



Braeside and Mannofield Community Council

Planning Officer
Seumas Macinnes
170 Craigton Road
Aberdeen
AB15 7UD

Dr. M. Bochel
Head of Planning and Infrastructure
Aberdeen City Council
MARISCHAL COLLEGE
ABERDEEN
AB10 1 AB

13 MARCH 2012

Dear Dr. Bochel , APPLICATION REF . 111670

We wish to object to the above application .

In our opinion the proposed structure is a major intrusion in respect of overlooking the current privacy afforded by the residents on Hutchison Terrace .

In conclusion we concur and endorse all the issues set out in the letters of objection sent to you by the owners of various dwellings and in particular the comprehensive and detailed letter from Fiona G Reid .

In our opinion a site visit with Members would be beneficial for all concerned.

Yours sincerely ,

S.E. Macinnes

RE
14 MAR 2012

REC
14 MAR 2012

P11670

25 Hutchison Terrace
Aberdeen
AB10 7NN

14 March 2012

Aberdeen City Council
Planning Reception
Planning and Sustainable Development
Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Sir/Madam

**LETTER OF OBJECTION: PLANNING APPLICATION REF 11670 – REVISED APPLICATION
CONSTRUCTION OF NEW CRICKET STORE WITHIN MANNOFIELD CRICKET GROUNDS WITH TWO
SELF CONTAINED APARTMENTS ABOVE**

As the owner of a property in Hutchison Terrace overlooking Mannofield Cricket Grounds and very close to the area of proposed development within the grounds, I am writing to object to the above planning application as submitted, for the following reasons:

1. The proposed buildings are out of character with the surrounding properties in Hutchison Terrace and Morningside Road.

- **Finish**

The revised plans do not indicate the intended finish of the building. The previous submission proposed construction of the exterior walls to be of dense blockwork with smooth white or off-white render finish. There is nothing in the revised submission to indicate that this has changed. The existing surrounding properties are of 1930's construction in traditional granite finish.

- **Height**

The surrounding properties are of low rise one-and-a-half storey build. While the design for the proposed building gives the appearance of also being one-and-a-half storeys, in reality it will be significantly higher as its ground floor needs to be higher than that of a dwelling house or domestic garage to accommodate large commercial machinery, tractors etc. The addition of apartments above the garages results in a building of much greater height than those around it. Using the scale given on the plans the building will be at least half a storey higher than the surrounding properties, and probably higher, as the drawings also appear to show an extended roof-line above the dormer windows compared to the neighbouring houses. The impact is further exacerbated as the Cricket Club is on an elevated site due to the natural slope of Morningside Road.

- **Commercial/ residential mixed use**

The proposed building is for mixed commercial and residential use. While there are mixed-use buildings at the Great Western Road end of the cricket ground (supermarket, offices, garage, laundry etc) where the groundsman's house, garages and stores and the pavilion and function room are currently sited, there are no commercial-use properties in Morningside Road or

Hutchison Terrace, where it is proposed to locate the new building. This area is solely made up of residential properties.

2. The site plan submitted contains several inaccuracies and omissions which are fundamental to the impact on the surrounding neighbourhood.

- **Finish of building**

As indicated at point 1 above, the revised plans do not indicate the proposed finish for the buildings. Should the proposed finish be the same as in the previous application, this is out of character with the surrounding buildings in Hutchison Terrace and Morningside Road.

- **Full intended use of the area under application**

The plans show the area to the south east of the buildings is to 'remain as cricket club laydown and admin area'. I do not understand this term or what this indicates the area is intended to be used for. As this is the closest point to the neighbouring properties in Hutchison Terrace it is important to clarify the cricket club's intentions and ensure that there will be no resultant nuisance or hazard to neighbouring residents.

- **Purpose of second dwelling**

The plans refer to a 'Groundsman's Apartment' but there is no stated intended use for the other apartment. I would like to ask for assurance that this unit would not be used for functions or any other commercial purposes, either now or at any time in the future, as it is so close to the surrounding residential area.

- **Relocation of Score Board**

The original application made reference to the 'Store Building and Cricket Score Board to be removed'. The revised plans make no reference to the store or Score Board, which currently sits in the area covered by the plans. While it can be reasonably assumed that the store would be re-accommodated within the proposed building, the plans give no indication of where the Score Board is to be re-sited.

