

QUEEN'S CROSS HARLAW COMMUNITY COUNCIL

Founded April 1987

Andrew H.R. Goldie,
276 Union Grove,
Aberdeen AB10 6TQ
1st May 2013

Tel.: [REDACTED]

Mr Gavin Clark,
Planning and Sustainable Development,
Aberdeen City Council
Ground Floor North
Marischal College
Broad Street
Aberdeen, AB10 1AB

Application 130473: Objection to Erection of Cricket Club Scoreboard.

Dear Mr Clark,

I am writing on behalf of Queen's Cross & Harlaw Community Council in connection with the above planning application. Following approaches from local residents and subsequent discussion within the Community Council, we consider the proposed development to be unsatisfactory and wish to register objection accordingly.

We have sympathy (both collectively and individually) with the residents whose residential amenity would be blighted by the particular location of the proposed development. We are also concerned however, that the manner in which this development has been progressed exemplifies a common (and city-wide) abuse of the planning system; and we therefore have an objection in principle.

Our comments are as follows:-

1. We recognise the need for a scoreboard at the cricket grounds, and had no issue with the previous scoreboard (since demolished to allow the development of a new club-house). Rather, the major objection is with the particular location chosen for the proposed scoreboard as it would adversely affect neighbouring residential properties.
2. The electronic scoreboard is 3.5 metres (11 and one half feet) tall and 6 metres wide, and is to be situated (not unreasonably for a cricket ground) near to the site boundary. However, the particular location chosen by the applicant would mean the scoreboard would both overlook and overshadow residential

properties on neighbouring Hutchison Terrace, resulting in a severe, adverse impact on the visual amenity of these properties. Of the properties concerned, no.24 is particularly badly affected.

3. A site visit has confirmed that there are many alternative locations on the site where the scoreboard could be erected which would satisfy the needs of Aberdeenshire Cricket Club without adversely affecting any residential properties.
4. We note that the new scoreboard has already been erected, despite the fact that planning consent has not been granted (it was put up on Monday 29th of April, presumably in response to letters of objection). This would appear to reflect a cynical trend amongst some property developers, whereby developers seek to pre-empt the outcome of planning decisions by presenting a fait accompli; and on the assumption that rather than enforce planning regulations, planning officials will simply acquiesce to the development.
5. We would urge the planning committee to reject this planning application on the grounds that the chosen location is unsuitable for the reasons given above. We would further request that the committee issue an enforcement order to have the illegally erected scoreboard dismantled forthwith, until such time as a more acceptable planning application has been approved.

The above is a fair reflection of the views of Queen's Cross and Harlaw Community Council, and we trust that you will give our comments due weight in the determination of this application. We are of the firm belief that this planning application should be rejected for the reasons outlined above. Should Committee Members feel in any way inclined to doubt our assessment however, then we recommend that a site visit be undertaken to resolve matters.

Yours sincerely,

Andrew Goldie

Planning Convenor, Queen's Cross & Harlaw Community Council.

30, BURNS ROAD
ABERDEEN
AB15 4NS

Planning and Sustainable Development Department
Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Sir or Madam,

RE: **Application Number 130473** Proposed Development at Aberdeenshire Cricket Club
Morningside Road Aberdeen AB10 7FB

I have several objections to make to the proposed development as applied for.

The Site of the New Scoreboard

a) Discrepancy between site of previous Scoreboard and proposed new Scoreboard

In attempting to carry out the installation of the new scoreboard without planning permission it was claimed that this was because the new site was close to the previous score board.

This statement is misleading

The original scoreboard tower was situated some distance from the nearest mutual boundary point with 24 Hutchison Terrace and much nearer to the boundary with Morningside Road. The proposal for the new scoreboard puts the position a minimum of 2 metres from the garden wall of 24 Hutchison Terrace

Photograph S1 shows the position of the original Scoreboard tower which was demolished to allow construction of the previous development, completion, to take place.

Siting the scoreboard (particularly one of these extremely large proportions) in such close proximity to the dwellings of the only neighbours sharing a boundary with the cricket club is totally unacceptable. The other three sides of the boundary perimeter have no immediate neighbours but do have power supplies available nearby

Issues Related to Size of proposed New Scoreboard To put the size of this scoreboard in perspective it is almost 20feet (6metres) long by 9feet (3 metres)high plus it is mounted on steel stanchions18 inches (0.50 METRES) above ground level.

Ground level inside the cricket ground is 0.50 metres above the gardens most closely affected by this proposed installation.

Relate this enormous piece of apparatus to the size of the Rear Elevation of the small one and a half storey dwelling house at 24 Hutchison Terrace. The Rear Elevation of 24 Hutchison Terrace measures 25 feet (7.69 metres) wide by 9 feet (3 metres) high to the eaves.

THE PROPOSED SCOREBOARD IS ALMOST AS BIG AS THE REAR ELEVATION TO THE EAVES OF THE DWELLING HOUSE OUTSIDE WHICH THE APPLICANTS WISH TO SITE THE SCOREBOARD

These facts show a clear basis for objection for the following reasons:

The installation would be dominating and totally overbearing in relation to the Terrace and to 24 Hutchison Terrace in particular. It would be like being barricaded in your house and garden

The proposal if implemented, given the scale and layout of the proposed development would be detrimental to the daylight, of both house and garden.

It would be detrimental to the amenity of both the dwelling and the garden.

There would be a loss of privacy of adjoining residents since it would be the focus of all eyes.

The development would have a negative impact on the outlook of neighbouring properties, particularly 24 Hutchison Terrace.

Screening the open view to the rear of the gardens, particularly of 22, 24 and 26 Hutchison Terrace is planning in opportunities for crime since criminal activities would be hidden.

Approval would not be given to erect a fence between neighbours greater than 2 metres in height.

This development, if approved, would set a precedent for further large developments at the rear of Hutchison Terrace, following the large development of garages, stores and workshops with flats above.

Increase in noise nuisance from the Cricket Club due to position of Scoreboard

In previous years, when Cricket Tournaments were held, announcements and loud music were played from the scoreboard on the Cricket Pitch to celebrate scores. This loud music was previously played at some distance from the dwellings in Hutchison Terrace.

. Permission does not have to be granted without modification just because work has already begun

The fact that the concrete foundation has already been cast and the electricity supply installed **prior to applying for Planning Permission or Building Warrant** should not mean that Planning Permission is automatically granted retrospectively .

Modification of the plan in order to meet planning objections and improve safety should not be disregarded just because work has already begun.

