


**PI - Planning Application 111912**

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**From:** "Craig Ross"   
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 1/15/2012 10:19  
**Subject:** Planning Application 111912  
**CC:** <jastewart@aberdeencity.gov.uk>

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Dear Sir,

I am writing to stongly object to the proposed plans submitted to extend the Maryfield West Nursing home on Queens Road.

My wife and young family have lived at Forest Avenue for 11 years now and have had enough of all of the extentions and developments to the buildings on Queens Road but more to the point the affect this is having on Queens lane South.

We are constantly being disturbed by the huge increase to traffic on the lane which is a mixture of cars but worse with the large Lorries that service the much larger capacity school, hotel, offices and now a considerable project to expand on the Nursing home.

Queens's lane south is not a large lane and we have the following problems:-

The increase in traffic has broken the sewage pipe and now there is a stench in the lane constantly (Could the Victorian sewage system be designed to cope with the huge increase in service and the vibration due to large vehicles?)

Lorries keep hitting the gable end to our house.

We have problems in the lane with Lorries reversing into the lane opposite the school which an accident is waiting to happen.

The path outside our house is now damaged due to the Lorries driving over it. This has now affected our rainwater drains.

(I had a meeting with one of the council's roads staff just before Christmas and he examined the path damage, as we were there a council lorry reversed over the path. He was to report this)

We have no malice towards the nursing home but we feel that there can be no further development to the lane as it cannot cope with all this extra traffic.

Can I please have confirmation of receipt of my objection?

Yours faithfully

Craig Ross

Craig Ross  
 213 Forest Avenue  
 Aberdeen  
 AB154UL

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**From:** "Craig Ross"  
**To:** <gevans@aberdeencity.gov.uk>  
**CC:** <jastewart@aberdeencity.gov.uk>  
**Date:** 18 January 2012 09:03  
**Subject:** Planning 111912  
**Attachments:** photo.JPG; Part.002

Dear Gavin,

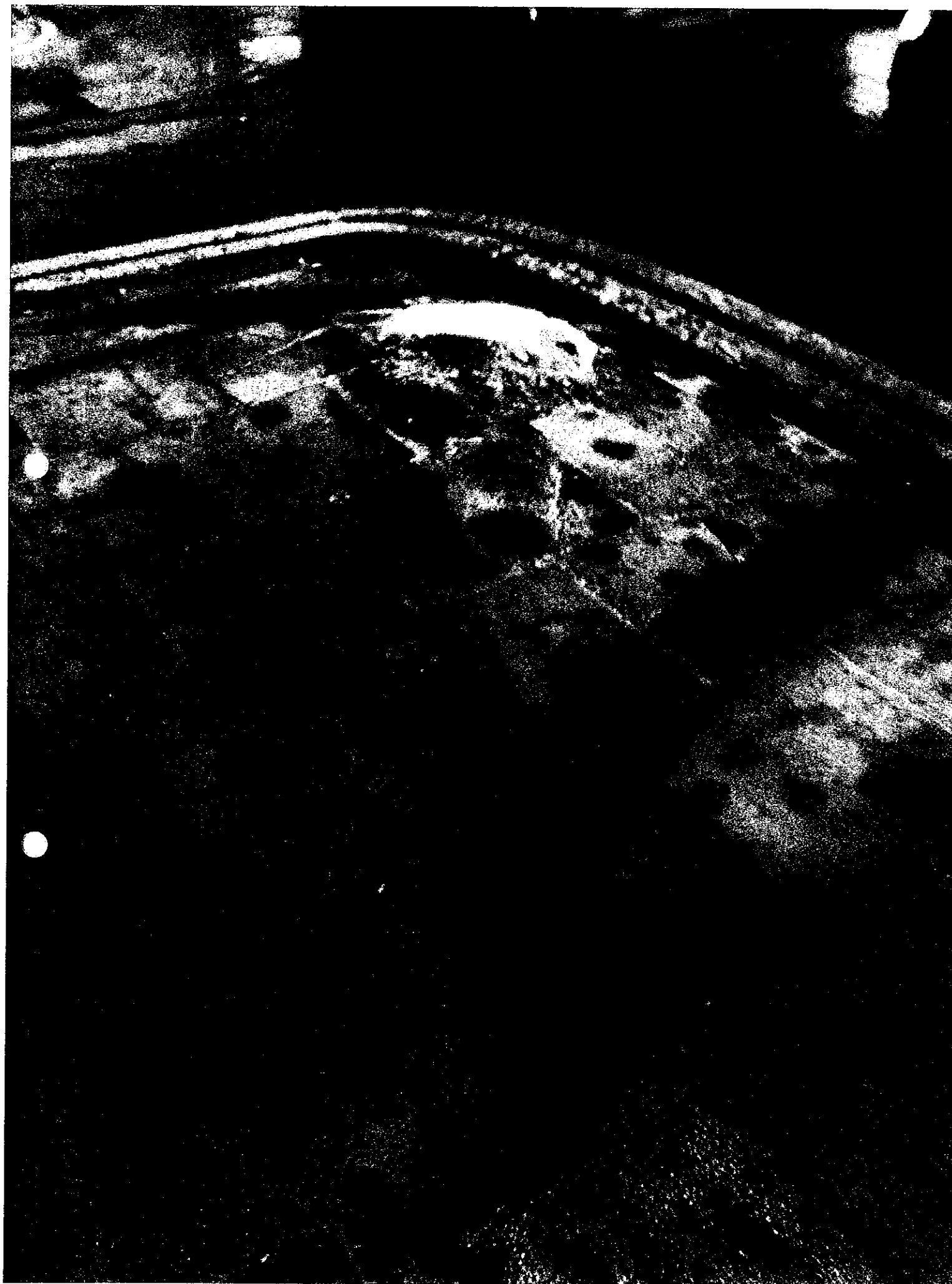
I submitted an objection at the weekend regarding the above planning application. Below is a picture taken showing the tyre tracks of the service vehicles reversing up queens lane south.

