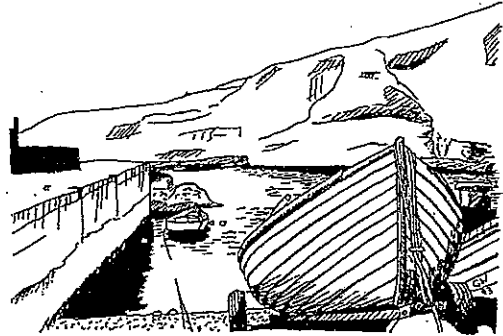


# COVE AND ALTENS COMMUNITY COUNCIL

**Chairman:** Mr A. W. Finlayson  
1 Partan Skelly Avenue  
Cove Bay  
Aberdeen AB12 3PU  
Tels: \_\_\_\_\_

**Secretary:** Mrs. S. Porter  
12 Stoneyhill Terrace  
Cove Bay  
Aberdeen AB12 3NE  
Tels: \_\_\_\_\_



**Web Site:** [www.cove-bay.com](http://www.cove-bay.com)

28 March 2012

Planning and Sustainable Development  
Enterprise, Planning and Infrastructure  
Aberdeen City Council  
Marischal College  
Broad Street  
Aberdeen AB10 1AB

Dear Sirs,

**Planning Application Ref. No. 120215**  
**Proposed Housing Development – Allan Park – Cove Bay**  
**General Comments on Scheme as Submitted**

In addition to our letter objecting to Planning Application Ref. No. 120215 we would make the following comments concerning the scheme as submitted:-

1. The proposal for 60 dwelling houses is overdevelopment of the site.
2. The number of affordable houses is not in accordance with the current local plan.
3. The maximum height of buildings, should, in keeping with the surrounding area, be limited to 2 storeys
4. There should not be a lesser number of parking spaces allocated for the affordable houses
5. There should be adequate parking spaces provided to avoid parking in surrounding streets.
6. The coast road will require to be upgraded.
7. A traffic impact assessment will be required.
8. Planning Gain is not identified.

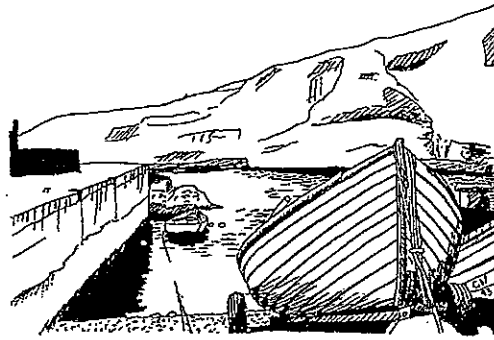
Yours faithfully \_\_\_\_\_

A W Finlayson  
pp Cove and Altens Community Council

# COVE AND ALTENS COMMUNITY COUNCIL

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Dear Sirs,

**Planning Application Ref. No. 120215**  
**Proposed Housing Development – Allan Park – Cove Bay**

Cove and Altens Community Council wish to formally object to the above Planning Application. The reasons for our objection are as follows:-

1. Allan Park is not, as suggested in the Developers Design and Access Statement, a Brownfield Site [ see definition on page 224 of current Local Plan ].
2. Allan Park is not identified as a Brownfield Site in the current Local Plan [Appendix 1].
3. Allan Park is Urban Green Space. This is defined in Paragraph 3.67 and Policy NE3 in the current Local Plan.
4. Allan Park is not identified as a site for development in the current Local Plan.

We therefor request that this Application be refused.

Yours faithfully,

A W Finlayson  
pp Cove and Altens Community Council

>>> 3/4/2012 1:12 pm >>>

I want to severely protest to the Planning permission made by Stewart Milne to build sixty houses on the Cove Rangers football ground.

Firstly the schools, medical facilities and shopping can not handle the housing at the moment and there are more being built else where. Presently I am retired have heart problems and Asbestosis and if I want to see my own Doctor I have to wait 5-6 weeks. Secondly this ground deal is a scam made by three top business men in Aberdeen on the scale of the Glasgow Rangers, to me they are feathering each others nests and should be stopped. I look forward to hearig from you that my protest has been accepted.

