a construction method statement
- (v) full details of access junctions onto local road network
- (vi) the submission and agreement in writing from the local planning authority of an agreed phasing plan for the residential and student accommodation elements of the development hereby approved

Reason: To comply with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

2.

The development hereby permitted is restricted to a maximum of 80 residential apartments, of which 20 will be affordable dwellings, and 425 student bed spaces

Reason: To define the scope of the development applied for and in the interests of proper planning

3.

The landscaping details to be submitted pursuant to Condition 1 above shall

include:

- a) Existing and proposed finished ground levels relative to a fixed datum point;
- b) Existing landscape features and vegetation to be retained;
- c) The location of new trees, shrubs, hedges, grassed areas and water features;
- d) A schedule of plants to comprise species, plant sizes and proposed numbers and density;
- e) The location, design and materials of all hard landscaping works including walls, fences, gates, roads surfaces, street furniture and play equipment;
- f) An indication of existing trees, shrubs and hedges to be removed;
- g) A programme for the completion and subsequent maintenance of the proposed landscaping.

All soft and hard landscaping proposals shall be carried out in accordance with the approved scheme and shall be completed during the planting season immediately following the commencement of each respective phase of the development or such other date as may be agreed in writing with the Planning Authority. Any planting which, within a period of 5 years from the completion of each phase of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

Reason: In the interests of protecting trees and ensuring a satisfactory quality of environment and to comply with policies NE5 and NE8 of the Aberdeen Local Development Plan 2012

4.

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority by way of a formal application for matters specified by condition. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy D of the Aberdeen Local Development Plan 2012

5

No development shall commence until details for the provision of dropped kerbs, footways, and footway crossings at the access junctions have been submitted to and approved in writing by the Local Planning Authority by way of a formal application for matters specified by condition.

Reason: In the interest of pedestrian and road safety

6

No part of the development hereby approved shall be occupied until details for the improvements to the bus stops on the Spital, including an implementation programme, have been submitted to and agreed in writing by the Local Planning Authority by way of a formal application for matters specified by condition.

Reason: To promote sustainable travel by means other than the private motor car and to comply with policy D3 of the Aberdeen Local Development Plan 2012

7

No part of the student accommodation element of the development hereby approved shall be occupied until a student management plan, including car parking, has been submitted to and approved in writing by the Local Planning Authority by way of a formal application for matters specified by condition.

Reason: In the interests of amenity and proper planning

8

No part of the development hereby permitted shall commence until details of secure parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and agreed in writing by the Local Planning Authority by way of a formal application for matters specified by condition. These facilities should be fully implemented and made available for use prior to the occupation of any part of the development, in accordance with the agreed phasing plan, hereby permitted and shall thereafter be retained for use at all times.

Reason To ensure satisfactory facilities for the parking of cycles is provided to encourage travel by means other than the private motor vehicle and to comply with policy D3 of the Aberdeen Local Development Plan 2012.

9

Prior to the commencement of the residential element of the development hereby approved a residential parking management plan shall be submitted to and agreed in writing by the local planning authority by way of a formal application for matters specified by condition and the development shall operate in full accordance with the agreed residential parking management plan from the first occupation of any part of the residential element of the development

Reason To ensure adequate levels of parking is provided allowing for the quantum of residential units provide.

10

No development shall commence until an internal road and layout parking plan has been submitted to and agree in writing with the local planning authority by way of a formal application for matters specified by condition.

Reason To ensure adequate car parking and in the interest of safety for all users of the development.

11

No part of the development hereby approved shall be occupied until such time as a user's Travel Plan has been submitted to and approved in writing by the Local Planning Authority by way of a formal application for matters specified by condition. The development shall operate in full accordance with all measures identified within the Travel Plan from the first occupation of any part of the development. The Travel Plan shall specify initiatives to be implemented by the development to encourage access to and from the site by a variety of non-car means, shall set targets and shall specify a monitoring and review mechanism to ensure compliance with the Travel Plan objectives. Within the agreed travel plan evidence shall be submitted to demonstrate compliance with the agreed monitoring and review mechanisms

Reason: In order that both the local planning authority may be satisfied as to the practicality, viability and sustainability of the Travel Plan for the site and to comply with policy T2 of the Aberdeen Local Development Plan 2012.

12

Prior to occupation of any part of the development a scheme for any external lighting that is to be installed at the site, including measures to prevent light spillage, shall be submitted to and approved in writing by the Local Planning Authority by way of a formal application for matters specified by condition. Any approved external lighting shall be installed in accordance with the approved drawings and such directional hoods shall be retained permanently. The applicant should demonstrate that the proposed lighting is the minimum needed for security and working purposes and that the proposals minimise pollution from glare and spillage.

Reason: In order that the local planning authority may be satisfied that the lighting is installed and maintained in a manner which will minimise possible light pollution of the night sky and neighbouring properties and to comply with policy D2 of the Aberdeen Local Development Plan 2012.

13

Details for the on-site storage, disposal and collection of refuse and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of each phase of development hereby approved. The approved details shall be carried out in full prior to occupation of each phase of development and retained thereafter.

Reason: In order that the local planning authority may be satisfied with the provisions for recycling facilities and refuse disposal, storage and collection, in the interest of safeguarding the amenities of neighbouring occupiers, occupiers of the approved development, and the area in general, in compliance with policy R6 of the Aberdeen Local Development Plan 2012.

14

No development approved by this permission shall be commenced until a drainage impact assessment, including a scheme for the provision of surface water drainage works, has been submitted to and approved in writing by the Local Planning Authority by way of a formal application for matters specified by condition. The drainage works shall be completed in accordance with the details and timetable agreed.

Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and to comply with policy NE6 of the Aberdeen Local Development Plan 2012.

15

If piling works are required in the construction of the development the method of piling shall be agreed in writing by the Local Planning Authority prior to those works commencing on site. There shall be no driven piling unless there are no other alternatives due to engineering considerations. The details of driven piling shall also be submitted to and agreed in writing by the Local Planning Authority and implemented in strict accordance with those details.

Reason: In order to safeguard the amenity of the local area and neighbouring residents at unsocial hours and to comply with policy H2 of the Aberdeen Local Development Plan 2012

16

No unit of residential or student accommodation hereby permitted shall be occupied until written confirmation to the written satisfaction of the Local Planning Authority has been submitted demonstrating that the public foul sewerage network can cope with the flows from the proposed development.

Reason: In this interest of flood management and to comply with policy NE6 of the Aberdeen Local Development Plan 2012

17

No development (including demolition of existing buildings and structures) shall commence until each of the following have been complied with:-

- (i) A desk top study and site assessment to survey and characterise the nature and extent of contamination and its effect (whether on or off-site) and a conceptual site model have been submitted to and approved in writing by the Local Planning Authority.
- (ii) A site investigation report to characterise and risk assess the site which shall include the gas, hydrological and contamination status, specifying rationale; and recommendations for treatment for contamination. encountered (whether by remedial works or not) has been submitted to and approved in writing by the Council.
- (iii) The required remediation scheme implemented in full.

If during any works on the site, contamination is encountered which has not previously been identified (“the new contamination”) the Council shall be notified immediately and the aforementioned terms shall apply to the new contamination. No further works shall take place on that part of the site or adjacent areas affected, until the requirements set out above have been complied with in relation to the new contamination.

The development shall not be occupied until a closure report has been submitted to and approved in writing by the Local Planning Authority. This shall include verification of all measures, or treatments as required in (Section i & ii) and relevant correspondence (including other regulating authorities and stakeholders involved with the remediation works) to verify compliance requirements, necessary for the remediation of the site have been implemented in full.

The closure report shall include verification details of both the remediation and post-remediation sampling/works, carried out (including waste materials removed from the site); and before placement of any soil/materials is undertaken on site, all imported or reused soil material must conform to current soil quality requirements as agreed by the authority. Inherent to the above, is the provision of any required documentation, certification and monitoring, to facilitate condition requirements.

Reason: To ensure that the Local Planning Authority may be satisfied that potential site contamination is identified and remedied in view of the historical use(s) of the site, which may have included industrial processes and to comply with policy R2 of the Aberdeen Local Development Plan

18

Prior to the commencement of development a walk-over survey strategy should be submitted to and agreed in writing with the Local Planning Authority, which for the avoidance of doubt shall be undertaken during and post-completion, that will allow agreed landscape and biodiversity enhancement proposals to be adjusted accordingly.

Reason: To comply with policy NE8 of the Aberdeen Local Development Plan

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Mrs Rosemary Kay
Netherhillock
Maud
Peterhead
AB42 5ST

17 November 2015

Aberdeen City Council Development Management Team
Planning and Sustainable Development
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

Reference: Planning Application 151772 Former BT Engineering Depot Froghall Terrace

Dear Sirs

As owner and landlord of 19 Froghall View, I wish to object to the proposed development. While residential development is an appropriate use of a significant inner city brownfield site, the scale of the proposals presented by Telereal Trillium for the Froghall development would result in a very significant increase in the population density locally, and appear to be in contradiction of National and Aberdeen City Planning Policies.

