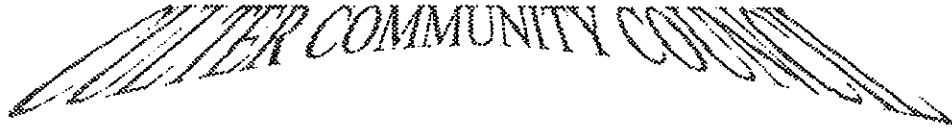


# CULTER COMMUNITY COUNCIL



St Quentin  
18 Hillside Road  
Peterculter  
Aberdeenshire  
AB14 0TX

30 August 2011

Mr Garfield Prentice  
Senior Planner (Enterprise Planning & Infrastructure)  
Aberdeen City Council  
St Nicholas House  
Broad Street  
Aberdeen AB10 1BY

Dear Mr Prentice,

**Planning Application P111196: 124 North Deeside Road, Peterculter:  
Demolition of existing Police Station and erection of a large block of 12 x 2-bedroom flats plus  
car park.**

The members of Culter Community Council (CCC) also discussed this application (P111196) at their meeting on 23<sup>rd</sup> August 2011. It was also noted that this is now the *fourth* application for this site in just over a year and the **second one within a month**, the previous ones being

- P100327 (14 flats);
- P101682 (12 flats);
- P111091 (one terraced house + four flats)
- And now P111196 (again for 12 flats)

The members agreed that their objections to this application were in essence similar to those made previously and I have been asked to report them all again as follows:

- Over the years, there has been a steady decline in the number of sites providing a diversity of business, retail and service provision in Culter District Centre, which is of great concern to CCC.
- This has happened because developers consistently have outbid businessmen in purchasing long-established business and retail sites and *not* because businessmen have no wish to set up business in Peterculter.
- In fact in the past, several have come to CCC with their business proposals and have gained CCC members' support but have lost out to developers in obtaining a business site.
- Businessmen also supported CCC in trying to have a business park established for Culter in an

attempt to redress the situation. Unfortunately CCC failed to have one included in the extant Local Plan.

- The loss of business/retail sites to residential development has resulted in a large over-provision of 1 and 2 bedroom flats in our District Centre and for Culter overall and a decline in the primary school population as a result.
- It also has led to a decline in the number of businesses in our Retail Centre and a worrying reduction in our community's sustainability. We have no wish to see Culter reduced to being a dormitory suburb.

The members of CCC therefore strongly object to any proposals which increase the imbalance in the housing stock in our District Centre especially, and for Peterculter as a whole, by providing even more one and two bedroom flats or houses. In order to remain viable as a proper community Peterculter (Culter) badly needs 3-bedroomed family accommodation.

Looking at the plan and information provided for the proposed flats, the members of CCC also consider these would result in a gross over-development of the site and therefore must object further for several reasons:

- To accommodate 12 flats, the **footprint** of the original building will have to be increased by some three or four times. This will make it obtrusive by being cramped into its space instead of sitting comfortably between its neighbours (Eastleigh Care Home, 110 North Deeside Road and 128 and 130 North Deeside Road).
- Again, to accommodate 12 flats, the **height** of the new building will have to be increased from the present 2 storeys to 3 storeys. This will make it even more obtrusive being one storey higher than its immediate neighbours at 110 and 128 and 130 North Deeside Road
- Because Peterculter is built on a hill the roof of the present Police Station at 2 storeys high is level with the roofs of the 3 storey tenement style blocks of flats on the opposite side of North Deeside Road. The proposed new block of flats at 3 storeys will therefore stand one storey higher than all its neighbours and, if permitted, will be very intrusive indeed.
- The accommodation schedule included with the plans shows the floor space of the flats to be small (on average 832.3 sq.ft. = 69.36sq.m.) and of a style likely to attract retired people or professional and business people, single and couples – each with cars – rather than families.
- As with previous plans, the present plan does not show all the driveways/entrances from adjacent properties on to School Road. They do show that there will be only 20 parking spaces in front of the building. We deduce from the drawings, however, this will be fewer when taking into consideration the space taken up by trees. Are we correct? This may well lead to the new occupants seeking parking space on School Road or North Deeside Road where space is at a premium.