Jim Morrison

**From:** heather gordon  
**To:** "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>  
**Date:** 15/03/2012 08:36  
**Subject:** application 120215

To Whom it may concern,

I am the home owner of 40 Loirston Manor, Cove Bay. I am emailing you with my objections on the proposed development Allan Park application no. 120215, the following are my concerns:

1. The three storey building which was never in the original plans. This building is not in keeping with the surrounding environment, my knowledge of this area is that there are no three storeys. This three storey will also encroach on the privacy of the already existing buildings ie home dwellings. I am almost sure that there is a law that exists about invading others privacy and blocking daylight hours. The original plan had lots of green trees to stop invasion of privacy.
2. There will also in my opinion be too many houses on this plot of land, with insufficient parking,( proposed parking spaces are 1.4), most households these days have 2 cars. This will lead to cars parking on local roads outside of the development.
3. The already overworked coastal road will yet be subjected to even more traffic and even more frustrations with drivers. This road is a small coastal road and unable to deal with this amount of traffic. Especially if the station fields project goes ahead.
4. Also the overload of children that would be attending the local school which is already at full capacity.

This development would be better served to the local community as a childs sports centre, with all the facilities exciting to do so, it would also create more jobs for the future instead of yet more housing.

I would also like to point out that the plans we reviewed at Marshall College were not to scale.

All in all there has been no consideration taken into the local area to enhance or provide better living conditions for the community that already exists

This letter is written without prejudice

Many Thanks for you time  
RSVP would be appreciated

Heather Gordon Watt

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 25/02/2012 15:34  
**Subject:** Planning Comment for 120215

Comment for Planning Application 120215

Name : ian stark  
Address : greenarbour  
old coast road  
cove bay  
aberdeen

Telephone :

Email :

type :

Comment : i object to the application because i feel the ground could be used for something else other than more housing for stewart milne profits.i am sure stewart milne homes have made plenty money out of building houses on every available space in cove.surely they could be asked to contribute something to cove such as sports centre ,swimming pool, supermarket or leave some green space at cove rangers site

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 15/02/2012 11:03  
**Subject:** Planning Comment for 120215

Comment for Planning Application 120215

Name : Scott Lawrie  
Address : 5 Cassie Close  
Cove Bay  
Aberdeen

Telephone :

Email :

type :

Comment : I would like to ask Stewart Milne to make sure that this development includes the widening of the road that currently runs down the side of Allan Park past the turnstile entrances to the ground, and links to the coast road. This has clearly been acknowledged by ACC as when they have installed road calming measures ie speed bumps they have only put in single central ones rather than the standard two, one for each direction

This road is currently very narrow and would not be able to accomodate the extra traffic travelling both ways, that this development would generate.

Thanks

**From:** "Kirstin McKenzie"  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 20/03/2012 08:58  
**Subject:** planning application queries - 120215  
**Attachments:** ole0.bmp

Lucy Green - planner dealing with application  
tel - 522378

queries:

Single road, will it cope with added traffic (Cove Road, Falkland Avenue)? Didn't find anything to say this had been looked at - a little about how the type of street layout within the development means that street calming happens automatically with people driving slowly - but nothing to relate to impact of extra cars onto existing roads - 60 x2 bedroom flats may mean up to 120 more cars.

Will there be extra crossings put in for safety? Lots of children in area - historically play in those streets due to hardly any traffic and it is a dead end, are speed bumps being extended?

Development seems quite a lot in the space: no gardens to speak of, where will people/children play? - Vandalism in area/crime?

Levels of surrounding houses: retaining walls needed can't see anything mentioned on the plans - there is a new one within the site but nothing between the site and houses next door - level change is quite dramatic.

Worried that building work may impact on house (and garden): subsidence. Flooding: Cove Rangers water their grass in summer, Falkland Avenue back gardens can flood and changing the levels may make this worse. Newts and frogs in the back garden when we moved in because it stays at a constant wet level, bit of a shame if they all move out with the building work going on

How does it look in relation to rest of street - no photos of existing street houses to scale with new houses drawn on. Plans look like footprint of 2 bed houses in Falkland Avenue, but doubled (new blocks have single aspect house, backed onto each other), may over scale existing development

Parking in driveway - problem getting into driveway at present if people start to park in street nearby, with more traffic in the area, may not be able to use driveway at all

pi@aberdeencity.gov.uk

planning query  
application number@ 120215  
date:28/02/2012  
address: Allan Park, Cove, Aberdeen, AB12 3PA  
Details: 60 flats development  
Applicant: Stewart Milne

Kirstin McKenzie  
24 Loirston Road  
Cove Bay  
Aberdeen  
AB12 3NR

<<Picture (Device Independent Bitmap)>> Please consider the environment before printing this email

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 19/03/2012 19:36  
**Subject:** Planning Comment for 120215

Comment for Planning Application 120215

Name : Mr & Mrs Barrow  
Address : 38 Loirston Manor  
Cove Bay  
Aberdeen

Telephone :

Email :

type :

