



290 North Deeside Road
Cults, Aberdeen
AB15 9SB
10 March 2012

Lucy Greene
Enterprise, Planning and Infrastructure
St Nicholas House, Broad Street,
Aberdeen
AB10 1AR

Dear Ms Greene,

111606 - Water Wheel Inn, 203 North Deeside Road, Bielside

I write again on behalf of Cults, Bielside and Milltimber Community Council (CBMCC) regarding the above planning application.

I understand that you had a meeting with Peter Reiss and Marie Boulton together with Maggie Bochel to discuss the process around this planning application. It was suggested that although CBMCC had opposed the application in principle CBMCC could in addition also make comment on the details of the proposal.

As a consequence Peter Reiss and I had a meeting last week with representatives from Archial who are leading the development. It became apparent that discussions between Archial and the Planning Department have been taking place for some time. Initially a development of 28 properties was proposed last year, subsequently reduced 23. A further version of plans was only presented last week, for 20 properties for the site (15 dwelling houses and 5 apartments).

In the discussion with Archial we were advised that provision already existed for development associated with restoration of the mill. CBMCC see the opportunity for low rise apartments to be located behind the mill building and screened from the road. Through planning gain, this could assist with financing landscaping of the front part of the site that butts onto North Deeside Road and returning it to its natural habitat.

If the larger development of 20 properties remains supported by the Planning Department, CBMCC would like to be involved in a discussion with the planning gain officer. In particular CBMCC believes that a developer contribution for completing the core paths connecting the old railway line in a loop to the river Dee would bring tangible benefits to the local community from planning gain.

The latest version of the plans needs to be reviewed at the next CBMCC meeting, on Thursday 29th March. Given that the latest version of the plans has only just been submitted, the need for a meeting with the planning gain officer and CBMCC desire to discuss the development at it's next available meeting, we suggest that any review by the Planning Committee on 22nd March would be premature.

Yours faithfully

Christine McKay, Planning Coordinator

Copy to: Councillor Marie Boulton, Councillor Aileen Malone, Councillor Alan Milne



CULTS BIELDSIDE AND MILLTIMBER COMMUNITY COUNCIL

**290 North Deeside Road
Cults, Aberdeen
AB15 9SB**

18 January 2012

**Lucy Greene
Enterprise, Planning and Infrastructure
St Nicholas House, Broad Street,
Aberdeen
AB10 1AR**

Dear Ms Greene,

111606 - Water Wheel Inn, 203 North Deeside Road, Bielside

I am writing on behalf of Cults, Bielside and Milltimber Community Council to raise concerns regarding the recent application to erect 18 dwelling houses and change use from hotel and perform alterations to form 5 apartments at the above address.

There are several reasons to object – the site is zoned as green belt, change of use is not in the current development plan nor is it part of the adopted proposed development plan. CMBCC would be concerned to see such housing development permitted for the southern side of North Deeside Road when significant housing development is already sanctioned for the northern side of North Deeside Road. Our preference is to retain this site as a community facility.

I request that you take these concerns into consideration when reviewing the above application.

Yours faithfully

Christine McKay, Planning Coordinator

Application Ref 111606

Erection of 18 Dwelling houses and Change of Use from Hotel and alterations to form 5 apartments

Water Wheel Inn, 203 North Deeside Road, Bieldside, Aberdeen, AB15 9TT

1 Introduction

1.1 This objection has been prepared on behalf of the Camphill Communities (Aberdeen City and Shire) in response to an application (ref 111606) by the Waterwheel Inn Ltd to erect 18 dwelling houses and for the change of use from hotel and alterations to form 5 apartments on the site of the Waterwheel Inn at 203 North Deeside Road, Aberdeen, AB15 9TT. The proposal site lies adjacent to the Camphill Communities' Murtle Estate.

1.2 The rest of this submission comprises the following sections:

- An introduction to the Camphill Communities and a description of the vulnerable children, young people and adults who use the wide range of services provided on the Murtle Estate;
- An overview of the Camphill Communities' previous submissions during preparation of the Aberdeen City Local Development Plan, and relevant sections of the plan;
- A description of the Camphill Communities' key concerns about the Waterwheel Inn planning application;
- Conclusions.

2 Camphill Communities

2.1 The Camphill Communities (Aberdeen City & Shire) are all charities and have an historical relationship within the Dee Valley spanning some 70 years.(see www.camphillaberdeen.org.uk). They serve a wide range of individuals of all ages (estimated in excess of 1800). Currently more than 700 people live and work within the communities.