Finally, I would ask that each member of the Planning Committee be provided with a copy of my letter, and the attached photographs, and would also ask that a site visit be made to verify the unsuitability of the proposed site for the development

Sincerely,

George Reid

25 Hutchison Terrace
Aberdeen
AB10 7NN

30 April 2013

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

Dear Sir/Madam

LETTER OF OBJECTION: PLANNING APPLICATION REF 130473 – ERECTION OF REPLACEMENT SCORE BOARD TO EXISTING CRICKET GROUNDS

As the owner of a property in Hutchison Terrace overlooking Mannofield Cricket Grounds and very close to the area of proposed development within the grounds, I am writing to object to the above planning application as submitted, for the following reasons:

1. Inappropriate Site for Size of Structure

The application is to erect an electronic scoreboard measuring 6m wide by 2m high (approx 20 feet by over 9 feet) at a distance of only 2m from the garden wall of small domestic houses. In addition the scoreboard is to be raised on a supporting structure on a site elevated above that of the houses and their gardens, adding a further metre to the height. This makes it approximately 3m (almost 13 feet) high when viewed from the houses which border the cricket pitch.

The size of the structure is almost as high and almost as wide as the cottage-style houses in Hutchison Terrace and, in height, measures half of the length of the back gardens of the adjoining homes. It is completely out of scale with the neighbouring properties and is completely dominant and overbearing on the neighbouring small houses, particularly numbers 24 and 22 Hutchison Terrace.

While I have been compiling this letter, work has been continuing on the project to the point where the scoreboard and its electronic components are now fully installed, prior to the consultation period even having ended. The overbearing impact of the new scoreboard can be clearly seen and felt from the neighbouring properties and is not merely conjecture on my part. It is clear that this is an entirely inappropriate location for this structure to be sited. The other three sides of the pitch are not bordered by residential properties, provide access to a power supply and the scoreboard could easily have been sited on any of them without having any adverse effect on the Cricket Club.

I therefore wish to object to the location of the scoreboard as applied for, as it is entirely inappropriate for a structure of this size.

2. Incorrect Basis for Application

The application is submitted on the basis that it for the 'Erection of replacement Scoreboard to existing Cricket Grounds'. This is actually not the case at all. This is not a replacement Scoreboard. There was no Scoreboard for this to replace. Previously there was a narrow tower building at the far

corner of the field, together with some small low-level stores. The tower building was used, among other things, to display scores from its front but there was no separate scoreboard. The tower building has, in fact, been replaced by an entirely different building housing Stores, Workshop, Garages and Apartments, which were the subject of a different application. The location which the Cricket Club has now chosen to site the scoreboard was previously open field. To suggest that this application is simply for the replacement of a Scoreboard is highly misleading and completely untrue.

I therefore wish to object as the applicants are inviting a decision to be made on incorrect and misleading information. According to Planning Law, the decision should be based on fact.

3. Contrary to Local Development Plan

Policy H 1-5 of the Aberdeen Local Development Plan, relating to Design and Amenity, states that

'Within existing residential areas, proposals for non-residential uses will be refused unless:

1. they are considered complimentary to residential use
2. it can be demonstrated that the use would cause no conflict with, or any nuisance to, the enjoyment of existing residential amenity.'

This application is not complimentary to residential use and does cause conflict or nuisance to the enjoyment of the amenity of the residential area of Hutchison Terrace. The Cricket Pitch itself forms part of that residential area, having two residential apartments now situated at the Hutchison Terrace end of the field. The application has a significantly detrimental impact on the enjoyment of existing residential amenity of these dwellings as well.

I therefore wish to object as this proposal is contrary to Aberdeen City Council's own Local Development Plan.

4. Impact on Neighbouring Properties

Irrespective of the Local Development Plan, the erection of the Scoreboard in the proposed location will have a detrimental impact on the properties in Hutchison Terrace. The most severely affected are numbers 26, 24 and 22. Now that the Scoreboard is installed I can clearly state that its resultant impact is:

- Loss of visual amenity from the properties and the gardens of the properties.
- Loss of peaceful enjoyment of the garden areas.
- Loss of privacy in houses and gardens as the Scoreboard is the focal point for spectators and players as well as having to be attended by Cricket Club staff. There is not even mention of screening in the application.
- Loss of air circulation and dankness in the adjoining gardens.
- Even from the properties on the opposite side of Hutchison Terrace there is loss of visual amenity as the open outlook to the Cricket field is obscured.

I therefore wish to object as this application clearly does impact adversely on neighbouring properties.

5. Out of Character with the Residential Area

The outlook from the residences in Hutchison Terrace is on to the back of the Scoreboard. From the rear it has the appearance and size of a motorway sign, more suited to an industrial estate than the bottom of a small residential back garden. As noted above in relation to privacy, no mention of screening has been made in the application.

I therefore wish to object to the construction as applied for as it is so out of character with the otherwise green and open nature of all of its surroundings.

For all of the above reasons I would ask that planning application 130473 should be refused permission.

Construction of the Scoreboard has been completed before the consultation period has even ended. I would ask that Council Officials and the members of the Planning Committee ensure that this action does not preclude careful and proper consideration of all the concerns of those who have written to express their views on the development. The democratic consultation process is in place to protect the interests of all parties and even-handed treatment should apply to all those participating in the process. Just because the Scoreboard is now in place, there should not be an automatic assumption that Planning Permission must be granted.

I would ask that all of the above points be taken into account when considering the application.

I would also be grateful for this letter to be copied to all members of the Planning Committee on Aberdeen City Council in advance of any decision being taken.

Yours faithfully

Pamela Reid

24 HUTCHISON TERRACE
ABERDEEN
AB10 7NN

27 April 2013

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

Dear Sir or Madam,

RE: Application Number 130473: Proposed Development at Aberdeenshire Cricket Club, Morningside Road Aberdeen AB10 7FB

Being the nearest neighbour of the above development, I have received notification of the intention to construct a new Electronic Scoreboard in the grounds of the Cricket Club.

While I understand that the Cricket Club would wish to have a scoreboard, I have several objections to make to the proposed development as applied for.

1. Site of the New Scoreboard

a) Discrepancy between Location Plan and Visualisation

The Location Plan shows the Scoreboard as being substantially sited next to the boundary wall between the Cricket Club and 24 Hutchison Terrace, with a slight overlap with 22 Hutchison Terrace.

The Visualisation, however, shows the Scoreboard to be positioned near to the newly constructed Cricket Store, Garage, Workshop and Groundsman's accommodation, and substantially outside 26 Hutchison Terrace.

In fact, the already poured concrete foundations, together with the already installed electric cables, are positioned outside 24 Hutchison Terrace approximately 2 metres from the boundary wall.

The discrepancies in the information provided with the application give a very misleading picture of the true impact on the dwellings in Hutchison Terrace, particularly when contrasted with the clear intent shown from the work that has already been carried out prior to the current application being made.

- **The planning application is misleading in its portrayal of the final impact of the development on the local residents. I object to the application for all of the inferred locations as all have a significant impact on the neighbouring community.**

b) Discrepancy between site of previous Scoreboard and proposed new Scoreboard

In attempting to justify the installation of the new scoreboard without Planning Permission it was claimed that this was because the new site was close to the previous score board.

