

From: Kevin Spence
Sent: 24 February 2022 16:15
To: Robert Forbes
Cc: Graham Stuart; davidsuttie@hotmail.com; PAUL YOUNG
Subject: 211791/DPP - High Point, 242 North Deeside Road, Peterculter

Afternoon Robert,

We refer to the Community Council's observations and provide the following information.

We have lodged documents to confirm full compliance with policy H5 and R7.

We have also confirmed the position with regard to the proposed improvement to car parking in the area. The 18 car parking spaces being provided are un-designated spaces as per Council policy, the spaces could be used during the day for visitors to nearby commercial premises. Accordingly a large number of spaces and far more than at present will be available. There will also be 2 new active EV charging points provided.

In addition to the 18 new spaces, there will still be 3 parking spaces at the front. The 4 spaces currently at the side are private and not available for the public in reality and these could be closed off to the public at any time. There is of course the car park across the road. All told, this proposal will materially increase the number of parking spaces available in the centre of Culter.

With regard to the scale and design of the proposal: if the development was to be reduced in scale then it will become non-viable and will regrettably remain undeveloped and in a poor state as an industrial site in the centre of the village. The costs of the development are significant and one has to bear in mind the Council requirement to provide 25% affordable housing.

The Council are keen to see modern, contemporary designs and the building reflects these wishes.

Should you wish to discuss further please do not hesitate to contact myself.

Kind regards

Kevin Spence
Architect

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