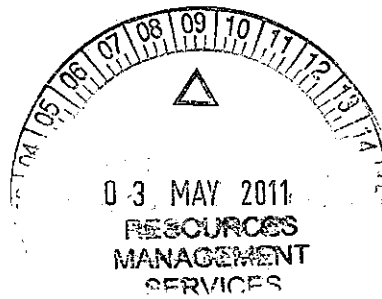


WESTBANK OBJECTIONS

Objections received	Main points of objection	Officers comments
<p>Ms Shirley Henderson Mr & Mrs Jones Ms De Martino Loic and Ann Denniel Stuart JP Gosling Mr and Mrs L Dickison S and W Leighton Peter Lorensen Steven Archibald Mr McCusker Trinity Factoring Services</p>	<p>This is a private development and there is no footway where the proposed parking spaces are to be sited which may lead to damage of the garden area.</p>	<p>Firstly this is not a private development. The road is adopted and therefore fully maintained by ACC. The road does not have a gate or barrier across it and has full public access and is no different to the majority of other roads within the City.</p> <p>This is not an unusual situation with regard to the footway and should pose minimal inconvenience as the traffic visiting this cul-de-sac is mainly residential and very low in numbers. It only affects vehicles facing in one direction.</p> <p>Officers offered to relocate the space to the other side of the carriageway (as a viable but less preferred option) where there is a footway, but this was rejected by Mrs Henderson.</p>
	<p>The road, in the developer's original plan, was adopted showing the "At any time" waiting restrictions throughout.</p>	<p>Adoption of the road is influenced by the road construction not by any waiting restrictions placed over it as these can be altered as and when required through road safety or traffic management issues. The existing waiting restrictions were approved as part of the Planning conditions in conjunction with roads</p>
	<p>The objector has concerns regarding access by larger vehicles</p>	<p>All emergency services were consulted and had no concerns and swept path analysis has been carried out for other larger vehicles (winter maintenance and delivery) and was also satisfactory.</p>
	<p>Residents bay on Fonthill Road is never full so there is no need for additional parking</p>	<p>These spaces in Westbank were proposed following complaints from residents of Westbank regarding insufficient parking within the scheme. It is well documented that cars are having to park outwith the allocated spaces and regularly spill over onto the footways and open</p>

		spaces, and on occasion, onto the existing double yellow lines. There are currently five residents permits issued to residents within Westbank and regularly three or four vehicles parked indiscriminately within the scheme. There is clearly a need for additional spaces.
	Commercial vehicles are regularly parking in the residents bays on Fonthill Road. Who will monitor this 24 hours a day?	One photo has been submitted by Mrs Henderson showing a vehicle and trailer in the residents' bay however during the surveys and all the observations that were carried out there were no other instances of this occurring. Vans normally park in the pay and display bays on the opposite side of Fonthill Road and do so within the rules of the zone. City wardens would monitor the spaces within their normal shift patterns. Outwith normal hours requests can be made for problem areas to be given special attention.
	Parked cars within the development will encourage others to park behind them.	As above. If vehicles are parking on waiting restrictions (behind the spaces) at the week-end requests can be made for additional attention by the Wardens.



3 Westbank,
Fonthill Road
Aberdeen
AB11 6TH

30th April 2011

Dear Jane MacEachran,

I wish to object to the plan to place 3 parking spaces in the Westbank cul-de-sac. My main objection is that the proposed location of the parking spaces is dangerous and will probably result in an accident or injury to people.

The reason being is that the entrance to Westbank is narrow and putting parking spaces in this area will create a bottleneck. Any one using these parking spaces will have to get out of their vehicle into the middle of the road, as there is no pavement at the proposed location. Vehicles turning left of Fonthill Road can enter Westbank at speed and will struggle to stop if someone parking or alighting from their vehicle obstructs the road.

Also having parking spaces in this location will make it difficult for large delivery vehicles, which occasionally need to enter Westbank, to enter and maneuver in the cul-de-sac.

