

Public Document Pack



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

Town House,
ABERDEEN 23 November 2016

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

The Members of the **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE** are requested to meet in Council Chamber - Town House on **WEDNESDAY, 30 NOVEMBER 2016 at 10.00 am.**

FRASER BELL
HEAD OF LEGAL AND DEMOCRATIC SERVICES

B U S I N E S S

- 1 Victoria Road - Demolition of the existing Victoria Road Primary School and erection of 56 residential units, along with open space, parking and associated infrastructure at Victoria Road Primary School, Victoria Road Aberdeen - 161051
(Pages 3 - 32)

Planning Reference Number – 161051

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

<https://publicaccess.aberdeencity.gov.uk/online-applications/advancedSearchResults.do?action=firstPage>

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

Planning Officer – Andrew Miller

THE HEARING SCHEDULE WILL BE AVAILABLE AT THE MEETING

Website Address: www.aberdeencity.gov.uk

To access the Information Bulletins for this Committee please use the following link:
<http://committees.aberdeencity.gov.uk/ecCatDisplay.aspx?sch=doc&cat=13336&path=13004>

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

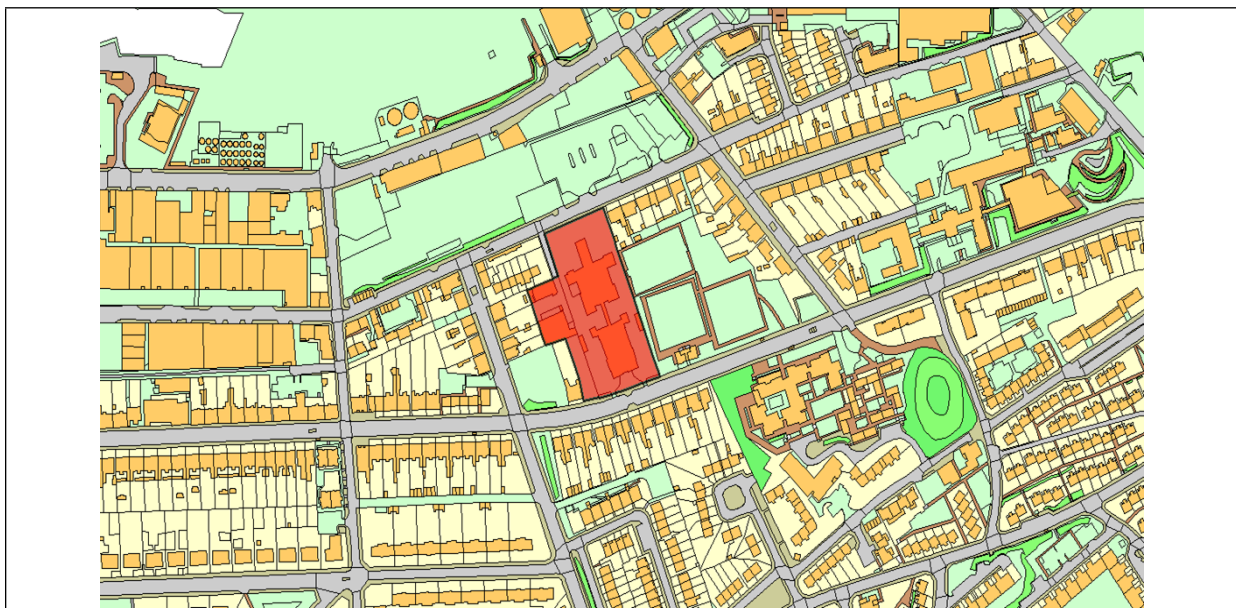
Planning Development Management Committee – Public Hearing

Detailed Planning Permission

161051/DPP: Demolition of the existing Victoria Road Primary School and erection of 56 residential units, along with open space, parking and associated infrastructure at Victoria Road Primary School, Victoria Road, Aberdeen, AB11 9NT

For: Barratt North Scotland

Application Date:	18 July 2016
Officer:	Andrew Miller
Ward:	Torry/Ferryhill
Community Council:	Torry
Advertisement:	None
Advertised Date:	N/A



Location Plan

Aberdeen City Council. Licence Number: 100023401 - 2016

PURPOSE OF REPORT

This report provides information for the hearing to be held following the decision of the Planning Development Management Committee on 15 September 2016.