This statement is entirely misleading.

The original scoreboard tower was situated some 38 metres distant from the nearest mutual boundary point with 24 Hutchison Terrace and 18 metres nearer the boundary with Morningside Road, than is the proposed new scoreboard. The proposal for the new scoreboard puts the position a minimum of 2 metres from the garden wall of 24 Hutchison Terrace.

Photograph S1 shows the position of the original Scoreboard tower, which was demolished to allow construction of the previous development, which is now nearing completion, to take place.

Photograph S2 shows the view of the houses in Hutchison Terrace prior to any development taking place.

Photograph S3 shows the present view of the same houses now that the Cricket Store, Garage, Workshop and apartments have been built, and also shows the already cast foundations and electrical supply for the proposed Scoreboard.

- **It can be seen clearly that there is no relationship between the old and new positions. I object to the proposed location as there is no justification for such unreasonable positioning.**

2. Size of the New Scoreboard

Siting the scoreboard, particularly one of these extremely large proportions, in such close proximity to the dwellings of the only neighbours sharing a boundary with the cricket club is totally unacceptable. The other three sides of the boundary perimeter have no immediate neighbours but do have power supplies available.

To put the size of this scoreboard in perspective, it is almost 20 feet (6 metres) long by over 9 feet (3 metres) high plus it is mounted on steel stanchions 18 inches (0.50 metres) above ground level. In addition, the ground on the cricket pitch side is a good 2 feet (0.67 metres) higher than that on the houses' side, due to the natural elevation of the site. Relate this enormous piece of apparatus to the size of the Rear Elevation of the small one and a half storey cottage-style dwelling house at 24 Hutchison Terrace. The Rear Elevation of 24 Hutchison Terrace measures 25 feet (7.69 metres) wide by 9 feet (3 metres) high to the eaves.

The proposed scoreboard is almost as big as the entire rear elevation, to the eaves, of the dwelling house outside which the applicants wish to site the scoreboard. Once the mounting and site have been taken into account the structure will be almost as tall and as wide as the whole house.

These facts show a clear basis for objection for the following reasons:

- The installation would be completely dominating and totally overbearing in relation to the Terrace of cottages, and to 24 Hutchison Terrace in particular.
- The proposal, if implemented, given the scale and layout of the proposed development would destroy the amenity of both the dwelling and the garden of 24 Hutchison Terrace with loss of privacy for no. 24 as well as for all other adjoining residents, as the scoreboard would be the focal point for players and spectators at the cricket pitch. It would also be detrimental to the daylight of both house and garden.
- The development would result in loss of visual amenity, having a negative impact on the outlook of neighbouring properties, particularly 24 Hutchison Terrace.
- This development, if approved, would set a precedent for further large developments at the rear of Hutchison Terrace following the large development of the Cricket Store, Garage and Workshop with the flats above which has recently been undertaken.
- This proposal contravenes Policy D2-6 Design and Amenity of the Aberdeen Local Development Plan.

3. Safety in High Winds

As highlighted above, the Scoreboard is to be 6 metres wide and 3 metres high, mounted 0.5 metres above a concrete plinth of only 0.5 metres thick to prevent the Scoreboard from overturning in high winds.

With Climate Change occurring, we are seeing an increased frequency in storms with high wind speeds in excess of 70 miles per hour. Given the proximity of the proposed heavy steel construction to my house and garden, I am extremely concerned that there is a strong possibility of high winds blowing this structure down, causing damage to my property. Photograph S3 shows that the distance between the proposed Scoreboard and the boundary wall of my property is approximately half the height of the proposed Scoreboard. If the structure merely toppled towards the wall, the wall would be demolished. The scenario is far more alarming should the structure 'take off' or be smashed apart.

- **The proposed development should not be carried out without an appropriate Risk Assessment having been carried out and approved by competent persons. I am not aware of any Risk Assessment and object to the development being carried out without appropriate safety issues having been fully understood and satisfactorily addressed.**

4. Increase in noise nuisance from the Cricket Club due to position of Scoreboard

In previous years, when Cricket Tournaments were held, announcements and loud music were played from the Cricket Pitch to celebrate scores. This loud music was previously played at some distance from the dwellings in Hutchison Terrace.

- **It is unclear from the application whether the new Scoreboard will also have the facility to broadcast announcements and celebratory music. This is an issue of major concern given the proposed location so close to houses. I object to permission being granted which will allow this to happen.**

5. 'Planning in' Crime and Hazard

At present there is an unobstructed line of sight at the rear of my property. Granting permission for this project will result in a large area hidden from open view making my property more susceptible to crime.

Presently, in time of fire or other hazard I have a planned escape route via the rear of my property, should there be a problem with exiting from the front, over the wall into the cricket pitch. If permission were granted this emergency escape route would be blocked.

- **I object to the project as planned as it increases my susceptibility to crime and danger.**

6. Electromagnetic Fields Emitted by the Electronic Scoreboard

On 6 May 2011 the Environment, Agriculture and Local Affairs Committee of the Council of Europe published Document 12608 on **'The Potential Dangers of Electromagnetic Fields and Their Effect on the Environment'** making a number of recommendations to member states, in particular:

8.4.1 Introduce town planning measures to keep high power lines and other electric installations at a safe distance from dwellings.

8.5.2 Improve risk assessment standards and quality by creating a standard risk scale making the indication of the risk level mandatory..... and considering compatibility with real life conditions

8.5.4 Formulate a human rights definition of the precautionary and ALARA (as low as reasonably achievable) principles.

The introductory summary of the Document states:

‘One must respect the precautionary principle and revise the current threshold values; waiting for high levels of scientific and clinical proof can lead to very high health and economic costs, as was the case in the past with asbestos, leaded petrol and tobacco.’

- **I would ask that these recommendations are heeded in making the decision on this application and that the proposal to site such a huge piece of electronic equipment in such close proximity to dwelling houses is rejected.**

7. Personal Considerations

a) Use of Mutual Boundary Wall to site Electrical Control Boxes and Other Paraphernalia

The boundary wall between the dwellings and the Cricket Club is a mutual wall owned by both parties. No change of use of mutually owned property can be made without the agreement of both parties. Already the cricket club has been drilling holes and inserting rawl bolts in the mutual wall in preparation for the electrical controls to be installed.

Agreement has neither been sought nor granted for such a change of use.

- **I object to the mutual boundary wall being used as part of this development.**

b) Why outside a house?

Why, when there is a large periphery around the Cricket Pitch, is the site chosen for the Electronic Scoreboard so close to my property - a private dwelling house - when there are numerous other electrical connections available on the periphery of the cricket field without being in the proximity of neighbours?