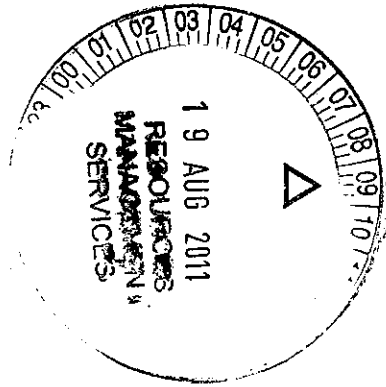
I have lived in Westbank since it was built and during that time I have never had any difficulty finding a parking space in the area. And as I have a second car I do this all the time.

The proposal is to have the residents parking only valid from 9 – 5 Monday to Friday. If the decision is made to proceed with this unsafe plan, then the resident parking should be 24 hours, 7 days a week and should only be used by residents of Westbank. This would prevent an increase of traffic, of people looking for a parking space, into a quiet residential cul-de-sac.

In short, even though it would be useful to have additional parking in Westbank, I do not think it is possible due to its layout. Therefore I have to object to the proposal as I think it will result in a dangerous situation for both vehicles entering and leaving the cul-de-sac and pedestrians walking around within the cul-de-sac area.

Yours Sincerely

Ifor and Maria Jones



3 Westbank,
Fonthill Road
Aberdeen
AB11 6TH

16th August 2011

Dear Jane MacEachran,

I wish to object to the plan to place 3 parking spaces in the Westbank cul-de-sac. My main objections are as follows;

1. The Council's parking measures on Fonthill Road have alleviated any parking issues, as the Residents Bays are never full. I have lived in Westbank since it was built and during that time I have never had any difficulty finding a parking space in the area. And as I have a second car I do this all the time.
2. The proposed location of the parking spaces is dangerous and will probably result in an accident or injury to people. The reason being is that the entrance to Westbank is narrow and putting parking spaces in this area will create a bottleneck. Any one using these parking spaces will have to get out of their vehicle into the middle of the road, as there is no pavement at the proposed location. Vehicles turning left of Fonthill Road can enter Westbank at speed and will struggle to stop if someone parking or alighting from their vehicle obstructs the road.
3. Winters are a large problem, as the road ends up a single track and no cars/lorries could get passed parked vehicles safely
4. These spaces were not requested by ourselves, the original argument put forward by one resident, was in relation to the objection of an HMO license being granted in the area

The proposal is to have the residents parking only valid from 9 - 5 Monday to Friday. If the decision is made to proceed with this plan, then the resident parking should be 24 hours, 7 days a week and should only be useable by residents of Westbank. This would prevent an increase of traffic, of people looking for a parking space, into a quiet residential cul-de-sac.

Therefore I have to object to the proposal for the reasons listed above.

Yours Sincerely

Ifor and Maria Jones

Westbank Deputation

Westbank Residents Association
Westbank
Fonthill Road
Aberdeen
AB11 6TH

29th July 2011

Dear Ms.MacEachran,

We are writing in response to your letter of 27th July, 2011 re-Westbank and the proposal to establish new parking measures within Westbank.

First of all, this letter is written on behalf of myself, Shirley Henderson, and the Westbank Residents Association, which is a recognised body, with a formal constitution, which formally meets annually with our factors, Trinity Factoring Services Limited, and, in relation to this particular issue, have met on three occasions, to agree the responses to yourselves, as attached to this letter.

Secondly, and, additionally, I have requested that individual responses also be sent. However, it was highlighted by several residents, and, therefore, I do have to pass on to yourselves, that, previously, we raised twelve individual objections re-granting of an HMO licence within the area, which made no difference to the unsatisfactory outcome, and therefore it was queried why individual households should have to write to yourselves, when we have formed a Residents Association, to put forward our collective opinions. Indeed, it defeats forming a recognised Association, in the first place.

