

CRAIGIEGBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Mr Gavin Clark
Planning Officer
Aberdeen City Council
Planning and Sustainable Development

10 Craigiebuckler Drive
Aberdeen AB15 8ND

11 May 2013

Dear Sir

Application Reference: 130573

Local Authority Reference: 000061387-003

Erection of temporary sales pod for associated proposed residential development.

We object to the above referenced planning application for the following reasons:-

Adverse Visual Impact

We submit that the proposed temporary building will have an adverse visual impact when viewed from a number of neighbouring houses on Burnieboozle Crescent and nearby public access paths. In mitigation, we suggest that the Pod should be located at a point to the West of its proposed site, which is marked 'X' on the copy of the plan reproduced on the final page of this representation.

Unspecified Construction Materials

On Aberdeen City Council's planning list, this is termed as a "detailed planning application". Yet the temporary access road shown to be between the bus turning circle and the proposed site of the Pod is of no specific dimensions. There are no details of the depth of its foundation or the materials to be used in its construction. Yet it can be presumed that it will be used as an access for heavy goods vehicles transporting excavated material from the site.

The plan also fails to specify the materials to be used in constructing the foundation of the Pod

Affect on Core Path System

Under the Land Reform (Scotland) Act 2003, all Local Authorities and National Park Authorities in Scotland have a statutory duty to prepare a Core Paths Plan that will

"provide the basic framework of routes sufficient for the purpose of giving the public reasonable access throughout their area. The basic framework of routes will link into, and support, wider networks of other paths."

There is a path on the East border of the curtilage of the proposed Pod which is accessed from the turning circle and runs in a northerly direction, bordering the garden grounds to the rear of a number of properties on Burnieboozle Crescent. This path is in regular and popular use by dog walkers. It is shown as a "core path" on Aberdeen City Council's map of core paths. A section of this core path borders the East limit of the curtilage of the proposed sales pod. We require the reassurance that the developer will demonstrate, by delineating the path on the plan, that it forms no part of the curtilage of the Pod and will not be obstructed by any material or object that forms part of the building, its grounds or boundary fence/wall. The impression is given that it is obliterated by the carpark, thus preventing access to the remainder of the core path system. However if the site were to be moved to the position previously indicated above, the problem would be mitigated.