National Policy and Guidance Scottish Planning Policy (SPP)

Paragraph 82 of SPP highlights the important contribution that infill sites within existing settlements can make to the supply of housing land. It further states that infill sites should respect the scale, form and density of the surroundings and enhance the character and amenity of the community.

The scale and in particular the proposed density of the student accommodation would appear to be in direct contradiction to this Policy statement, as it will inevitably dominate the area by virtue of size and population density.

Aberdeen City 2012 Local Development Plan

The Local Development Plan (LDP) sets out Planning Policies covering a range of subjects including development, sustainability, transport needs, and heritage protection.

Policy D1 Architecture and Placemaking relates to the aesthetic and environmental impact of new development. The scale of the proposed development would appear to be in contradiction of this Policy in that it would dominate the immediate environment by virtue of differences of scale and architectural style to the existing buildings within the locality.

A "good mix of size and type of dwellings" is a stated aim of the LDP, in order to "create mixed and inclusive communities offering a choice of housing and lifestyle". This is addressed by Aberdeen City LDP Policy H4, Housing Mix. The proposals presented would allow the number of dedicated student accommodation units to dominate over all existing types in the immediate area, contradictory to the Policy of creating a mixed community.

Such a large influx of new residents as proposed will inevitably create an increase in traffic volume and frequency, with attendant additional demand on parking. These issues are considered by LDP Policy T2, Managing the Transport Impact of Development and the associated Supplementary Guidance document.

Reference to the Supplementary Guidance document indicates that a minimum of 1.75 allocated car parking spaces be provided per residential dwelling, and in the case of dedicated student accommodation 1 per 10 students. Given the proposed density of student accommodation, parking provisions fall far short of these guidelines.

The Design and Access Statement C submitted as part of the application documents states on Page 22 "No provision for general student parking." It is not credible to assume that none of the 425 students the proposal seeks to accommodate will bring cars, however strict university rules may be imposed. There is also a minimal number of visitor spaces, quite inappropriate for such a large development. At present car parking space within Froghall View is very limited, and unauthorised parking is already a problem, particularly when football matches are held at Pittodrie. It is questionable if simply not providing parking spaces complies with the Policy requirement to "demonstrate that sufficient measures have been taken to minimise the traffic generated".

I also have concerns regarding the submitted Transport Statement, which on Page 8 describes Froghall View as an "access road" and states that "on-street parking is available". The description should be the same as that given on Page 11 for Froghall Avenue, which is "residential cul-de-sac." Froghall View is also a private road, the description given is likely to encourage unauthorised parking to the detriment of residents and visitors.

In summary, I object to the proposals because I believe that due to their scale they will, despite the efforts of the architects and application of the latest theories of traffic management and transport mode, result in a significant increase in traffic and parking congestion to the detriment of established residents. A much reduced, residential only development with a greater provision of green space would be far more appropriate.

Yours faithfully

A large black rectangular redaction box covering the signature of Rosemary Kay.

Rosemary Kay

Stephanie Dunsmuir

From: Jane Gall [REDACTED]
Sent: 02 December 2015 12:51
To: PI
Subject: Planning application 151772

Dear Sir/Madam

Reference: Planning Application 151772

I'd like to object to planning application 151772 for proposed developments to BT yard in Froghall Terrace, although I don't live in the area, I spend a lot of time visiting friends and family there. I'd like to object for the following reasons -

1. There are currently already 900 units of student accommodation currently being built at Causewayend, St Peter Street and Powis Place therefore I fail to see the need for yet more student accommodation for an area already over populated, which will put an additional strain on local NHS doctors and dentists. In my opinion this proposal is gross overdevelopment.
2. The current plans don't include a fraction of the required parking spaces required for the proposed development, which will cause issues for other local residents private car parks as well as safety issues on the local roads with illegal parking. The road infrastructure in the area whether it be pedestrian or vehicular is unsuitable.
3. The noise that will come with housing 425 + students, parties and noise associated at anti social hours, especially as the site is in a dip.
4. The height of the development and planned proximity to surrounding flats will block out all natural sunlight and block out any views of the area.
5. I'm concerned for wildlife in the local area as I know is currently already home to foxes and hedgehogs which could become at risk with the proposed building works.

In conclusion I'd like to object to planning application 151772 on this basis of the above.

Yours Sincerely

Jane Gall

31F Dee Street
Aberdeen
AB11 6AW

Stephanie Dunsmuir

From: nicola whyte [REDACTED]
Sent: 03 December 2015 08:55
To: PI
Subject: Reference: Planning Application 151772

Dear Sir/Madam

Reference: Planning Application 151772

I'd like to object to planning application 151772 for proposed developments to BT yard in Froghall Terrace, although I don't live in the area, I spend a lot of time visiting friends and family there. I'd like to object for the following reasons -

1. There are currently already 900 units of student accommodation currently being built at Causewayend, St Peter Street and Powis Place therefore I fail to see the need for yet more student accommodation for an area already over populated, which will put an additional strain on local NHS doctors and dentists. In my option this proposal is gross overdevelopment.
2. The current plans don't include a fraction of the required parking spaces required for the proposed development, which will cause issues for other local residents private car parks as well as safety issues on the local roads with illegal parking. The road infrastructure in the area whether it be pedestrian or vehicular is unsuitable.
3. The noise that will come with housing 425 + students, parties and noise associated at anti social hours, especially as the site is in a dip.
4. The height of the development and planned proximity to surrounding flats will block out all natural sunlight and block out any views of the area.
5. I'm concerned for wildlife in the local area as I know is currently already home to foxes and hedgehogs which could become at risk with the proposed building works.

In conclusion I'd like to object to planning application 151772 on this basis of the above.

Yours Sincerely

Nicola Whyte

177 Lee Crescent North
Bridge Of Don
Aberdeen
AB22 8FQ

Stephanie Dunsmuir

From: Gayle Johnston [REDACTED]
Sent: 03 December 2015 09:39
To: PI
Subject: Reference: Planning Application 151772

Dear Sir/Madam

Reference: Planning Application 151772

I'd like to object to planning application 151772 for proposed developments to BT yard in Froghall Terrace, although I don't live in the area, I spend a lot of time visiting friends and family there. I'd like to object for the following reasons -

1. There are currently already 900 units of student accommodation currently being built at Causewayend, St Peter Street and Powis Place therefore I fail to see the need for yet more student accommodation for an area already over populated, which will put an additional strain on local NHS doctors and dentists. In my opinion this proposal is gross overdevelopment.
2. The current plans don't include a fraction of the required parking spaces required for the proposed development, which will cause issues for other local residents private car parks as well as safety issues on the local roads with illegal parking. The road infrastructure in the area whether it be pedestrian or vehicular is unsuitable.
3. The noise that will come with housing 425 + students, parties and noise associated at anti social hours, especially as the site is in a dip.
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5. I'm concerned for wildlife in the local area as I know is currently already home to foxes and hedgehogs which could become at risk with the proposed building works.

In conclusion I'd like to object to planning application 151772 on this basis of the above.

Yours Sincerely

Gayle Johnston

96 Irvine Place, Aberdeen

Nicholas Lawrence

From: Wilma Paton <[REDACTED]>
Sent: 18 November 2015 13:54
To: PI
Subject: Fw: BT Engineering Yard, Froghall Terrace, Aberdeen - 151772

----- Original Message -----

From: Wilma Paton
To: pi@aberdeen.gov.uk
Sent: Wednesday, November 18, 2015 9:30 AM
Subject: BT Engineering Yard, Froghall Terrace, Aberdeen - 151772

Dear Sir / Madam,

I wish to **object** to the above application on several grounds.

1 The impact on the **Amenity** of local residents. Granted the proximity of the planned 4 storey student development there will, inevitably, be a serious deterioration in the light available to us and indeed on the privacy we currently enjoy.

2 The impact on local streets of the lack of **parking** provided for the near 600 people planned for this development (425 students and 80 other units of accommodation). It is simply untenable for the developers to provide such little parking space for that number of people. There could also be serious issues of **road safety** granted the narrowness of Froghall Terrace and the difficulty of the crossroads with the Spital and Merkland Road.

3 The possible impact on our housing of such a substantial development being built at the bottom of the slope on which many of the local houses are built. There is also known to be water underneath the Yard which would also call into question the stability of the ground on which the planned building will take place, giving rise to further fears of possible **subsidence**.

4 The concept of potentially 600 extra people being in that small space is surely an example of **over-development**. Already there have been issues of raw sewage being found locally and that would be another concern.

In addition to all these, there is surely a planning issue over the unfair burden this local area already bears in relation to student numbers. We have already made complaints about the numbers of HMO properties in this area and we are also surrounded by the current massive building programme of student housing at Causewayend and on Powis Terrace.

Please do not allow these plans to stand for all the above reasons and for others which do not, unfortunately, fit any of the planning criteria but cause much angst for those of us being forced to live in a student campus.

