



CULTS BIELDSIDE AND MILLTIMBER COMMUNITY COUNCIL

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

2 February 2012

**Frances Swanston
Enterprise, Planning and Infrastructure
St Nicholas House, Broad Street,
Aberdeen
AB10 1AR**

Dear Ms Swanston,

Planning Applications 111892 & 111915 - The Courtyard Unit 1, Cults AB15 9SD

I am writing on behalf of Cults, Bielside and Milltimber Community Council (CBMCC) to raise concerns regarding the above applications to Change use from Class 1 (Retail) to Pizza delivery/Hot-Food Takeaway establishment with installation of extraction/ventilation and compressors and to erect signage accordingly.

The primary objection relates to inadequate parking, for both customer and delivery vehicles. It has been repeatedly reported to the authorities that residents of Millden Road suffer the impact of illegal parking by customers in the vicinity. Considerable vehicle activity can be expected to be generated by such a food preparation and delivery business and this would exacerbate the disturbance and parking situation for local residents.

CBMCC also have a concern regarding the proliferation of litter. There has been a marked increase in littering since the recent arrival of other food takeaway establishments in the vicinity.

CBMCC recommend that this change of use class is not permitted.

Yours faithfully

Christine McKay, Planning Coordinator

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

Christine McKay, Planning Coordinator. 290 North Deeside Road, Cults, AB15 9SB



PI - application no 111915

From: Laraine Selbie [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 20/01/2012 13:00
Subject: application no 111915

Dear Sir/Madam

Re: Application 111915

Notice to be served on all Notifiable Neighbours Town and Country Planning (Development Procedure) (Scotland) Regulations 2008

I object to these plans for the following reasons.

St Devenick's Crescent

St Devenick's Crescent is a private residential lane, the upkeep of which is currently the responsibility of the residents. A considerable amount of Courtyard traffic drives along this lane. A plant border runs along the north side of the lane and earth and plant material is washed into the only drain after heavy rain. After recent replanting of this area, residents had to sweep up the substantial amount of loose earth from the road.

In the years I have lived here, I am aware of two failed attempts to have the lane adopted by the council and the maintenance of the only street drain is left to a disabled person who can no longer lift the drain grill and must pay others to clean out this drain several times a year. At no time was the owner or any business of the Courtyard made any attempt to either repair the potholed surface of the lane nor the maintenance of the drain. Adding more traffic will further deteriorate the road surface to the detriment to the residents and those who work from the lane. In previous years, one family business of the lane did much to repair the potholes but sadly, not the last two years. During this time, another residents has been able to have the potholes repaired, but will probably be unable to continue doing so.

Installation of extraction/ventilation and compressors

St Devenick's Crescent is a residential lane very close to the likely location of extraction/ventilation units and compressors. The proposed business' hours of opening are likely to be relatively late in the evening and the days of opening, many. Noise, both from extraction/ventilation units and compressors may well disturb residents quiet time and sleep.

One too many food outlets

Existing commercial food premises, between Tesco supermarket, to the west on North Deeside Road and the Cults Hotel, restaurant and coffee shop to the east, a distance of around 130 metres, comprises a further two supermarkets, three restaurants/coffee shops and two take-away/fast food businesses, one Chinese, the other, a sandwich bar. Adding another take-away/fast food outlet is overkill.

Litter, noise, parking and underage drinking

Already, the level of litter has markedly increased. One of the existing outlets was made aware, since opening and by different residents, of the

unacceptable amount of packaging, plastic cups and drinks cans strewn about the lane and small adjoining car park (in front of the hairdressers').

Steps were taken to improve the situation. Young people congregate, late into the evening in the warmer weather, often shouting and sometimes

acting without due care to property or consideration of residents. At times, there is evidence of alcohol consumption. Another late evening fast food

outlet could offer further opportunity anti-social behaviour. Increased evening traffic, both in the Courtyard car park, along St Devenick's Crescent

and Millden Road would increase the amount of noise and littering and affect on the already limited parking places on Millden Road.

Please consider the points raised when you consider this application.

Yours faithfully,

_ Selbie
(Resident of St Devenick's Crescent)

City Development Services Letters of Representation	
Application Number:	111915
RECEIVED	23 JAN 2012
Dev. (North):	142 (South)
Case Officer Initials:	FAW
Date Acknowledged:	23/01/12

1 Millden Road
Cults
Aberdeen
AB15 9LJ

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

11 January 2012

Dear Sirs,

Planning Application 111915 - The Courtyard Unit 1, Cults AB15 9SD

I object to the subject planning application for Unit 1, which is to change its use from Class 1 (Retail) to Pizza delivery/Hot-Food Takeaway establishment with installation of extraction/ventilation and compressors.