Yours sincerely

Craig Ross  
213 forest Avenue  
Aberdeen

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**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 1/15/2012 6:49 pm  
**Subject:** Planning Comment for 111912

Comment for Planning Application 111912

Name : William Laver

Address : 13 Gladstone Place

Queens Cross

Aberdeen

Telephone : \_\_\_\_\_

Email : \_\_\_\_\_

type :

Comment : 1. The size and scale of this development is out of character to the rest of the West End area. It seems to me they have just crammed the area with building and no doubt for commercial reasons.

2 The parking spaces provided is completely inadequate how can you reduce from 20 to 8 parking spaces when you should be increasing the number of spaces (40?) given the greater occupancy and staff required to run the Nursing home. Even with resident permits we still get 'illegal' parking in Gladstone Place.

I would like my comments to be an objection to this development.

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 10/01/2012 16:10  
**Subject:** Planning Comment for 111912

Comment for Planning Application 111912

Name : Allan J. Gibson  
Address : 2 Harlaw Road  
Aberdeen  
AB15 4YY

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I strongly object to proposed extension to Maryfield West. This huge extension will grossly affect the privacy to my residential property. Moreover there has been an over-development of properties on Queens Road, which has resulted in an unacceptable, & dangerous, increase in traffic to Queens Lane South. My property has a single garage on Queens lane South & it is becoming more dangerous for my family to enter & exit the garage, given the high increase in traffic flow. Parents of the nearby Albyn school also use this lane for parking, mainly at peak times despite parking restrictions, & adding to the dangerous level of traffic. Further development of Maryfield as per given plans is not acceptable.

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 1/17/2012 2:20 pm  
**Subject:** Planning Comment for 111912

Comment for Planning Application 111912

Name : Louise Pirie

Address : 4 Harlaw Road

Aberdeen

AB15 4YY

Telephone :

Email :

type :

Comment : I have great concerns regarding the proposed application. My concerns are as follows

1. Over development of site.
2. Impact on Queens Lane South - Existing business are now using the lane as primary access along with the further development at Albyn School (the parents using the lane and parking on the lane) the lane is now becoming of a concern it is just a matter of time before there will be a accident the bottom of the lane and Forest Avenue i would welcome a full traffic assessment to be carried out. After all it is a lane and not a road
3. At present there is 20 spaces at the back of the building which are constantly full the proposed development would increase the building by 50% but they are going to reduce parking to 16 spaces that does not add up in my book. Have they proposed a green transport plan?
4. I really feel if they need to increase the building to this extent taking away all the ground for the elderly maybe they should be considering a new site with plenty ground for the elderly to be able to walk and sit in.