- **I object to the siting of the Scoreboard so close to residential properties.**

c) Waterlogging of my garden with resultant loss of amenity

I have already had the new Cricket Store, Workshops, Garage and Apartments sited outside my garden wall. This has not only been intrusive but has caused severe problems with run off of rain water from the Cricket Field flowing into my garden flooding the side of the garden next to the new building. At present the other side of my garden remains dry.

I am concerned that the installation of the new Scoreboard will cause further run off from the Cricket Field, extending the problem to the remainder of the garden.

At present the water logging caused by the building of the Cricket Store remains, six months after alerting the Planning and Sustainable Development Department to the problem. This problem is known and acknowledged by Aberdeen City Council officials, but has not been dealt with.

In addition to the water itself, I am concerned that the proposed location for the Scoreboard will lead to loss of air circulation and further loss of amenity to my property due to this dampness.

- **I object to the proposed development as it will add to the serious, ongoing loss of amenity which I have already suffered.**

c) Permission does not have to be granted just because work has already begun.

The fact that the concrete foundation has already been cast and the electricity supply installed **prior to applying** for Planning Permission or Building Warrant should not mean that Planning Permission is automatically granted retrospectively to the applicant to site the scoreboard in such close proximity to my house. The application should still be able to be rejected or modified in order to meet planning objections and safety issues.

- **I therefore object to the application as submitted as it blatantly ignores all the concerns raised above, yet construction commenced before any consultation process was carried out.**

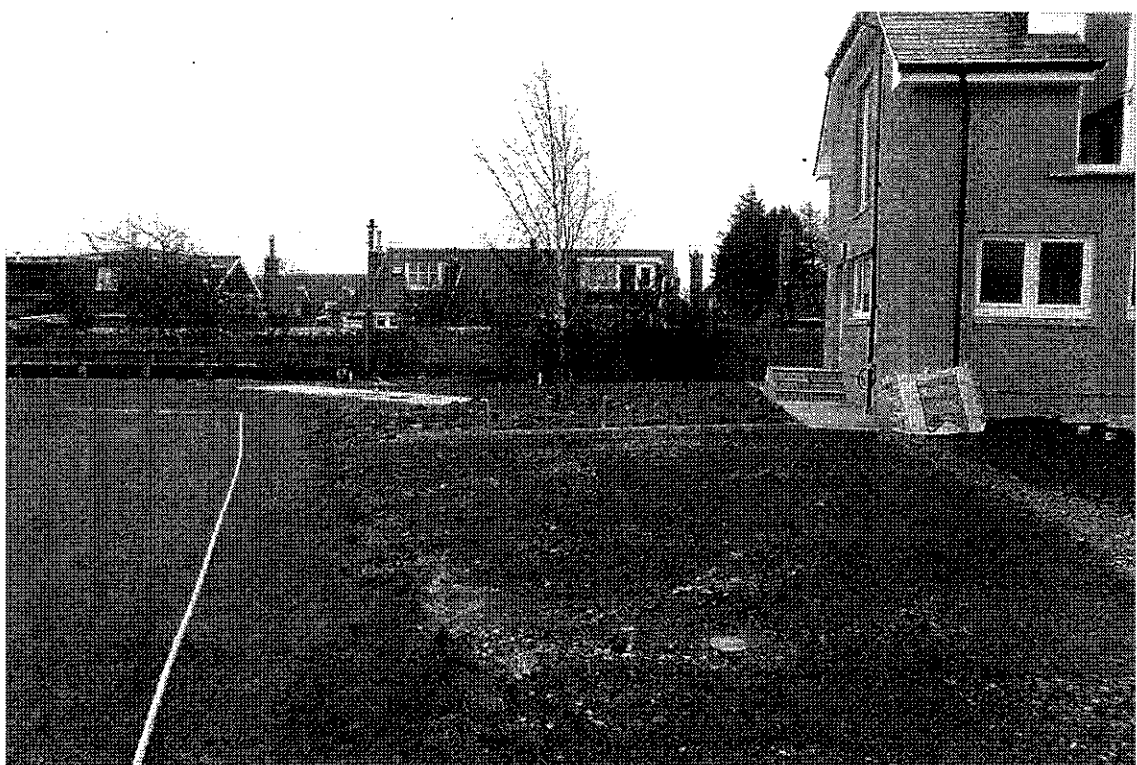
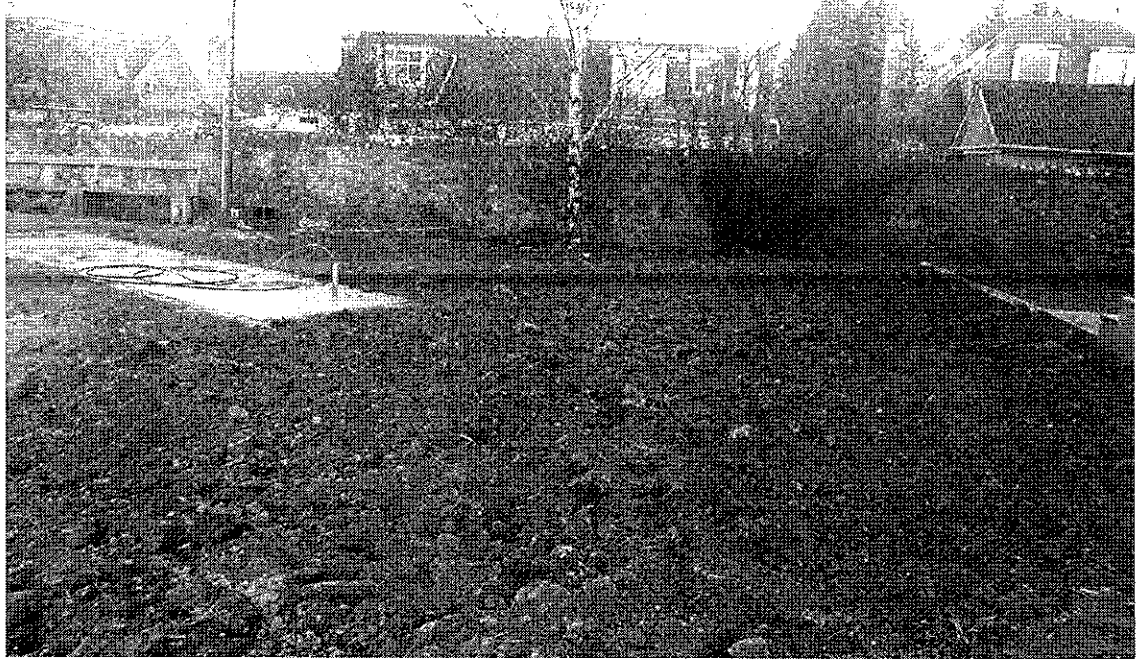
Finally, I would ask that each member of the Planning Committee be provided with a copy of my letter, and the attached photographs, and would also ask that a site visit be made to verify the unsuitability of the proposed site for the development.

