

Culter Community Council objects to the proposal as submitted and as detailed in subsequent correspondence with Planning.

Further to our representation submitted on the planning application itself, the main issues we now see are as follows.

Type of housing

From a community perspective, there is no need for more flats in Culter. Whilst flats may be the applicant's choice for financial returns on this site, there are already huge numbers of flats in Culter. Further, the requests for housing which we have received over a number of years have been for growing families, and for people wanting to downsize – so modest houses (not flats), with a bit of garden to tend and where the kids can play safely.

Scale and design of proposal (Policy H1 Residential Areas).

Planning's Report of Handling ably sets out detailed points showing how the proposed scheme would constitute over-development of the site, with an excessive number of units, poor amenity for the lower flats, very-limited and poor-quality green space and other issues.

In addition, our original concerns still stand, with the three-storey (perhaps technically two-and-a-half storey) frontage being out of scale with the adjoining buildings, and the design presented not being remotely in sympathy with the existing buildings, neither in form nor in style.

Loss of parking available to the public

The applicant has argued that the scheme significantly increases parking in the area, and can be used by the public using the shops during the day. We remain of the belief that the reality would be a larger increase in demand for spaces – from the residents - than the scheme would be providing, and the likelihood has to be that parking for the public in the area would be worse than at present.

Other policies The applicant has declared that the final scheme will comply with policies H5 Affordable housing and R7 Low and zero-carbon buildings. Should the Planning Authority be minded to grant permission for the scheme, we consider that enforceable requirements must put in place by means of approved drawings forming part of any grant of planning permission, Conditions or otherwise.

For and on behalf of Culter Community Council,

Andy Roberts, *Planning Liaison Officer*