2.2 Camphill is particularly valued as a resource for people with complex special needs¹. The Camphill communities provide a range of high-quality innovative and personalised services and facilities for such vulnerable children, young people, adults and the elderly across a number of sites including:

- Murtle Estate, Bieldside
- Camphill Estate, Milltimber
- Newton Dee Estate, Bieldside
- Cairnlee Estate, Bieldside,

¹ In this context the term 'special needs' is used to encompass individuals who have learning disabilities, including those with Autistic Spectrum Disorder, and /or other additional support needs including, social emotional behavioural problems, mental health issues, learning difficulties.

- Beannachar Estate, Banchory-Devenick
 - Tigh a Chomainn, Peterculter.
- 2.3 The Aberdeen Waldorf School, Craigton Road, Cults provides mainstream Steiner education for children (3-16years).
- 2.4 Camphill works to create communities in which vulnerable children, young people and adults, many with learning disabilities, can live, learn and work with others in a healthy social environment based on mutual care and respect. Camphill communities are valued for the quality and effectiveness of their distinctive provision. Key contributing factors, based on the movement's philosophy, are:
- its unique individualised and integrated programmes of care, education/work and therapy
 - its community based operational structure
 - the quality of the environment, both built and natural, which supports these.
- 2.5 Extensive use is made of the natural outdoor environment throughout the year, both on and offsite (eg Deeside walkway), for educational, therapeutic and recreational activities.
- 2.6 The Camphill approach has always fostered inclusion and the non-institutionalisation of special needs individuals, with staff and their families living alongside those with special needs in a home-like setting and sharing all aspects of life. This approach is supported by the lack of perimeter fencing, freedom of movement, encouragement of appropriate independence and integration with the wider community.
- 2.7 Underpinning and supporting these key principles is respect and care for the environment as a sustainable resource and an essential foundation for the implementation of Camphill's integrated approach. This is demonstrated in practice through biodynamic and organic agriculture on the Camphill estates, an emphasis on self sufficiency, architectural design which is sympathetic to its setting and the minimal use of barriers to create a sense of space and freedom.
- 2.8 The aim is to foster a safe, tranquil and nurturing setting in line with the environmental quality of the wider area in which the communities are situated. This provides the context for successful implementation of the therapeutic principles and practices which Camphill has developed to enable each special needs individual to fulfil his/her potential.

Camphill School Aberdeen

- 2.9 Camphill School Aberdeen (www.camphillschool.org.uk) is a forward-looking provider of individualised programmes of residential and non-residential education and care, therapeutic intervention services, emergency care for children and their families, of ongoing support and guidance to families within their homes and specialist training for parents, foster carers and professionals.
- 2.10 The school is accredited with the National Autistic Society and has received consistently high grades from Care Commission inspection. In addition, HMIE has recognised key areas of the school provision as sector leading.
- 2.11 CSA offers a wide range of services for individuals aged 1 to 24:
- Residential provision (open 52 weeks of the year)

- Day placements (kindergarten², primary and secondary)
- Transition programmes (16+ and 18+)
- Work experience
- SQA accreditation for learning
- Flexible day and overnight respite
- Craft workshops (including weavery, woodwork, sculpture, pottery, candle making, metal work, tools for self reliance, felt work)
- Therapies (including art, massage, play, movement, speech, counselling, horse riding)
- Nature Nurture³ (therapeutic outdoor programmes for vulnerable children)
- St Andrew's Project which offers:
 - family work
 - emergency care (1 to 10 year olds)
 - individualized therapeutic and educational programmes (for children and young people on the margins of care and education)
 - home/school support

2.12 Programmes are set up according to individual needs in partnership with families and local authorities, with placements funded by the local authority.

2.13 The pupils attending Camphill School Aberdeen (CSA), both Murtle and Camphill campuses, are a highly vulnerable sub-group within the special needs population. They are characterised by complex and multiple diagnoses and complex additional support needs. Many have Autism Spectrum Disorder (ASD), with its perceptual disturbances, notably sensory hypersensitivities. All have significant emotional and behavioural challenges and the majority have learning disabilities.

2.14 All present extreme and multiple challenges to a degree which has proven unmanageable by family, community and other educational settings. It is important to appreciate the vulnerability of these children, especially those with ASD, to changes in their environment, particularly sensory stimuli. The situation is extremely complex. Minor changes can have impacts which are unpredictable and disproportionate to the stimuli in question.