3. Inappropriate location within Cricket Grounds

- **Overbearing impact on neighbouring properties**

The proposed location within the Cricket Grounds and the proximity of the proposed building to neighbouring houses will result in an overbearing impact on the most closely neighbouring properties in Hutchison Terrace. The windows and upstairs balconies will also overlook many of the rear gardens and windows of the residential properties further along the same side of Hutchison Terrace.

- **Workshop location will create most nuisance to neighbouring properties**

The plans propose to locate the workshop and store at the south east end of the ground floor of the building. However, the plans do not show, or propose, any ventilation for the workshop. The only possibility to vent to the outside is directly through the side wall, straight towards the neighbouring properties in Hutchison Terrace. The proposed configuration of the ground floor will create the greatest potential for hazard and nuisance to neighbouring residents, with noise and fumes associated with the workshop and machinery, delivery of parts and stores and storage of fertilisers, fuels, lubricants weedkillers etc all being at the closest possible point to existing properties. If the ground floor was configured the opposite way round, with the office, changing hall and shower room located on the south east side and the workshop and store located on the north west side, the noise and hazards would be located next to the roadway on

Morningside Road and the open space of the water storage facility opposite.

- **Access to services**

The proposed building is sited in an undeveloped part of the Cricket Ground. Services would be more readily accessed at the north end of the ground, where the existing groundsman's house, stores and pavilion are already situated. Bringing services on site at the undeveloped end of the ground will require far more excavation and will disrupt traffic on the busy Morningside Road. It is only a matter of months since that part of Morningside Road was closed to traffic for an extended period for major re-surfacing. Surely it does not make sense to start excavating and patching so soon after this has been completed?

In addition, in periods of rain, the street drains on Morningside Road are already frequently unable to cope, with water flowing from Morningside Road round into Hutchison Terrace before it drains into the system there. Additional run-off from hard-standing around the proposed development and from the building itself will exacerbate this problem for the neighbouring area.

- **Hazard for pedestrians and other road users on Morningside Road**

There is no pavement on Morningside Road along the entire length of the Cricket Ground wall. The only pavement on this stretch is a narrow footpath on the opposite side of the road. Morningside Road is already a busy road and is well used by pedestrians accessing the shops and buses on Great Western Road. Siting the building as planned will mean that access for all the additional commercial traffic associated with deliveries of supplies and spares, seeds, fertilisers etc for the groundsman's workshop and store, movement of the Cricket Club's own commercial machinery and equipment, as well as traffic from the apartments, will be directly onto Morningside Road. This creates an ongoing hazard for pedestrians and traffic on Morningside Road. The development at the north end of the ground, where the groundsman's house, workshop and stores are currently located, provides much safer access via Morningside Lane, which carries very little traffic and pedestrians.

- **In currently open, green and undeveloped part of grounds**

The proposed development is for a previously open part of the grounds, while there is already a cluster of development at the north end. It is inappropriate to develop piece-meal around the open perimeter of the cricket ground.

4. Mannofield Cricket Club already has current outline planning permission from Aberdeen City Council for a replacement Groundsman's Dwelling (ref A7/1810)

- **New application on the same basis**

Outline planning permission has already been granted to Mannofield Cricket Club to build two flats with office and storage accommodation and changing facilities as a 'replacement groundsman's dwelling' (ref A7/1810) at a different location within the cricket ground. As this planning permission is still current, why is this new application for another 'groundsman's dwelling', together with what appears to be very similar associated accommodation, required?

- **Consistency in Consideration of Privacy and Amenity**

In granting the previous planning permission (A7/1810) to the Cricket Club, Aberdeen City Council sought to ensure the privacy and amenity of adjoining residential properties on Cranford Road would be safeguarded by including measures to plant trees along the Cranford Road boundary of the grounds for screening. The current application proposes to site the building far closer, and to much greater detriment, to the houses in Hutchison Terrace than would have been the case with the Cranford Road properties in the previous application. Consistency has to

be applied when considering the need for privacy and amenity of all residents in the area.

5. Potential for mis-match between Planning Permission and subsequent development

- **Building Warrant applied for and preparatory work commenced in advance of Planning Application**

The cricket club applied for a building warrant (Application Number B120309) relating to the 'Erection of Cricket Club Store with 2 apartments above' on 16 February. This was prior to the current application for planning permission. Preparatory work has been started and plans marked out on the ground at the site of the application. This would seem somewhat premature, since it does not readily allow for any comments or changes resulting from the planning consultation period to be taken into account.