The reasons for my objection are as follows:

1. There is no suitable parking for delivery vehicles.

Domino's is very much a pizza delivery business and as such will use delivery vehicles. These cars require parking spaces near the doors of the shop. The three other Domino's establishments in the city have all ample parking areas right in front of the shop. Up to six delivery vehicles are parked there when not out on business. Business hours are from 11am to 11pm or 12pm, so cars need to be parked most of the morning, probably most of the day. Parking is not available near the doors of Unit 1 as it is surrounded by double yellow lines. The parking spaces along the North Deeside road are for 45 min parking only. The small parking area of the Courtyard centre itself is at an impractical distance from the unit doors, is reserved for customers of the shopping complex only (the sign at the entrance states this clearly) and is already of inadequate size for that purpose. I have complained many times to the Traffic Wardens and Community Council about shoppers parking illegally on double yellow lines or across their driveways. People say they are only parking for a few moments to pick up a Costa Coffee or a Subway, but for us residents, it makes access to our houses very difficult, not to mention dangerous.

2. There is inadequate parking for additional take-away customers.

The Courtyard parking area is already too small for the current business of the centre – see point 1 above. Additional take-away customers will have to park illegally most of the day.

I am keen for the strip of shops in Cults to prosper but this does not seem to me to be a suitable business for this area and will only make the existing parking problem worse.

In conclusion: the application for change of use of Courtyard unit1 should be refused.

Yours sincerely,
Eleanor Brennan

Neil Donald
315 North Deeside Road
Cults
Aberdeen
AB15 9SL

9 January 2012

By Post and Email (Email: pi@aberdeencity.gov.uk)

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

Dear Sir/Madam

Planning Application number 111915

The Courtyard, Unit 1, Cults, AB15 9SD

Change of use from Class 1 (Retail) to Pizza delivery/Hot-Food Takeaway establishment

I wish to object to the above application on the grounds of car parking, road safety, noise and litter. It is my consideration that the application should be refused and I detail my reasons below;

Car Parking

With our driveway directly across from Unit 1 on North Deeside Road/Mildden Road we already struggle at times to get turned or reverse into our drive due to cars parking on the yellow lines. It is often particularly bad on North Deeside Road when visibility is severely reduced by poor parking on the yellow lines - this is a constant problem already. With school children visiting these places regularly and small children living nearby I am concerned that a further increase in this type of service will lead to a much increased risk of accident and injury. Another takeaway or delivery service will only increase this problem.

There is already limited legal car parking along North Deeside Road as it is, and none directly outside this Unit 1. The problem is that people don't want to park behind the shops for a short period and walk round, so they don't bother. It is a sure bet that most delivery vehicles will simply park on the yellow lines nearby as parking gets used up quickly on North Deeside Road. A delivery shop such as this will have a significant number of vehicles at all times of the day.

Road Condition and Safety

A further concern is the likelihood of Millden Road becoming a rat run towards Garthdee by the delivery vehicles. This road is not suitable for such through traffic and the road condition is already poor. Safety must be a factor against this application. This is a through road - albeit not a suitable one for anybody other than residents.

Noise

I note the application also includes for extract ventilation. If the permission is granted, I trust this will extract well above roof level to prevent odours becoming an issue for the residential area. Furthermore the compressors may increase noise. Given the vicinity of the residential households nearby I would request this is fully disclosed with any planning application and that any compressors are behind the unit or preferably on the roof and of a very low noise level.

Rubbish/Litter

With Subway in particular already having led to increased rubbish on the streets and gardens (our garden included). A further take away will surely lead to this area becoming more of a collection point for rubbish. I am concerned about this aspect increasing.

General

In summary, whilst it is excellent that there is interest in this high profile unit, it already has a classification for which it was originally designed and I am concerned at this change of use given its unsuitable corner location and the car parking/access situation. Furthermore, I do not think it is suitable to increase the number of food and take away type businesses in this area further. The mix of the units must be closely considered and a further change of this nature for these outlets is not suitable. This change would lead to increased and constant nuisance and disruption to the nearby residents, in particular on North Deeside Road and Millden Road.

I trust these comments will be taken seriously into consideration, given the direct negative impact such a change of use would have on a number of aspects of the quality of my family's daily life as well as all nearby neighbours.

Thank You

Yours faithfully

Neil Donald

City Development Services Letters of Representation	
Application Number:	111915
RECEIVED	11 JAN 2012
Dev. (North):	Dev. (South):
Case Officer Initials:	
Date Acknowledged	12/01/12

PI - Objection Letter

From: "The Cults Hotel" <pi@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 23/01/2012 14:36
Subject: Objection Letter
Attachments: objection for oddbins.docx

To Whom It May Concern

Please find attached my objection letter.

Please acknowledge receipt of this letter.

Kind regards

Alastair

The Cults Hotel

328 North Deeside Road

Cults

Aberdeen

AB15 9SE

<http://www.thecultshotel.co.uk>

LH/AH

Aberdeen Planning Department

23d January 2012

Dear Sir/Madam

Application – 111915

With reference to the above application, I wish to object to the change of use from Oddbins wine shop in Cults to a Dominos Pizza Shop.

I strongly feel we have more than enough carry out food units in the village. I also think that parking would be a big issue due to the fact it is on the main road and already has insufficient parking for the village. I think we would also have an increase of litter.

Cults should be trying to encourage more private businesses to invest in the village rather than multinational companies.