However, following consultation with our elected representatives, we have tried to reduce our main points of objection to, as follows:

1. We have monitored the Residents Parking Bays on Fonthill Road, since their inception, and note that there are always free spaces. Therefore, the Council's parking measures have alleviated the parking issues, and therefore we do not need three more spaces on the entrance to Westbank.
2. There is great concern over our longer Winter periods, where Roads Traffic Management stated that cul-de-sacs, like ourselves, are not priority for clearing, and therefore, last Winter, we managed to dig out one single, very slippery track, out of the area. There would be no room for parked cars and for safety reasons, it would not be safe for ourselves, or the parked cars, to try and manoeuvre onto Fonthill Road, which was hazardous anyway, regardless of having any parked cars.
3. This reason links to the previous one, as we still strongly believe that the bin clearing lorry would face difficulty in normal circumstances and weather conditions, and would be impossible for it to manoeuvre, in the Winter months.

A resident has kindly filmed the normal practice of turning within the cul-de-sac, which blocks turning, in the link below. This would prove impossible in the Winter months.

http://www.youtube.com/watch?v=ev24m-AucUE&feature=youtube_gdata_player

Finally, a couple of residents also wanted to highlight the fact that we did not get any snow clearing in our last extended Winter weather, dug ourselves a single track, purchased our own sand, and the fact that the Westbank Residents annually contribute over £44,000 into the local economy for local services, which is not a small sum.

Therefore, we hope our opinions, for our own area, which we care for and want to maintain, are taken into consideration.

Yours sincerely,

Shirley Henderson
Westbank Residents Association
Westbank
Fonthill Road
Aberdeen
AB11 6TH

Westbank Residents Association Responses

We would, first of all, like to thank Councillors Stewart, Cormack and Kiddie for their valued interest and support in this matter.

The association is made up of 12 active members from the 16 townhouses, the four remaining properties are leased and include an HMO of transient residents.

We have a constitution and a Committee with Chair, Vice Chair and Secretary and are recognised by the factor, Trinity Factoring Limited, as representative of the residents.

There have been two residents meetings on this issue, including a minuted Trinity Factoring Residents meeting.

As such, the three main points are:

1. These spaces were not requested by ourselves, the original argument by one resident was in relation to the objection of an HMO licence being granted in the area
2. The Council's parking measures on Fonthill Road have alleviated the parking issues as the Residents Bay is never full
3. Winters are a large problem as the road ends up a single track and no cars/lorries could get passed parked vehicles safely

In response to the comments made by Officers from the Objectors Meeting, the following responses have been collated:

- Aberdeen City Council state that this is not a private development, it has public access, and should not have been sold as a private development

This point is worth challenging. Although the road may be adopted and thus considered a public right of way, the development area itself is private. The common grounds outwith the delineated boundaries of each Westbank property are jointly owned by the proprietors, as defined in the title deeds. As such there is no public access to these areas.

- The original planning permission was for three bedroom townhouses and they believe that George Wimpey "fiddled" the approval, as Aberdeen City Council's policy is for three available spaces per four bedroomed property

This argument has little substance. It is Aberdeen City Council's responsibility to scrutinise all planning applications and satisfy themselves that everything is in order before granting any consents. If there was any misrepresentation on the developer's part, clearly that is a matter between Wimpey and the City Council, and not something that the residents/owners of Westbank can be held responsible for. Nor can there be any reasonable expectation on the residents/owners to suffer any adverse consequences as a result of such misrepresentation (including the addition of public parking spaces to the development).

- We are "spilling out" onto Fonthill Road and "taking up" spaces in the Residents Bay!

This is irrelevant - as highlighted in the original argument the residents bay on Fonthill Road is rarely full, therefore any legitimate use of these spaces by Westbank residents (as permit holders) is not an issue. Given that the existing spaces appear to be sufficient to meet current demand for parking, there is no legitimate case to add new spaces.