Yours,

Wilma Paton
21, Froghall View,
Aberdeen

Stephanie Dunsmuir

From: webmaster@aberdeencity.gov.uk
Sent: 19 November 2015 08:52
To: PI
Subject: Planning Comment for 151772

Comment for Planning Application 151772

Name : Neal Copland
Address : 49F Sunnybank Road
Aberdeen
AB24 3NJ

Telephone :

Email : [REDACTED]

type :

Comment : Although I am not against the redevelopment on the BT Engineering Depot; I am against the inclusion of the student accommodation development. Firstly, I would question the need for student accommodation when you consider the existing and new developments for student accommodation which are already in the surrounding area. Furthermore, the perception that 425 students will not require any parking spaces is ludicrous, and will ultimately lead to constant disruption with the local community. As well as this, the noise pollution which 425 students will create on a daily basis will again ultimately lead to constant disruption with the local community. Lastly, although redevelopment of the site should be prosperous for the local area and community; the inclusion of accommodation for 425 students will lead to constant strain with the local community whilst also decreasing the value of surrounding properties and developments.

Sincerely,
Neal Copland

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Stephanie Dunsmuir

From: webmaster@aberdeencity.gov.uk
Sent: 25 November 2015 13:21
To: PI
Subject: Planning Comment for 151772

Comment for Planning Application 151772

Name : Ross Cox

Address : 23 Froghall view

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I wish to express my objection (I object)to the development proposal in its current form for the following reasons.

1. The proposed building heights and proximity to the froghall view property south western aspects. The impact of light loss and privacy will be very large. Due to frogahll views location on a steep bank, my property lower rooms only have one window directly facing the student residential building. In these rooms light loss will be greatest. All effort should be made in the design to maximise offset distances to existing properties.
2. Over development - the proposed new parking and local parking / amenities cannot support the huge numbers of residents on site approximately 600 people. There must be questions raised on the practicality of such a large development in such an in closed area.
3. A study on the ground stability of the froghall view properties and how this will be effected by the new construction activities must be carried out and approved
4. Late night noise after 23.00 - student populations are known to create large levels of noise late at night. Again the current offset distances proposed are not sufficient to guard against this.

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Stephanie Dunsmuir

From: webmaster@aberdeencity.gov.uk
Sent: 26 November 2015 08:05
To: PI
Subject: Planning Comment for 151772

Comment for Planning Application 151772

Name : Bo Shen

Address : 41C Sunnybank Road, AB24 3NJ

Teleph [REDACTED]

Email : [REDACTED]

type :

Comment : I object.

Because of:

- 1) Loss of amenity, the impact on our light and our privacy.
- 2) Impact on access, parking and road safety. No parking spaces are to be made available for the 425 students will be an impact on ourselves and the neighbouring streets plus road safety could be an issue.
- 3) Ground stability and drainage.
- 4) Overdevelopment, there will be at least an extra 600 people on that site, placing a massive strain on the local community.

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Stephanie Dunsmuir

From: webmaster@aberdeencity.gov.uk
Sent: 26 November 2015 17:53
To: PI
Subject: Planning Comment for 151772

Comment for Planning Application 151772

Name : J Birchley

Address : 24 Spital, Old Aberdeen

Telephone :

Email : [REDACTED]

type :

Comment : During the last few years this area has had many purpose built student accommodation blocks erected and buildings converted for such purposes (with some still yet to be built). Whilst this is desirable for the developers due to the proximity to Aberdeen University, these buildings, along with a proliferation of Houses in Multiple Occupations has been to the detriment of the local community: it is now unbalanced and unsustainable. To allow this density of development would cause further detriment to the local community. Therefore I urge the Planning Committee to request the developers revise their plans to a more acceptable density and massing. It has also been raised at every public consultation that the student part of the development is placed at the south of the site: this would cause less intrusion to the surrounding existing residents and the future tenants in the flatted part of the development. The developer has not listened to this view from the local population therefore I urge the Planning Committee to suggest this is also incorporated in the revised plans.

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Stephanie Dunsmuir

From: webmaster@aberdeencity.gov.uk
Sent: 01 December 2015 13:29
To: PI
Subject: Planning Comment for 151772

Comment for Planning Application 151772

Name : Mat Duthie
Address : 111 Walker Road
Torry
Aberdeen

Telephone :

Email : [REDACTED]

type :

Comment : I fully object to the plans submitted for this development.

As someone who knows a few people living in this area, I know how difficult it can be to get parked when visiting. This area is already overpopulated with vehicles, so the proposed plans to add over 400 student rooms is absolutely crazy.

There is no way this area of the city can cope with this influx - there is hardly enough space for the current residents, never mind adding the possibility of hundreds more.

What if, say, every second student has a car - that alone will add in excess of TWO HUNDRED vehicles trying to find spaces - spaces which just aren't there.

This, in turn, will add a massive inconvenience to the infrastructure of the area, which was never intended to accommodate this number of people.

Local amenities will be affected, local residents will be affected - this will cause a huge issue between the current residents and new residents if this goes ahead.

All so someone can make some extra money by putting as many new rooms into one small area.

Surely there are other areas in the city that can be proposed for this development?

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Stephanie Dunsmuir

From: Mike [REDACTED]
Sent: 02 December 2015 19:28
To: PI
Subject: Fwd: Planning application 151772

Sent from my iPad

Begin forwarded message:

From: "Gall, Jane" <[REDACTED]>
Date: 2 December 2015 at 12:36:54 GMT
To: [REDACTED]
Subject: FW: Planning application 151772

pi@aberdeencity.gov.uk

Dear Sir/Madam

Reference: Planning Application 151772

I'd like to object to planning application 151772 for proposed developments to BT yard in Froghall Terrace, although I don't live in the area, I spend a lot of time visiting friends and family there. I'd like to object for the following reasons -

1. There are currently already 900 units of student accommodation currently being built at Causewayend, St Peter Street and Powis Place therefore I fail to see the need for yet more student accommodation for an area already over populated, which will put an additional strain on local NHS doctors and dentists. In my option this proposal is gross overdevelopment.
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3. The noise that will come with housing 425 + students, parties and noise associated at anti social hours, especially as the site is in a dip.
4. The height of the development and planned proximity to surrounding flats will block out all natural sunlight and block out any views of the area.
5. I'm concerned for wildlife in the local area as I know is currently already home to foxes and hedgehogs which could become at risk with the proposed building works.

In conclusion I'd like to object to planning application 151772 on this basis of the above.

Yours Sincerely

NAME Michael Philip

ADDRESS. 63 Upper Mastrick Way

Stephanie Dunsmuir

From: webmaster@aberdeencity.gov.uk
Sent: 03 December 2015 12:21
To: PI
Subject: Planning Comment for 151772

Comment for Planning Application 151772

Name : James Whipps
Address : 20 Esslemont Avenue,
Aberdeen,
AB251SN

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Dear Sir or Madam,

Reference Number: Planning Application 151772

I am writing to state my objection to the named planning application for a proposed mixed used development at the BT depot located at Froghall Terrace, Aberdeen. As a friend of residents in the area I would like to make the following complaints:

Overdevelopment – The area surrounding Froghall Terrace is already densely packed with many other developments in the area (including student accommodation), to grant a further development would in my opinion add more congestion, pollution and crime to an already highly developed area.

Roads & Infrastructure – The Old Aberdeen area has inherited Victorian Era Street plans which were never designed to manage and cope with the levels of traffic in the area, the addition of another development in the area would only add to an already chronic situation with traffic, medical & dental care and other facilities.

Plans – Old Aberdeen being close to Aberdeen University is already home to many student accommodation blocks, Garthdee on the other hand is vastly underdeveloped in comparison. I feel the developers have not been completely honest regarding the planned development and changed their plans for a five story block to appear to appease local residents and the council. From what I have heard regarding community consultation is that over 70% of residents in the area are against the proposal, this speaks for itself in providing good grounds to block planning permission.

Based on what I have stated above I object to this development and feel that the developer should not proceed with these plans given the low level of support within the local community and the potential negative impacts it may bring to the local community.

Regards,

James Whipps

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Stephanie Dunsmuir

From: webmaster@aberdeencity.gov.uk
Sent: 03 December 2015 12:37
To: PI
Subject: Planning Comment for 151772

Comment for Planning Application 151772

Name : Richard & Teresa Harwood
Address : Viewton Cottage
37 Kings Crescent
Old Aberdeen
Aberdeen
AB24 3HP

Telephone : [REDACTED]
Email : [REDACTED]
type :

Comment : Richard & Teresa Harwood
Viewton Cottage
37 Kings Crescent
Old Aberdeen
Aberdeen
AB24 3HP

Development Management Enterprise
Planning and Infrastructure
Aberdeen City Council

3 December 2015

Dear Sir/Madam,

Re: Application Number 151772
BT Engineering Depot, Froghall Terrace Aberdeen
Application for Change of Use from BT Engineering Depot to a Mixed development of residential and student accommodation.

We wish to object to the granting of this application for the following reasons:

• There is already an exceptionally high density of Student accommodation within this area, Old Aberdeen and surrounds with around 1600 beds being provided in the last year alone and many more in the making. There are also further HMO's being applied for at this time .