Camphill Medical Practice

2.15 In addition, Murtle Estate also houses Camphill Medical Practice NHS and its charity arm Camphill Wellbeing Trust, which together provide an extended and integrated approach to healthcare. Particular specialisms include an extended approach to cancer care, with on-site accommodation for those receiving treatment.

²Amber kindergarten is a successful inclusive nursery for 3-7 year olds, both with and without special needs. It has received consistently high grading in Care Commission inspections and is noted for its outstanding outdoor resources.

³The Nature Nurture® Project provides an early intervention programme for children and young people, comprising the restorative effects of free play in a natural environment and closely attuned nurturing interactions with specially trained staff. The project facilitates the development of resilience in the most vulnerable, such as children and young people from families affected by substance misuse, alcohol abuse, domestic violence, abusive relationships, neglect and poverty. The project has worked successfully with children from Aberdeen's most deprived areas and has worked closely with the children's families, social workers and school staff.

Summary

- 2.16 From this brief overview, it will be evident that the Camphill communities within the Dee Valley are particularly sensitive, both in terms of the characteristics of children, young people and adults with special needs who live in or use their service provision and in terms of the environment within which the estates are located. The quality of this environment is critical to the work of Camphill, providing a context within which individuals with special needs can enjoy an improved quality of life and those with serious illnesses can receive treatment. The following are the key features of the positive and nurturing environment of Camphill communities:
- Tranquil, calm and quiet
 - Predictable and stable
 - Low arousal: minimal disruptive sensory stimuli
 - Sense of safety and security
 - Extensive useable natural and beautiful outdoor environment
 - Opportunities for integration, learning and experience
- 2.17 Changes which reduce the quality of the wider environment, or have a negative impact on any of the above key features, particularly where they introduce sources of noise, visual stimulation or general disturbance, are likely to undermine the Camphill approach and present potential problems for individual children or adults with special needs.

3 Aberdeen City Local Development Plan

- 3.1 The Camphill Communities have engaged with the Aberdeen City Local Development Plan process over the past two years to ensure that the interests of the special needs communities on Deeside are not adversely affected by development. This included:
- A submission in response to development option sites (September 2009)
 - A submission in response to the Aberdeen City Main Issues Report (December 2009)
 - A submission in response to the Aberdeen City Proposed Local Development Plan (November 2010)
- 3.2 These submissions included consideration of development options put forward for the Waterwheel Inn. These comprised one proposal for a 30,000 sqft supermarket and another for 30 dwellings and a 1000 sqft retail unit.
- 3.3 The Camphill Communities raised concerns about both these developments in terms of:
- Traffic entering and leaving the development
 - Potential impact of the development on the safety and environmental quality of the access into the Murtle Estate (including noise and light pollution)

- Increased levels of activity impacting on vulnerable children and young people within the Murtle Estate
 - The potential to exacerbate drainage and flooding issues associated with the burn running along the western and southern boundary of the site and the sewerage system serving the development site
 - The impact of construction activity (noise, visual impact etc) on the special needs community of CSA.
- 3.4 Aberdeen City Council subsequently confirmed that neither proposal would be included in the Local Development Plan. The principal reasons for this decision were:
- concerns about the harm that the supermarket development would have on the character of place and the landscape (including visual intrusion), its remoteness from housing and the implications for traffic generation.
 - The impact on reducing hotel rooms in the city, the serious impacts on the landscape and the isolated nature of any housing development in this location, with increased dependency on car use.
- 3.5 The Camphill Communities supported this approach in its December 2009 submission and was pleased to see the Waterwheel Inn site had not been included in the Proposed Local Development Plan (as acknowledged in Camphill's November 2010 submission). Indeed, it was noted that the site remained zoned as green belt.