- Residents Bays are only available in the hours of 9am-5pm and after that, it is a "free for all"

We are strongly against the proposal to designate these spaces for use by non-Westbank residents. If the City Council's main argument is that there are inadequate parking facilities for the Westbank properties (as suggested by the next point), then if non-Westbank residents can park in the new spaces, then this will do nothing to resolve the Westbank parking issues as perceived by the Council.

- The Council took pictures on Sunday and we have cars parked on access areas, proving the need for the parking proposal

Referring back to the first point, the 'access areas' do not form part of the adopted road. Rather, they are common grounds which are jointly owned by Westbank proprietors (as opposed to being public areas), as defined in the title deeds. As such the use of these private grounds is of absolutely no concern to the City Council whatsoever, and cannot be legitimately used to support any argument for the need for additional parking spaces.

16 Westbank
Fonthill Road
Aberdeen
AB11 6TH
17th April, 2011

Dear Ms.MacEachran,

Following consultation with the Westbank Residents Association, we are writing to object to the proposed additional parking spaces within Westbank, a small, private development on Fonthill Road, Aberdeen.

The proposal not only suggests an additional three spaces, but also only residents parking within 9am-5pm, Monday to Friday.

There has been no case put forward to suggest that there is an additional requirement for three spaces in our particular development and, therefore, we have a number of points to raise surrounding this proposal.

- The primary objection is that this is a private development, where we pay a Factor, namely Trinity Factoring Services Limited, to upkeep the gardens next to the proposed spaces, where the driver/passengers will have to step out onto our gardens to exit their vehicles, as there is no pavement, as this is not a public piece of land
- As per the original developers George Wimpey plan with the local Council, the road was adopted, with double yellow lines, specifically to prevent cars parking
- The proposed parking is close to the bin access and, following consultation with George Wimpey, the developers, car parking spaces were not considered suitable, as fire engines had to have clear access to the area, and the narrow road into the development was not deemed suitable for car parking blocking that access
- This is a narrow road to the private development i.e. when the bin lorries come in, there is no room to pass them, and we also believe having parked cars will block the bin lorries, who need the space to turn
- A linked point to the previous one is, in the Winter, the road was not cleared of snow and ice, and we had one narrow lane out of the development – if there were parked cars, they could not be passed or passed safely
- The residents bay on Fonthill Road is never full and so we cannot see the case for an additional three spaces
- We have had regular problems of Commercial Vehicles/lorries parking in the residents bay, which we have sent numerous photos of to the Council. If they parked in the development, who would police the problem 24 hours a day?
- If people, particularly at the weekend, see cars parked in the development entrance, this encourages others to park behind these vehicles, as in the other developments on Fonthill Road, where you also see cars parked on the pavement. This is an issue which we also had to deal with previously and do not want to have to again. (Reference pictures sent to Ruth Milne Technical Officer Road Safety and Traffic Management Team)

We have copied this letter to our local Councillors, who have been supportive in the past, as, for some reason, this small development, which we all bought into, as it could not be further built on, and was sold as a quiet, private haven in the heart of the

City, seems to be targeted by the Local Authority to change its original approval. The quality of life is slowly being eroded.

Yours sincerely,

Shirley A. Henderson BSc.LLM.Chartered FCIPD.FInstLM.FCMI
Westbank Residents Association
16 Westbank
Fonthill Road
Aberdeen
AB11 6TH



TRINITY FACTORING SERVICES LIMITED

Property Management · Residential Lettings · Insurance · Retirement Flats Management

Jane MacEachran
Head of Legal & Democratic Services
Aberdeen City Council
Town House
Aberdeen

1 August 2011
Our ref: Westbank, Fonthill

Dear Ms MacEachran

WESTBANK, FONTHILL, ABERDEEN

As you will be aware, there is currently a proposal for the Council to install three "Public Car Parking Spaces" within the development grounds at Westbank, Fonthill, Aberdeen. I write to object to this proposal as the Managing Agent for the development.

I believe that consultation has already taken place with owners within the development, who have all expressed their concerns & objections to this proceeding.