Impacts of Site Traffic and Noise on Neighbouring Streets

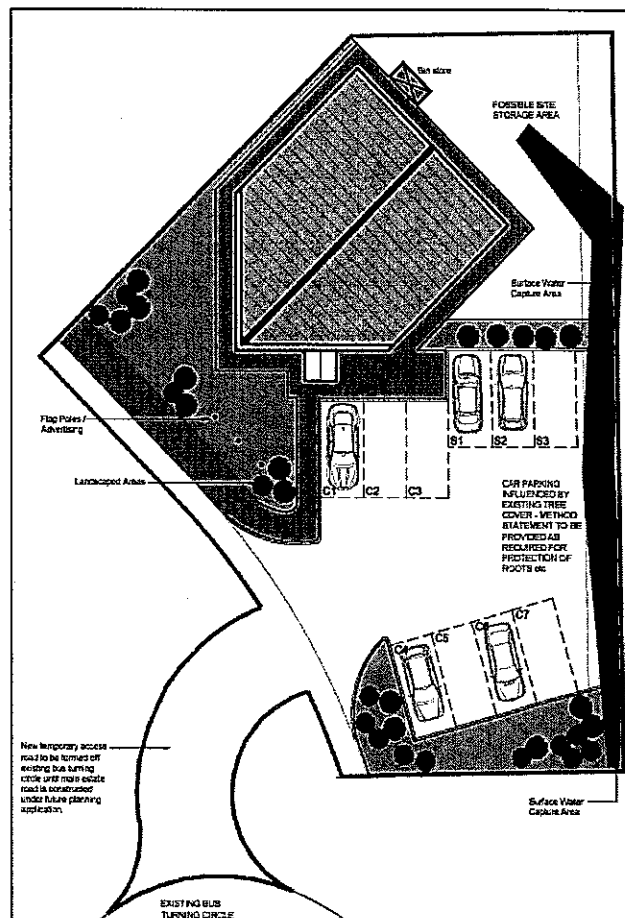
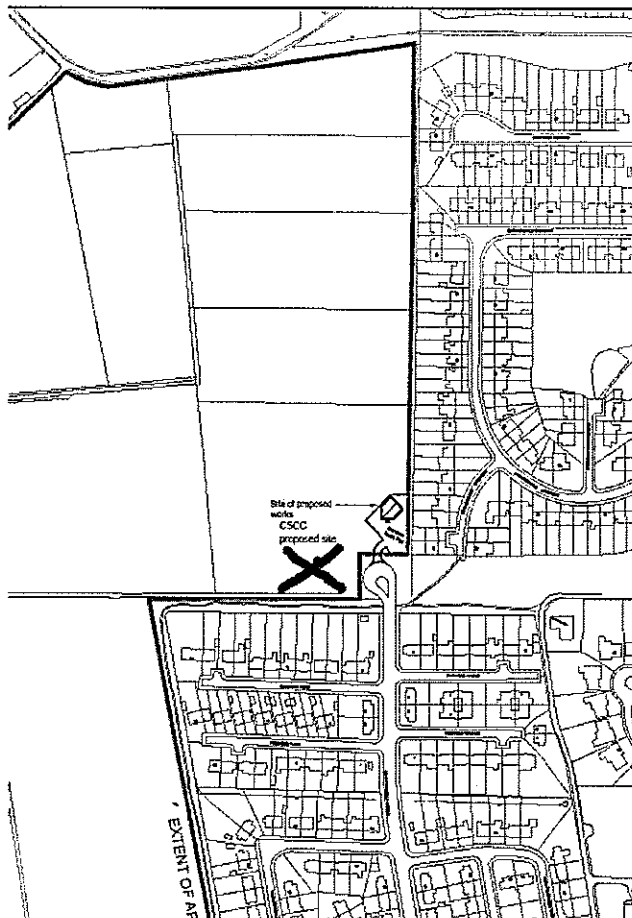
During the excavation and construction phases of the proposed sales pod there will be an increase in traffic movements, possibly in the form of heavy goods vehicles. Countesswells Avenue seems wholly unsuitable for this type of traffic. It is a residential street with housing on both sides. The Developer's proposal makes no mention the types and volume of traffic which will access the site from Countesswells Avenue. The neighbouring houses on Burnieboozle Crescent are also likely to be adversely affected by traffic and construction noise. There appears to be no prepared traffic and noise impact assessments accompanying this planning application.

We refer to the Environmental Noise (Scotland) Regulations 2006 and the Scottish Government's Planning Policy document which, in Planning Advice Note 1/2011, provides advice on preventing and limiting the adverse effects of noise. Construction and traffic are listed as sources of noise.

We remain to be convinced that the Developer has incorporated the adverse impacts of noise and traffic in this planning application.

Yours sincerely,

William Sell
Chairperson



PI

From: Gavin Bruce Drummond Clark
Sent: 15 May 2013 13:49
To: PI
Subject: FW: Planning Application Ref 130573

Hi

The representation below does not appear to have been logged against the application, could this please be done.

Thanks,

gavin

From: Garfield Prentice
Sent: 03 May 2013 09:19
To: Gavin Bruce Drummond Clark
Subject: FW: Planning Application Ref 130573

Hi Gavin

I have requested that AST record this email as a formal representation to the proposal. I would ask you to raise Points 1 and 2 with the applicant.

Garfield

From: [REDACTED]
Sent: 01 May 2013 19:11
To: Garfield Prentice
Subject: Planning Application Ref 130573

Dear Mr Prentice

Further to our telephone conversation today I would like to draw your attention to some concerns regarding the planning application for a temporary sales pod, [ref 130573] at the rear of the properties on Burnieboozle Crescent.