4 Camphill Communities' concerns about the proposed development

- 4.1 Given the definitive nature of the City Council's decision not to include the proposed developments within the Local Development Plan, the Camphill Communities were very disappointed to see this planning application submitted for the Waterwheel Inn site. They remain very concerned about the potential construction and longer term impacts on the services it delivers on Murtle Estate, including CSA range of provisions for special needs children and young people and the Camphill Medical Practice patient services.
- 4.2 A key concern relates to the increased potential for disturbance within the Murtle Estate. An additional 23 households is likely to generate pressure for informal recreation, dog walking and access through the Murtle Estate into the Dee Valley. Any increase in activity and disturbance could have a significant detrimental impact on the special needs community and Camphill Medical Practice, and on the therapeutic work⁴ carried out across the estate, including in outdoor areas. While Murtle Estate does not include any Core Paths, it is understood that under the terms of the Land Reform (Scotland) Act, the Camphill Communities are not able to restrict access to or within the Murtle Estate. Currently low levels of access activity by the general public for recreation within the estate are just manageable, although there have been problems with dog fouling and its associated safety issues for CSA pupils. There is a concern that any increase associated with residential development

⁴ This includes horse riding therapy for special needs pupils and the extensive use of the outdoor environment by vulnerable children

adjoining the estate could result in greater disturbance and an increased negative impact on the therapeutic work carried out at the Murtle Estate.

- 4.3 The development would also lead to an increase in traffic entering and exiting from the Waterwheel site at particular times of day, potentially impacting on the ingress and egress to Murtle Estate by motorists, cyclists and pedestrians accessing CSA, Camphill Bookshop⁵ and Camphill Medical Practice.
- 4.4 In particular there are concerns that people with special needs walking along the North Deeside road between Murtle and other Camphill properties, such as Camphill Estate to the west and Newton Dee to the east, and that staff/patients/general public using bus stops on the north side of North Deeside road, would be exposed to increased risk from traffic when crossing the access road to the Waterwheel development and/or crossing North Deeside Road.
- 4.5 There are also some concerns about the impact of increased traffic on the access road lying to the immediate west of the development site, which serves Railway Cottage, a Camphill communities' residential property.
- 4.6 There are already concerns about surface water and flooding. The flooding is an ongoing concern and relates to the existing burn which runs along the western and southern boundaries of the development site. This has in the past been poorly maintained along these stretches. The burn cannot currently cope during heavy rainfall, which results in flooding and there are concerns that new development at Oldfold⁶ and now that proposed at the Waterwheel Inn could make this worse.
- 4.7 This flooding is causing damage to the infrastructure on the Murtle Estate in the form of washout of paths and roads and the undermining of culverts, with consequent restriction of essential access to the CSA and Camphill Medical Practice services. Rectification of these problems in the past has been carried out each time at the expense of the Camphill Communities. Any repetition or exacerbation of these problems due to the proposed development would be a serious concern to the Camphill Communities.
- 4.8 A further concern relates to the capacity and reliability of the local sewerage system serving the Waterwheel site. There would obviously be an increased sewage demand from the development and it is not clear how this is to be dealt with. It is understood that this is currently a pumped system with a holding tank. Failure of this system in the past has resulted in contamination of Murtle Estate property and watercourses with sewage, with attendant health and safety risks. The Camphill Communities would be concerned if there was a requirement to accommodate a new sewage connection through the Murtle Estate to access the trunk sewer adjacent to the River Dee. Equally, a system reliant on pumping sewage would be of concern given the consequences of pump failures in the past.
- 4.9 The Camphill Communities are naturally concerned that this development could exacerbate the drainage, flooding and sewerage problems without the development providing the funding and ongoing management necessary to provide adequate, proactive solutions.

⁵ Located in Camphill Lodge at the entrance to Murtle Estate

⁶ Aberdeen Local Development Plan OP62 (9/11 & 9/34) Oldfold: 500 homes in period 2007-2016
Plus 50 homes in period 2017 – 2023

- 4.10 Construction would inevitably introduce noise and visual disturbance to the vicinity of the Murtle Estate as well as requiring felling of two trees closest to the Estate. It is worth noting that Camphill Communities carefully schedule any building work carried out within the Estate in order to avoid times when it could cause disturbance and distress to children, young people and adults with special needs or otherwise disrupt their therapeutic work. They are naturally concerned that construction work at the Waterwheel Inn could result in serious, albeit temporary, impacts on individuals and the community as a whole.