6. Loss of amenity to neighbourhood

- **Development of open amenity space**

The openness and green space created by the Cricket Club and grounds within the surrounding urban landscape are a valuable amenity to the neighbourhood. This ceases to be the case if mixed-use, and particularly commercial, development is permitted randomly around the open perimeter area of the field.

- **Parking pressure**

On match days and at times when functions are taking place at the Cricket Club, Morningside Road and the surrounding residential streets, such as Hutchison Terrace are frequently used for parking as there is insufficient space within the cricket club itself. This can lead to problems of visibility and access to and from residents' driveways. Further development within the club's grounds will result in less space available for parking and exacerbate this problem.

I would ask that these issues be taken into account when considering the above planning application and would also be grateful for this letter to be copied to all members of the Planning Committee on Aberdeen City Council in advance of any decision being taken.

Yours faithfully

P Reid

City Development Services Letters of Representation	
Application Number:	111670
RECEIVED	15 MAR 2012
Dev. (North)	Dev. (South)
Case Officer Initials:	GAL
Date Acknowledged:	16/03/12

Aberdeen City Council
Planning Reception
Planning and Sustainable Development
Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Sir or Madam: **Re: Planning Application Reference 111670**

Proposed Development: Replacement Cricket Stores and Groundsman's Apartment—Revised Proposal

Type of Application: Detailed Plan

Location: Aberdeenshire Cricket Club, Morningside Road, Aberdeen, AB10 7FB

As an Owner and Occupier whose property is adjacent to both the Cricket Club, and the development site within the Cricket Club, I have been notified of the proposed development, and have several observations which are relevant both to my personal situation, and also to that of the wider local community.

1) Accuracy of submitted plans

a) Although the plan shows that two dwellings are proposed above the store, and that one is designated as a groundsman's dwelling, the applicant has omitted to state the purpose of the extra dwelling. Surely this should not be the case in such a detailed plan.

Given that no intended use is specified for the extra dwelling unit, I would ask that an assurance, in writing, is sought from the applicant that this flat would not be used for functions, or for any other commercial use, so close to my, and other, residences (closer than if two houses were built back to back in adjacent streets) either at the present time or in the future.

b) As can be seen from the enclosed photograph (photograph 1), the scoreboard tower is positioned in the area of the proposed development. As can be seen from photographs 2 and 2A, the tower is now partially demolished, a building warrant for demolition (Application number B120298) having been applied for on 15/02/2012. This tower is not shown on the proposed plan, and neither is the siting of a replacement tower.

c) Building Warrant Application Number B120309, which was applied for on 16/02/2012, -Erection of Cricket Club store with 2 apartments above- exists, and the outline of a proposed building is marked out on the ground. This Warrant was applied for prior to the current application for planning permission. My question is, 'Is this building warrant compliant to the first set of plans submitted in November 2011, or to the second set of plans which were submitted in February 2012?'

I would also like to ask whether a building warrant is valid for the building of a structure for which planning permission has not been granted, and what contingencies exist for the variation of a building warrant to match any plans which are ultimately passed.

2) Why build the 'replacement' buildings on a 'Greenfield site' when the best and obvious decision is to make use of the available 'Brownfield site'

The Cricket Club has applied to replace the existing groundsman's house and separate store, and demolish those which already exist. While I have no objection to the replacement per se, I have some observations to make about the proposed re-siting of the 'replacement' buildings.

a) In other areas –such as Westburn Park and Duthie Park, where redevelopment plans have been submitted, the replacement buildings are being built on or near the site of the previous building. This would appear to be the only redevelopment of this type in an amenity area to apply for change of location. This change of location would lead to loss of space in an amenity area at a time when green space within the locality is already being lost to development

b) If the 'replacement' building is constructed prior to the demolition of the existing structures, what is the guarantee that the demolition will in fact take place later? We may later discover that the plans are actually for additional storage and additional accommodation.

c) The Cricket Club already holds a previously granted valid Planning Permission for a 'replacement' groundsman's dwelling, which has not yet been built. What guarantee is there that if Planning Permission is granted for the current application for development, that both developments will not be built, as the previous 'replacement' includes not only two dwellings but also an indoor practice area, a link area, and a new 3 storey office building.

d) The proposed site is at the end of the Cricket Club which overlooks a neighbourhood completely comprised of 1930's granite houses of one and a half storeys, used solely for residential purposes. The new building would not be constructed from granite, but would be of rendered surface similar to the other commercial developments both inside and outside the cricket club at the Great Western Road end.