• The area is currently overburdened by a transient population and this will add a further 425 transients if allowed to go ahead.

• Families and permanent residents do not want to live in a student campus which this area of Aberdeen is turning into.

• This area will become uninviting to live in and families will be deterred from moving into the area as these purpose built accommodation blocks take over leaving no sense of community.

• The infrastructure of the area is already overburdened.

• Additional pressure on medical/dental practices that are currently oversubscribed.

• Road safety issues will increase e.g. Pedestrians are currently forced to walk on the busy roads due to the narrow pavements, cars parked on these pavements and on blind corners and on double yellow lines.

• Since there is no provision for student parking on the development and the Developers assuming that students will not have visitors e.g. families and friends from outwith Aberdeen, it will result in reduced on street parking for existing residents and will be further exacerbated by the increase in traffic and the additional entrances and exits that are proposed at the site.

• This development will add to the demographic imbalance which already exists within this and the surrounding areas.

Richard & Teresa Harwood

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Planning Dept
Aberdeen City Council
Marischal College

23 King's Crescent
Old Aberdeen
AB24 3HP

2nd Dec 2015

Dear Sirs,

Proposed Development at Froghall Terrace
(ref no. 151772)

We write to object to the above proposal on the following grounds:-

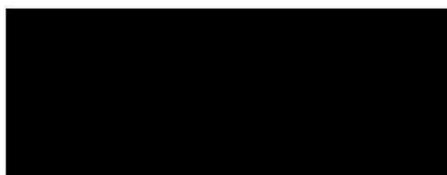
(1) This is significant overdevelopment of the site, evidenced in particular by the close proximity of four-storey blocks to the family homes to the east at Froghall View. The proposed buildings would have a severely detrimental impact on both the privacy and the residential amenity of these houses, both in terms of excessive height and proximity.

(2) There is no general parking provision for the 425 students envisaged to be the occupants of most of the buildings. This is completely unrealistic and could only result in a significant worsening of what is already a severe parking problem in the Spital area.

(3) Connected to this, there has to be a concern as to how such flats could be reconfigured later, if necessary, into non-student accommodation, given that there would be then no space to extend the parking provision:- and we understand that it is Council's policy that purpose-built student flats should be designed to be capable of such re-configuration. This is an anomaly which needs to be addressed, both in relation to this application, and in the wider context.

(4) There is insufficient amenity space for the potential occupants of the said properties, which would be detrimental to their residential amenity.

Yours faithfully,

A large black rectangular redaction box covering the signature of the sender.

R and H. Leith

Stephanie Dunsmuir

From: Margaret Gall [REDACTED]
Sent: 03 December 2015 15:11
To: PI
Subject: Planning application 151772

Dear Sir/Madam

Reference: Planning Application 151772

I'd like to object to planning application 151772 for proposed developments to BT yard in Froghall Terrace, although I don't live in the area, I spend a lot of time visiting friends and family there. I'd like to object for the following reasons -

1. There are currently already 900 units of student accommodation currently being built at Causewayend, St Peter Street and Powis Place therefore I fail to see the need for yet more student accommodation for an area already over populated, which will put an additional strain on local NHS doctors and dentists. In my opinion this proposal is gross overdevelopment.
2. The current plans don't include a fraction of the required parking spaces required for the proposed development, which will cause issues for other local residents private car parks as well as safety issues on the local roads with illegal parking. The road infrastructure in the area whether it be pedestrian or vehicular is unsuitable.
3. The noise that will come with housing 425 + students, parties and noise associated at anti social hours, especially as the site is in a dip.
4. The height of the development and planned proximity to surrounding flats will block out all natural sunlight and block out any views of the area.
5. I'm concerned for wildlife in the local area as I know is currently already home to foxes and hedgehogs which could become at risk with the proposed building works.

In conclusion I'd like to object to planning application 151772 on this basis of the above.

Yours Sincerely

Margaret Gall

Gillahill Farm
Kingswells
Aberdeen
AB15 8PR

Stephanie Dunsmuir

From: Graeme Gall [REDACTED]
Sent: 03 December 2015 15:17
To: PI
Subject: Planning application 151772

Dear Sir/Madam

Reference: Planning Application 151772

I'd like to object to planning application 151772 for proposed developments to BT yard in Froghall Terrace, although I don't live in the area, I spend a lot of time visiting friends and family there. I'd like to object for the following reasons -

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2. The current plans don't include a fraction of the required parking spaces required for the proposed development, which will cause issues for other local residents private car parks as well as safety issues on the local roads with illegal parking. The road infrastructure in the area whether it be pedestrian or vehicular is unsuitable.
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5. I'm concerned for wildlife in the local area as I know is currently already home to foxes and hedgehogs which could become at risk with the proposed building works.

In conclusion I'd like to object to planning application 151772 on this basis of the above.

Yours Sincerely

Graeme Gall

Gillahill Farm
Kingswells
Aberdeen
AB15 8PR

-----Original Message-----

From: James [REDACTED]

Sent: 17 December 2015 07:24

To: PI

Subject: Planning Application Number 151772

Dear Sir or Madam,

I would like to object to this planning application. I stay directly across from the proposed building and cannot see that it will add one brick to the sense or pleasure of the district, a district I might add which has had all sorts of upheaval in recent years, including quite a lot of additional students in the area. Do we need any more? The obvious answer is no. Surely we have borne more than our brunt of students in this area, and although boys will be boys if I could have got my hands on the pair who decided to swing on my gate and break it, I could quite easily have been writing this objection from jail. No, enough is enough. We now have two mosques, (and let us hope that the new one in Nelson street has not got a minaret) and more than our fair share of immigrants. We have lost the local school and gained an impending bunch of more students to replace them. This crescent used to be a nice quiet area leading to Old Aberdeen, and when I think of the difficulty I had several years back only trying to change my windows I can hardly believe that you are considering inflicting this carbuncle upon us. There are lots of other objections to this application, but I shall let others speak.

Yours in total frustration for the old East End, James Taylor
25 Kings Crescent,
Aberdeen.
AB24 3HP.

Stephanie Dunsmuir

From: Tina MacBeath [REDACTED]
Sent: 19 November 2015 17:02
To: PI
Subject: Application number 151772

I object strongly to the proposed development on the BT yard Froghall Terrace, Aberdeen.

There is already a very severe problem with parking in this area be it permit holders or not. Our privacy will be severely affected even more than it is now. Our Doctor's surgery is already experiencing extremely high volumes of patients due to students already coming and going from our area and I feel this would be doubled if this application gets approved. There is at present 1 road leading into this area which is already congested day and night with traffic and cars parked, should this application go through I fear for the safety of pedestrians and especially children coming and going to the local school. Our water supply is horrendous at present, white scum in the water unless ran for a considerable time and this application would put an even greater strain on the water supply.

I urge the city council to seriously consider all the points made in my objection.

Christina MacBeath

Stephanie Dunsmuir

From: charlotte rait [REDACTED]
Sent: 05 December 2015 15:00
To: Emma Rennie
Subject: Re: Application number 151772

Hi Emma

As you suggested when I called you on Friday, I have 'cut and pasted' our comments below. Thank you for your help.

Planning Application number - 151772

We object to the above planning proposal on the following grounds:

The planned 4 storey building is in very close proximity to existing developments. It will not only **impact on light and privacy** for current residents in the area, but also for the future occupants of the proposed development. The impact on current residents deprived of natural sunlight from the south, as well as their view of the city skyline, will be significant.

For the proposed 2 bedroom flats, only one **car parking** space is allocated, however it is more probable that each occupant, possibly 2 or more, may have a car. No parking is proposed for the student accommodation, and some students do require cars due to mobility or other needs. The wider area has limited parking and this will inevitably lead to anxiety and frustration, which in turn can impact on personal and road safety for other drivers and pedestrians.

There is minimal **vehicle access** for students, and as parents of students who have been away at university, we are very aware that at the beginning and end of a semester or academic year, access close to accommodation is required for loading or unloading of belongings. A turning point is not sufficient as this takes time.

This proposal, for 425 student flats and 80 two bedroom flats, is in addition to other student accommodation currently being built in or close by, and where families also live. It will significantly add to **overdevelopment** of the area, and will put a strain on local amenities and in particular the medical practices.

(We are parents of a local resident who has lived in the area for over 10 years, and so we are very aware of the issues we have raised.)

Charlotte and David Rait
Foveran Schoolhouse
Main Road
Foveran
Ellon
AB416AZ

On Thursday, 3 December 2015, 16:32, Emma Rennie [REDACTED] wrote:

Good Afternoon,

Can you please re send your comments as our system doesn't accept your format on your letter.

Thanks.

Kind regards

Emma Rennie

Application Support Assistant

Communities, Housing & Infrastructure | Planning & Sustainable Development | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB

[REDACTED]

We are always trying to improve the quality of customer service that we provide and would like to know your views on the service you have received to help us learn what we need to do better. We would very much appreciate you taking a few moments to fill in our short feedback form by clicking on <http://www.aberdeencity.gov.uk/customerfeedback> and selecting Development Management (Planning Applications Team) and/or Building Standards.
Many thanks in advance.