Yours sincerely

Fiona G Reid



P&SD Letters of Representation		
Application Number		
RECEIVED 29 APR 2013		
Nor	Sou	MAp
Case Officer Initials:		
Date Acknowledged:		



P&SD Letters of Representation		
Application Number: 130473		
RECEIVED 29 APR 2013		
Nor	Sou	MAp
Case Officer Initials: GAC		
Date Acknowledged: 05/10/13		

Gavin Bruce Drummond Clark

From: Robert Vickers on behalf of PI
Sent: 01 May 2013 10:42
To: Gavin Bruce Drummond Clark
Subject: RE: Planning Development Aberdeenshire Cricket Club

-----Original Message-----

From: fiona reid [REDACTED]
Sent: 30 April 2013 19:28
To: PI
Subject: Planning Development Aberdeenshire Cricket Club

Dear Sir/Madam

Aberdeenshire Cricket Club Morningside Road Aberdeen Application Number 130473

Although I have already objected to the construction of this project, I wish to add to my objection as there have been further developments on the Cricket Pitch.

The window for objections does not close until 1st May, but on 29th April the construction of the new Scoreboard was completed despite opposition letters from residents.

I feel that this project has run roughshod over the residents, and totally disregarded the democratic process from start to finish, in the expectation of being given retrospective planning permission for a totally inappropriate construction site.

As you can see from the three attached photographs, the situation is just like living behind a motorway advertising hoarding.

When the Cricket Club was previously awarded planning permission in Cranford Road, permission was conditional on planting trees as screening along Cranford Road. The residents there would have been across the road from a construction which was not an eyesore such as this.

I would therefore insist that screening of the site from the residents be mandatory if this development is given leave to remain.

I would also insist that proper scrutiny is given to this application, as if no development had already taken place.

Yours sincerely

Fiona G Reid

24 Hutchison Terrace
Aberdeen
AB10 7NN

30 Burns Road
Aberdeen
AB15 4NS

27 April 2013

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

Dear Sir / Madam,

**RE: Application Number 130473
Proposed Development at Aberdeenshire Cricket Club, Morningside Road Aberdeen
AB10 7FB**

I have several objections to the proposed development.

1) The Proposed Site of the Scoreboard

I object to the proposal to site the scoreboard (particularly one of such extremely large proportions) in close proximity to the mutual boundary with the dwellings of the only neighbours sharing a boundary with the cricket club. The other three sides of the perimeter of the cricket field have no immediate neighbours but do have power supplies available nearby.

The original scoreboard tower was situated some 38 metres distant as the crow flies from the mutual boundary point with 24 Hutchison Terrace and 18 metres nearer the boundary with Morningside Road than the proposed Scoreboard. The proposal for the new scoreboard puts the position 2 metres from the garden wall of 24 Hutchison Terrace.

2) Size of Proposed New Scoreboard

I object to the proposal to install a large piece of electrical apparatus close to the boundary with a residential property.

The proposed new scoreboard is almost 20 feet (6 metres) long by 9 feet (3 metres) high plus it is mounted on steel stanchions 18 inches (0.50 metres) above ground level. The ground level on the cricket club side of the boundary wall is 0.56 metres higher than in the garden, which increases the height differential.

The Rear Elevation of 24 Hutchison Terrace measures 25 feet (7.69 metres) wide by 9 feet (3 metres) high to the eaves.

THE PROPOSED SCOREBOARD IS ALMOST AS WIDE AS THE REAR ELEVATION AND IS TALLER THAN THE EAVES OF THE DWELLING HOUSE OUTSIDE WHICH THE APPLICANTS WISH TO SITE THE SCOREBOARD.

3) Contravention of Local Development Plan

This proposal contravenes policy H 1-5 on Design and Amenity of the Aberdeen Local Development Plan which states:

'Within existing residential areas, proposals for non-residential uses will be refused unless:

1. they are considered complementary to residential use; or
2. it can be demonstrated that the use would cause no conflict with or any nuisance to, the enjoyment of existing residential amenity'

I therefore object to the proposals for the following reasons:

- The installation would be dominating and totally overbearing in relation to the residential area of Hutchison Terrace and to 24 Hutchison Terrace in particular.
- The proposal if implemented, given the scale and layout of the proposed development would be detrimental to the visual amenity and daylight of both house and garden.
- Approval and implementation of the application would be detrimental to the peaceful enjoyment of both the dwelling and the garden.
- There would be a loss of privacy to adjoining residents since the score board would be the focus of all eyes and of those maintaining and setting the apparatus.
- The development would have a negative impact on the outlook of neighbouring properties, particularly 22, 24 and 26 Hutchison Terrace.
- This development, if approved, would set a precedent for further large developments at the rear of Hutchison Terrace, following the recently built, large development of garages, stores and workshops with flats above which are, in themselves, not compatible with a residential area.

4) Planning-in Crime

The proposal would encourage the possibility of crime by providing a screened area contravening policy D2-6 of Aberdeen City Local Development Plan.

For this reason I object to the proposal.

5) Electromagnetic Fields Emitted by Electronic Equipment : Council of Europe Document 12608 of 6th May 2011

On 6th May 2011 the Environment, Agriculture and Local Affairs Committee of the Council of Europe published a document on '**The potential dangers of electromagnetic fields and their effect on the environment**' making a number of recommendations to member states viz :

8.4.1 Introduce town planning measures to keep high power lines and other electric installations at a safe distance from dwellings.

8.5.4 Formulate a human rights definition of the precautionary and ALARA principles (as low as reasonably achievable).

As stated in the introductory summary:

'One must respect the precautionary principle and revise the current threshold values, waiting for high levels of scientific proof can lead to very high health and economic costs, as was the case in the past with asbestos, leaded petrol and tobacco.'

I would ask that these recommendations are taken into account in reaching a decision and that the siting of the huge electronic scoreboard in close proximity to dwelling houses is rejected.

6) Commencement of Construction Prior to Application

Permission does not have to be granted nor safety concerns disregarded just because work has already begun. The fact that the concrete foundation has already been cast and the electricity supply installed prior to applying for Planning Permission or Building Warrant should not mean that Planning Permission is automatically granted retrospectively.

I object to the applicants having started work without providing opportunity to comment on the proposal first and would ask that the issues outlined above all be taken into consideration in reaching a decision on this application.

Finally, I would ask that each member of the Planning Committee be provided with a copy of my letter, and would also ask that a site visit be made to verify the unsuitability of the proposed site for the development.

Sincerely,

Esther M Reid

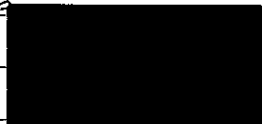
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MR J COOPER
6 HUTCHISON TER
ABERDEEN
AB10 7NN
29 APRIL 2013

I would like to register my
objections to the siting of the New
Score board at Aberdeen Cricket Club.