SITE DESCRIPTION

The site comprises the former Victoria Road Primary School, a granite built school opened in 1873 and extended in 1905. The school is formed of two distinct parts, the original block on the northern part of the site and the more recent extension to the south, linked by a corridor. The site slopes down from the boundary with Victoria Road to the boundary with Abbey Road. The surrounding area is largely residential, though tennis courts and bowling greens bound the site to the east.

RELEVANT HISTORY

141670 – Proposal of Application Notice (PoAN) for re-development of site for residential development along with open space, parking and associated infrastructure. In responding to the PoAN, the Council requested further consultation be undertaken.

The proposal was presented to the Pre-Application Forum on 26 January 2015, at which The Forum resolved:-

- (i) to express the importance to the applicant of continuing the consultation with local residents;
- (ii) to express the desire of the Forum for the retention and reuse of as much of the existing granite and granite façade as possible; and
- (iii) to note that the proposal was still at an early stage and to agree that the applicant could attend a future meeting to give a further, more detailed presentation if they wished.

Following on from this, the proposal was presented to the Pre-Application Forum on 16 July 2015, at which the forum resolved:

- (i) to express the desire of the Forum that the developer give consideration to the inclusion of a vehicle charging point on site;
- (ii) to suggest that the developer discuss waste management with officers in the Council's recycling team;
- (iii) to request that the developer take into consideration access and egress on to Victoria Road and Abbey Road, particularly in relation to safety concerns around any use of HGVs should the proposal be granted planning permission.

151260 – Detailed Planning Permission for the demolition of Victoria Road Primary School and other buildings within the site and the erection of 56 Residential Units, with associated open space, parking and infrastructure.

The application was subject to a site visit and Public Hearing in May 2016, due to the number of representations received (over 260) and the Council's financial interest in the site.

The application was subsequently withdrawn by the applicant.

DESCRIPTION OF PROPOSAL

Detailed Planning Permission is sought for the demolition of all buildings within the application site (including Victoria Road Primary), and the erection of 56 residential units split into the following:

- 23 terraced 3-bedroom houses in the northern half of the site accessed from Abbey Road.
- 33 flats over four 3-storey blocks in the southern half of the site accessed from Victoria Road.

The units would be finished in white dry dash render and grey slate effect roof tiles, though the flats would incorporate new granite into certain aspects of their elevations. The distinct split in the site would involve a difference in levels, with the northern half being elevated above the southern half of the site by approximately 2.3 metres. Both halves of the site would be connected by stairs and a ramp.

Car parking would be provided within the site (78 spaces) with 2 on street spaces provided for Car Club cars. Cycle parking and bin stores would also be provided for the flats in the southern half of the site.

Within the site, there would be a loss of 6 trees though 9 trees would remain. These trees are subject to a Tree Preservation Order (TPO).

SUPPORTING DOCUMENTS

All drawings and supporting documents listed below can be viewed on the Council's website at <https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OAX7X0BZG2T00>.

Supporting documents provided with this application include:

- Transport Assessment
- Pre-Application Consultation Report
- Supporting Statement

PRE-APPLICATION CONSULTATION

The proposed development was the subject to pre-application consultation in Torry Youth and Leisure Centre on 25 February 2015 between the applicant and the local community, as required for applications falling within the category of major developments as defined in the 'Hierarchy of Development' Regulations.

The consultation was subject to publicity in the local press, as well as public notices being displayed in the surrounding area and notifications sent direct to 103 neighbours.

The event entailed a drop-in exhibition open to the public, with specific invites for a preview before the event sent to Torry Community Council and Torry/Ferryhill

Elected Members. Whilst not everyone signed the sign-in sheet at the event, it is estimated that 85 members of the public attended.

Two presentations were also given to the Council's Pre-Application Forum as detailed under Relevant History above.

CONSULTATIONS

Consultee	Comments Made
Scottish Water	Awaiting response.
ACC - Roads Development Management	Awaiting response.
Police Scotland	Recommend cycle store moved to adjacent bin store to enable natural surveillance. Additional comment provided on site security during construction works.
	Contributions sought towards:
Developer Obligations Team	<ul style="list-style-type: none"> • Community Facilities • Sport and Recreation • Core Path Network
	Affordable housing identified at 25% on site delivery. Conditions recommended requiring:
ACC - Environmental Health	<ul style="list-style-type: none"> • Noise Impact Assessment • Construction Management Plan • Dust Management Plan
	Require Drainage Impact Assessment to be undertaken.
	Confirmation required that:
ACC - Flooding And Coastal Protection	<ul style="list-style-type: none"> • development is in accordance with CIRIA SuDS manual; • the cellular store on site is 0.5% + CC and is existing at green field run-off rate; and • there is not overland flow existing on the site.
SEPA	No objection subject to condition requiring SuDS details to be provided.
ACC – Waste Services	Details of bin provision for the development along with clarification requested on refuse vehicle swept paths and collection arrangements for houses.
Health and Safety Executive	Does not advise against granting of consent.
Torry Community Council	Object to application on following grounds: <ul style="list-style-type: none"> • Loss of granite building (has been achieved elsewhere in city – Mile End, Causwayend, Hanover Street and Marischal College).