As Managing Agents, we are responsible for looking after all communal aspects of the development – this includes all garden ground etc situated next to the area in which you propose to install three parking spaces.

Aberdeen City Council has already installed measures throughout Fonthill Road to alleviate parking issues faced by owners in the area – therefore we see no benefit of an additional three parking bays should your proposal proceed.

During last years' prolonged winter, owners of Westbank experienced substantial issues regarding parking, and getting onto Fonthill Road. If there were to be three parking bays within the already very narrow entrance to Westbank, it would make it almost impossible to get in/out of the development safely. Further, during "normal conditions" the addition of any obstacles would surely not be for the good of the owners?

I believe that the Council currently do not recognise Westbank as a "Development"; however I can assure you that the Deed of Conditions for the site clearly states that it is. A copy is available on request.

I trust my letter will go some way in ensuring that common sense is used, and that your proposal is dropped.

Yours sincerely

Craig Forrest
Manager

E-mail:

CC: Shirley Henderson, Westbank Resident's Association Chairperson

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5 Westbank
Fonthill Road
ABERDEEN
AB11 6TH
16th August 2011

FAO: Jane MacEachran
Head of Legal and Democratic Services
Aberdeen City Council

Dear Ms MacEachan,

I am writing to you in response to recent notices that were posted in the Westbank Development, relating to a proposal for three additional car parking spaces, to be on the left hand side of the entrance to the development.

As residents of the Westbank development, my husband and I, would like to voice our strong opposition to the above proposal. We are both concerned about the effect of the introduction of these unnecessary additional parking spaces will have on our Development.

Safety First: Westbank is currently a quiet and friendly development, in the middle of the city. It is a safe place to live and raise a family in the heart of Aberdeen. Firstly, by its nature (a cul-de-sac, no through road), it enjoys a low volume of traffic. Secondly, thanks to its current parking disposition (double yellow lines) it further limits access to non-residents to the development. In our opinion, the introduction of these additional parking spaces will reduce resident safety, by encouraging non-residents to enter the Development, increasing the volume and frequency of traffic. This can only lead to greater risk to the residents and their families.

It is of great concern that in winter, Safety will be further compromised. The access road to Westbank has a slight slope which makes it very slippery for cars in snowy conditions. If cars are allowed to park in the access road, the road will become a slippery single track which can only result in accidents, and restricting access to the residents. If these parked cars, result in accidents to residents cars, are Aberdeen City Council going to take financial responsibility for our Insurance claims?

It is also interesting to note that the Council do not grit or clear the snow in our development, making it difficult to get in out of in Wintry conditions. Having a restricted single track road will further exacerbate this. Our current waste and recycling collections are not hampered or restricted by any parked cars; how will this be managed in the winter with only a single track road? Will we be guaranteed our collections? If these are not undertaken, will we be given compensation? Or alternatives arranged?

The third point I would like to bring to your attention is the unnecessary nature of these three parking spaces. Since the beginning of August 2011, my husband has taken photos of Fonthill Road in the vicinity of the Westbank access road. These photos (attached/enclosed) have been taken over the course of few weeks, at different times of the day, on different days of the weeks. As you can see, whatever the time of

the day or the day of the week, there are always at least five free parking spaces only 10 to 15m away from the proposed parking space location.

The parking bays in the development are never full, and the residents have adequate parking either in the development or very close to it (see point three above) In conclusion, these spaces are totally unnecessary, and have not been requested by the residents.

My final point is why the council have taken a '360°' turnaround on this issue? It was only in the last two years that the double yellow lines were introduced in the Development, in response to the residents complaints of non-residents parking in the Development and limiting access to our driveways. This has been enforced by the local traffic wardens, and after all this effort and expense the Council are now going to actively encourage non residents back into the Development. This seems rather ill conceived and will only lead to disruption, and aggravation to the residents again.

In conclusion, the introduction of the additional parking spaces as presented in the proposal, can be summarized in two words: Unsafe & unnecessary.

Yours Faithfully,

Loic and Ann Denniel
Residents of the Westbank Development.