From: charlotte rait [REDACTED]

Sent: 02 December 2015 22:42

To: PI

Subject: Application number 151772

Please find attached our objection to planning application number - 151772

David and Charlotte Rait

Stephanie Dunsmuir

From: Wilma Paton [REDACTED]
Sent: 18 November 2015 13:54
To: PI
Subject: Fw: BT Engineering Yard, Froghall Terrace, Aberdeen - 151772

----- Original Message -----

From: [Wilma Paton](mailto:Wilma.Paton@aberdeen.gov.uk)
To: pi@aberdeen.gov.uk
Sent: Wednesday, November 18, 2015 9:30 AM
Subject: BT Engineering Yard, Froghall Terrace, Aberdeen - 151772

Dear Sir / Madam,

I wish to **object** to the above application on several grounds.

1 The impact on the **Amenity** of local residents. Granted the proximity of the planned 4 storey student development there will, inevitably, be a serious deterioration in the light available to us and indeed on the privacy we currently enjoy.

2 The impact on local streets of the lack of **parking** provided for the near 600 people planned for this development (425 students and 80 other units of accommodation). It is simply untenable for the developers to provide such little parking space for that number of people. There could also be serious issues of **road safety** granted the narrowness of Froghall Terrace and the difficulty of the crossroads with the Spital and Merkland Road.

3 The possible impact on our housing of such a substantial development being built at the bottom of the slope on which many of the local houses are built. There is also known to be water underneath the Yard which would also call into question the stability of the ground on which the planned building will take place, giving rise to further fears of possible **subsidence**.

4 The concept of potentially 600 extra people being in that small space is surely an example of **over-development**. Already there have been issues of raw sewage being found locally and that would be another concern.

In addition to all these, there is surely a planning issue over the unfair burden this local area already bears in relation to student numbers. We have already made complaints about the numbers of HMO properties in this area and we are also surrounded by the current massive building programme of student housing at Causewayend and on Powis Terrace.

Please do not allow these plans to stand for all the above reasons and for others which do not, unfortunately, fit any of the planning criteria but cause much angst for those of us being forced to live in a student campus.

Yours,

Wilma Paton
21, Froghall View,
Aberdeen

From: Anna Rait [REDACTED]
Sent: 03 December 2015 10:40
To: PI
Subject: Planning Application 151772 Objection

Dear Sirs

Reference Number: Planning Application 151772

I am writing to object to the above named planning application for the proposed mixed use development to the BT Yard in Froghall Terrace, Aberdeen. As a resident of Sunnybank Road, looking onto the BT Yard, I cannot stress strongly enough the negative impact this will have on my life. Below are my objections but this is by no means an exhaustive list:

Overdevelopment – I believe that the granting of this proposal would lead to a gross overdevelopment of the site and surrounding area. There are already student accommodations being developed at St Peter Street, Causewayend and Powis Place adding around 900 additional rooms. Also, I believe there are further proposals for the First Bus site and talks about Froghall Community Centre. I have yet to see facts and figures supporting the requirement for all these student rooms.

Parking – The fact that no parking provision has been included in the plan for 425 student rooms is absurd. Students **will** have cars and I firmly believe that they will not hesitate to use local residents' private car parks. Even the residential properties proposed have a limited amount of parking spaces. This will result in current residents who have paid for parking permits on the local streets struggling to use them and the residents who have private car parks unable to park in their own space or even on the street.

Infrastructure – As this is Old Aberdeen, the roads and pavements were never built to accommodate all these extra people. There is a blind junction at the end of Froghall Road onto The Spital, and in several places the pavements are not large enough for two people to walk side by side. In addition to this the street lighting in the surrounding area, especially Kings Crescent, The Spital and Orchard Street is extremely poor. The influx of so many new residents into the area would place an enormous pressure on the local amenities such as doctors and dental practices. Already there is at least a 3 week wait for a doctor's appointment during term time. This proposed development is putting nothing back into the local community - no open spaces or play parks for current residents.

Plans – It is ridiculous for the developer to state that they have reduced the proposed size of the development, when in reality they were never going to submit plans for a 5 story building when no other buildings in the area are 5 stories. I believe that the alteration to the initial proposal was submitted to make local residents and the council feel like some sort of compromise has been made. The community consultation events had over 70% against the proposal, both before and after the 'changes' were made. This speaks for itself.

The area is in a dip which means that sounds are amplified. The incidents of students coming home late from nights out, smoking outside the doors, parties, fire alarms and the arrival of emergency services, will lead to an unbearable escalation of noise.

I understand a 'student management plan has been proposed. However this has very little detail and in reality it will not manage very much. My only window with a view will look into a student bedroom, 19.8 metres away to be precise, as opposed to the view I currently have across Aberdeen city centre. Along with the loss of this view, I believe my natural sunlight will be drastically reduced. I have noted from the local press that one councillor was not happy at the thought of 1 HMO in his street, so I am sure you will appreciate my dismay at the loss of amenities I have enjoyed for such a considerable time as a resident here.

It seems that Old Aberdeen and close surrounding areas are having to house most of the student population whilst Garthdee has very little. With the current downturn in the oil & gas industry, properties are struggling to sell, so the necessity for the provision of a further 80 two bed properties is questionable, together with the expectation of anyone actually wishing to buy a new flat so close to an excessively large student complex. There are more properties 'to let' in this area than I have ever seen before, which leaves me to conclude that there is no requirement for more.

Wildlife – What studies have been done with regards to the wildlife in the local area? Being so close to the city we are very fortunate to have many hedgehogs, foxes, squirrels and even breeding magpies.

As someone who has worked extremely hard since the age of 13 to be able to afford to buy a flat, has lived in the local area for 12 years and understands the needs of the established local community, I find this proposed development highly stressful. I would not like to think that I would be forced to sell (at a reduced price) and leave Aberdeen, as there will be no way I can afford anything else here, with only one wage.

I have read in one of the documents on the planning site, that one of the Single Outcome Agreements states the plan "should be responsive to people's needs". Far from meeting this requirement, the proposed plan is the exact opposite of what local people need.

I firmly believe that the proposed development 151772 surmounts to nothing more than obscene greed by the developers, with no regard whatsoever for the longstanding established community.

Kind Regards
Anna Rait
45H Sunnybank Road
Aberdeen
AB24 3NJ

Stephanie Dunsmuir

From: Gladys Main [REDACTED]
Sent: 20 November 2015 16:39
To: PI
Subject: Planning application 151772

To whom it may concern.

I refer to the above application to develop the existing BT yard in Froghall Terrace and hereby lodge my objection to the proposals, principally in relation to the student accommodation element.

1. I do not believe that there is a need for yet more of this type of student accommodation. There was unquestionably a major shortfall in recent years, but according to an article in the University publication "The Gaudie" on 8/9/2015 there was no such problem this year. It is my understanding that both universities have had a surplus. There is also a large number of vacant properties "to let" in and around this area of the city which was unheard of in previous years. Given this and the fact that there are already approximately an additional 900 units in the process of being built (two developments in Causewayend, one in St. Peter Street, and one in Powis Place) and available for occupancy for the next academic year I seriously question the need for yet more. I have only detailed what I know of near here but I understand there are others elsewhere in the city.
2. The existing yard is like an amphitheater where any noise is amplified several fold, so the prospect of over 425 students (and friends) partying or returning late at night/early morning is a worrying thought. We already feel that we are surrounded by students in this locality so are well versed in their patterns of behaviour. I appreciate that there will be a "student management plan" but from my experience they sound good on paper but the reality is different particularly outwith office hours.
3. I have lived in Froghall View for 32 years and like my neighbour's have enjoyed a quiet peaceful existence with uninterrupted views across the city. Cala homes when they built the houses and flats maximised the open outlook by building big windows. If this development goes ahead the big windows (both my bedrooms and living room) will be looking into student bedrooms at very close proximity and they to me! I know I have no right to a view but I believe that I have a right to privacy so I would argue that what is proposed would seriously compromise this and my quality of life and light.
4. It's clear to me that the two consultation events and the architects attendance at the Community Council was a mere "ticking the box" exercise as they have paid little heed to the strength of feeling of local residents. I find it astonishing that they state in their report that they considered they had a good response rate to the consultation, yet despite 73% being against the proposals they still proceed.
5. Parking is already a major issue in this area, so having virtually no parking available to students is crazy and wholly unrealistic.
6. Given the density, close proximity and height of this proposed development I remain convinced that this is another clear example of developer greed having precedence over the interests and welfare of longstanding permanent residents. I noted in one of the documents on the Planning site that one of the Single Outcome Agreement Priorities refers to "being responsive to local people's needs". This proposed development is clearly not so and indeed is the opposite as it will have a significant adverse impact on the quality of life for all of us in Froghall View which I resent.

To conclude, I object on the basis of my comments above that this is too high, too close, too many and not needed.