-
- Sustainability considerations (not reusing existing building with embodied energy).
 - Loss of trees covered by Tree Preservation Orders.
 - Eroding identity of Torry as one of the oldest settlements in North East Scotland.
-

REPRESENTATIONS

559 objections and 1 neutral representation have been received.

The matters raised in the representations can be briefly summarised as follows:

- Loss of Granite Building/Built Heritage and insufficient re-use of granite in development contrary to policy D4 of the ALDP.
- Design and siting out of character with Old Torry.
- Insufficient parking on site and subsequent overflow on to surrounding streets.
- Insufficient access for emergency vehicles such as fire engines.
- Loss of education resource with identified need for new primary school in Torry.

Suggested alternative uses, examples of former schools restored to alternative uses, potential damage to private property and breach of EU Directives were raised in representations but are not material planning considerations.

PLANNING POLICY

Aberdeen Local Development Plan 2012 (ALDP)

H2: Mixed Use Areas

H5: Affordable Housing

D1: Architecture and Placemaking

D2: Design and Amenity

D3: Sustainable and Active Travel

D4: Aberdeen's Granite Heritage

NE4: Open Space Provision in New Development

NE5: Trees and Woodlands

NE6: Flooding and Drainage

NE8: Natural Heritage

R7: Low and Zero Carbon Buildings

I1: Infrastructure Delivery and Develop

Proposed Aberdeen Local Development Plan 2015

H2: Mixed Use Areas

H5: Affordable Housing

D1: Quality Placemaking by Design

D5: Our Granite Heritage

I1: Infrastructure Delivery & Planning Obligations

T2: Managing the Transport Impact of Development

T3: Sustainable and Active Travel

NE4: Open Space Provision in New Development

NE5: Trees and Woodlands

NE6: Flooding, Drainage and Water Quality

NE8: Natural Heritage

R6: Waste Management Requirements for New Developments

R7: Low & Zero Carbon Buildings, Water Efficiency

CI1: Digital Infrastructure

OTHER RELEVANT MATERIAL CONSIDERATIONS

“Permitted Development” rights for the demolition of buildings under Class 70 of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended).

THE NEXT STEPS

Following the hearing, the application will be assessed in terms of planning policy, other material considerations, all matters raised in written representations and comments/matters raised at this hearing.

The main considerations relative to this application relate to (but are not limited to):

- the scale, design and layout of the development;
- access/transport;
- impact on trees;
- granite buildings; and
- the impact on neighbouring residential amenity.

A report will be prepared for a forthcoming meeting of the Planning Development Management Committee with a recommendation taking account of the above matters.

14th September 2016

By letter and e-mail

Development Management
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4, Marischal College
Broad Street,
Aberdeen AB10 1AB

Dear Sir/Madam

Victoria Road School (161051 – new slightly modified application)

At our meeting held on Thursday 18th August 2016, the Community Council resolved to formally object to the latest planning application that involves the total demolition of the Victoria Road School buildings, and by agreement with the planning department, this submission is made within the protocol for objecting as we did not receive the full set of planning documents until after the public closing date.

We re-affirm our strong opposition to this latest proposal for total redevelopment of this site and are also very aware that written public objections to this application exceeds 560 submissions, which is more than double the number on the previous application. This must be the highest level of opposition to a planning application in many many year and cannot be dismissed

We object to this slightly modified planning application on the following grounds

Policy D4 – Aberdeen’s Granite Heritage

We have consistently maintained that the City Council, as the guardian of our granite heritage must stand up for Local Development Plan (LDP) Planning Policy D4 and should not approve any demolition of any substantial granite buildings of which these are beautiful examples, or for similar sites for that matter. It remains our stated view that the LDP must be strengthened to ensure that there is a default to retention of granite buildings so that attention is fully focused on restoration and introduction of new uses. There are numerous examples where existing granite buildings at Mile End School, Causewayend and Hanover Street have been retained and enhanced by sympathetic architecture. The City Council itself has demonstrated this sensitive approach itself so admirably at Marischal College where a world class example of the granite heritage fronts a new office building!