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 1/17/2012 5:35 pm  
**Subject:** Planning Comment for 111912

Comment for Planning Application 111912

Name : Brenda Duncan  
Address : 7 Harlaw Terrace  
Aberdeen  
AB15 4YU

Telephone : [REDACTED]

Email :

type :

Comment : I object to the reduction in off street parking spaces for residents and visitors whilst increasing the number of bedrooms for residents. Local residential properties are already inconvenienced by parking restrictions and have to pay for on street parking. Business premises on Queens Road must provide adequate off street parking for specific needs.

217 FOREST AVENUE  
ABERDEEN  
AB 15 4UL

DEAR SIR

AS OWNER OF THE ABOVE HOUSE I WOULD LIKE YOU TO RECORD MY OBJECTION TO THE APPLICATION FOR AN EXTENSION TO THE MARYFIELD WEST NURSING HOME (APP. NO. 111912) ON THE GROUNDS AS FOLLOWS.

- (1. THE REDUCTION OF REAR PARKING SPACES FROM 20 TO 8
2. THE NEW EXTENSION FOOT PRINT IS IN EXCESS OF 70% OF THE EXISTING BUILDING AND WOULD SUGGEST OVER DEVELOPMENT OF THE SITE.
3. THE REMOVAL OF REAR PARKING AND ACCESS FOR EMERGENCY VEHICLES WHILE CONSTRUCTION TAKES PLACE. THIS IN FACT WOULD CLOSE THE HOME TILL BUILDING WORK CEASED.
- ( 4. THE UNSUITABLE USE OF QUEEN'S LANE SOUTH FOR HEAVY CONSTRUCTION VEHICLES DELIVERING PLANT AND MATERIALS. THE LANE HAS A VERY FRAGILE WEARING SURFACE AND ALREADY SHOWS SIGN OF DAMAGE WITH FAST CONSTRUCTION.

THE RESIDENTS IN THIS AREA HAVE BEEN IGNORED IN THE PAST WHEN SIMILAR OBJECTIONS TO THE ALBYN SCHOOL'S MASSIVE EXTENSION AND ALL THE PARKING PROBLEMS THAT IT HAS CREATED FELL ON DEAF EARS IN THE PLANNING AND ROADS DEPT.

I WELCOME YOUR COMMENTS

23/01/12



**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 1/30/2012 10:25 pm  
**Subject:** Planning Comment for 111912

Comment for Planning Application 111912

Name : Miss Elizabeth Smyth  
Address : 59, Gladstone Place,  
Aberdeen,  
AB10 6UX.

Telephone :

En [REDACTED]

type :

Comment : It is unclear from the plans how many additional residents will be accommodated in the extended nursing home. My understanding of the plans is that there would be at least 10 additional inhabitants. The building of the extension will result in the loss of 12 car parking spaces at the same time as increasing traffic to and from the home as a result of increased visitors and increased staffing levels required to look after the additional residents. This poses a real risk in Queen's Lane South and the neighbouring streets which are already experiencing traffic problems as a result of the recent expansion of Albyn school. A full review of parking and road safety needs to be undertaken before a decision is taken on this application. As a resident of Gladstone Place I have serious concerns about the environmental impact of this development particularly in terms of traffic flow and traffic pollution.

27 Queens Road,

Aberdeen AB15 4ZN  
24th January 2012


Dear Sir/Madam,

I have to thank you for your communication of 9th January referring to the planning application by Four Seasons Healthcare for consent to extend its building at 31 Queens Road to provide further patient accommodation.

Obviously my garden will suffer from a shortage of natural light from about 2pm to dusk every day and there will be a year-round lessening of privacy with the whole length of the gardens being overlooked.