Yours
Gladys Main
21 Froghall View
Aberdeen
AB243JG

Stephanie Dunsmuir

From: Raiya Alexander [REDACTED]
Sent: 01 December 2015 21:44
To: PI
Subject: Proposed development at the BT Engineering Depot, Froghall Terrace, Aberdeen, application number: 151772

Dear Sirs

I am writing to note my objections to the proposed development at the BT Engineering Depot, Froghall Terrace, Aberdeen.

I object to the proposed plans for the following reasons:

1. Loss to the amenity - the development will have an impact on our privacy as the student flats will be very close to our boundary. The development will also have an impact on the noise levels in the area. Currently, the neighbourhood is very quiet. However, I fear with the number of student flats planned along with the residential flats, the noise in the neighbourhood will increase considerably, especially at nights when students like to party. There will be an increase of litter due to the number of people in the area. Our bins are often overflowing and there is a lot of fly tipping.
2. I fear that the development will put a massive strain on our local community such as the doctor's practice and local shops. I am also concerned that the development will cause an increase in crime and the police are already stretched in dealing with crime in our local area. I understand there is a high volume of vandalism (e.g. cars being damaged and boundary fences being broken) in the area and a considerable number of push bikes stolen. The development does not appear to have any provision for storage of bikes.
3. The development will impact on our access, parking and road safety. The existing roads and general infrastructure is not sufficient to cover the size of this development. The roads are narrow and are already congested. Parking on the street can be difficult especially when the football is on or if the mosque has a special meeting. In my experience, students own cars and will require parking. As the development is providing no car parking spaces for the students, this will result in the students parking on the streets, parking in private owned spaces and parking where they are not supposed to park impacting on our road safety. Due to the number of cars parking on the Spittal, the buses sometimes have difficulty getting along the street. I understand the residential flats will have one parking space per flat, however, it is likely that majority of households will have two cars.

Overall, I think the development will have a considerable impact on the community and cause a huge strain for the people living close to it.

Yours sincerely

Raiya Law

43C Sunnybank Road, Aberdeen

14 Hillhead Terrace
Aberdeen AB24 3JE

Aberdeen City Council
Planning Reception
Planning & Sustainable Development
Marischal College
Aberdeen AB10 1AB

25 November 2015

Dear Sir/s

Application Number 151772

Re per the above Application and Notice concerning students accommodation proposal. Objections as follows: -

- 1) 1 object: as this will de-value private property within the area.
- 2) 1 object: as there are elderly people within the area and already are frightened with the students coming home from town drunk and disorderly. (Please Note there is a sign in the Spital "Elderly People Crossing")
- 3) 1 object, to the noise that students make and vandalism caused when drunk, i.e putting obstacles on top of cars, breaking car mirrors, removing any road signs or bollards, even trolleys being taken from Morrisons.
- 4) 1 object, as there are no parking facilities as is and elderly people find it difficult to cross the street when there are mounds of cars being parked on the Spital
- 5) 1 object, as litter is being left on the street rather than binning their litter. Landlords dumping their rubbish from the flats when the term ends (even mattresses).

I could go on forever and have lived 60 years + in the Old Aberdeen area and I must say I find it quite embarrassing. This part of town should remain beautiful

Yours Sincerely



Planning Application no. 151772 – Proposed Development at BT Yard, Froghall Terrace

As the owner of an adjacent property, I wish to object to the Proposed Development at BT Yard, Froghall Terrace.

Whilst it is good to see this site being developed for housing, I consider the proposals an overdevelopment. They also do not tackle the desperate need for affordable housing in Aberdeen.

I wish to object on the following grounds:

1 The scale and proportions of the proposed development are not in keeping with the surrounding area. The number of inhabitants which will be at least 500 and up to 745 seems excessive, overdevelopment. Certain aspects of the development will tower over adjacent buildings, like the block proposed next to the Eastern entrance. Limiting the number of storeys to 3 would be in keeping with Froghall Avenue .

2 The proposal tells of a significant need for student housing. Where does this assertion come from? Does it take into account the 3 student accommodation developments currently being built on Powis Place and others which are in the pipeline? I think the total in our area is 9.

3 I consider that the proposals would adversely affect the amenity of existing residents in the area. The area is residential and family orientated. There could be late night disturbance, a lot of traffic dropping students off, or a lot of noise from the roof terrace areas of the student blocks. This is an observation based on students located in my road and nearby. Traffic at the site at the moment is largely during the day when most people are out, leaving it quiet at night.

4 There would be conflict with adjacent properties which as I have said are residential.

5 If these proposals are approved, I along with most others in Froghall View will have an open aspect and light replaced with a very close, high building and darkness. This will of course result in the devaluation of these properties. Whilst not material planning considerations, I hope that you will take account of the negative impact the proposals would have on existing residents.

I hope you will take into consideration the objections detailed above.

Wendy Turnbull
22 Froghall View
Aberdeen

Stephanie Dunsmuir

From: [REDACTED]
Sent: 27 November 2015 17:29
To: PI
Cc: [REDACTED]
Subject: Planing Notification

Dear Sir

I refer to the letter and plan outlining Proposed Development at BT Engineering Depot, Froghall Terrace, Aberdeen.

Application Number : 151772

'I OBJECT'

I feel that these plans are unchanged from the previous versions to which were objected earlier.

I would therefore make the following points:-

- a) Ground Stability and Drainage. concerns about this granted there is known to be water underneath the site and Froghall View is built on a slope.
- b) Loss of Amenity- ie the impact on our privacy, granted that the plans are for 4 story student housing, very close to our boundary.
- c) Impact on Access, Parking and road safety. No parking spaces are to be made available for the 425 students then there will inevitably be an impact on ourselves and the neighbouring streets (using private car parks, parking on double yellow lines, permit holders unable to park on streets etc) plus road safety could well be an issue.
- d) Overdevelopment - effectively, there will be at least an extra 600 people on that site, placing a massive strain on the local community. Local facilities such as doctors practice ect.

[REDACTED]

[REDACTED]

C & E Niemi
22 Loirston Road
Cove Bay
Aberdeen AB12 3NR

Aberdeen City Council Planning Reception
Planning and Sustainable Development
Marischal College
Broad Street
Aberdeen AB10 1AB

3 December 2015

Dear Sir / Madam

PLANNING APPLICATION NO 151772: Proposed development of the site and erection of 425 capacity student accommodation and 80 residential units in the existing BT Engineering Depot premises on Froghall Terrace by Telereal Trillium and BT plc.

I write in connection with the above planning application. I was a resident of Froghall View for 7 years up until earlier this year and still currently own one of the flats. As I know this area very well and still hold interest in it I wish to strongly object to the proposed design of the development for the site for the reasons outlined below.

I object to the extent of the development on the existing BT Engineering depot which will lead to overdevelopment of the area. From looking at the plans from a layout and elevation perspective along with the number of units both student and residential, it is apparent that the overall number of residents set to inhabit the proposal are around 600 people. This will increase local area access/egress by at least 5 times the current amount (calculated against the BT yard usage). This is a significant increase in the local area population as well as traffic routing through the area which is not set up to handle this much traffic. There are not significant amenities locally to support such a large increase in population. For example, the nearest bus route is situated on the Spital at the top of Froghall Terrace which has limited destinations. During the winter, the Froghall Terrace hill is poorly maintained and is dangerous when there is snow or ice. Potential accidents and injuries would likely increase due to the increase access of the area. Even during non-severe weather, there will still be a sizeable increase to the risk of accidents as 425 students try and navigate through the area as well the other residents.

The high number of student occupancy, 425 in such a small area is a significant amount. Given the nature of students, I have concern as to their behaviour, noise generation and potential influx of persons in the area during the day let alone at anti-social hours. Having got previous experience living near "Operated" Student accommodation sites, I have seen a wide range of issues varying from excessive noise, vandalism, and littering through to anti-social behaviour. A large number of

students living in such a small area will be difficult for the “Operator” to manage, and that is assuming (not guaranteed) that they will have on site agents to deal with any issues. These issues will directly affect other local area residents.

I object to the lack of parking and poor access of the proposed design for the student factor and the domestic units. There currently is no designated parking area for the student accommodation. This is an unrealistic expectation that the student population of this site will not own or bring cars with them whilst living at the site. All other student accommodation sites in Aberdeen have some shape or form of car park as it is recognised that students use cars for travelling home and to/from University/College. I believe this lack of parking will negatively affect the local area as students try and park their cars in other resident’s car parks or on the streets adjacent. There are already various student accommodation units across the city which have low numbers of parking available. These have knock on effects to the other local residents as students utilise all available parking which causes stress, frustration and inconvenience to the other residents. I believe this issue will be applicable at this proposed site should it be developed as is. I also believe that with the lack of parking, this will cause issues and stress to students and their relatives during move in/out dates as there is no significant location to allow cars to be parked and all their personal effects moved in and out from the accommodation units.