Policy R7 – Low and Zero Carbon Buildings

We re-affirm and strongly suggest that the more than adequate granite construction represents a structure that is sustainable and infinitely adaptable, which also presents a consider savings based on retention and adaption of the internal, and certainly will outlast any modern construction at a fraction of the cost.

The addition of heat- saving measures can be incorporated into a refit and this would ensure that the thermal performance of a granite building can come very close to those achieved in modern construction, notwithstanding that the granite will outlast any modern materials by many many generations

Policy D6 – Landscape and Policy NE5 - Trees and Woodlands

We remind the City Council that the Victoria Road school site contains a number of healthy, mature trees covered by Tree Preservation Orders (TPOs). We have photographs and records of this, and given the dwindling number of such trees in Aberdeen, then every one of them should be retained as they provide a sense of place and location to the present setting. We note that the revised housing proposal as submitted does seek to retain trees covered by TPOs although the remainder of open space proposed represents extreme blandness.

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Torry is a community not a dormitory

We strongly reiterate that Torry is one of the oldest settlements in the North East with a recorded history of over one thousand years. It is not a dormitory suburb, and should this revised application be agreed, then this only erodes the identity of the community that is Torry.

There are numerous alternatives that this present application disregards. Alternatives include a local partnership with the community that would involve retention and conversion of these unique granite buildings which are local gems in the national crown of fine Victorian buildings. Retention enhances a source of local civic pride, whereas demolition will impose an unwanted solution which does not fit into local need or aspiration; this application is merely a speculative housing development by a major house-builder and all a time when the housing market is in poor health. We again respectfully remind Members that a petition of some 2200 was presented to the City Council and supported a call for retention of the school buildings.

According to the Council's own documents, Torry is a place of multiple deprivations as defined in the Scottish Index of Multiple Deprivation 2016, with well documented, specific needs. There are other potential future uses that would meet local needs and we request that they be considered. These include: -

- 1 Conversion into low-cost affordable homes and/or offices for small businesses and social enterprises
- 2 A community hub with a focus on health and wellbeing, and the heritage of Torry

and not least the restoration and adaption to be a school again adding in a good geographical distribution of primary school locations in Torry that will alleviate the chronic overcrowding in our existing local primary schools.

Conclusion


We re-affirm that this or any planning application that involves the demolition of the Victoria Road School buildings should not be approved by the City Council at any level of decision-making. Many cities of the world rightly celebrate their historic building and local heritage and the Granite City should be no exception. We request that immediate plans are progressed to retain and restore these fine buildings, saving a unique piece of the Victorian Granite heritage that is all that remains of the architectural and civic fabric of Old Torry. The alternative is to lose a set of beautiful buildings that are priceless and impossible to replace. Once you demolish, another piece of our history and heritage is lost forever!!!

We have reviewed the latest set of documents and are dismayed that such low grade proposals outlined in this proposed development for the school site and adjoining land can be considered as sufficient reason to completely dis-regard the Planning Policy D4 for the protection of our granite heritage, and especially as this an important site within the catchment of Old Torry that holds great civic pride not just for the community of Torry, but in many places worldwide as the high level of objections world-wide has demonstrated.

The value of our city's granite heritage is priceless, and restored and maintained granite buildings will live to be enjoyed by many generations who will benefit from retention of these buildings. The time is now to save the granite heritage of Old Torry. Please preserve the integrity of Policy D4 in the current LDP and we request that the City Council, at either the Planning Committee or Full Council rejects this latest application (and any further) scheme that involves demolition of the Victoria Road School buildings.

Any decision to not hold a public hearing into this application given the very high level of public objection denies natural justice and such a decision has no place in a planning system that is meant to reflect communities and their sense of place.

Yours faithfully


David Fryer - Secretary
For and On Behalf of Torry Community Council
secretarytorrycommunitycouncil@gmail.com
Please follow us on Facebook and Twitter

Correspondence Address: The Secretary, Torry Community Council, 66 Abbey Road, Torry, AB11 9PE

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Comments for Planning Application 161051/DPP

Application Summary

Application Number: 161051/DPP

Address: Victoria Road Primary School Victoria Road Aberdeen AB11 9NT

Proposal: Demolition of the existing Victoria Road Primary School and erection of 56 residential units, along with open space, parking and associated infrastructure.