I would however request strongly that certain conditions be a part of grant of planning permission. These refer really to the mature trees roughly 6 feet the east side of the wall dividing 25-29 from

31's fence. For my own interest, my part of the 25-29 communal garden has in it a healthy and magnificent mature plane tree which I have periodically had pruned and shaped in accordance with your department's advice. It would in the shadow of the proposed building from early afternoon and when in full foliage would obstruct the light available to a number of the rooms. I would therefore make a strong plea that if consent to the application be given, requirement be made that the tree be not adversely affected by the building during and after its construction.

Yours faithfully,  


Dear Sir/Madam,

2<sup>nd</sup> February 2012

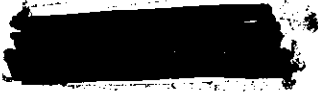
Re: the proposed extension at 31 Queens Road.

I wish to register in the strongest possible terms my objection to the proposed extension of the property at 31 Queens Road, your reference 111912. My main issues are:

1. This is an extension of an extension. Now proposed to cover a large % of the remaining area of the plot. I would term this as "overdevelopment".
  2. Our rear garden is used for growing vegetables. And the daylight/sunlight will be affected significantly by this proposal.
  3. As a result of the proposed extension the existing 'protected' trees on our property might well need serious surgery, not so far condoned by the 'tree surgeon'.
  4. The rear outlook from our house will be seriously compromised by this huge two storey development.
  5. Our privacy both house and garden will be very seriously impaired by an additional 30 windows by added to the current 21 windows overlooking our property, and only 20 feet distant! (Total 51 overlooking windows).
  6. This extension will certainly negatively impact the value of our property.
  7. The proposed extension will cause more traffic, both during building and subsequently, on the already over used Queens Lane South.
  8. The restricted parking remaining available after the extension minimises the current parking area, and will be insufficient. There is no parking on the streets nearby.
  9. There is an obvious raw sewage smell in the Queens Lane South which numerous neighbours believe to be result of the heavy traffic on the lane during the building of the Malmaison Hotel.
- We are concerned the main sewer is damaged and further heavy 'building' traffic might exacerbate this damage. Also concern the main sewer is now already being used for handling volumes way above its design. Another X rooms at this extension will not help. When added to the Malmaison and other larger buildings which have increased occupancy of late.
10. I strongly believe the amenity/aesthetics of this residential area, Queens Lane South and the rear gardens of Harlaw Road is being seriously compromised and without thought for the current ownership/residents.

I have requested my councillor to get involved. I seriously ask you to consider the impact of this huge development.

Yours faithfully,

  
Harry Montgomerie

  
Sandra Montgomerie

**From:** Maureen Fitzpatrick  
**To:** "GEvans@aberdeencity.gov.uk" <GEvans@aberdeencity.gov.uk>  
**CC:** <jastewart@aberdeencity.gov.uk>  
**Date:** 1/19/2012 6:24 pm  
**Subject:** Fwd: Nursing Home Extension

Please find attached observations regarding proposed extension to Maryfield West extension.

Thanks

Dave Fitzpatrick

Sent from my iPad

Begin forwarded message:

> From: Maureen Fitzpatrick  
> Date: 19 January 2012 18:20:52 GMT  
> To: "jastewart@aberdeencity.gov.uk" <jastewart@aberdeencity.gov.uk>  
> Subject: Nursing Home Extension

>

>

> Thanks for the note regarding the proposed extension to the Maryfield West Nursing Home, I have no objection to the plan, I do think it would be a good idea to bring the front garden into use for parking, like the Malmaison and Simpson's Hotels. (however please note the comments below regarding turning right)

> I was slightly perplexed as to why you thought it necessary to publish this note, we have been here for over ten years and I don't remember a similar note for the extensions to many other buildings on the road (Malmaison, Hamilton, Albyn, New Office buildings etc etc). I may have missed them if you did publish some.

> These extensions, particularly the schools, have made travelling down Queens Road during schooldays very slow due to vehicles turning right. You may want to take note of this for future reference. Traffic Management at the rear of the schools, instead of the front, would have prevented this.

> Where are the rear car parks for the Hamilton School or Albyn, at least the nursing home are keeping some.

> As I said I have no objection to the plans.

>

> I am happy to discuss if required -

>

> Regards

>

> David Fitzpatrick

> 79 Queens Road

> Aberdeen

>

>

> Sent from my iPad