I feel it should be situated a
few more metres from the surrounding houses
boundary walls. As it is now considering its
size it is far too close.

Yours



16 Broomhill Avenue

ABERDEEN

AB10 6JY

24/4/13

DEAR SIR / MADAM

PLANNING APPLICATION NO 130473 - CRICKET SCOREBOARD.
I WISH TO OBJECT TO THE ABOVE PROPOSAL BECAUSE :

THIS DEVELOPMENT IS NOT SUITABLE TO BE SITED SO CLOSE TO PRIVATE DWELLINGS BECAUSE OF ITS SIZE AND INTRUSION INTO A RESIDENTIAL AREA.

THE CRICKET CLUB HAS A LARGE AREA OF LAND WHICH IS MUCH MORE SUITABLE FOR THE SITING OF A LARGE SCOREBOARD WHICH WOULD NOT INTERFERE THE AMENITY OF THE NEIGHBOURS.

I DO NOT THINK A LARGE ELECTRICAL SCOREBOARD IS A SAFE THING TO PUT CLOSE TO DWELLING HOUSES.

I ALSO THINK THAT PEOPLE WHO TRY TO AVOID PROPER PROCEDURES, FOR PLANNING SHOULD NOT GET RETROSPECTIVE APPROVAL.

PLEASE COULD A COPY OF MY LETTER, BE GIVEN, TO EACH MEMBER OF THE PLANNING COMMITTEE BEFORE THE MEETING, WHERE THIS WILL BE DISCUSSED.

YOURS, SINCERELY

[REDACTED]

Dawn Ramsay

From: webmaster@aberdeencity.gov.uk
Sent: 29 April 2013 19:21
To: PI
Subject: Planning Comment for 130473

Comment for Planning Application 130473

Name : Isobel Morison
Address : 22, Hutchison Terrace
Aberdeen

Telephone :

Email [REDACTED]

type :

Comment : I would initially like to say that, although the planning process is not complete this score board has already been erected showing a disregard for the planning process. The previous plan for a flats and a store has also been built with an extra window and door in the gable end of the property which were not on the plans submitted to the council and do not appear on the plan for the scoreboard.

This disregard for the planning process does not give me any confidence that any objection will be taken seriously by the cricket club.

I would also like to point out that as this scoreboard is in place before the decision is made the effect of this large score board can be easily observed prior to a decision being made.

I would like to object to the position of the scoreboard as this is close to the wall and the height of the scoreboard means that it towers over the wall blocking light from the houses and gardens behind. It is also unsightly with metal beams visible over the wall in what was previously an open outlook.

I note from the plans that there is already a worry about the wind catching this scoreboard. In its current position if it blows over it will cause damage to the party wall. Given the previously mentioned disregard of planning regulations I have no faith that the scoreboard has been erected sufficiently securely.

If this had been placed a few feet further forward and closer to the building this would have mitigated the effect on the properties in Hutchison Terrace.

114 Broomhill Ave

Aberdeen

AB10 6 JY.

26/04/13

Planning and Sustainable Development.

Aberdeen City Council

Marshall College

Broad Street

Aberdeen

AB10 1AB.

Application Number 130473 Proposed Development Aberdeenshire.
Cricket Club. Morningside Road. Aberdeen AB10 4FB.

Dear Sir

I wish to object to this development,

because.

It is inappropriate to install a large electric
scoreboard so close to a residential area.

It would be detrimental to the amenity of a
residential area and is over large and dominating

The cricket club has a huge area (6meters x 3meters)
available without it having to impose such a
development on neighbours

Yours sincerely

P.S Please could these letters be copied to all members of
the planning committee.

Planning and Sustainable Development
Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Sir or Madam:

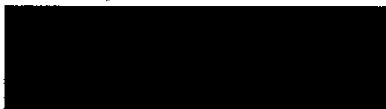
APPLICATION NUMBER 130473

Aberdeenshire Cricket Club Morningside Road Aberdeen AB10 7FB

I wish to object to the above planning application on the following grounds:

- 1) Size of proposed scoreboard in relation to the 1 ½ storey houses in Hutchison Terrace
- 2) Loss of amenity, particularly to 24 Hutchison Terrace due to the overbearing size of the scoreboard
- 3) Invasion of privacy due to the scoreboard, and thus the garden and house behind it, becoming the focus of attention.
- 4) Health and Safety issues, as the proposed structure is so close to the mutual wall, and is also so large as to be affected by high winds, leading to worries about being blown over, and the consequences to anyone who is in the garden at the time
- 5) In such a confined area there is risk of dampness, which would affect the metal structure of the scoreboard, thus leading to corrosion and the possibility of undermining and subsequent collapse due to previous drainage issues not being addressed.

Sincerely,



Mr Paul Bartlett
April 24, 2013

16 FINDON PLACE
FINDON
ABERDEEN
AB12 3RS

94 Ivanhoe Road
Garthdee
Aberdeen
AB10 7EU

24 April 2013

Planning and Sustainable Development
Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Sir/Madam

Ref: Planning Application 130473, Proposed Development at Aberdeenshire Cricket Club, Morningside Road, Aberdeen, AB10 7FB

I am writing to object to the planned building of the new scoreboard in the Aberdeenshire Cricket Club on the following grounds

- The scoreboard is too large (6m x 3m and taller as it is on supports) to be in the position so close to the existing cottage style houses – 2m from the boundary wall, as this could be unsafe in high winds and could potentially cause substantial damage if blown over.
- The size of the scoreboard is such that the only outlook from the back of the houses and back gardens situated on Hutchison Terrace would be the surface of the scoreboard cutting residents off from surrounding areas.
- The proximity of the development to the existing homes when there is a large periphery of the field on which there are no houses, could set a precedent for future dense developments along this boundary.

I would ask that a copy of my letter be given to each of the planning committee prior to the meeting at which this project is to be discussed.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Lynn M Black

Your Ref:
Our Ref: REI/168/2/EFB/TGGH/PMR/VB

Union Plaza
1 Union Wynd
Aberdeen
AB10 1DQ

LP-100 Aberdeen 1
DX AB35 Aberdeen

Development Management
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

**Burness Paull
& Williamson**

01 May 2013

Dear Sirs

**ERECTION OF REPLACEMENT SCORE BOARD AT ABERDEENSHIRE CRICKET
GROUND
OBJECTION TO PLANNING APPLICATION REFERENCE: 130473
MR GEORGE REID**

We have been instructed by our client, George Reid, to object to the above application. Our client's daughter lives at 24 Hutchison Terrace. Our client's daughter was neighbour notified of the application.

The application is for the erection of a replacement cricket score board at the existing Aberdeenshire Cricket Ground, Morningside Road, Mannofield, Aberdeen. The application is accompanied by a location plan, site plan and visualisation, which is noted as not being to scale.