Case Officer: Andrew Miller

Customer Details

Name: Mrs Susan Montgomerie

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I live in a 2 flatted property and the garden backs directly on to the proposed development. I would want a guarantee that any damage done to the garden wall or my property would be repaired and restored; I would not expect workmen using my pathway or garden to access the site; I would assume there would be no traffic congestion or any problems getting parked if/ when the work commences. More importantly, I would definitely not want any part of the new development overlooking our garden and that the new houses would not be built directly adjacent to our property. Presumably, too, contractors would be aware of noise at particular times of the day.

I would hope, too, that consultation will be ongoing re the development.

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

David Fryer
66 Abbey Road.....
Torry.....
AB11 9PE.....

28th August 2016

Dear Sir/Madam,

Application Reference P161051, Victoria Road Primary School, Torry, Aberdeen.

This letter is to object to this planning application on the following grounds: --

1. The demolition of the Victoria Road School buildings would be a major loss of a granite heritage building and would contravene Policy D.4 of the present 2012 Local Development Plan. Planning Officers have stated in a formal report to the Planning Committee that the loss of a substantial and unique granite building cannot be accommodated within the policy. I ask how a policy is being maintained if it allows for smashing a structurally sound building into a million pieces?
2. The destruction of these locally and very important granite structures will have a negative impact on the area's visual character and the most likely crushing of the granite material represents a loss which would breach current EU Directives relating to the recycling of materials, and would also breach Policy H1 of the present 2012 Local Development Plan.
3. The proposed development is out of character in every sense with the significant presence of granite in Old Torry and the lack of architectural cohesion and fenestration only completes the bland character of this scheme.
4. The proposed development will lead to the loss of a significant community resource, with the accompanying negative impact on community cohesion. In my considered view, the speculative and commercial nature of these proposals provides no offset of community gain and does not comply with the ethos of paragraph 3.51 of the present 2012 Local Development Plan.

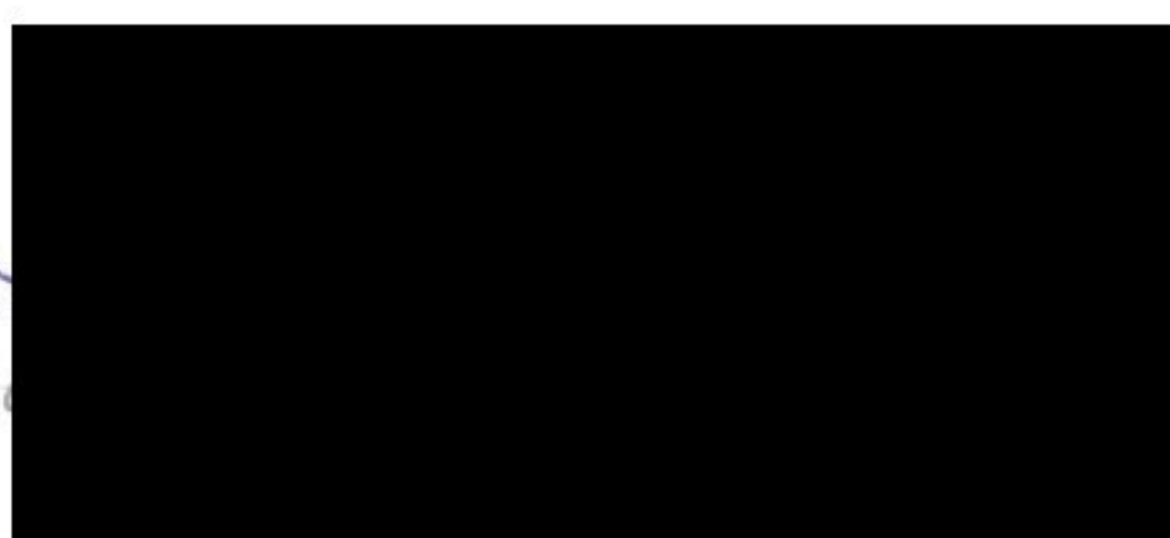
These buildings should be kept as an irreplaceable piece of the granite heritage of Old Torry. Fine example of granite buildings involving former schools that have been restored and brought back into new uses. In particular, I cite Mile End School, Causewayend School and Hanover Street remains a school where retention of structures has worked well. What is required are possible future uses that will meet local needs and must these be considered are:

- 1 The Council is on record in that there is a need for a new primary school in Torry to alleviate the chronic overcrowding in the local primary schools. I urge that this set of buildings be repaired, restored and brought back into use as a school using adjacent lands as needed for education and community needs
- 2 Alternatively, there can be conversion into low-cost homes and/or offices for small businesses
- 3 A community hub with a focus on health and wellbeing, arts and small workshops, and also linked to the sports centre is another viable alternative

By reason of the clear breaches of Council Policy, to preserve our granite heritage and to meet local needs of the community of Torry, I would appeal for the Planning Committee and the City Council to refuse this planning application.

