



**FERRYHILL & RUTHRIESTON
COMMUNITY COUNCIL**

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

163 Bon Accord Street
Aberdeen
AB11 6UA

24th December 2012

Planning Application Reference: 121633

Proposal for a Mixed Use Building consisting of Serviced Residential Apartments and a Business Unit – Old Mill Lane, Bon Accord Crescent, Aberdeen.

To the Planning Committee

As Planning Officer for Ferryhill & Ruthrieston Community Council I am writing to lodge an objection against the application for Detailed Planning Permission for the above proposal.

This letter reflects the collective views of the Community Council.

The basis of the objection is as follows:-

- The proposal, if implemented, given the scale and layout of the development would adversely affect the daylighting, amenity and privacy of adjoining residents and the character of the existing residential area.
- The proposal, if implemented, given the scale, height and position of the proposed building would have a significant detrimental impact on the setting of adjoining listed buildings and the character of the wider conservation area.
- The proposal, if implemented, would set an undesirable precedent for future applications of a similar nature

Yours faithfully



n Barbour (Planning Officer: Ferryhill & Ruthrieston Community Council)



Registered with the Civic Trust
Registered Charity Number SC003089
Honorary Secretary: Mr A Struthers

Aberdeen Civic Society
c/o 44 North Deeside Road
Aberdeen
AB15 7PL

aberdeencivicsociety.org.uk

Aberdeen City Council
Planning & Infrastructure
Enterprise, Planning and Infrastructure
St Nicholas House
Broad Street
Aberdeen
AB10 1BW

21 January 2013

Dear Sirs

P121633 – 445-453 Oldmill Road, Bon Accord Crescent

The Society has considered the above application and wishes to comment as follows:-

The proposed development would be detrimental to the amenity of the adjacent B listed terrace, and the Conservation Area in which it is sited. Vehicular access to the site is limited and stopping of vehicles at this corner be prejudicial to public safety.

We would be grateful if our representation could be given consideration.

Yours sincerely

Alastair Struthers

From: IAN HAY [REDACTED]
To: "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>
Date: 24/12/2012 15:49
Subject: Planning Application Ref 121633

Ian F. Hay
Landlord
27 Springbank Terrace
Aberdeen
Mob [REDACTED]
24th December 2012

Dear Sir/Madam

I wish to oppose the proposed development at Old Mill Lane Application Ref 121633 for the following reasons:

This proposed over development of this small site is of a design that will be totally out of character of the existing buildings that surround the area, it will also have a detrimental impact on this conservation area with all its listed buildings.

This proposed building will tower over existing buildings on Springbank Terrace and will adversely affect residents daylight and privacy.

Some of the existing buildings around this area have in the past been affected by subsidence that now seems to have stabilised, however the substantial excavations that would be required for the foundations of a development of this nature and the effect of subsurface water flow may have adverse effects on the foundations of the existing properties.

Existing sewage/drainage facilities are currently overloaded, with blockages and overflows been known in the past.

Yours sincerely

Ian F Hay

Registered in England and Wales No. 811900

Registered Office 33 Cavendish Square, London W1G 0PW

This e-mail and any attachments are intended only for the addressee. It is to be treated as confidential and may not be used other than for the purpose for which it has been sent. If you are not the addressee any use of this communication is strictly prohibited.

In this case please delete it and notify the sender immediately.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 19/12/2012 12:08
Subject: Planning Comment for 121633

Comment for Planning Application 121633

Name : Mrs Kelly Whyte
Address : 52 Ferryhill Road
Aberdeen

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : After having a look of the plans for this proposed building I can simply not understand the reason of why this will benefit the area in which it surrounds. Firstly there is no place for parking in and around the area. This is already a busy, congested area with traffic who cannot park close to residential or workplaces. Children walking to and from the local school will be affected by the amount of traffic moving within this area. The building itself is not in keeping with the lovely Archibald Simpson Bon Accord Crescent and adds nothing to one of the most attractive streets in Aberdeen. Surrounding neighbours to this building will have no privacy in their gardens with the size of proposed building. The building looks totally out of place, one tiny piece of land in Ferryhill and they want to build something 10 time bigger and more ugly than it surrounding neighbours. It's a shocking application.