Elevations are also provided showing the score board to be 3m x 6m mounted 500mm above ground level on a concrete base. The score board is to be set in a steel frame, finished in black with white lettering. The proposed material for the score board is not annotated on the plans. There is a note advising that 'automated score panels' will be on the score board. The plan also states that the score board is set out in line with ECB (England and Wales Cricket Board) Standards, but these are not provided as part of the application.

Despite the application only just having been submitted, and the period for representations not having expired, the Applicant has commenced work to erect the new score board. We would ask

Aberdeen Edinburgh Glasgow

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VAT registration number GB 115 0905 48

Lawyers with offices in Aberdeen, Edinburgh and Glasgow.
A list of members is available for inspection at the firm's registered office.

that the Council take enforcement action to prevent the unauthorised development from continuing until the current application has been determined.

Development Plan

The planning application requires to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The Development Plan comprises the Aberdeen City and Shire Structure Plan 2009 and the Aberdeen Local Development Plan 2012.

Aberdeen City and Shire Structure Plan 2009 (Structure Plan)

The vision of the Structure Plan includes specific reference to the high quality of life enjoyed by the region's residents. Quality of life may be measured in many ways, but should be taken to include the enjoyment of amenity in and around one's home. As will be demonstrated below, it is submitted that the development will have a negative impact on residential amenity and therefore falls foul of the Structure Plan.

Aberdeen Local Development Plan (LDP)

The cricket ground is identified in the LDP proposals map as Urban Green Space within a residential area. The Great Western Road Conservation Area No. 7 borders the cricket ground to the north and west/south-west.

Policy D1 – Architecture and Placemaking confirms the Council's intention to ensure high standards of design with all development required to make a positive contribution to its setting. Factors such as siting, massing, orientation and proportions are to be considered in assessing the contribution to the setting.

Whilst Policy D2 – Design and Amenity details specific design and amenity criteria for new residential developments, the key principles of privacy, amenity and appropriateness equally apply to this application.

Policy D5 – Built Heritage makes it clear that proposals affecting conservation areas are only to be permitted if they comply with Scottish Planning Policy. The aim of Policy D5 is to ensure avoidance of adverse effects and to ensure appropriate mitigation measures are identified to enhance the essential characteristics and setting of a site. Paragraph 3.26 states that Conservation Area Appraisals are to be produced for all Conservation Areas. The draft Aberdeen City Conservation Area Character Appraisal and Management Plan for the Great Western Road Conservation Area, and relevant national policy, are both considered under material considerations below.

Policy D6 – Landscape seeks to maintain and manage Aberdeen’s unique landscape across all areas and states that:

“Development should avoid significant adverse impacts upon existing landscape elements including linear and boundary features or other components, which contribute to local amenity, and provide opportunities for conserving, restoring or enhancing them.”

The proposed score board will be 2m from our client’s daughter’s boundary wall and back onto our client’s daughter’s private back garden and property. It should be noted that whilst the previous score board was located in the south west corner of the grounds, it was previously located some 30-38m from the boundary of our client’s daughter’s property, smaller and less obtrusive than the one proposed in this application. The previous score board was approximately 2.5m by 2.5m and did not back directly onto any garden areas. It was positioned approximately 18m nearer Morningside Road, and therefore did not impinge on the privacy and amenity of the surrounding residential properties.

There is no justification for the siting of the score board in the location shown on the application drawing. No alternative locations for siting the score board appear to have been considered to ensure that the score board makes a positive contribution to the setting, contrary to Policy D1. The score board would be better placed along the western boundary of the cricket ground, as it would simply back onto Morningside Road or on the eastern boundary, where Cranford Road would separate it from the residential properties beyond. Either location would ensure that no garden grounds would look at the back of the score board. Equally a location beside the existing pavilion and stores appears not to have been considered, which would again be further away from impacting on residential properties surrounding the cricket ground.

The dimensions of the score board are significantly larger (approximately 3 times the size) than the previous score board as such the score board will be considerably higher than the wall surrounding the cricket ground. The score board will be 3.5m high, some 2.5m higher than the wall. The true impact of the proposed score board is not accurately reflected in the applicant’s visualisation, given that it is not to scale. Nor does the application take into account the fact that the ground level on which the score board is to be placed is some 0.5m higher than the surrounding back gardens in Hutchison Terrace. The principles of Policy D2 have not been met.

The score board will effectively block sunlight from the south into client’s daughter’s private garden ground to the detriment of her enjoyment of her property. Given its size the score board will also be far more visible over the boundary wall from Morningside Road, impacting on both pedestrians and vehicle users. As such the proposal does not meet the requirements of Policy D5 and D6.

The technical drawings lodged with the application state that the score board is in line with ECB Standards, but it does not specify these standards nor how the standards are met. Such standards

would not, in any event, supersede the Development Plan policies on design with which the proposal requires to comply.

No information is provided as to whether the score board will be illuminated. Reference is made to 'automated scores' panels, but it is unclear what this means in design terms. No assessment of noise from any mechanical measures has been put forward or the likely hours of operation of the board, whether manual or mechanical.

No information is provided as to the final finish of the back of the score board, which faces our client's daughter's property. It is unclear whether the score board will be used to display adverts or other promotional material for the cricket ground. Such uses would be incompatible with the residential nature of the surrounding area and will impact on the amenity of surrounding properties.

For these reasons, the proposal is not supported by the vision of the Structure Plan or the LDP Policies D1, D2 and D6 on landscape, design and amenity.

Material Considerations

The relevant material consideration for this application is the proximity of the Great Western Road Conservation Area and the policy guidance produced at a national and local level to protect such conservation areas.

Paragraph 110 of Scottish Planning Policy (SPP) confirms that the Scottish Government's policy on the historic environment and guidance is now set out in the Scottish Historic Environment Policy (SHEP) and the related Managing Change in the Historic Environment guidance note series. The SPP, SHEP and the Managing Change in the Historic Environment guidance note series are to be taken into account by planning authorities when forming and considering development proposals.

Paragraph 112 of SPP makes it clear that in considering the setting of the historic environment (which includes conservation areas) you have to consider more than just the immediate surroundings of a site or building, and consider, in particular, the views from it or how it is seen from the surrounding area.

Paragraph 115 goes on to make it clear that the impact of design, materials, scale and siting of development outwith a conservation area should be appropriate to the character and setting of the conservation area.

The SHEP guidance, paragraph, 2.44 states that

"Once an area has been designated [as a Conservation Area] it becomes the duty of the planning authority and any other authority concerned... to pay special attention to the desirability of preserving or enhancing the character or appearance of the area when exercising their powers under the planning legislation..."

In determining this application due consideration requires to be given to the impact of the proposed score board on the Great Western Road Conservation Area. Given the score board will be some 2.5m above the wall which surrounds the cricket club, it will be seen and become an imposing addition in views to the Conservation Area and in the setting of the Conservation Area.