Yours sincerely,

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World • United Kingdom • Scotland • Aberdeen City • Aberdeen

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

Andrea Lobban
32 Ascot Avenue
Glasgow
G12 0AX

Date: 16th August 2016

Dear Sir/Madam,

Application Reference P161051, Victoria Road Primary School, Torry, Aberdeen.

I wish to object to the present planning application on the following grounds: --

1. The demolition of the Victoria Road School buildings would be a major loss of a granite heritage building and would contravene Policy D.4 of the present Local Development Plan. Planning Officers have stated in a formal report that the loss of a substantial and unique granite building cannot be accommodated within the policy. How can a policy be maintained if a structurally sound building is demolished?
2. The destruction of this locally important granite structure will have a negative impact on the area's visual character and the most likely crushing of the granite material represents a loss which would breach current EU Directives relating to the recycling of materials, and would also breach Policy H1 of the present Local Development Plan.
3. The proposed development is out of character with the significant presence of granite in Old Torry and the lack of architectural fenestration only completes the bland character of this scheme.
4. The proposed development will lead to the loss of a significant community resource, with the accompanying negative impact on community cohesion. The purely speculative and commercial nature of these proposals provides no offset of community gain and does not comply with the ethos of paragraph 3.51 of the present Local Development Plan.

These buildings should be kept as an irreplaceable piece of the granite heritage of Old Torry. Fine example of granite buildings, and there are good examples involving former schools that have been restored and brought back into new uses. Possible future uses that will meet local needs and must be considered are:

- 1 The Council is on record in that there is a need for a new primary school in Torry to alleviate the chronic overcrowding in the local primary schools. I urge that this set of buildings be repaired, restored and brought back into use as a school using adjacent lands as needed for education and community needs
- 2 Conversion into low-cost homes and/or offices for small businesses
- 3 A community hub with a focus on health and wellbeing, arts and small workshops, and also linked to the sports centre

By reason of the clear breaches of Council Policy, to preserve our granite heritage and to meet local needs of the community of Torry, I would appeal for the Planning Committee and the City Council to refuse this planning application.

Yours sincerely,



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163 Hardgate

Aberdeen

AB11 6XQ

22nd August 2016

Dear Sirs

Reference: 161051/DPP

Proposal: Demolition of the existing Victoria Road Primary School and erection of 56 residential units, along with open space, parking and associated infrastructure

I refer to the above and I am very disappointed that a new application has been submitted for the demolition of Victoria Road Primary School.

The fact that the previous application was recommended for refusal should have been deterrent enough.

I notice that in the recent application the number of parking spaces within the development have been reduced to promote sustainable travel. Whilst it is good to promote sustainable travel, it cannot be enforced, therefore should the residents of this development not use sustainable travel this will have a knock on effect to parking in the surrounding areas, namely, Victoria Road, Abbey Place, Abbey Road and Baxter Street, where, at this present time parking is difficult enough.

Also I note that access to the development would be from Victoria Road and Abbey Road. Abbey Road has traffic calming measures in place and as discussed at the public hearing earlier this year, this would make it difficult for the emergency services to access the Abbey Road entrance. However, as mentioned by one of the members of the council on the panel at the public hearing, the emergency services could "use their cutting equipment to remove the bollards". Ideal, when there is a fire or someone is seriously ill on the development. We'll be with you shortly; we just need to remove these bollards. Ridiculous!!

Viewing the proposed layout of the development it seems there is very little room for manoeuvre should a fire engine or engines be called and I very much doubt (as they will have to access Abbey Road via Baxter Street) that they would be able to do a 3 point turn on Abbey Road to get back up Baxter Street.

Aside from all of this and before any of this can take place, the proposal is to knock down a structurally sound granite building. What Aberdeen was built on, granite! This would contravene Policy D.4 of the present Local Development Plan. Planning Officers have stated in a formal report that the loss of a substantial and unique granite building cannot be accommodated within the policy.