In the general area there is little parking currently available. Once the site is opened if there are any visitors for the residents or students, this will negatively impact on the surrounding area, properties and any private parking as people will look to use this even when not authorised to. A comment had been made previously that there may be an option to install a “car club” style scheme, however this will lead to a reduction in local resident on street parking in the area thus reducing the overall parking availability.

I have also concern that the current design would also limit emergency service access to the Northern units further in the development as the emergency services would have very little access which may be impeded should there be any parked cars there.

I object to the size, proximity and elevation of the proposed buildings. The proposed buildings are expected to be 4 storeys high and boundaries the minimum required distances from the adjacent properties. This design is out with the standard seen in the surrounding areas and the Kings Court development. The enhanced elevation of these properties is going to cause issues with the adjacent streets by restricting light onto the properties in Froghall View. The extreme close proximity and elevation of the proposal will also negatively impact on the privacy of the properties on Froghall View.

From a commentary point the entire development is based on a study conducted a number of years ago which suggested that Aberdeen required a set number of student accommodation to fulfil demand. Over the last couple of years there has been significant development of a number of sites into student accommodation which has exceeded the previously thought requirement. This development would be in surplus to requirements and may end up not being used to its proposed potential. I believe the residential units are of benefit to the area, however I object to the design and size of them. Having been resident in the area during the development of King’s Court, I

believe a similar residential design and development would be more apt and agreeable. This would alleviate my concerns with regards to the size, over-development, and general layout of the proposal.

Having expressed my concerns to the planning agents acting on behalf of the applicants at their planning sessions, I feel that they have done little to no work and not been receptive of our comments when we have discussed our concerns. They have continually tried to justify their design and features which they have implemented on previous projects in central locations in Edinburgh. I feel that they have not thought this development out with regards to the location and requirements and have instilled a “one size and form fits all” approach which they have implemented in other cities. I also believe that should they take into account some of the many comments previously sent to them by the majority of residents and objectors then there would be potential to change this development to a more appropriate and agreeable design.

Yours faithfully,

C & E Niemi

From: James Ross Ewen [REDACTED]
Sent: 04 December 2015 12:24
To: PI
Subject: Planning Objection

Letter of objection to planning application: 151772

Proposed development at: BT Engineering Depot, Froghall Terrace, Aberdeen

To whom it may concern

I am writing in reference to the proposed mixed development application for private housing and student accommodation at Froghall Terrace Aberdeen.

I wish to formally object to this development with particular reference to the student accommodation involved and would appreciate notice of receipt of this objection. This objection must be heard.

As a permanent resident, with all living areas of my house looking onto the site, I have significant and layered concerns about the impact of accommodation for 425 students being placed directly in front of my property. The entire layout of the proposal will impact in a negative manner on our living conditions and how we utilize the local area. I am aware the a development may take place on the site however thre is no reasonable argument, or evidence, that student accommodation on this scale is both appropriate or necessary.

Whilst not wholly objecting to developing these facility types it should be recognised that not every area of available ground is suitable. Due consideration must be given to immediate and adjoining residencies and permanent residents of the area. The impact to the local roads and pavement systems, all amenities and most importantly supporting infrastructure such as electrical

supply, sewage and drainage is already stretched. Can it accommodate the level additional impactful development in an area already recognised as being *densely populated?

The largest proportional increase in the year to end-June 2013 was in Old Aberdeen, where the population rose by 7.2%.' (taken from Briefing Paper 2015/02 Population Report, Aberdeen City and Shire)

Points of concern and reasons for objecting

• Appropriateness of the site for purpose

- This is an existing and former industrial area and a historical wetland. Any mid to high level building work may not be suitable for the site therefore deeper and more extensive foundation work will be required. This could have a serious knock on effect to all local structures as well as additional noise and interference.

• The density of accommodation being proposed on the location

- Far too great for the area with expected negative impacts on all aspects of infrastructure.
- The road system layout at the Froghall Terrace - Spital – Merkland Road junction is a particularly difficult and an often dangerous junction for motorists, cyclists and pedestrians alike.
- There is already a very large provision for students in the area that will have a massive increase of several thousand with the completion of new builds at Causeway End, Powis Place and St Peters Street. There is no argument for placing 400+ students living spaces in the middle of an existing residential area. There has also no been no evidence of demand supplied on request.

• The layout of the proposal

- The main access and egress from the student apartments is in front of the Froghall View properties. All primary living spaces within the properties, lounge and bedrooms, face the site.
- Noise impact during construction and thereafter will be significant and extremely intrusive with the topography creating an amphitheatre.
- Proposed bin area is again in front of Froghall View which will result in regular noise intrusion.

• Parking

- Regardless of statements and assurances from developers about parking limits this cannot be fully controlled. It should be expected that significant number of

properties in the private aspect of the develop will have two cars. There is no allowance for a second car. There is no capacity in the area for this level of parking.

- There will be students with cars. This cannot be and is not policed. Again no provision for this in the area.
- Froghall View is a private street that currently suffers from illicit parking often traced back, or is related, to students. How will this be prevented? I expect, if this proposal is granted a go ahead in any capacity, that a controlled barrier at Froghall View entrance is installed and maintained by the developers and owners of the site thereafter.
- The parking on Froghall Terrace is now extensive due to the latest new builds and again the area can barely handle the increased traffic levels as they stand now.

- **Infrastructure**

- We have seen an increase in problems with the drainage and water systems in the area since the housing levels, both private and student, have increased.

Please accept this letter as a formal objection to the aforementioned development proposal with reference to the student accommodation in particular.

Yours sincerely

Jim Ewen
20 Froghall View
Aberdeen
AB24 3JG

Stephanie Dunsmuir

From: Dana Norquay [REDACTED]
Sent: 16 November 2015 20:03
To: PI
Subject: Objection to development at Froghall Terrace, Aberdeen

To whom it may concern,

I am writing to voice my **objection** to the proposed development at the BT Engineering Depot in Aberdeen. As a resident and owner of a property on Froghall View, I feel that the new development would have a significant detrimental effect on neighbouring residents for a number of reasons:-

Loss of Amenity - It is noted within the 'opportunities and constraints' section of the proposal that the development will offer a new 'inhabited' residential setting, improving the existing 'uninhabited' outlook for residents. I however feel that the proposed 4 storey building will have a significant impact on the natural light available to properties within close proximity. In addition to this, there will be a reduction in the privacy felt by local residents.

Impact on Access, Parking and Road Safety - The proposal shows only a small area for residential parking within the new development. With approximately 600 new residents to fill these new properties, I feel that there will inevitably be an impact on the neighbouring streets. From my own experience, and also shown in photographs within the proposal, these roads are often single lane in places where cars are parked on both sides of the road. This problem could only be made worse with the increase in resident numbers. The concern here would also be on safety.

Ground Stability and Drainage - It was brought to my attention during my recent purchase of my flat, that there are issues regarding water under the proposed development site. I am not in a position to identify the effect this could have with a large scale development on the site or any adverse effects to the mound at Froghall View, but I feel I should raise my concern at this point.

I hope you take these issues into account during the decision making process.

Sincerely,

Dana Norquay
15 Froghall View
Aberdeen
AB24 3JG

Stephanie Dunsmuir

From: Pat Baxter [REDACTED]
Sent: 18 November 2015 12:09
To: PI
Subject: BT site development

Dear City Planning office, I write to say I object to the proposed plans for this site. My objections are:-

1. The impact of 425 students in the centre of a residential area. This will invade our privacy as the building is planned outside our windows. We are worried how the height of building will affect our daylight in our homes plus our outlook from our windows.
2. WE are concerned about noise, having worked in student residences I know that there is an element of them who has no thought for their neighbours while playing music.
3. The number of student accommodations. We are being swamped in this area. As there are 2 Universities in Aberdeen why are is all the accommodations in this area. This means student having to travel across the city to Garthdee, thus filling the buses.
4. We are also concerned with the number of cars, they're saying no car parking for students as to encourage them to walk, they haven't thought that many students do outdoor activities eg:- surfing skiing etc these need transport for equipment so a need for a car. Cars in this area are already parked nose to tail in the streets here.
- 5:- the 2 other sites being built for approximately 800 we are in the path for them walking to the university, as many elderly people live in the area it can be quite daunting when walking to meet groups who do not move to let you pass and it is you who have to avoid them.
- 6:- Counting the new Barrett flats plus what is planned for BT site we came to the total of nearly 1000 people could be housed in quite a small area. I feel that our community is being over populated especially with students, as our doctor surgery incorporates the student health we find it hard getting appointments as they are so busy how much more students can they cope with.

I hope you will give these points some consideration when reviewing the plans for this site.

Thank you for your help.

Pat and John Baxter
Froghall View

Stephanie Dunsmuir

From: carole Holland [REDACTED]
Sent: 23 November 2015 11:43
To: PI
Subject: Objection to Planning Application

To whom it may concern,

I OBJECT to the proposed construction of STUDENT FLATS at the BT site on Froghall Terrace on the grounds of :-

- a Between the flats and residential housing proposed, this would bring approximately an extra 600 people, which would have a huge impact on this area and the residents.
- b The build would be very close to the surrounding houses and would impact on our light and privacy. There would also be a problem with access, given that there are to be very few parking spaces made available to 425 students.
- c Ground Stability and Drainage are of great concern due to the fact there is known to be water under the site, and I am very concerned about possible movement of the ground at Froghall View, given that it is built on a very steep slope.