Yours sincerely Kelly Whyte

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 20/12/2012 16:30
Subject: Planning Comment for 121633

Comment for Planning Application 121633

Name : steven whyte
Address : 52,Ferryhill Road
Aberdeen

Telephone [REDACTED]

Email [REDACTED]

type :

Comment : I find it hard to believe this building could be granted permission!

It is the wrong building in the wrong place.

It would ruin the view from Bon Accord Crescent looking over to Ferryhill,it will ruin the view looking down Bon Accord Crescent,it will critically devalue the aesthetic of Bon Accord Crescent.

The design is utterly inappropriate for its historic surroundings.

How would it affect parking in the area?It is already at a premium,this will worsen the situation.

There is also a near by primary school,do we really want construction traffic near the school?There will also be increased traffic after construction for office users,this puts pupils and pedestrians at greater risk in an area that already has narrow pavements and heavy,heavy traffic.

Please do not allow this application,it will adversely affect the conservation area of Ferryhill and is,in my view,completely inappropriate.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 20/12/2012 12:19
Subject: Planning Comment for 121633

Comment for Planning Application 121633
Name : Alan A S Wilson, Partner at AC Morrison & Richards
Address : 18 Bon Accord Crescent
Aberdeen
AB11 6XY

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : We are in receipt of the notice served on notifiable neighbours of the planning application to erect a multistorey building at the South-east end of Bon Accord Crescent for purposes of providing serviced residential apartments and a business unit.

We wish to object strenuously to the proposed development on the grounds that what is proposed presents an overdevelopment of the site which is totally unsuitable for this purpose. The proposed design of the building is not inkeeping with the design of surrounding properties and will spoil the symmetry of the beautiful Archibald Simpson Crescent when viewed from the opposite end of the Crescent. To quote a word used by our future monarch what is proposed would be a "carbuncle" at the end of an otherwise beautiful and symmetrical Crescent.

Access to the site at present is by way of a steep pedestrian walkway and would present insurmountable difficulties and potentially severe traffic congestion at the point at which Bon Accord Crescent turns towards Bon Accord Street. This area is already dangerous as vehicles travelling in an easterly direction towards the end of Bon Accord Crescent (where the development is sited) are already presented with a hazardous blind corner.

The construction of what is proposed is likely to involve access to be taken either from Bon Accord Crescent or from the bottom of the lane which exits on to Springbank Terrace at the foot of Bon Accord Crescent Gardens. There is no doubt that construction traffic would impact adversely on a treasured open green space in the heart of the City.

We note with some cynicism the date of issue of the neighbour notification timed specifically to be served just before everything shuts down for the lengthy Christmas holiday break, presumably in the expectation that this might minimise objections from notifiable neighbours. There have been successive applications to develop this site over the years and the planning authorities have had the good sense to reject such applications in the past. We would respectfully suggest that the current application similarly merits refusal for the reasons we have stated above.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 18/12/2012 17:31
Subject: Planning Comment for 121633

Comment for Planning Application 121633

Name : Mike Gordon
Address : 72 Bon Accord street
Aberdeen
AB11 6EJ

Telephone: [REDACTED]

Email: [REDACTED]

type :

Comment : 1, I would like to object to the proposed development Application No 121633. Firstly looking at the map the development looks to be on Oldmill Road not on Oldmill lane ?
2, The high level of traffic coming from Bon Accord Terrace onto Oldmill Road to the junction at Bon Accord street is at present very hazardous due to the high wall and buildings either side of it and this proposal would only lead to more traffic congestion and possible accidents at this already dangerous junction.
3, The development is in an area where its already hard to get parking spaces, is there going to be private parking available to the residents? And also for the Business units which are going to be attracting custom that will also need parking.
4, Being an owner of a C listed building approx 200 meters from the new development we have re instated the cast iron railings and fitted traditional sash and case windows complying with and the support of Aberdeen City heritage Trust. Am sure looking at the area in concern you would agree that the proposal would in no way be in keeping with the area and spoil its historical aspects.
5, The 5 storey building would obviously have an impact on the privacy in our back garden.
I hope the above concerns are taken into consideration when judgement on this application is made and look forward to any views you may have on my objections.