The members of CCC find they must also object because of the number of parking spaces proposed, the number of cars likely to be used by the occupants and because of the existing accesses on to School Road, and the existing traffic and parking problems on School Road and North Deeside Road. Our reasons are:

- The residents of the tenement flats on North Deeside Road vie for parking spaces on the main road opposite the now redundant police station;
- the driveway/entrance onto School Road for Eastleigh Nursing Home and its car park (delivery vans, ambulances, mini-buses and visitors) and 6 School Road, both on the east side of School Road, and the driveway/entrances for 2A and 2B School on the west side of School Road, close to the blind corner;
- the proposed (i.e. the existing) site access for this application lies almost opposite to the School Road entrance to Eastleigh;
- School Road is a main access to Culter Primary School. A large number of pupils use it to walk to and from school. There is a 'lollipop crossing' at its junction with North Deeside Road to allow children to cross the latter safely. Parents also use the road when taking their children to and from school by car;
- On School Road there can be cars parked by the residents of 2A and 2B, and beyond the blind corner, where School Road turns from running north/south to north-west/south-west, the residents of 1-17

School Road (3 blocks each of 4 flats) have no other recourse but to park their cars on School Road. In addition there is often sporadic parking from the junction of School Road with North Deeside Road as far as the entrance to 2A. In combination, all this reduces the carriageway of School Road to the width of a large van or small bus virtually from its junction with North Deeside Road as far as its junction with School Crescent and with the entrance to Culter Primary School.

- The local 93 Peterculter Bus Service also uses School Road.

All of the above points combined can only increase the risk of accidents happening on this busy road and around this busy junction with North Deeside Road where there is a mix of pedestrians (mainly children), cars and the occasional bus, as well as a large number of parked cars and driveways.

The members would find the provision of three bedroom family-sized flats (or terraced housing) in a building that sat agreeably with those adjacent to it and causing fewer traffic/parking problems, much more acceptable.

Yours sincerely,

(Mrs) Lavina C Massie  
Planning Liaison  
Culter Community Council

cc: Councillor Marie Boulton  
" Aileen Malone

130 North Deeside Rd  
Peterculter  
Aberdeen  
AB14 0RS  
18<sup>th</sup> Sept 2011

Planning etc Dept  
Aberdeen City Council  
St Nicholas House  
Broad Street  
Aberdeen  
AB10 1GY

Dear Sirs,

**Planning Application 111196**  
**Proposed 12 flat housing development at 124 North Deeside Rd, Peterculter**

We learned today of the magnitude of the above proposed development and would herewith submit our objection to the application on the following grounds:

1. The proposed development is out of keeping with the traditional height and nature of buildings on Peterculter Main Street.
2. The proposed development is of too dense a nature and with only limited parking provision will lead to further street parking and congestion on School Hill and around the junction with North Deeside Road, to the inconvenience of other users

We would request that this application be rejected and that any development proposed on this site observe sensible height and density limits.

Yours faithfully

M & F Douglas

111196

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 8/23/2011 12:49 pm  
**Subject:** Planning Comment for 111196

Comment for Planning Application 111196  
Name : Alastair Govan  
Address : 6 School Rd  
Peterculter  
AB14 0SL

Telephone  
Email ✉  
type :

Comment : The existing building is an attractive traditionally built structure which enhances the appearance of the main village street. Any development of the site should retain this. The proposal to demolish this in order to build a very large 3 storey building containing 12 flats would significantly degrade the appearance of the area. Such a tall building is not in keeping with the other buildings around it and is clearly designed to squeeze in as many properties as possible without regard for the local environment. It is also likely that the parking will be insufficient for &gt;1 vehicle per flat and so the local roads will become even more congested with parked vehicles.

