

From: [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 09/07/2012 21:01
Subject: planning reference: 120491

Dear Sirs

It is my understanding that the city planning department has recommended approval of the planning application (reference: 120491) for a new house at Bieldside House, and that this recommendation was based upon a report filed by the applicants agents. A number of objections have been raised concerning inaccuracies in what is a very flawed report. These and others raised by the 24 objectors, including myself, have not been dealt with. I strongly feel that this has been a violation of trust by the parties concerned, and this issue should be given further close scrutiny.

This application must be dealt with objectively, transparently, and with a full consideration of all the relevant material which has been submitted. If this is done, I am confident that this application will be refused.

Yours faithfully

[REDACTED]

From: <webmaster@aberdeencity.gov.uk>
To: [REDACTED]
Date: 09/07/2012 12:26
Subject: Planning Comment for 120491

Comment for Planning Application 120491

Name : [REDACTED]

Address : [REDACTED]
[REDACTED]

Telephone :

Email : [REDACTED]

type :

Comment : Your Ref: Planning Application 120491

My ref BL/dev002/comm002

Att: [REDACTED]

Sender:
[REDACTED]
[REDACTED]
[REDACTED]

Dear [REDACTED]

I would like to take this opportunity to confirm that my initial letter of objection regarding planning application 120491 stands. In addition to the former objection I feel compelled to raise a further objection in respect of the material consideration presented by the report presented for the Committee on 14 June 2012. The grounds for objection are that the report inaccurately and in a misleading manner represents the provisions of the Local Plan and associated Supplementary Guidance. The report also fails to take account of the valid objections of 24 objectors who have raised a considerable number of material considerations.

Yours Sincerely
[REDACTED]
[REDACTED]

Visitor address:



A copy of my original letter of objection follows:

Firstly the proposed site layout plan drawing No SP001 is misleading as it includes land on the Western perimeter that is currently owned by both Robert Arthur Ruddiman of Bielside House and Mr & Mrs Bryce of Bielside Mill.

The historical Eastern perimeter of Bielside Mill is clearly identified in the Land Register of Scotland title document No ABN73030 ref exhibit i) below. The Land Register of Scotland title document ABN91439 reflects the current boundary post disposition of Bielside Mill by Robert Arthur Ruddiman in favour of Mr & Mrs Bryce of Bielside Mill. The proposed site layout plan drawing No SP001 mistakenly includes this land.

In addition Robert Arthur Ruddiman retains ownership of the trees marked as T4/T5 and associated land in the Land Register of Scotland title document ABN91439 ref exhibit ii) below. The applicant is subject to an interdict preventing access to this heritable property. Again, clear evidence that these plans are inaccurately drawn in material and contentious way.

Clearly the applicant has ambitions to drive an access road down the Eastern perimeter of Bielside Mill to permit vehicular access to the proposed dwelling in due course ref Exhibit iii). The likely vehicular route has been highlighted in yellow in the aforementioned document, and the B listed summer house is marked with a red X. The future vehicular access is likely at the heart of the misrepresentation of the border with Bielside Mill. Should a single track road for vehicular access be constructed in due course on the applicant's legitimate land it is so narrow that it would almost touch the B listed summer house. The summer house is currently supported by a period brick stilt and any vehicular access would invariably be to the structural detriment of the B listed building. For a true representation of the applicant's land please refer to the Land Register of Scotland title document ABN91439 or Appendix i, ii or iii. Document ABN91439 shows how narrow any access would be from a vehicular perspective on the applicant's owned land and confirms the likely road's proximity to the B Listed summer house. Any additional future vehicular access from North Deesdie Rd will add to congestion on the already dangerous intersection opposite Cairn Road. Three road traffic accidents have already occurred within 50 yards of this intersection over the last twelve months.

Exhibit i) Land Register of Scotland title document No ABN73030. This document shows the and footprint pertaining to Bielside Mill, Bielside House and Bielside Lodge. It should be noted that the land shown in orange in title document No ABN73030 is not owned by the applicant and one wonders if the owners have been properly notified?

[cid:image001.png@01CD5DD6.1F2B7A60]

Exhibit ii) Land Register of Scotland title document No ABN91439. This image shows the tree T5 which is subject to the interdict relevant to the applicant.

[cid:image002.jpg@01CD5DD6.1F2B7A60].