Regards Mike Gordon

24 Springbank Terrace,

Aberdeen AB11 6JY

2nd January 2013

Planning and Sustainable Development,

Marischal College Reception

Dear Sir/Madam,

I am writing to register my objection to the planning application for Oldmill Lane, Aberdeen (ref121633). With my partner, I own and occupy the property at 24 Springbank Terrace immediately adjacent to the site. My objections to this development are:-

Loss of Privacy

The proposed five storey development will be up hill from our house and in very close proximity overlooking our garden and North side. This will remove all privacy in the house, unless we have windows and curtains closed all day, and the garden will lose all privacy. Because the South aspect of this house faces onto the busy street we, like all neighbours, make limited use of the front of the building preferring the peace and privacy at the rear as a consequence such a development will remove the last vestiges of privacy that we have. This invasion of our privacy is exacerbated by the small area of the plot on which building is proposed, the height of the building and the fact that the building is located up hill from our house.

Aberdeen City Council have supplementary guidance on the "The Sub-division and Redevelopment of Residential Curtilages", March 2012, here it is considered that privacy would be impinged as the windows of the new property will be ~19m from our windows, the building is at a higher elevation and has five storeys in contrast to our two storeys.

This loss of privacy will be effectively permanent as the proposed building is residential.

Because of the great relative height of this new building some form of shielding to retain some of our privacy is not feasible as this would need to be of sufficient height to very significantly reduce our daylight.

Loss of Daylight

The great height and proximity of this proposed new building will unacceptably reduce our natural daylight. Again, referring to the Supplementary Guidance mentioned above, when standing at the back wall of our house an angle of greater than 250 from the horizontal would be subtended by a line from the roof of the new building to an observer at 2m at the back of our house.

Impact on groundwater and induced subsidence

The houses along the north side of Springbank Terrace have suffered from subsidence in the past. Currently this appears to be stable. Constructing a large building immediately uphill of these buildings in an area with known groundwater sources (hence the name Springbank

Terrace) will certainly change the groundwater levels and flows under these buildings and it is very likely that subsidence problems will start afresh and may require major structural repair work.

Overloading Sewage Facilities

The sewers serving Springbank Terrace and Bon Accord Street are poorly mapped or understood and the current capacity struggles to meet current demands. Several years ago we had sewage backing up into our house. Scottish Water were unable to define where our sewage lines ran and the matter was finally resolved when a private sewage expert was able to physically trace where the lines ran and that the problem was congested sewage lines external to our property. Every summer the sewers are worked on and cleaned from the junction in the park adjacent to 27 Springbank Terrace. The addition of 10 flats to this system will overload a failing system.

Design conflicts with building in the locality

The design of the building is not in keeping with any other building in the locality, which are all grey granite and up to two storeys high. So the proposed five storey block predominantly faced in glass will starkly dominate the locality. The design seems to be based on the style of a 1970s tower block.

In conclusion minor modifications to this design will not make it acceptable and planning permission should not be granted. This land should be put to good use, without negatively impacting the character of the area and consideration should be given to using the area for allotments.

I would also like to register an objection to the compromised notice and response time given to affected properties. This notice went out on 17th December with a closing date of 7th January which gives exactly 21 days to respond. However over this period the majority of residents are, leaving Aberdeen to visit friends and relatives and the planning offices are closed for a number of days. So the response will not involve all residents.

Yours faithfully,

[Redacted Signature]

W Stephenson

Tel: [Redacted]


Email: [Redacted]

MR GORDON SAVILLE

◦ 26A, SPRINGBANK TERRACE

◦ ABERDEEN

◦ AB11 6JY

◦ Phone 

ABERDEEN CITY COUNCIL
TOWN AND COUNTRY PLANNING
MARISCHAL COLLEGE
BROAD STREET
ABERDEEN.
AB10 1AB
30TH DECEMBER 2012

Dear Sir/Madam,

**OBJECTION TO THE PLANNING APPLICATION
NUMBER 100023401 BEHIND NUMMERS 23 to 26
SPRINGBANK TERRACE**

Our opposition to the above plan is as follows

- (1) Springbank Terrace area is a Residential Conservation Area and therefore it is wrong to build an industrial unit on this site.*
- (2) Environmental Concern: In this area there are about two or three times a year when there is some sewage smell which lasts for sometime. As such*



building more residential units can only make the situation worse.