These buildings should be kept as an irreplaceable piece of the granite heritage of Old Torry. There are good examples involving former schools that have been restored and brought back into new uses in Aberdeen, Causewayend, Frederick Street, and Commerce Street.

Whilst Victoria Road Primary School may not be converted back in to a school, there are numerous future uses that would meet the local needs, for example:

- A) Conversion into low-cost homes and/or offices for small business.

- B) A community hub with a focus on health, wellbeing, arts and small workshops and also linked to the sports centre.

Also at the present time, numerous groups use The Old Torry Community Centre, one of those groups is the Torry Heritage Group. We have amassed a huge amount of photographs and other items over time but are restricted in what we can display due to the needs of other groups. If Victoria Road Primary School was converted in to a community hub, we could display our collections on a permanent basis, a museum if you like, which would attract more visitors and tourists to the area.

Finally as I've said before and I shall say it again, how much longer can we continue to call Aberdeen the Granite City, if we continue to demolish perfectly sound granite buildings?

Yours faithfully



Pamela Swanson

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

ADELINE FALCONER
93 GIRDLENESS ROAD
TORRY
AB11 8DT
Date: 19-8-16

Dear Sir/Madam,

Application Reference P161051, Victoria Road Primary School, Torry, Aberdeen.

I wish to object to the present planning application on the following grounds: --

1. The demolition of the Victoria Road School buildings would be a major loss of a granite heritage building and would contravene Policy D.4 of the present Local Development Plan. Planning Officers have stated in a formal report that the loss of a substantial and unique granite building cannot be accommodated within the policy. How can a policy be maintained if a structurally sound building is demolished?
2. The destruction of this locally important granite structure will have a negative impact on the area's visual character and the most likely crushing of the granite material represents a loss which would breach current EU Directives relating to the recycling of materials, and would also breach Policy H1 of the present Local Development Plan.
3. The proposed development is out of character with the significant presence of granite in Old Torry and the lack of architectural fenestration only completes the bland character of this scheme.
4. The proposed development will lead to the loss of a significant community resource, with the accompanying negative impact on community cohesion. The purely speculative and commercial nature of these proposals provides no offset of community gain and does not comply with the ethos of paragraph 3.51 of the present Local Development Plan.

These buildings should be kept as an irreplaceable piece of the granite heritage of Old Torry. Fine example of granite buildings, and there are good examples involving former schools that have been restored and brought back into new uses. Possible future uses that will meet local needs and must be considered are:

- 1 The Council is on record in that there is a need for a new primary school in Torry to alleviate the chronic overcrowding in the local primary schools. I urge that this set of buildings be repaired, restored and brought back into use as a school using adjacent lands as needed for education and community needs
- 2 Conversion into low-cost homes and/or offices for small businesses
- 3 A community hub with a focus on health and wellbeing, arts and small workshops, and also linked to the sports centre

By reason of the clear breaches of Council Policy, to preserve our granite heritage and to meet local needs of the community of Torry, I would appeal for the Planning Committee and the City Council to refuse this planning application.

Yours sincerely,

[Redacted Signature]

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

MRS DORFEN LYON
20 PROQUEST HOGG COURT
VICTORIA ROAD
AB11 9NF

Date: 18.8.16

Dear Sir/Madam,

Application Reference P161051, Victoria Road Primary School, Torry, Aberdeen.

I wish to object to the present planning application on the following grounds: --

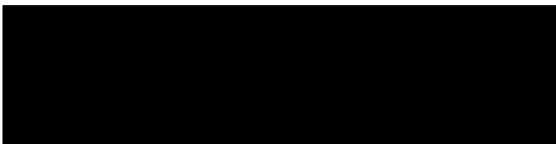
1. The demolition of the Victoria Road School buildings would be a major loss of a granite heritage building and would contravene Policy D.4 of the present Local Development Plan. Planning Officers have stated in a formal report that the loss of a substantial and unique granite building cannot be accommodated within the policy. How can a policy be maintained if a structurally sound building is demolished?
2. The destruction of this locally important granite structure will have a negative impact on the area's visual character and the most likely crushing of the granite material represents a loss which would breach current EU Directives relating to the recycling of materials, and would also breach Policy H1 of the present Local Development Plan.
3. The proposed development is out of character with the significant presence of granite in Old Torry and the lack of architectural fenestration only completes the bland character of this scheme.
4. The proposed development will lead to the loss of a significant community resource, with the accompanying negative impact on community cohesion. The purely speculative and commercial nature of these proposals provides no offset of community gain and does not comply with the ethos of paragraph 3.51 of the present Local Development Plan.