Planning Advice Note PAN 71: Conservation Area Management gives detailed advice on how development in Conservation Areas should be approached and states that:

"Whilst NPPG 18 states that development which would have a neutral effect upon the conservation area should be treated as one which preserves the area's character or appearance, this should be considered as the minimum standard"

The reference in PAN 71 to NPPG18 should now be read as a reference to Scottish Planning Policy (SPP) which superseded NPPG18.

It is submitted that, although not actually in a Conservation Area, the proposed score board will be visible from the neighbouring Conservation Area, and therefore special attention is required to ensure preservation or enhancement of the Conservation Area's character and appearance, when determining this application.

A Draft Conservation Area Character Appraisals and Management Plan for the Great Western Road Conservation Area has been prepared by Aberdeen City Council. The draft Appraisal identifies three distinct character areas within the Conservation Area. The land to the north and west of the cricket ground falls within Character Area C: Anderson Drive to Mannofield Water Treatment Works. Various character features and weaknesses are identified for this Character Area in the draft Appraisal. Paragraph C3.3.5 identifies as an issue excessive ill-placed street signage including road signs, shop signs and others, which have caused clutter. Paragraph C3.3.6 also notes that ill-placed street furniture currently detracts from the quality of Character Area C.

It is submitted that, in order to preserve the character of the area, development should follow the guidance in the Appraisal and avoid the visible use of inappropriately sized and out of keeping materials in poor locations. The Applicant provides no justification for the materials proposed nor any assessment of the appropriateness of the location. No assessment has been undertaken as to how the proposed score board will fit within the identified character of the Conservation Area which the site abuts.

The proposal has not been assessed or supported with adequate appraisals such as your Council can come to the conclusion that the proposal will contribute to preserving and enhancing the character of the Conservation Area, contrary to national policy contained in SPP, SHEP and PAN 71 and, consequently LDP Policy D5 – Built Heritage.

Conclusions

It is submitted that, based on the information submitted with the planning application, the Council should refuse planning permission on the basis that the size and location of the proposed score board would have a negative impact on our client's daughter's residential amenity and on the character and amenity of the wider area, contrary to the policies of the Development Plan discussed above. The application also contravenes the material considerations set out in this letter.

We trust that the points raised in this letter will be taken into account when determining the application in due course.

Yours faithfully



for and on behalf of Burness Paull & Williamsons LLP

Gavin Bruce Drummond Clark

From: Gavin Bruce Drummond Clark
Sent: 01 May 2013 11:58
To: PI
Subject: FW: Application 130473 Aberdeenshire Cricket cLUB

Importance: High

Hi

Can we please have this objection acknowledged.

Thanks,

Gavin

Gavin Clark

Planning Trainee (Development Management South)
Planning and Sustainable Development
Enterprise Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB
Tel. (01224) 522278

From: FINLAY STEVE [REDACTED]
Sent: 30 April 2013 16:32
To: Gavin Bruce Drummond Clark
Subject: Application 130473 Aberdeenshire Cricket cLUB
Importance: High

18 FERN PLACE

Portlethen

ABERDEEN

AB12 4TD

Planning Application 130473 –Erection of replacement Scoreboard

Dear sir,

I have previously submitted my objections to this proposal by the Planning Department template which appears to have been lost on the system.

I do not, therefore, wish this letter to be regarded as a multiple submission.

Knowing the area round the Cricket Club well since I visit the area on a daily basis, I wish to object to the proposal on the following grounds:

1 The application title is erroneous and misleading. There has never been a scoreboard in the position indicated on the site plan: it is an entirely new proposal. The previous scoreboard was housed in a tower accommodating a number of functions situated at some distance from the residential area in a corner of the cricket grounds. This was demolished to make way for the replacement groundsman's accommodation along with garages and workshops. There has been no structure on the chosen site to replace. The new scoreboard three times the size of the previous score board and thus cannot be claimed as a replacement.

The score board has been installed since my previous submission therefore I now wish to object to the choice of site and the installation as an imposition of non residential use in a residential area. The action of the cricket club has put a strain on the community which has previously well tolerated and supported the activities of the club.

2 The new Scoreboard, as installed, by its dimensions is totally out of scale with the houses in Hutchison Terrace and dominates the scene especially the houses and gardens closest to the installation. I therefore object to the size scale and appearance of the scoreboard in close proximity to dwelling houses.

3 I also object to a marked loss of amenity and outlook to the properties, particularly to 22, 24 and 26 Hutchison Terrace resulting from the construction and installation of the structure.

4 The Aberdeen Local Plan suggests that the amenity of residential areas should be preserved with a presumption of rejection of proposals which do not conform to the policy. I object to this development on the grounds that it does not conform to this policy.

Yours sincerely

Steve Finlay



Steve Finlay
Welfare, Scheduling and Logistics Coordinator
ASET International Oil & Gas Training Academy
Altens Centre
Hareness Road
Altens
Aberdeen
U.K.
AB12 3LE

Direct Line : 44

Fax: 44

Email:

URL:



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24 Morningside Road
Aberdeen
27/04/13

Planning and Sustainable Development
Aberdeen City Council
Manschal College
Broad Street
Aberdeen
AB10 1AB

Application No 130473 Aberdeenshire Cricket Club.

Dear Sir,

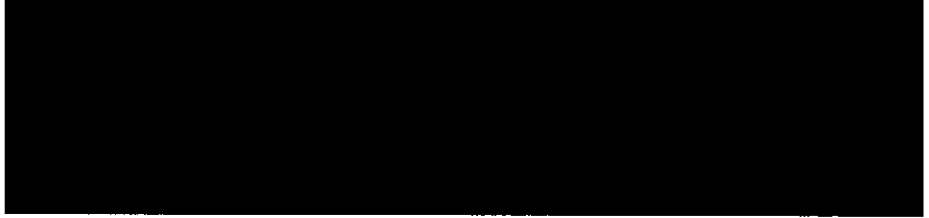
I write to object to the proposal to erect a Scoreboard

by Aberdeenshire Cricket Club because

- 1) The proposal is for a very large electronic scoreboard and to site it close to the boundary wall of the gardens in Hutchison Terrace
- 2) The proposal is for an electronic scoreboard which will have a dominating effect particularly on 22 and 24 Hutchison Terrace
- 3) If permitted, this would lead to a loss of amenity and privacy.

4) The cricket club has a large number of alternative sites for a scoreboard which will not cause disturbance, loss of amenity and danger to residential properties

Yours sincerely



F&S Dept. of Representation		
Application Num: 130473		
RECEIVED 29 APR 2013		
Nor	Soj <input checked="" type="checkbox"/>	MAp
Case Officer: Initials: GAC		
Date Acknowledged: 01/5/13		