e) The proposed development is out of character in the proposed area as it would be of mixed commercial and residential use, would be higher than one and a half storeys, due to the necessity of the lower floor garaging to be high enough to accommodate a tractor, (as can be seen in photograph 3 which shows the tractor parked outside the existing garage), despite the appearance being of one and a half storeys, with dormer windows. The proposed development would also be higher than the existing local houses due to the slope of the ground -Morningside Road is on a hill and the slope is from Great Western Road downwards to Broomhill Road.

f) If the existing site of the groundsman's house and store were to be redeveloped, this would be much more suitable as this is an area of mixed use in close proximity to the shopping centre at the corner of Great Western Road and Morningside Road, and also the commercial properties in Great Western Road. It would also keep all the development within one area of the cricket ground, (rather than give the appearance of an urban village surrounding a village green, but which removes the amenity from the local population) where there is already, in addition to the existing groundsman's house and separate store, the cricket pavilion and restaurant and bar, and function area and also the premises of a financial company.

g) The Outline Planning Permission which already exists for the development proposed for Cranford Road stipulates that measures should be put in place to screen the residents on the opposite side of the road from the development, thus 'ensuring the privacy and amenity of adjoining properties and include details of planting of — trees along Cranford Road boundary of the cricket ground'. No such possibility exists in the development proposed for the Hutchison Terrace end of the ground, as since the new building is proposed to be only 5 metres from the boundary wall, there is no space for such planting. However, a precedent has been set for ensuring the continued privacy and amenity of local residents in one area of the ground. This policy

should be continued to ensure that there is no discrimination between residents whose property is affected by the development proposals of the cricket club.

h) The proposed site is less easily accessed than the existing site, as it is tucked into the corner of an area surrounded by wall, separated from the existing residences in Hutchison Terrace only by the existing granite rubble boundary wall. The proximity of the development, together with the obvious lack of height of the existing wall can be seen in photograph 4. Since this is a previously undeveloped portion of the Cricket Club, new access to water and drainage systems would require to be prepared, which would probably entail road works to take place on Morningside Road, which was the site for recent lengthy roadworks to resurface the road, after a long period of having an unsuitable potholed surface. There have also been repeated recent problems with the street drains in Morningside Road where it would be expected that the drain from the Cricket Club would feed into.

i) If the development were to be replaced on the existing site, access would be as now from the existing back lane, where other commercial occupiers also gain access, accept deliveries and have refuse collected. Access to drainage and water systems would also be easier, as there would be existing services, and therefore less disruption at the existing site.

j) The lack of access to the perimeter of the proposed building also has health and safety implications for access of emergency vehicles in the case of fire or accident. While there are also several other health and safety implications resulting from the probable storage of hazardous materials such as fertilisers, weedkillers, oils and gases, together with deliveries into such an area of restricted access, and in such close proximity to both the upstairs dwellings, and the dwellings over the wall, this may not be an issue of interest to the Planning Department.

3) Personal Implications of development in new location

a) I have a north facing garden which is already shaded by my neighbour's high trees, and this development would further overshadow my property, helping to increase stagnation of air circulation, and therefore increase the possibility of dampness in my property.

b) The proposed building is 5 metres from the boundary wall of my property. Previously Aberdeen City Council decided that the distance from the cricket ground across Cranford Road was too close to dwelling houses to be built without screening by trees. The new proposal is closer than if any other neighbour across the back wall was planning a large project, as in that case the length of two gardens would separate the buildings, and although this most recent plan has no windows directly overlooking the rear of my property, where I have a downstairs bedroom and bathroom, the feeling of privacy will be gone.

c) The 5 metre strip between the boundary wall and the development is marked on the detailed site plan as 'Area to remain as cricket club laydown and admin area'. Would it be possible to explain the meaning of this term? My understanding is that this means that it will be used as a lean to storage area just like the area surrounding the existing groundsman's house as can be seen in photograph 3. This can lead not just to untidiness and dampness, but also as a breeding ground for vermin, which may then invade the neighbouring properties.

Finally I would ask that each member of the planning committee be provided with a copy of my letter, and the attached photographs, and would also ask that a site visit be made to verify the unsuitability of the proposed site for the re-siting of both the store and the groundsman's house, and the provision of an extra dwelling, for which no use has been stated.

● Page 4

March 4, 2012

Sincerely,

Fiona G Reid