(3) Drainage: The area suffers from water log. In periods of very heavy rain there is water log on the street at the ABERDEEN CITY COUNCIL'S BON ACCORD TERRACE GARDENS near the dustbin and this lasts for days. Also in the slope the water log makes it unpassable for some days. Building residential units will affect the drainage system and the water log can only get worse.

(4) Impact on amenity: The parking here in Springbank Terrace is already congested. Even local residents with parking permits arriving home after 7pm find it hard to get a place to park. Erecting more residential building can only worsen the already bad situation.

(5) Plan of the site: The site diagram does not take into account the right of way at the rear of number 26 Springbank Terrace on to Old Mill Road in case of fire. This therefore poses a safety risk to 26 Springbank Terrace.

Yours faithfully.

MR. GORDON SAVILLE



A. C. MORRISON & RICHARDS

ADVOCATES IN ABERDEEN, NOTARIES PUBLIC, SOLICITORS and ESTATE AGENTS

AWCM

Our Ref:

18 Bon-Accord Crescent,

Aberdeen AB11 6XY

Telephone: (01224) [REDACTED]

FAX: (01224) [REDACTED]

DOCUMENT EXCHANGE: DX AB50

Your Ref:

21st December 2012

Date:

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

e-mail: [REDACTED]

website: [REDACTED]

Dear Sirs

PLANNING APPLICATION NUMBER 121633

We are in receipt of the notice served on notifiable neighbours of the planning application to erect a multistorey building at the South-east end of Bon Accord Crescent for purposes of providing serviced residential apartments and a business unit.

We wish to object strenuously to the proposed development on the grounds that what is proposed presents an overdevelopment of the site which is totally unsuitable for this purpose. The proposed design of the building is not inkeeping with the design of surrounding properties and will spoil the symmetry of the beautiful Archibald Simpson Crescent when viewed from the opposite end of the Crescent. To quote a word used by our future monarch what is proposed would be a "carbuncle" at the end of an otherwise beautiful and symmetrical Crescent.

Access to the site at present is by way of a steep pedestrian walkway and would present insurmountable difficulties and potentially severe traffic congestion at the point at which Bon Accord Crescent turns towards Bon Accord Street. This area is already dangerous as vehicles travelling in an easterly direction towards the end of Bon Accord Crescent (where the development is sited) are already presented with a hazardous blind corner.

The construction of what is proposed is likely to involve access to be taken either from Bon Accord Crescent or from the bottom of the lane which exits on to Springbank Terrace at the foot of Bon Accord Crescent Gardens. There is no doubt that construction traffic would impact adversely on a treasured open green space in the heart of the City.

We note with some cynicism the date of issue of the neighbour notification timed specifically to be served just before everything shuts down for the lengthy Christmas holiday break, presumably in the expectation that this might minimise objections from notifiable neighbours. There have been successive applications to develop this site over the years and the planning authorities have had the good sense to reject such

PARTNERS: J. B. Koss (Managing Partner) N. Cromar A. A. S. Wilson C. Ferner Croll M. A. Fraser
FINANCIAL SERVICES MANAGERS: G. J. Burnett Cert. PFS A. E. Jamieson Cert. PFS

Authorised and regulated by the Financial Services Authority

applications in the past. We would respectfully suggest that the current application similarly merits refusal for the reasons we have stated above.

Yours faithfully,

A solid black rectangular redaction box covering the signature area.

30

.....

.....

.....

.....

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 29/12/2012 17:47
Subject: Planning Comment for 121633

Comment for Planning Application 121633
Name : Mike Paterson
Address : 22 Springbank Terrace
Aberdeen
AB11 6JY

Telephone : [REDACTED]
Email : [REDACTED]
type :

Comment : I would like to register my objections to the above proposed development, registered by Bon Accord Serviced Apartments.
I have viewed the detailed plans and elevations for this new building, and I most strongly object to the architects proposals.

The Ferryhill location concerned is part of a Conservation Area. This proposed building would not in any way fit in with the existing architecture in the surrounding area. The proposed design of this five story glass tower would have a significant detrimental effect on the character of the wider conservation area.

