

From: [Andy Roberts](#)
To: [PJ](#)
Cc: [Robert Forbes](#); [M.Tauqeer Malik](#); [Marie Boulton](#); [Phillip Bel](#)
Subject: 211791 High Point 242 North Deeside Road - representation from Culter Community Council
Date: 04 February 2022 17:46:44

Culter Community Council objects to the proposal as submitted, for the reasons set out below. There is interest in our community in seeing the site re-developed, but the redevelopment needs to be a scheme which matches the scale and the character of the buildings immediately around.

Scale and design of proposal

A three-storey (perhaps technically two-and-a-half storey) frontage is out of scale with the immediately-adjacent row of buildings. As the Design and Access statement makes clear, the development of flats on the site of the former Gordon Arms hotel is set well back from the road, and also retains the exact form of the old hotel and its stone facing in its centre section. The only other building of three storeys locally is the one housing flats and the local Coop, and that building actually is deeply incongruous, having three storeys straight off the pavement and a flat roof.

The Design Statement makes a point of the “existing architectural language of the area”, with illustrations, but the design presented is not remotely in sympathy with the existing buildings, neither in form nor in style, nor is it a signature building which could be supported as an excellent example of modern architecture.

On these grounds we believe the proposal fails to comply with Policy D1 Quality Placemaking by Design, and Policy H1 Residential Areas.

Affordable housing

We can see no reference to the provision of Affordable homes on site. We therefore believe the proposal fails to comply with Policy H5 Affordable Housing.

Low and zero-carbon buildings

We can see no reference to achieving reduced carbon-dioxide emissions, nor the objectives on water efficiency, contrary to the requirements of Policy R7 Low and Zero Carbon Buildings &c.

Loss of parking available to the public

It is admirable to see the proposer advocating reduced parking in line with future travel being less car-based – but in reality, for the next years at least, the outcome is going to be more residents’ cars than the scheme can accommodate, leading to some parking on the main road. This would lead to the loss of probably 8 parking spaces currently accessible to the public, 5 on the site plus the three spaces on the road in front of the site.

Parking for the public near our shops is already seriously limited, and the loss of public parking the proposed development would cause together with the new shop proposed for this scheme would make things distinctly worse.

Conclusion

The size of the proposed building, and the issues on parking, suggest that the proposal represents over-development on this site. In addition this application currently fails to comply with Policies H5 and R7. Were the application to be revised to comply with these policies and to resolve the parking issue, we would be able to withdraw this objection.

For and on behalf of Culter Community Council,

Andy Roberts, *Planning Liaison Officer*