These buildings should be kept as an irreplaceable piece of the granite heritage of Old Torry. Fine example of granite buildings, and there are good examples involving former schools that have been restored and brought back into new uses. Possible future uses that will meet local needs and must be considered are:

- 1 The Council is on record in that there is a need for a new primary school in Torry to alleviate the chronic overcrowding in the local primary schools. I urge that this set of buildings be repaired, restored and brought back into use as a school using adjacent lands as needed for education and community needs
- 2 Conversion into low-cost homes and/or offices for small businesses
- 3 A community hub with a focus on health and wellbeing, arts and small workshops, and also linked to the sports centre

By reason of the clear breaches of Council Policy, to preserve our granite heritage and to meet local needs of the community of Torry, I would appeal for the Planning Committee and the City Council to refuse this planning application.

Yours sincerely,

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

Karen Crighton
80 Corrennie Circle
Dyce, Aberdeen
AB21 7LL

Date: 15-8-2016

Dear Sir/Madam,

Application Reference P161051, Victoria Road Primary School, Torry, Aberdeen.

I wish to object to the present planning application on the following grounds: --

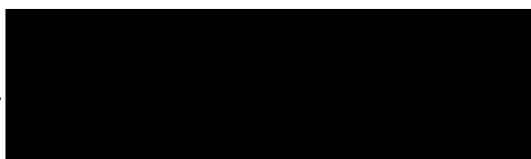
1. The demolition of the Victoria Road School buildings would be a major loss of a granite heritage building and would contravene Policy D.4 of the present Local Development Plan. Planning Officers have stated in a formal report that the loss of a substantial and unique granite building cannot be accommodated within the policy. How can a policy be maintained if a structurally sound building is demolished?
2. The destruction of this locally important granite structure will have a negative impact on the area's visual character and the most likely crushing of the granite material represents a loss which would breach current EU Directives relating to the recycling of materials, and would also breach Policy H1 of the present Local Development Plan.
3. The proposed development is out of character with the significant presence of granite in Old Torry and the lack of architectural fenestration only completes the bland character of this scheme.
4. The proposed development will lead to the loss of a significant community resource, with the accompanying negative impact on community cohesion. The purely speculative and commercial nature of these proposals provides no offset of community gain and does not comply with the ethos of paragraph 3.51 of the present Local Development Plan.

These buildings should be kept as an irreplaceable piece of the granite heritage of Old Torry. Fine example of granite buildings, and there are good examples involving former schools that have been restored and brought back into new uses. Possible future uses that will meet local needs and must be considered are:

- 1 The Council is on record in that there is a need for a new primary school in Torry to alleviate the chronic overcrowding in the local primary schools. I urge that this set of buildings be repaired, restored and brought back into use as a school using adjacent lands as needed for education and community needs
- 2 Conversion into low-cost homes and/or offices for small businesses
- 3 A community hub with a focus on health and wellbeing, arts and small workshops, and also linked to the sports centre

By reason of the clear breaches of Council Policy, to preserve our granite heritage and to meet local needs of the community of Torry, I would appeal for the Planning Committee and the City Council to refuse this planning application.

Yours sincerely,

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

STEPHEN BARNY
8 CHERRY ROW
URQUHART STATION
AB14 6AF
Date: 19-8-2016

Dear Sir/Madam,

Application Reference P161051, Victoria Road Primary School, Torry, Aberdeen.

I wish to object to the present planning application on the following grounds: --

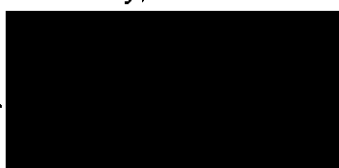
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Yours sincerely,



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

DAVID LEYS
302 NORTH BALNAGASK
ROAD
ABERDEEN

Date: 19-8-2016

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Application Reference P161051, Victoria Road Primary School, Torry, Aberdeen.

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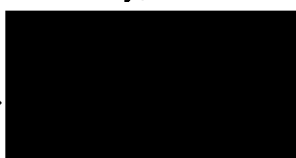
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Yours sincerely,



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

WATKINS SMITH HADGE
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.....
.....

Date: 22/02/16

Dear Sir/Madam,

Application Reference P161051, Victoria Road Primary School, Torry, Aberdeen.

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Yours sincerely,

[Redacted Signature]

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