5 Conclusions

- 5.1 The Camphill Communities (Aberdeen City & Shire) have an historical relationship within the Dee Valley spanning some 70 years, serving a wide range of individuals of all ages (estimated in excess of 1800). Currently more than 700 people live and work within the communities. The Camphill Communities provide a wide range of services and facilities for vulnerable children, young people and adults, including those with learning disabilities and other support needs, across a number of sites including the Murtle Estate at Bielside. Many of these people are especially vulnerable and sensitive to changes in their environment. Minor changes can have impacts that are unpredictable and disproportionate to the stimuli in question.
- 5.2 The Camphill Medical Practice NHS on the Murtle site also provides the full range of NHS services, extended with an integrated therapeutic approach to the Camphill communities, the general local population and patients with serious illness (eg cancer) from throughout the North East and beyond.
- 5.3 The Camphill Communities have consistently raised concerns about the potential effects of the redevelopment of the Waterwheel Inn on the Murtle Estate and on the high quality, innovative services delivered there, including CSA range of provisions for special needs children and young people and the Camphill Medical Practice patient services. The communities welcomed Aberdeen City Council's decision not to allocate the site for development within the Local Development Plan. They are naturally concerned that the site is now the subject of a planning application for residential development.
- 5.4 The Camphill Communities key concerns related to the likelihood that the development will result in an increase in informal recreational activity within the Murtle Estate, increasing the level of disturbance for children and young people with special needs and patients with serious illnesses. Any such increases would be very difficult to manage and could adversely affect the Communities' ability to carry out its therapeutic work, as well as have effect on individuals within the community. Additional key concerns relate to potential increases in traffic, concerns about surface water drainage, flooding and sewerage infrastructure and the level of disturbance likely to occur during the construction phase of the scheme.
- 5.5 As a result of these concerns, the Camphill Communities **object** to the proposed development.

Camphill Communities
29 November 2011

PI - Planning Application Ref No. 111606

From: Ken Duthie
To: <pi@aberdeencity.gov.uk>
Date: 06/12/2011 21:44
Subject: Planning Application Ref No. 111606

Dear Sir/Madam,

wish to object to the proposed development at the Water Wheel Inn (Ref. No. 111606) for the following reasons:

- 1.) The proposed development does not conform to the intent of the Aberdeen Local Plan
- 2.) It will erode the green space which currently exists between Milltimber and Bieldside
- 3.) It will result in over-development of this area when considered in conjunction with the proposed development at Oldfold Farm.

Yours sincerely,

Kenneth C Duthie
1 Milltimber Brae East
Milltimber
AB13 0DN

Development Management Team
Aberdeen City Council
Enterprise, Planning and Infrastructure
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

LTR/G2265/3.1/1/JMM

14 December 2011

Dear Sir/Madam

Erection of 18 dwellings and Change of Use from Hotel and alterations to form 5 apartments at Water Wheel Inn, 203 North Deeside Road, Bieldside, Aberdeen
Application Reference 111606

We refer to the above application which has been submitted by Archial Planning on behalf of their client, the Waterwheel Inn and which was registered by your Council on 8th November 2011.

Having examined the application proposals on your Council's website, we wish to provide you with the following comments on behalf of our client, Murtle Estate, who have received notification from your Council of the application as a neighbouring proprietor. Our client owns the land immediately surrounding the application site which includes Milton of Murtle Farmhouse and Farm Steadings (to the east), Milton of Murtle Cottage (south) and farm land (north). We understand that the application has been advertised as a proposal Contrary to the Development Plan for a period of 21 days and we therefore are submitting this representation by the required deadline of 14th December 2011.

Green Belt Policy

The application proposals relate to the creation of new residential development within the Council's Green Belt, as defined in both the Adopted Aberdeen Local Plan and the emerging Local Development Plan. The Green Belt policies in both these plans (GB28 and NE2 respectively) are very similar and the Council's established policy position on development in the Green Belt therefore remains unchanged from one plan to the other.

The essence of the policy is to prevent residential development from taking place in the Green belt unless it is essential for rural economic activities such as agriculture, forestry, recreation, mineral extraction or restoration or land renewal. The emphasis of the policy is for small-scale development to be permitted where

Durn, Isla Road, Perth PH2 7HF

**Chartered Architects
and Building Surveyors**

A list of Directors is available from our Perth Office
Perth / Forfar / Inverness

Bell Ingram Ltd Registered Office: Durn, Isla Road, Perth PH2 7HF
ISO 9001:2000 Accredited Registered in Scotland No 191406

justified under these terms. The application proposals relate to none of these activities and could not be regarded as small scale.

Another aspect of the Green Belt Policy allows for the suitable conversion of buildings which have a "historic or architectural interest" or have a "traditional character that contributes to the landscape setting of the City". It must be demonstrated that such a building is no longer suitable for its original purpose for a change of use to residential to be acceptable. The extension of a building as part of a conversion is also permissible provided the original building remains visually dominant, it relates well to the original building and subject to its appropriate design and use of materials.