8am on the 14/08/2011



Noon on the 07/08/2011



2pm on the 05/08/2011





4pm on the 03/08/2011



6pm on the 13/08/2011



>>> "Gosling, Stuart (Aberdeen)" <_____> 8/22/2011 1:34 pm >>>
Dear Ms MacEachran,

I would like to formally register my objection to the above proposal,
for the following reasons:

1. Not part of the original plan for the development.
2. Will encourage non- residents of the 16 off houses to enter the cul de sac, who will be unaware of small children playing, especially summer evenings
3. Obstruction - Pulling out of Westbank onto Fonthill Road is already a problem, especially at peak periods, due to inadequate clear sightline distances (i.e. existing council parking encroaches this area, without having to contend with incoming traffic backing up (i.e. stuck behind cars in the new parking bays). If I remember correctly there should be a minimum of 70m, which is clearly not the case (actual = 20m)
4. As currently indicated on your plan drg, there is no pavement for the driver/passenger to alight onto, only a private flower bed.
5. Additional parking in an area where new parking will be undesirable i.e. pollution from extra cars, noise and social inconvenience of late night use.

Look forward to discussing this further, if required.

Kind regards,

Stuart JP Gosling

No. 1 Westbank, Fonthill road

6Westbank
Fonthill Road
Aberdeen
AB11 6TH
22/8/11

Dear Ms McEachran,

I am writing to make our feelings known on the proposed new parking measures within n Westbank.

The present situation in the cul de sac is that most houses have only room for one car on the drive and one in the garage if usable, we were told by Wimpey when we purchased our house that they were not allowed by planning e to have any allocation for visitor parking if friends come to visit. It is therefore ironical that the council now propose to allow Residents Parking Bays in a dangerous place .

1. The Residents Parking Bays on Fonthill Road have been monoterred inception, and noted that there are always free spaces. Therefore, the Council's parking measures have alleviated the parking issues, and therefore we do not need three more spaces on the entrance to Westbank.
2. There is great concern over our longer Winter periods, where Roads Traffic Management stated that cul-de-sacs, like ourselves, are not priority for clearing, and therefore, last Winter, we managed to dig out one single, very slippery track, out of the area. There would be no room for parked cars and for safety reasons, it would not be safe for ourselves, or the parked cars, to try and manoeuvre onto Fonthill Road, which was hazardous anyway, regardless of having any parked cars.
3. This reason links to the previous one, as we still strongly believe that the bin clearing lorry would face difficulty in normal circumstances and weather conditions, and would be impossible for it to manoeuvre, in the Winter months.

We all feel very strongly there are genuine HS&E concerns and the fact the houses are not properly catered for by Wimpey when designed for everyday requirements and this money making idea for a council who has mismanaged funds now desperately looking to make money at all costs and pay no heed to the poor council tax payers.

We hope this letter makes our views clear and that we are totally against this proposal

Yours Faithfully

Eddie McCusker

>>> julie Dickinson <[_____](#)> 8/22/2011 7:48 pm >>>
Dear Sirs

We refer to your letter dated the 27th July 2011 addressed to all residents in Westbank, Fonthill Road.

We note the proposal you have made and would like this opportunity to raise our objections.

