

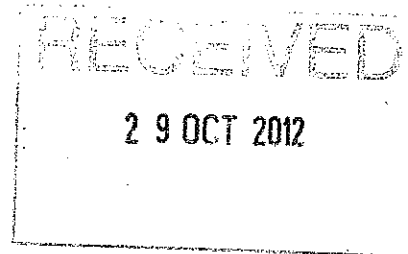
CULTER COMMUNITY COUNCIL



St Quentin
18 Hillside Road
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AB14 0TX

28th October 2012

Mr Matthew Easton, Planning Officer
Enterprise, Planning & Infrastructure
Aberdeen City Council
Business Hub 4, Ground Floor North
Marischal College
Broad Street
Aberdeen AB10 1AB



Dear Mr Easton

Planning Application P121357, Section 42 Variation: land adjacent to Newmill Steadings North Deeside Road Peterculter: to change Condition 1 applied to approval of Planning Application A8/1017 to allow unrestricted occupancy

The members of Culter Community Council (CCC) discussed this Section 42 Variation application at their last meeting and referred it to the CCC Planning Sub-group. As a result I was asked to write to you giving CCC's comments, questions and very strong objection to this application (P12/1357). The reasons for our strong objection to the removal of Condition 1 are:

- It maintains control of developments within the Green Belt as set out in Green Belt Policies in the Structure Plan and Local Plan /Local Development Plan
- It prevents sporadic develop in the Green Belt which would be detrimental and erosive of the character and landscape setting of the city
- Its removal would set an alarming and unwelcome precedent opening the door to other applications of a similar nature, namely (and the case made against approval to Mr Kevin Macdonald's original Application A8/1017 by Dr Bochel, Head of Planning, refers)
 - No information (e.g. 2 years' accounts) is provided to show a successful business already exists

- No business plan is provided to show how the business is likely to remain viable
(both points are a matter of City Council Policy in the protection of the Green Belt)
 - No legitimate case is made to allow the proposed business to be permitted in the Green Belt
- the changes to Mr Macdonald's personal circumstances do not preclude him from pursuing a business similar to the one he indicated he owned at the Chapel of Stonewood and which he would be moving to Peterculter in support of his application A8/1017 (and which was permitted by the planning committee) e.g. by leasing/continuing to lease grazing in the area and appointing a manager to live in the now half-built house once it is completed
 - the Structure and Local Development Plans already ensure a large number of houses will be built in the north east in the next five years with approximately 100 in the Green Belt in Peterculter and approximately 500 in the Green Belt in Milltimber.

If Mr Macdonald now says he did not own the horse rearing business at the Chapel of Stonewood which in support of his original application he indicated he did own and would be moving to Peterculter, it raises the question in the minds of the members of CCC on the legitimacy of his application (A8/1017) – and, by default, the decision of the planning committee?

Yours sincerely

Lavina C. Massie
Planning Liaison Officer CCC

cc Councillor Marie Boulton
Councillor Aileen Malone
Councillor T Malik
Dr Margaret Bochel, Head of Planning and Infrastructure