In the case of the application proposals, even if the Council was satisfied that the building could be converted to residential under these terms, the proposal is to demolish the majority of the building and to provide 5 new apartments within a small part of the remaining building. No extensions are proposed as part of the conversion as it is intended to provide the additional accommodation on the site as new build elements.

Consequently, we are of the view that the application proposals are not in compliance with any aspect of the Council's established Green Belt Policy and therefore the principle of the redevelopment of this site for housing as proposed should not be accepted by the Council.

However, our client would have no objection to an alternative proposal for the site which constituted the conversion of the existing building to residential use with some minor extension provided it was in compliance with the Council's Green Belt policy and that such a proposal did not impact adversely on our client's existing property and any future development intentions they might have for the farm buildings and the renovation of the existing Milton of Murle Cottage on the land surrounding the site, subject also to compliance with Council policy.

Detailed matters

In addition to our clients' principle concerns to the development proposals, our clients also wish to comment on the following matters which the application proposals raise in terms of the potential adverse impact the proposed development could have on their property.

1. There appears to be a discrepancy between the Location Plan and the Site Layout Plan with regard to the exact position of the eastern boundary towards the southern end of the site. This boundary defines the western line of the access road serving our clients' property and our clients would be concerned, in the first instance, if the development proposals encroached on to their land as inferred by the Site Layout Plan. Our clients respectfully request that this matter is clarified and rectified, as necessary, with the applicant.
2. In addition, the proposal to construct the block of 5 townhouses to the south of the existing building on the site also involves the provision of a pedestrian access around the building on its east side.

There does not appear to be any boundary definition shown on the application plans and our clients would wish your Council to seek an assurance from the applicant that no encroachment will occur on to their land and that no pedestrian access will result on the access track owned by our clients, should permission be granted for the development as proposed.

3. The proposed development will result in the loss of trees at the southern corner of the application site, as shown on the application drawings. These trees presently provide cover and help to screen our clients' existing property, Milton of Murtle Cottage, located beyond the southern boundary. The loss of these trees will make our clients' property more exposed to the proposed development (see also 5. below). These trees are an attractive feature in this area and, together with the other trees in the surrounding area, have a degree of amenity value, adding to the landscape setting of the locality. Our clients would be concerned with the loss of any trees in the vicinity of their own property and would therefore prefer it if proposals for developing the Waterwheel Inn did not involve the removal of any trees at all.
4. The application proposals seek to develop 7 new townhouses to the south of the converted building. This part of the site is the most constrained in terms of width and the 2 blocks of townhouses appear cramped on the site. This is illustrated by the lack of private amenity ground for the block of 5 townhouses and the extent of ground taken over for access and parking areas to serve the building. There is also very little private amenity ground being provided for the block of 2 townhouses at the southern-most part of the site. The proposals on this part of the site, in particular, appear to result in overdevelopment of the site.
5. With particular regard to the proposal to construct a two and half storey townhouse with windows facing to the south at the southern end of the site, our clients are concerned that it could potentially impact on both the visual and residential amenity of their property. The height of the building will have an over-bearing impact due to the proximity of this building to our clients' existing property, Milton of Murtle Cottage which measures between 10 to 13 metres, possibly resulting in a loss of daylight. The south-facing windows in the proposed block at first and second floor will result in overlooking of our clients' Cottage and garden ground to the detriment of their amenity.

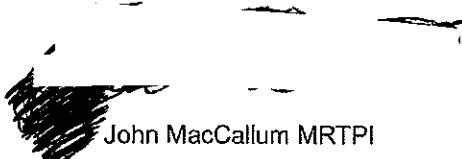
In summary, our clients consider that the proposals represent unjustified residential development in the City of Aberdeen Green Belt and therefore the application proposals, as they stand, should be refused.

Aside from any proposals associated with the conversion of the existing Waterwheel Inn building to residential use, should the Council consider that some form of new development on the site should prove to be acceptable by way of an alternative proposal, our clients would have no objections provided that any new build proposals would not have a detrimental impact on the amenity of their existing property nor adversely affect any future development options for their property including renovation of Milton of Murtle Cottage and any conversion of the farm steading for residential use.



We trust the above comments will be taken into account in the assessment of the application by the Council and we would be grateful if you could acknowledge receipt of this letter at the earliest opportunity.