Comment : My objections are as follows:

1. According to plans the flats B, C and D are crammed so close together are almost bang up against the stone wall overlooking Loirston Manor it is obvious no deep thought has been given to the environment.
2. Block D which is 3 storeys is one off in Cove and can only be described as UGLY.
3. Together the whole design of the planned housing seems to me to be total mish-mash and is out of character in Cove bay. I considered Cove to be fairly attractive village but this new housing development does not blend in at all.
4. There are normally 2 cars per household in these modern times and I don't believe that this has been considered looking at the number of parking spaces.
5. The access roads were not built to cope with the amount of traffic /congestion that this new development will create.
6. There are already a lack of conveniences e.g. sports centres for youngsters in Cove and new developments do not take this into consideration.
7. Would Stewart Milne accept a new development next to his new house at Cults? Ask the question?



**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 3/17/2012 4:20 pm  
**Subject:** Planning Comment for 120215

Comment for Planning Application 120215

Name : MR.JAMES MACNEIL  
Address : 37 LOIRSTON MANOR,  
COVE BAY  
ABERDEEN  
AB12 3HD

Telephone :

Email

type :

Comment : My objections to the planning application No. 120215 are as follows:

&#8226; The number of house squeezed in down the Coast Road is disproportionate with regard to the remainder of the development. This will have severe impact on the rear of Loirston Manor housing acting as a visual blot. Also the houses have been pushed tight near the roadside with little consideration to the privacy of Loirston Manor residents.

&#8226; There are ~60 car spaces for 60 houses. It is common for most households to have 2 cars. Where are the excess cars going to park as the local roads are narrow width and not suitable for parking. The number of houses should be reduced based on this basis. If no reduction in houses then double yellow lines will need to be considered for all local roads to prevent car accidents through congestion. Also concerned that parking will then overflow into neighbouring streets.

&#8226; From an architectural point of view the designs lack character and more effort should have been put into making it blend in with the cottage theme of Loirston Road.

&#8226; The 3 storey Block D and Back to Back housing are totally out of character with local housing. The designs appear to be crammed in and visually unappealing. Maximising housing in such a small piece of land shows little respect for the area. It does not fit in with enhancing the image of Cove.

&#8226; The road entrance should have been through Loirston Road and not Falkland Avenue. This is due to the Coast Road being too narrow to cope with increased commuter traffic. A traffic safety impact assessment should be carried out as there is a possibility of both congestion and accidents. Maybe the developer should pay towards fully widening the Coast Road to a proper two lane road.

&#8226; A wall of some sort should be retained down the Coast Road in keeping with what is there now. Also trees should be planted in the gardens along the Coast Road in keeping with trees across the road in Loirston Manor. Would also enhance privacy for all residents.

Without prejudice  
14<sup>th</sup> March 2012

My objections to the planning application No 120215 are as follows,

1. My objection to the erection of 60 dwelling houses, flats and associated works is because it does not represent the Plans that were displayed to the general public at Cove library last year. I am amazed that the City planners allow themselves to be hoodwinked by the applicant submitting a spurious plan to allay an outcry from the residents of Cove at the aforesaid Public viewing. The parking areas have been totally re-organised to allow Blocks 'B' and 'C' to be accommodated. This was not shown in the original concept; it means that the new dwellings are now intrusive to existing buildings in Loirston Manor.
2. My next objection is to the construction of Block 'D' a three-storey building. This is completely out of character with the housing and to the best of my knowledge there are no three-storied properties in Cove, Altens and Charleston; I would like to know why this premise is being allowed.
3. 84 car spaces for 60 dwelling houses, flats and associated works equates to 1.4 vehicles per dwelling, this I find to be on the low side, it is generally accepted that 2 vehicles per household is the norm. If this is so where will the excess vehicles be parked? The existing roads are narrow and roadside parking will create a danger to young and old, it will also lend itself to bottlenecks to an already increased number of commuters using the Coast road.
4. The original Entrance/Exit sited on Loirston road according to the new plans is to be moved to Falkland Avenue, this seems to be more a cosmetic gambit as the Loirston Manor Entrance/Exit is on Loirston Road and to my knowledge there has been no traffic accidents major or minor over the past 25 years. The sitting area sited as to where the Entrance/Exit should be is in my mind environmentally unsound as it will be sited abutting a main commuting, lorry and bus route. Obviously a high Carbon monoxide risk.
5. Architecturally the proposed plan seems to be engineered towards profit for the developer and lack of thought to the incoming occupants and the existing occupiers of adjoining properties.

Yours sincerely



G. B. Strachan