Exhibit iii) Likely future problematic route for vehicular access to the proposed development



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Thank you -

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



24th June 2012

Dear Sirs

**Proposed Development, Bielside Lodge, North Deeside Road, Bielside, Aberdeen
A15 9AD - Erection of dwelling house
Application No. 120491**

In response to your recent letter providing details of the above developmental proposals we wish to lodge our formal objections, just as we did to the same developmental proposals sent out earlier this year. We should point out that our objections are virtually identical to those that we raised in 2006 and 2010 to the developmental proposals that were subsequently rejected by the Planning Department in Aberdeen and later in Edinburgh following an appeal, when the applicant proposed very similar applications to this one. Our objections are also very similar to the objections that were raised in 1997 by the Scottish Office (Ref P/PPA/100/17), when yet another similar application, made by the same applicant, was rejected.

We are particularly concerned about the following:

1. The proposed house will have adverse effects upon the area as a whole and in particular to the disused railway line that the city council has clearly been promoting as a wildlife and leisure amenity. In addition to the planned location of the proposed house that will place it far closer to the disused railway line than any of the surrounding established properties, the plans suggest a sizeable property that will be in plain view to all passers by.
2. We appreciate that the proposal would involve the felling of a significant number of attractive mature trees, some of which are protected, to facilitate the construction of the house. In addition it is hard to conceive that future occupants of the new house would not seek further permission to fell even more of the surrounding trees to improve the natural lighting. This would have yet further ramifications for the area as a whole as mentioned above.
3. Having lived in this area for fourteen years during which time we have witnessed ever increasing volumes of traffic using the North Deeside Road, we perceive dangers to all current and future users of the North Deeside Road as a result of increasing the volume of traffic using the proposed access road. In particular, the proposed access road would exit onto a busy section of the North Deeside Road that is on a bend, close to traffic lights and directly opposite another junction with Cairn Road. This stretch of road has been the scene of at least three significant road traffic accidents during the fourteen years that we have lived at the above address, two of which have involved cars emerging from, or in the close proximity of the proposed access road.

4. In addition to the aforementioned points, having studied the supporting documentation for the proposed construction of the new dwelling house, there is one additional concern that we need to raise. The proposed access listed in the application will not be suitable for heavy construction vehicles unless the applicants intend to remove even more of the mature trees than their plans suggest. Admittedly the applicants may have plans to access the plot from either the disused railway track or from Golfview Road, Bielside, during the construction phase, but both of these options would result in yet more damage to the natural environment while inconveniencing others considerably.

We would appreciate it if our objections could be put before the Planning Committee.

Yours faithfully

[Redacted signature]

[Redacted signature]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Planning Application: Ref No. P120 491

21st June 2012

Dear M/S Green,

I would like to voice my support for the new application proposing to build a new contemporary style house in the grounds of Bieldside Lodge.

The drawings of the proposed design show a well conceived concept which stands alone yet is in keeping with its more traditional neighbours. The subtle blending of the new house with its more traditional neighbours will revitalise the area and ensure that my walks along the railway line will be even more enjoyable.

I look forward to seeing the new modern house sitting in front of and in harmony with the more established buildings; but not intruding on their amenity.

Yours sincerely,

[REDACTED]

[REDACTED]

M/S L Green
Planning Officer
Enterprise Planning and Infrastructure
Aberdeen City Council
Marischal College
Broad Street,
Aberdeen AB10 1AB

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Application for house at Bieldside House: P120 491

Dear M/S Green,

I refer to the above application and urge the Planning Committee to accept the positive recommendation of its officers and give cognisance to the following:

1. The principle of residential use is firmly established.
2. The applicant has created a modern, interesting and exciting design which fully respects the integrity, character and amenity of the surrounding area. He has addressed all the issues and concerns raised by interested parties; a view shared by the officers who have recommended approval for the proposal.
3. The landscaped character of the area is maintained by the use of a landscaped roof and the house is shaped to the natural contour of the land which has the effect of minimising the impact on the amenity of neighbours and walkers alike. The views to and from Bieldside House are not adversely affected by the height and location of the proposed house; and the creation of this new exciting design adds interest and stimulus to an already attractive area. Access to the new house is appropriate and fits in well with the existing space.

Yours sincerely,

[REDACTED]

21/6/2012

Ms L Green
Planning Officer
Enterprise Planning and Infrastructure
Aberdeen City Council
Marischal College, Broad Street,
Aberdeen AB10 1AB

01-07-2012.

Lucy Greene
Senior Planner
Enterprise, Planning & Infrastructure
Aberdeen City Council
Marischal College,
Broad Street
Aberdeen
AB10 1AB

[REDACTED]

New House at Bielside: Ref: P120 491:

Dear Mrs Green,

With reference to the above application –
Please approve

---It is a futuristic, environmentally friendly vision which is in complete harmony with its location and should be allowed to come to fruition. Please grant the necessary consent so that we can all enjoy what will be a “future pearl” in the heart of Bielside.