Yours faithfully


John MacCallum MRTPI
Planning Consultant

E:

c.c. Client

Enc

Tel: 01224 232222
'E mail': info@mariscal.ac.uk

Dr M. Bochel,
Head of Planning and Infrastructure,
Mariscal College,
Broad Street,
Aberdeen
AB10 1AB

Richard Keys
221 North Deeside Road
Bielside
ABERDEEN
AB15 9EQ

28th November 2011

Dear Dr Bochel,

Proposed Development at Waterwheel Inn, 203 North Deeside Road, Aberdeen, AB15 9TT; Application Number 11606

Thank you for your letter notifying me of this application. I have several concerns about this application, which I describe below. I would first like to point out, however, that although your letter contains the words "the postal address above" it is not clear which postal address is meant. Do you mean the address where the plans may be inspected, the return address on the letter or one of the other two addresses given 'above'? I am therefore posting this letter (my preferred option) and sending it by E-mail. I trust that this matter will be clarified in future correspondence.

1. Sewage. The existing arrangements at the Waterwheel Inn have a history of making unacceptable discharges into the stream. Any development should include effective provision for sewage.
2. I understand that the Waterwheel Inn is responsible for the stream on both sides of its course for the length of its boundary (with the possible exception of the bank of the stream next to number 215 North Deeside Road). This stream has been badly maintained, causing flooding across the adjacent field, the footpath from the railway line to Murtle Estate, and onto Murtle Estate. This has caused considerable inconvenience to pedestrians, and damage to your path and to Murtle Estate. After years of repeated flooding, the stream bank was finally repaired, and the stream bed cleared of obstruction. If the site is developed, satisfactory arrangements need to be made for the continued maintenance of the stream. The occupants of Railway Cottage and Station Cottage have also been affected by this issue, and are in sight of this development.
3. The furthest houses from the road are, in my opinion, too high at "2½" stories. They face East, and are close to tall trees that are not part of the Waterwheel site. I suspect that they will be dark, and receive little sun. The

location will prove to be unpleasant and obtrusive; the nearby cottage is only 1½ stories high..

4. I am puzzled at the inclusion of so much parking by the roadside. I read in the 'Evening Express' (21st November 2011) that "The plans include establishing improved paths linking the site to the nearby former Deeside Railway line." This is not within their power to do, as the Waterwheel site does not go as far as the railway line. It seems to me that it will be possible, if the application goes ahead, to apply for permission in the future for 'fill in' development on the car park. I understand that such an application would be difficult to refuse. In my view, 1½ story houses on the car park location, especially if separated from the very noisy road by a shelter belt of trees, would be preferable to the 2½ story terraced houses at the rear of the site.
5. Lastly, the site is in a greenbelt area. I am concerned that any plans approved will fit to the area.

I trust that these concerns will be taken into consideration,

Yours sincerely,

Richard keys

| | |
|--|--------------|
| City Development Services Letters of Representation | |
| Application Number: | |
| RECEIVED 29 NOV 2011 | |
| Dev. (North) | Dev. (South) |
| Case Officer Initials: | |
| Date Acknowledged: | |

First Class
Aberdeen City Council
Planning & Sustainable Development
Marischal College
Broad Street
Aberdeen AB10 1AB

Ref: AC/KE/35200.3
Your Ref:
Date: 09 December 2011

Dear Sirs

E J Howie & Others
Proposed Development: Waterwheel Inn 203 North Deeside Road, Aberdeen
Planning Application Number 111606

We act for E J Howie & Others, proprietors of Milton of Murtle Farm, Bieldside, Aberdeen which lies adjacent to the above proposed development.

Notwithstanding that they are proprietors of the immediately adjacent property, our clients have not received notification of this proposed development.

On behalf of our client we would make the following representations:

1. Our clients hold concerns regarding the density of the proposed development, given the proximity of their adjacent properties, and likely consequent effect on privacy and amenity.
2. Access provisions are not clear, but our clients would not be agreeable to this being taken via the lane immediately to the east of the proposed development, serving their own properties.

Please acknowledge receipt.

Yours faithfully

Allan Collie
Partner

Ledingham Chalmers LLP, Solicitors

Johnstone House 52-54 Rose Street Aberdeen AB10 1HA (Registered Office) DX: AB15 Aberdeen LP-39 Aberdeen-1

Direct Dial Fax

Email: www.ledinghamchalmers.com

Ledingham Chalmers LLP is a limited liability partnership registered in Scotland. No. SO300843

A list of members is available for inspection at the above address