The proposal would entitle Westbank residents to park in the spaces between 9am - 5pm (when all residents are at work and do not require the spaces) and thereafter, the spaces would be available to the general public. Westbank is a small private development of townhouses consisting of families and businessmen. We have a one year old son. As a cuddlesac Westbank is a nice quiet road, as we only tend to have residents and their visitors using the street. This is currently an ideal place to bring up a young family as the cuddlesac is such a safe place. I do however fear that if three additional spaces are added into the cuddlesac, the volume of traffic will increase, we will have increased public visitors and it will not be such a safe place for children. Access and egress from the cuddlesac would be significantly hampered and when entering the street from the East, visibility of parked cars would be particularly poor and result in traffic coming face to face with vehicles leaving the street thereby potentially requiring reverse manoeuvre onto a busy Fonthill Road. With respect to objections made by 'some residents' we maintain that from our vantage we see many empty parking spaces upon Fonthill Road and should the properties of other streets have concerns then perhaps those streets should be street resident parking only. On talking to our neighbours, we have found no objections to using the regularly empty spaces on Fonthill Road nor any complaints at a lack of parking in the area. We regularly have to reverse from our house (number 11), as do our neighbours. Reversing towards the bins if three additional parking spaces are situated there would be hazardous, especially with oncoming traffic only having a single lane as access to the street. There would be no visibility for people using the bins within the cuddlesac. Clear visibility is required when exiting from the bin area and this would not be offered when cars are parked in the spaces. We have also noticed that public use of the parking spaces would result in a three point turn manoeuvre at the front of properties 1, 17 and 5 which would be unsafe especially for those people using the bins. If the parking spaces are added into the street, the use of them by the public after 5pm may result in several of the large company vans which park on Fonthill Road parking in our development. This would be unsightly and totally unsafe. As the council fail to clear Westbank from snow and ice or to provide salt in our salt bin, it has been known over the past few years that residents have had to clear a path allowing vehicles to access and egress Westbank. Westbank becomes extremely slippery in these conditions and as space to drive in this area would be very limited, it is feared that accidents could occur. I question the adoption of Westbank into the List of Highways as a public road which would seemingly be a negative for the residents and perhaps we would be better served with a gate and to remain private. We do not appear to gain any benefit from a Council who do not come into Westbank to clean the road nor do we receive any service whatsoever during the bad weather conditions (i.e. clearing snow and/or ice and provision of salt and grit).
Yours faithfully MR AND MRS L DICKINSON11 Westbank

**12 Westbank
Fonthill Road
ABERDEEN
AB11 6TH**

23 August 2011

Ms J McEachran
Head of Legal and Democratic Services
Aberdeen City Council
Town House
Broad Street
ABERDEEN
AB10 1AQ

Dear Ms McEachran,

RE: Objection to Proposal by Aberdeen City Council to add three ‘residents only’ car parking spaces at Westbank, Fonthill Road

I am writing to object to the proposal by Aberdeen City Council to add three ‘residents only’ car parking spaces at Westbank, Fonthill Road.

Westbank is a private, cul-de-sac development of 16 individual dwellings with associated landscaped grounds, which are jointly-owned and maintained by the property owners, as defined in the title deeds pertaining to each property. Although I understand that the main access road into Westbank may be deemed a public right of way, the development itself is, without question, private. The addition of car parking spaces which are available to non-Westbank residents would infringe on the upkeep and amenity of the common areas. For example, drivers and passengers may find themselves having to step out from parked vehicles onto the private landscaped areas. This would incur a loss of amenity as well as a financial loss to the owners who have to pay to have these areas maintained – something which I’m sure you understand is not acceptable to the owners.

Having observed the parking situation on a daily basis over the last few months, it appears to me that the existing permit holder parking bays on Fonthill Road and Fonthill Terrace appear to be sufficient to meet parking demand in the area, as these are rarely full and parking spaces are nearly always available within a very narrow radius of Westbank. Therefore I can see no proven basis for additional parking spaces within Westbank on the grounds of lack of available parking in the area, or demand for additional spaces.

It is my understanding that an additional argument put forward by the Council to support their proposal for additional parking at Westbank, is that Westbank residents are parking on access areas within the development, suggesting a need for additional spaces. I would draw your attention to the fact that these access areas form part of the commonly-owned grounds within the development. These areas are private grounds, the legal title to which is held jointly and equally by the 16 Westbank proprietors. As such, the use of these private areas by the owners, whether for parking or any other legitimate purpose, is of absolutely no concern whatsoever to Aberdeen City Council or any other third party, and thus cannot be legitimately used to support an argument for additional parking spaces. In any case, providing additional spaces which are open to the wider public will do nothing to alleviate the issue as perceived by the Council – it will in fact create a bigger problem, by encouraging more drivers to bring their vehicles into the cul-de-sac and park within the development, therefore proving counter-productive.