1. On the proposed plans submitted there is no mention of a french drain running along the tree line at the rear of the properties on Burnieboozle Crescent. The french drain is there to try and stop flooding in the field. During periods of heavy rain a very large volume of water runs off the fields and my property has been flooded several times in 2009. The council took action and installed the french drain in March 2010 and to date it has been very effective at coping with the run off from the surrounding fields. My concern is that if this drain is blocked or covered over then there is a serious risk of flooding to adjacent properties. I would therefore like to see this aspect fully considered as part of the planning application.

2. As the sales pod has a WC how will this be plumbed in and will the waste be discharged to a foul sewer?

3. Will there be neighbour notification? as it only by chance that my wife noticed this application on the council website.

Below is a letter I sent in March 2012 regarding a drainage risk assessment for the proposed development.

Best Regards

Robert Frost
55 Burnieboozle Crescent

Aberdeen
AB15 8NR

Tel. [REDACTED]

Dear Sir/Madam

Proposed application for Approval of matters specified in conditions relevant to applications
A8/0530 Hazledene and A7/2178 Pinewood
Application Reference: 120029

I would like to make some comments on the Drainage Impact Assessment by Cameron Ross Consulting Engineers.

Section 5.0 Assessment of Risk Assessment Known Flooding History states that "we are aware from historical records that a flooding event occurred in the rear gardens of 1-19 Pinewood Place and 43 to 46 Countesswells Crescent.

I would like to point out that there is no mention of flooding in Burnieboozle Crescent that dates o the 1960s where there has been on going flooding problems from the council owned fields. After flooding at 59 Burnieboozle Crescent in the 1960s a drain was installed by the council in the field behind no.59 and pwas routed through the garage at the property and connected into the surface drains on Burnieboozle Crescent.

A major flooding event happened on 3-4th September 2009 and again in November 2009.

Please can you contact John Shearer at the Roads Department as he has fuller details of the flooding at the rear of the houses in Burnieboozle Crescent. John also surveyed the drains in the area and installed a new French drain in the field behind 55-59 Burnieboozle Crescent. This drain was completed in March 2010.

I feel it is essential that the consulting engineers are aware of the flooding problems and make note of the problem in their report to ensure that their calculations of flooding risk are as accurate as possible.

Yours Faithfully

Robert Frost

P&SD Letters of Representation		
Application Number: 130573		
RECEIVED - 1 MAY 2013		
Ncr	Soy	Map
Case Officer Initials: GAVIN CLARK		
Date Acknowledged: 17-5-13		

Robert Vickers

From: webmaster@aberdeencity.gov.uk
Sent: 09 May 2013 11:34
To: PI
Subject: Planning Comment for 130573

Comment for Planning Application 130573

Name : j gray
Address : 15
countesswells place
aberdeen

Telephone :

Email : [REDACTED]

type :

Comment : i object as this building appears to be more than a simply "sales pod", it has meeting room/areas etc, and a commercial building of this size is very much out of character in a residential area, i can see no height of this building on the plans and as this commercial building will be on site for some time it should be smaller.

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PI

From: Garfield Prentice
Sent: 15 May 2013 10:31
To: Gavin Bruce Drummond Clark; PI
Subject: FW: developments on the ground behind our properties

Hi Gavin

This email should be taken as a written representation to the application for the sales cabin application (P130573)

ASt - This email should be recorded as a written representation to planning application P130573.

Garfield

We are always trying to improve the quality of customer service that we provide and would like to know your views on the service you have received to help us learn what we need to do better. We would very much appreciate you taking a few moments to fill in our short feedback form by clicking on <http://www.aberdeencity.gov.uk/customerfeedback> and selecting Development Management (Planning Applications Team). Many thanks in advance.

Garfield Prentice
Team Leader (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

From: J CONNELL [REDACTED]
Sent: 03 May 2013 16:30
To: Garfield Prentice
Subject: developments on the ground behind our properties

Dear Mr Prentice,

I am writing to support the e-mail of 1 May to you from my neighbour Robert Frost of 55 Burnieboozle Crescent. I fully share the concern he expresses in his letter.

Yours, Jack Connell (61 Burnieboozle Crescent)