I believe it is also worth mentioning that the positioning of the house in the site continues the line of houses to the west. This consistency of approach will, by the very nature of its contemporary design dovetail with the more traditional houses in the area making for more interesting and enjoyable walks along the Railway Line.

The Design merits an award, not questioning!!

In anticipation of common sense prevailing

Yours

[REDACTED]

02-07-2012

Lucy Greene
Planner
Enterprise, Planning & Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College,
Broad Street
Aberdeen
AB10

[REDACTED]

Subject- Application to erect a Dwelling at Bieldside Lodge

Dear Lucy Green

I write to urge the Planning Committee to **grant** Application Number P120491 because it is an innovative, interesting and clever design that fits into the area, adding to, as opposed to retracting from the overall setting. The proposal enhances and improves the amenity of the area and is to be commended for so doing.

With planning permission granted for 500 houses consent in the Old fold area, 30 houses and flats at the Murtle Mill Hotel and 5 houses built on a green belt site in Loirs bank it would surely be unfair and inconsistent not to accept the Planners recommendation to approve.

Best Regards

[REDACTED]

24-06-2012

Lucy Green
Senior Planner
Enterprise, Planning & Infrastructure
Aberdeen City Council
Marischal College,
Broad Street
Aberdeen
AB10 1AB

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

SUBJECT: New House at Bieldside:

Dear Ms Green

New houses are worthwhile on so many levels- yet ironically this is only on one!

A single storey house ensures that the effect on the setting of the relatively nearby listed building is minimised.

The additional jobs created in building this new dwelling house and the additional income to the Council coffers makes approving this application the sensible thing to do. The fact that it is recommended for approval simply makes the job easier.

To refuse it would surely reject the spirit and intent of a well considered adopted Local Plan which has been many years in its making.

Don't let down our Officers!

Yours sincerely

[REDACTED]
[REDACTED]

24-07-2012

Lucy Green
Planner
Enterprise, Planning & Infrastructure
Aberdeen City Council
Marischal College,
Broad Street
Aberdeen
AB10 1AB



Subject: Proposed Dwelling House

Dear Mrs Green

I write to urge the Planning Committee to grant Application P120 491.
I do so because the proposal before the Committee has addressed all relevant
Planning concerns- Specifically in respect of:

A. Access:

There is no concern over Road Safety. Any other reference to Access
is not a planning consideration.

B. Trees:

Only 7 trees are being removed for development. 34 "mature" trees
are being re-planted. The contribution of an additional 2 metres plus Beech Hedge
will enhance the trees landscaped character of the area as does the lawned Roof.

C. Effect on the Setting of a Listed Building.

The only effect is positive and there is absolutely no detraction from the setting the
Listed Building, Bieldside House.

D. Amenity

Views from the Railway Line both to and from Bieldside House are **not effected**

E. Impact:

There is only one house. It is single storey. It sits in to the topography of the Site and
is exceptionally well designed.

Most importantly, it is Recommended for Approval after thorough investigation in to
all relevant – and some irrelevant- matters.

Thank you for taking the time to read and consider this Letter of Support.



22-06-2012

Lucy Green
Senior Planner
Enterprise, Planning & Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College,
Broad Street
Aberdeen
AB10 1AB

[REDACTED]

Planning Application Reference: P120 491

The application to build a new house near Bielside House should be approved for the following reasons:

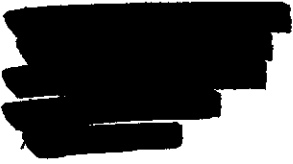
1. It is recommended for approval after a very stringent and in depth analysis by Officers who are trained and expert in assessing such proposals.
2. It will bring much needed change to an area which is in danger of stagnating as a result of a seeming pre-occupation to retain the status quo for the sake of it.
3. Its simply a great design and makes a positive contribution to the area.
4. To not accept it is heralding a negative message that change is not for Bielside.

On the basis of the foregoing I would ask the Committee to please approve this application.

Yours sincerely

[REDACTED]

[REDACTED]



Friday 6 July 2012

Director of Planning
Aberdeen City Council
Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Madam

Planning Application 120491

I am writing following further notification received from you in respect of the above. My objections contained in my letter of 18 May 2012 remain but I wish to raise the following material considerations in addition to those already expressed:

- 1 The Report prepared for committee on 14 June 2012 fails manifestly to represent the terms of the existing Local Plan and Supplementary Guidance which is in itself, a material consideration.
- 2 The Report, based on erroneous interpretation of the Local Plan, fails to take proper account of the material considerations raised by 24 objectors.

Until the Report has been reissued, properly reflecting the provisions of the Local Plan and Supplementary Guidance, this matter should not be before Committee.

Yours faithfully