Carole Holland
12 Froghall View
Aberdeen

Stephanie Dunsmuir

From: Robert Law [REDACTED]
Sent: 01 December 2015 22:59
To: PI
Subject: Objection to froghall development

Dear Sirs

I object to the proposed development at the BT Engineering Depot, Froghall Terrace, Aberdeen due to the following reasons:

1. I think the development will cause a loss to our amenity as it will impact on our privacy as the development will be close to our boundary. There will also be an impact on the noise levels in the area due to the number of people living very close together and students coming back late at night and having late night parties. Littering is already an issue in the area and this will only get worse with the increase of people resulting in an increase in vermin.
2. The development will put a massive pressure on our local community such as the doctor's practice and local shops.
3. The development does not provide a car parking space for every flat and in fact, no parking spaces are being made available to students. Students will have cars, which will require to be parked in the area. This means that they will be parking in the surrounding street and in private car parks. There are already a considerable number of cars parking in the surrounding streets resulting in our streets becoming narrow and difficult to pass oncoming traffic. The existing roads and general infrastructure is not sufficient to cover the size of this development. Overall, the development will have an impact on our access, parking and road safety.

Overall, I object the proposed development due to the number of flats being built, in particular the student flats.

Yours sincerely

Robert Law

43C Sunnybank Road, Aberdeen

Stephanie Dunsmuir

From: David Babington [REDACTED]
Sent: 03 December 2015 12:57
To: PI
Cc: [REDACTED]
Subject: Redevelopment of the BT yard in Froghall Terrace

Dear Sir,

I live at 1a Froghall Terrace, and have done so for the past twelve years. "I object" to the impact the development is going to have on Access, Parking and Road Safety given that the developer is going to provide negligible parking. We were told by the developer that students don't have cars. Well we know that they certainly do as we live here.

"I object" to the horrendous overdevelopment of the site; they expect to have close to six hundred people living there!

"I object" to another huge site for students. This area is already bothered by the noise and trouble they inflict on those of us who live in the area. Why do we need more accommodation for them given that there are already three huge sites being built at Mounthooly, Causewayend and the old First Bus site. In addition, the University has already announced that they are going to build more on their Hillhead site.

None of us would object if the development became a continuation of the Barret apartments, which are just being finished. However it should be pointed out that they are having difficulty selling them as the majority of the eastern block has signs in the window "For Lease".

I strongly feel that this developer (from London!) is trying to con us into believing that there will only be 425 students living there. Who in their right mind would buy a two bedroom apartment surrounded by student accommodation. It will inevitably be all student accommodation.

Yours Faithfully,
David Babington.

Stephanie Dunsmuir

From: Rebecca Sticks [REDACTED]
Sent: 04 December 2015 07:00
To: PI
Subject: Proposed Build; Froghall

Dear Sir/Madam,

I am writing to register my objection to the planned build of 80 flats plus accommodation for 425 students in the Froghall area at the old BT yard. I object.

I object as there is already a strain on local resources such as doctor surgeries, the dentist as well as parking.

Perhaps the council should look to improving affordable housing rather than cramming students into every spare plot of land, I am a student myself.

Please consider this my formal objection.

Yours sincerely
Rebecca Alexander

Stephanie Dunsmuir

From: Linda Presslie [REDACTED]
Sent: 04 December 2015 23:21
To: PI
Subject: Objection to planning application no P151772

Planning Application No P151772

Location: BT Froghall Terrace. Aberdeen

The national policy and SDP states that between 1997 - 2011 the average density per hectare was 68 units. The second method of calculation is Indicative Density Range (IDR) as set out in the Consultation Paper on the English Planning Policy Statement 3 Housing 2005/2006. Annex C. On this IDR bases this site which is 2.75 hectare in an urban location, is a Low of 40 units and a High of 75 units per hectare. Based on this the Residential Housing of 80 units and 80 parking spaces is within these guidelines but the 425 student accommodation units proposed on the remaining half of the site is unacceptable and out with the recommended guidelines.

I object to this planning permission being granted on the basis that it would constitute a gross overdevelopment of the site and over provision of student accommodation in the area.

Regards

Linda J Presslie

Sent from my iPad

Stephanie Dunsmuir

From: | |
Sent: 04 December 2015 23:51
To: PI
Subject: The Application for Planning Permission for Flats at the BT Yard , Froghall , Aberdeen

Dear Sir,

I refer to the above. Please take note that I object to this planning application. I reside at 10 Froghall View, Aberdeen. I have resided at this address since 1986.

The grounds of my objection are as follows:

1 Loss of amenity . At present I have a clear unobstructed view to Anderson Drive. The new flats would deprive my house of light and privacy.

2 Invasion of privacy and increase in noise levels.

3 Lack of suitable roads in the area to accommodate the influx of new residents.

4 Most of the new residents would be students residing in the area on a temporary basis who would add little or nothing to the local sense of community

5 The unsuitability of the ground at these BT premises due to underground water, lack of drainage, lack of proper ground surveys and lack of appreciation that new foundations being laid for the proposed new flats would weaken the stability of the houses at Froghall View, which houses at Froghall View are built on sloping ground.

Anne Macdonald.
Owner and occupier at 10 Froghall View,
Aberdeen. AB24 3JG.

Sent from my Fondled

Stephanie Dunsmuir

From: julie ewen [REDACTED]
Sent: 29 November 2015 20:47
To: PI
Subject: Planning Objection

To Whom It May Concern:

With regards to planning application number 151772, the proposed development of the BT site on Froghall Terrace, Aberdeen, I wish to object on the following grounds:

The student accommodation side of the application is to have a four storey building accommodating 425 students 18.5m from my house, with it's main entrance on the corner nearest my house. This proposed building will directly impinge on my property's natural light and removes all my privacy leaving me directly looking into student bedrooms. 425 students confined in a small area surrounded on all four sides by residential properties will bring unacceptable noise levels of feet and voices, not to mention music from parties, with the main footpath directly under most of my windows. I realise that not every student drinks but add alcohol into this mix and the noise will increase so much that it will become a nightmare to even relax of an evening, never mind trying to sleep. Those are my main concerns about the general day to day comings and goings of 425 people. Add to this the proposed location of the bin and recycling facility - this is planned to be located on our side to the site. This will bring very loud bursts of shattering glass and lids being slammed during the day. The noise of even one bottle being binned will be enough to waken the residents through the night, thus rendering an undisturbed nights sleep impossible.

This leads on to the no cars allowed for students, and the proposed 80 residential dwellings at the front of the site. With the best intentions, some of these students will still expect to use their cars. A 'no car clause' will not guarantee a drop in the numbers of cars being parked in the surrounding streets, one of which is mine of Froghall View, which is a private road with residents only parking. If this ludicrous development goes ahead I fully expect the developers to meet the cost of installing and maintaining a barrier to keep non resident and non visitors out. The parking and traffic safety levels have risen dramatically since the building of the flats on the former paint factory site on Froghall Terrace.

This leads in to my next point - since those flats were built, there has been at least three serious sewage floods. These occurred on Merkland Road and Froghall Terrace, so I question that the sewage system and water supply can cope with a potential rise in local population by a minimum of 505 people which could rise to over 600. This has the potential to impact on a much wider area on the city.

My next reason has the potential to cost thousands of pounds and would impact on every resident of my street. I attended both the pre - planning consultations, and at one of these I met a resident of Froghall Terrace whose house had to be underpinned as a direct result of a modest construction of around 8 flats on Froghall Road. I hope you are aware that Froghall View is built on a hill and it would be utter lunacy to continue with the development if the slightest movement occurs on my street.

There is no proposed designated smoking area. While I applaud this, if the students aren't allowed to smoke on the site I think it's fair to say that they will congregate at the first spot available once they are off their site. This is the end of my street. This is unacceptable. Again noise is an issue, along side potential vandalism of our mature and privately maintained gardens, and the disgusting remains discarded in the street.

I now need to address the lack of proof that 425 more student beds are needed. Can you supply me with solid, factual proof as I have not managed to find any after much research. There must be a cut - off point. We have two universities and one college in this city, so just exactly how many students are there in this city that need accommodation, and what are the potential numbers in the future? This need must be identified and recognised as it would be a very costly mistake if there is no recognised need for the accommodation.

I must also mention the impact on our natural surroundings. Mature trees will be lost along with homes for local wildlife including foxes, squirrels and birds.

I assume that this missive's delivery will be acknowledged. If I don't receive any by Wednesday then I will deliver a written copy. My objections must be heard.

Therefore I conclude that I can see no tangible reason for the provision of 425 students and 80 flatted dwellings to go ahead and I object.

Your sincerely,

Mrs, Julie Ewen
20 Froghall View
Aberdeen
AB24 35



Homeowner