The design will tower over the existing buildings in Springbank Terrace. It would lead to a substantial loss of privacy for me and for my family. The buildings size would affect the quality of daylight and the overall amenity of my house. The tower would be directly overlooking my back garden, my kitchen window and my bedroom windows.

There are already parking issues on both Bon Accord Street and on Springbank Terrace. Adding these proposed apartments to this area would increase these.

The area has had some issues with the existing sewage facilities. Adding more buildings to the area could increase the instances of blocking and overflows.

Springbank Terrace has been affected by historical subsidence in the past. The size of the foundations necessary for a five storey building could have a significant impact on the existing buildings both during and after construction.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 31/12/2012 12:37
Subject: Planning Comment for 121633

Comment for Planning Application 121633

Name : Linda Paterson
Address : 22 Springbank Terrace
Aberdeen
AB11 6JY

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I would like to register my objections to this Planning Application on a number of counts.

Firstly, the proposed building is completely out of keeping with the buildings in the surrounding area, and, as this is a conservation area, I cannot see how it could possibly be approved. When we were getting our roof re-tiled we had to have ongoing contact with the Heritage Dept at the Council, and even had to use the specific type of slate which was originally on the roof. What is the point of trying to conserve the character of an area in detail for existing properties if a huge, imposing glass box is built in the middle, overshadowing all of the historical buildings?

I also have a number of objections on a practical level. We have already had problems with the existing sewage system coping with demand - how on earth could it cope with the extra demands associated with a development of this size? Parking is already an issue in the area - there is no part of the site allocated to parking, so this will only add pressure to an area already struggling to accommodate all the vehicles trying to park (higher than in some urban areas, given the high number of hotels and bed & breakfasts in the area).

Access to the site would also be an issue - Bon Accord Crescent is a very narrow street, with a very tight turn leading to Bon Accord Street, and the potential for accidents and gridlock would be massively increased by such a development.

From a personal point of view, the development would drastically impact on the privacy of my property, as it would tower over it from the back. It would also restrict the amount of daylight entering my property.

The buildings in Springbank Terrace already suffer from historical settlement, and our back garden wall has cracks in it. If this development were to go ahead I have serious concerns that the associated vibration and disturbance could lead to the collapse of some of the existing structures in the area - if this proved to be the case, who would be responsible for picking up the bill for the damages?

A similar development was refused planning application by the Council back in 2002, for most of the reasons that I have cited.

On a final note, I am deeply disappointed with the timing of this planning application. It seems that it has purposely been put in at a time when least objections are likely to be raised because of the holiday season - a cynical and disingenuous attempt to sneak through plans for what is bound to be a deeply unpopular development with local residents.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 02/01/2013 20:23
Subject: Planning Comment for 121633

Comment for Planning Application 121633

Name : Joanna Hare-Scott
Address : 80 B Bon Accord Street
Aberdeen
AB11 6EJ

Telephone :

Email :

type :

Comment : I object completely to the proposed project for a number of reasons. First and foremost, the infrastructure will simply not be able to support any further housing. I refer specifically to 1) the state of the road and pavements, traffic levels (and noise) 2) the level of parking that is already strained for residents in the area 3) the number of hostel and B&B type establishments that already exist and the subsequent consequences of living nearby. I bought my flat just over a year ago, mainly because the views into the park were available to provide some privacy so I would definitely not be happy living there if this project were to be successful as the crime that is already present in the area is bound to increase. Referring back to the infrastructure, the roads as they are are an absolute mess, riddled with uneven surfaces and potholes. There is no room for widening the road so the amount of traffic that is sure to be increased here would be beyond ridiculous. The bin lorries and other larger vehicles already find it problematic so the addition of a new development would benefit no one.

It is also distressing that this development is targeting one of the last green spaces in Aberdeen, something that is of significant importance when taking into account the pending development of Union Terrace Gardens.

The increased traffic of people in this area would significantly affect those in the area as we already have to suffer the effects of drug users and other unsavoury characters from nearby hostels. I have already had my car vandalised twice in this last year as there has not been sufficient parking and such characters living nearby. I also worry about this in relation to a number of schools being in the vicinity. It is also prudent to point out that the increased demand on said schools from new residents is inevitable.