P111196

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 9/6/2011 8:47 pm  
**Subject:** Planning Comment for 111196

Comment for Planning Application 111196

Name : Richard Phillips  
Address : 2B School Road  
Peterculter  
Ab14 0RT

Telephone

Email : [pi@aberdeencity.gov.uk](mailto:pi@aberdeencity.gov.uk)

type :

Comment : The junction of School Road and North Deeside Road attracts a large volume of traffic with the School, Sports Centre, Care Home and Medical Centre in addition to the residential properties all being accessed. As a resident of School Road I am particularly concerned with regard to the safety of children. The size and height of the development is also a concern with regard to privacy in our rear garden and from viewing the plans the development I would consider to be overshadowing our property. Finally I do not consider the design to be in keeping with the local neighbourhood and architecture. For these reasons I strongly object to this application.

111196

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 9/5/2011 10:13 pm  
**Subject:** Planning Comment for 111196

Comment for Planning Application 111196

Name : David Love  
Address : 2A School Road  
Peterculter  
AB14 0RT

Telephone : [redacted]

Email : [redacted]

type :

Comment : I wish to strenuously object to the proposed plans for the following reasons:-

Loss of privacy &#8211; I currently have a 6ft high fence round the circumference of my garden, which provides privacy in relation to the existing building as it is just now. With the proposed new building extending up to 3 levels, there is no practical measure I can apply which will ensure my privacy.

The plan which shows the orientation of the proposed new building does not accurately reflect the surrounding properties; in particular my house at 2A School Road. This house has an extension on the rear of the property which is not shown on the plans. The extension has windows which run the full length of the side facing the proposed new building. Due to the height and nature of the building, windows from several of the flats would look directly into the extension, which acts as our living room.

Flats 3, 5, 10 & 12 would have unobstructed line of sight into my garden & my living room (extension). Flats 3 & 5 would also have line of sight into my kitchen and two of my bedrooms at the rear of the house. The windows of the stairwell on the first and second floor would also have an unrestricted view into my property.

Loss of sunlight &#8211; The position of the proposed block of flats, in relation to our house, means that it will block the sunlight for the majority of the day, as the flats would be directly in line with the route of the sun across the sky. This will be exasperated by the fact that the building will be set back from the road and therefore closer to my house at the rear. This means that the building will loom over our property, blocking much of the direct sunlight to my gardens and to the living areas.

Parking congestion &#8211; School Road is an area which is already congested with on road parking, to the point where access to my driveway can be obscured as people park across it at peak times. People also avail themselves of the parking in front of the Police Station building, which is currently unused in an official capacity.

The number of cars wishing to park in this area will not reduce with these new flats; if anything there will be more demand for spaces, as the space currently used in front of the building will be lost to general use. Add to this the fact that the number of parking spaces provided as part of the proposal is inadequate for the number of flats being built, School Road will become even more congested and dangerous.

Access to property &#8211; With cars already blocking access to my property (parking across the driveway) at key times during the day, this situation can only get immeasurably worse with the loss of existing spaces as detailed above and the potential addition of extra cars wishing to park in the area.

Building design &#8211; The majority of buildings in the area on that side of the road are 1&#189; stories. Building the flats to 2&#189; stories would be out of keeping with the surrounding architecture. Some (but not all) of the buildings across the road are 2&#189; stories, but these are at a slightly lower elevation, meaning that the proposed flats would be higher than anything else in the immediate vicinity and therefore dominate the area. This would destroy the ambience of this part of what is currently an extremely picturesque village.

Trees &#8211; There seems to be an inconsistency with the trees which would remain after the building is complete. The design statement states that the trees to the rear of the property would be removed, but they are still show on the plans.

These two trees are both situated right on the boundary of my property and overhang substantially. We requested that they be cut back when the police were still in residence, but this was never auctioned. The tree situated at the front of my property overhangs my driveway and causes damage to the paintwork on our car. The tree situated to the rear also overhangs, but in addition to this it has grow to the extent where it is seriously entangled with telephone wires which extend across the property.

In summary - The proposal tries to gloss over the fact that the building would be higher than the buildings on either side and on the opposite side of North Deeside Road. This height would devastate the sunlight to my property and destroy all privacy. Parking, already an issue, would in all likelihood become much worse.