One final point I wish to make is that the entrance to the cul-de-sac where the proposed parking spaces would be situated, is relatively short and narrow. I have additional concerns on the grounds of

safety, particularly in the winter when vehicles which are parked on a road that is unlikely to be fully cleared of snow, would pose a hazard to passing vehicles, and drivers and passengers stepping out into the road. The situation of the proposed parking spaces may also impede access by refuse collection lorries, delivery vehicles and indeed the emergency services, all year round, but particularly in the winter. Therefore I have strong objections to the proposal on the grounds of safety alone.

May I thank you in advance for taking into consideration my objections in relation to the Council's proposal.

Yours sincerely,

Steven Archibald
Owner occupier, No. 12 Westbank, Fonthill Road

>>> Catherine De Martino <[_____](#)> 8/24/2011 4:56 pm >>>

Dear Ms MacEachran,

As a resident of Westbank, I would like to submit my objection to the additional parking proposed within the Westbank development on Fonthill road. I am very concerned that the addition of 3 parking spaces on the access road into the development will pose a safety hazard, particularly when the bin and recycling lorries are entering and leaving the development, and also potentially restricting access for both delivery and emergency vehicles. It will also be hazardous in winter when the access road regularly becomes iced over and hence there would be potential to slide into the parked cars (and vice versa).

Additionally, I have observed that the residents only parking on Fonthill Road is not normally full, and hence would question the requirement for additional spaces within the Westbank development.

Kind regards,

Catherine De Martino

4 WestbankFonthill RoadAberdeen AB11 6TH

>>> PG LORENSON <_____> 8/23/2011 1:10 pm >>>

Dear Jane,

I refer to the letter, you ref EK/GM/1/59/1/10 sent to me by Graeme McKenzie on 27 July 2010 regarding Aberdeen City Council's proposal to establish Monday to Friday, 9am to 5pm, reesident permit holder parking on part of Westbank. I object to this proposal as it no benefit to residents of Westbank as we already have off street parking and the additional spaces will restrict the entrance and exit from the development to a single lane. This will cause problems with cars having to stop suddenly and wait on the busy Fonthill Road whenever another car

is leaving Westbank. Any cars parked in the spaces will also be vulnerable to impact in snowy, or icy conditions as this part of the development is prone to freezing and is not treated.

I have spoken with my neighbours on the development and have so far found noone

who requires, or desires these additional parking bays, so I am suprised to read in the proposal that residents of Westbank have complained of a lack of parking in the area. Since the addition of parking restrictions in the general area and enforcement of these restrictions it is noticeable that there are generally a number of free parking spaces throughout the day and plentiful parking at night on Fonthill Road if several people are visiting our development, so I cannot see what benefit adding three spaces, which will restrict traffic flow to and from our development will add. When we purchased our properties one of the issues that was emphasised by the developer was that the double yellow line parking restriction must be adhered to in order that emergency vehicles could gain clear access to the site and nothing has changed in this respect. Adding the parking bays as proposed will cause a hindrance to the free access and egress of emergency vehicles, refuse collection etc.

Best Regards,
Peter Lorensen
10 Westbank

>>> S & W Leighton <[_____](#)> 8/23/2011 5:58 pm >>>

Please accept this email as formal objection to proposal received, Ref: EK/GM/1/59/1/10, dated 27th July 2011. Objection is based on following:

These spaces were not requested by Westbank residents. Our understanding is that a non resident owner requested such in relation to a previous objection to a HMO licence request they had lodged.

Previous parking measures put in place on Fonthill Road and surrounding areas have alleviated any parking issues. Residents bay is never full other than allocated parking.

Bad weather would be an issue. Area often ends up as single track at most. As such, no cars / lorries could navigate past parked cars safely.

S & W Leighton
7 Westbank