I would also like to add that building a development such as this in the proposed area would look completely out of character and ruin the city landscape as many of the surrounding buildings are listed and few exceed 2 floors. An addition of a new building (more than likely a horribly glass tower which already have ruined some of our historic views in Aberdeen) would look completely out of place and would damage the aesthetics and conservation in our local architecture. The area also supports local businesses, of which I believe would be in danger from this so called 'business development'. Lastly I would like to point out that this junction of roads is used highly by emergency vehicles at the present moment. Development of this area would cause unnecessary strain to the traffic and housing systems and all who live in the area. There are a huge amount of properties in Aberdeen that require work but can provide such housing needed in the city centre and so I believe it is ridiculous that one of the last green areas in Aberdeen, where the infrastructure is already stretched and where most buildings are listed or of historic significance, should be subjected to an insensitive and unnecessary development such as this.

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

5 Millburn Street
Aberdeen
AB11 6SS

3rd January 2013

Planning Application Reference: 121633

Proposal for a Mixed Use Building consisting of Serviced Residential Apartments and a Business Unit – Old Mill Lane, Bon Accord Crescent, Aberdeen.

To the Planning Committee

As a long term resident in Ferryhill I would like to lodge an objection to the above development. I have looked at the plans for the proposed 5 storey development in Old Mill Lane. It is totally out of keeping, in style and proportion, with the surrounding built environment. Despite the set of somewhat "creative" views which have been submitted it is clear that this development is deeply unsympathetic and will stick out like a sore thumb. For the developer to propose a screen of trees is disingenuous as the site has been completely cleared and trees of the size necessary to screen the development would take 30 + years to grow to the required height.

Based on the elevations supplied, this development will severely overlook and take light from the surrounding properties particularly those at the bottom of Bon Accord Street and in Springbank Terrace.

If allowed to go ahead this will set an unfortunate precedent for shoehorning in unsuitable buildings on every small patch of land in the City. I agree that something should be put on this land but had hoped that something more sympathetic would have been proposed.

Yours faithfully

A solid black rectangular box redacting the signature of Susannah Betts.

Susannah Betts

Kirsty Aitken
24 Springbank Terrace
Aberdeen, Scotland AB116JY

T [REDACTED]
[REDACTED]

22 December 2012

Planning and Sustainable Development
Aberdeen City Council

Dear Sir/Madam

I am writing to formally object to the planning application 121633 for Old Mill Lane.

The excessive height of the proposed tower block, in such a small area and on such a steep incline, would in fact completely over shadow the original properties. The style is completely out of keeping with that which is in the conservation area. Most of the houses which are in the area are just short of 100 years old, some date back further. There are many listed buildings which will be affected and imposed upon.

My property would be immediately affected by the scale of the block as the structure would block any view from my windows. We currently use the rear of the property as a retreat from the heavily trafficked Springbank Terrace. If the proposed tower block were to be built we would have no privacy whatsoever and would have to live behind shutters and curtains.

As a home owner I am extremely distressed about the disruption to the land on the site in question. Many of the properties have suffered from minor subsidence problems in the past. If such a scale of building were to proceed on the site in such close proximity to our properties, who would be responsible for correcting the damage?

We have recently had severe problems with the sewage system in the area, whereby a number of the properties on Springbank Terrace were flooded with raw sewage. It became apparent after weeks of being flooded that nobody really knows just how the system works and how it would cope with any further additions from new properties.

As a home owner I have the right of access across the plot of land. This right came with the Title Deeds and I exercise this right frequently. I see that my gate onto this plot has not been noted in the plans and assume with the drawings that this access point has been overlooked.

As a resident we are very limited in parking in this area. On numerous occasions I return to find that the nearest parking for me is half a mile away. If the parking is to be further burdened, would it be right to assume the council would then allocate a residents only parking area?

I would like to raise a further objection to the timing of this planning proposal. It will not have escaped the notice of the developers that this is the festive season and that many residents are planning to go, if not already, away. Many people will not be returning to work until the 7th of January, which is the deadline date given for any objections. The council offices themselves are shut for quite a period over this time. It raises the question of whether the developers were, trying to slip this one by un-noticed!

Sincerely yours,

[REDACTED]

Kirsty Aitken