Please send an acknowledgment of this objection.

Yours sincerely

MR ALASTAIR HUTCHESON
(Proprietor)

PI - PLANNING APPLICATION 111915 / DOMINO'S /

From: H FORBES
To: "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>
Date: 1/5/2012 06:19
Subject: PLANNING APPLICATION 111915 / DOMINO'S /

Dear Sir/Madam,

I would like to respond to the Planning Application above, Odd Bins/ corner of Millden Road. I am a resident in Millden Road, the traffic for Oddbins before was busy, with lots of yellow line parking. The idea of a Pizza eat in , take away or delivery service, would mean so much more congestion. The shops in the Courtyard with parking there for customers, which also has 2 no Coffee Shops, is always full.
When our own family come to visit, they struggle to get parked.

I would like to object to this Application Pending.

Regards

Hilda Forbes

PI - planning application 111915

From: DENIS DURNO
To: "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>
Date: 1/6/2012 11:44
Subject: planning application 111915

I wish to object to the planning application from Domino Piazza to open a fast food take away facility in the property formerly occupied by Oddbins. I have no objection to the provision of food at this site. My main concern is the increase in traffic at this particular corner. Firstly parking to deliver supplies to other outlets already results in traffic congestion at this corner where large delivery vehicles normally park on the double yellow lines. Since Costa's opened there has been a noticeable increase in short time parking on the double lines. People popping in for a quick take away coffee. Domino will clearly wish to provide a takeaway service. How many vans? other outlets seem to have at least 4. You must be aware of the pressure on the Courtyard space for parking for current businesses. I envisage increased occupancy by Domino Piazza vans in the Courtyard early in the day when other businesses are busy thereby reducing capacity with spill over into Millden Road etc. You may already be aware that some of the double yellow lines on Millden Road are scarcely visible from their overuse. I also anticipate the increased flow of traffic through the already over busy St Devenicks Mews as delivery drivers seek a fast exit avoiding the North Deeside Road which is busy at most times of the day. I wish my objections to be noted. Denis Durno

AB15 9LJ

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

4 January 2012

Dear Sirs,

Planning Application 111915 - The Courtyard Unit 1, Cults AB15 9SD

I object to the subject planning application for Unit 1, which is to change its use from Class 1 (Retail) to Pizza delivery/Hot-Food Takeaway establishment with installation of extraction/ventilation and compressors.

The reasons for my objection are as follows:

1. There is no suitable parking for delivery vehicles or customers as there are only 4 legal parking spaces on Millden Road, the Courtyard parking area is already too small for the current business of the existing units and is significantly busier since the opening of Costa coffee last Nov/Dec
Please speak to the local Traffic Wardens and Community Council about shoppers parking illegally on double yellow lines or across their driveways. The illegal parking also causes a major problems when trying to enter or exit Millden Road on to the North Deeside Road as the parking on double yellow lines seriously obstructs visibility .(If required I can keep a daily diary backed up with photos to highlight the problems we have)
2. Several years ago one of the units applied for a fast food outlet which was rejected by both the local council and the Scottish Executive so please look back records as to the reasons, they may still be valid. (I am unable to access any records)
3. Concerns about the ventilation, extractor system to reduce smells in the area.

In conclusion: the application for change of use of Courtyard unit1 should be refused.

Fiona Webster
(Resident Millden Road)

9 January 2012

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

Dear Sirs,

Planning Application 111915 - The Courtyard Unit 1, Cults AB15 9SD

I object to the subject planning application for Unit 1, which wishes to change its use from Class 1 (Retail) to Pizza delivery/Hot-Food Takeaway establishment with installation of extraction/ventilation and compressors.

The reasons for my objection are as follows:

1. There is no suitable parking for delivery vehicles.

Domino's is very much a pizza delivery business and as such will use delivery vehicles. These cars require parking spaces near the doors of the shop. The three other Domino's establishments in the city have all ample parking areas right in front of the shop. Up to six delivery vehicles are parked there when not out on business. Business hours are from 11am to 11pm or 12pm, so cars need to be parked most of the morning, probably most of the day. Parking is not available near the doors of Unit 1 as it is surrounded by double yellow lines. The parking spaces along the North Deeside road are for 45 min parking only. The small parking area of the Courtyard centre itself is at an impractical distance from the unit doors, is reserved for customers of the shopping complex only (the sign at the entrance states this clearly) and is already of inadequate size for that purpose. Residents of the adjoining Millden Road are continuously complaining to Police, Traffic Wardens and Community Council about shoppers parking illegally on double yellow lines or across their driveways although there have been welcome recent sightings of a traffic warden to curb the most blatant illegal parking.

2. There is inadequate parking for additional take-away customers.

The Courtyard parking area is already too small for the current business of the centre – see point 1 above. Additional take-away customers will have to park illegally most of the day.

3. This appears to be an inappropriate (semi-industrial) use of a high quality unit in a prime main street location.

In conclusion: the application for change of use of Courtyard unit1 should be refused.

Yours sincerely,

Howard Moles
11 Millden Road
Cults
Aberdeen
AB15 9LJ