

ABERDEEN CITY COUNCIL

COMMITTEE	Development Management Sub-Committee
DATE	18 July 2013
DIRECTOR	Gordon McIntosh
TITLE OF REPORT	Conservation Area Character Appraisals and Management Plan Interim Planning Advice

1 PURPOSE OF REPORT

- 1.1 This report outlines the results of a public consultation exercise undertaken for the Conservation Area Character Appraisals and Management Plan. A summary of the representations received, officers' responses and detail of any resulting action is provided in Appendix 1 of this Report. Full, un-summarised copies of representations are detailed in Appendix 2.
- 1.2 The amended version of Conservation Area Character Appraisals and Management Plan, as informed by consultation responses, can be viewed by accessing the following link:
www.aberdeencity.gov.uk/masterplanning

2 RECOMMENDATION(S)

- 2.1 It is recommended that the Committee:
- (a) Note the representations received on the draft Conservation Area Character Appraisals and Management Plan document;
 - (b) Approve Appendix 1, which includes officers' responses to representations received and any necessary actions;
 - (c) Approve the Conservation Area Character Appraisals and Management Plan as Interim Planning Advice and instructs officers to comply with the statutory notifications required in respect of amending the boundaries of Ferryhill and Marine Terrace Conservation Areas.
- 2.2 **Definition**
- 'Interim Planning Advice' – this specifies that the Conservation Area Character Appraisals and Management Plan is in the public domain and, as such, it becomes a material consideration in the determination of any planning application.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no direct financial implications arising from this report. Any future publication and notification costs can be met through existing budgets.

4 OTHER IMPLICATIONS

- 4.1 There are no known legal, resource, personnel, property, equipment, sustainability and environmental, health and safety policy implications arising from this report. Section 62 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires notification of conservation area boundary amendments to be reported to the Scottish Government and advertised in the Edinburgh Gazette and local press.

5 BACKGROUND / MAIN ISSUES

- 5.1 The draft Conservation Area Character Appraisals and Management Plan was presented to Development Management Sub-Committee on 15 February 2013 (Item No. 3.3) where the Committee approved the recommendations to (a) approve the conservation area character appraisals and management plan for a six week public consultation period (as detailed in the report) and (b) agree that, following completion of the public consultation, any comments received and subsequent amendments be presented to a future meeting of the Sub Committee.

Consultation process

- 5.2 The public consultation period ran for six weeks from Monday 11 March 2013 until 12 noon Monday 22 April 2013, as recommended by Committee. This was longer than the normal four weeks to take account of the Easter holidays.
- 5.3 Community Councils in the six Conservation Areas covered by the document were given advance notification of the upcoming consultation and invited to inform the consultation process in their area.
- 5.4 A wide range of organisations and groups were consulted including statutory consultees; Community Councils; affected Ward members; local heritage and amenity groups; local schools and churches. All occupiers directly affected by draft proposals were written to outline the proposed changes and sent a copy of the summary leaflet relevant to their area. This included all properties in Cove Bay Conservation Area; the West End Office Area terraced properties and properties affected by proposed boundary changes to Ferryhill Conservation Area.
- 5.5 The draft Conservation Area Character Appraisals and Management Plan was available to view and publicised via the following methods:
- Publication of document on Aberdeen City Council Website 'Current Consultations' page
<http://www.aberdeencity.gov.uk/consultations>
 - Publication of document on Aberdeen City Council Website 'Masterplanning' page

<http://www.aberdeencity.gov.uk/masterplanning>

- Hard copy of document available for viewing at Marischal College between 9am and 5pm Monday to Friday, by contacting the Planning and Sustainable Development Reception. Relevant planning officers were also identified to be available to help answer queries from members of the public who visited the Planning Reception regarding the draft Conservation Area Character Appraisals and Management Plan.
- Hard copies of the document were also made available at the Central, Ferryhill and Cove libraries.
- Summary leaflets for each conservation area were available online; at Ferryhill and Cove Bay public libraries; Marischal College and the Cove Bay Hotel.
- Information giving details of the consultation were published on the Aberdeen Local Development Plan Facebook and Twitter pages and in its newsletter.
- A press release was issued and, as a result of which, the story was picked up by local press and radio.
- A public drop in session was held between 4-7pm at the Cove Bay Hotel on Monday, 18 March 2013. Details of this session were included in the letter delivered to all occupiers in Cove Bay Conservation Area.
- Officers also attended a meeting of the Cove and Altens Community Council on 25 March 2013 at the Community Council's request.

Consultation results

5.6 Representations on the draft Conservation Area Character Appraisals and Management Plan could be submitted by email or post. A total of 32 representations were received during the consultation, from the following:

- Nestrans
- Scottish Environmental Protection Agency
- Old Aberdeen Community Council
- Cove & Altens Community Council
- Aberdeen Civic Society
- Albert terrace Residents Association
- Old Aberdeen Historical Society
- Cove in Bloom
- 24 individuals

5.7 Representations are summarised in Appendix 1, with officer responses and any resulting proposed amendments to the document. In general the document was welcomed and alterations to the proposed document in light of the comments received focus on:

Cove Bay Conservation Area

- 5.8 Members will note from Appendices 1 and 2 that the overwhelming number of responses received (23 out of 32) relate to the proposed de-designation of Cove Bay Conservation Area with most being opposed to de-designation. The majority view was the opinion that the City Council had allowed the Conservation Area to deteriorate since designation and that the City Council should be responsible for rectifying the situation. Cove and Altens Community Council commented that “we suggest that Cove Bay remain a designated conservation area for a further 12 months minimum to allow for development of a community action group if there is an appetite locally to do this.”
- 5.9 Section R: *Cove Bay Conservation Area Review of conservation area status* of the Management Plan has been revised to reflect this and proposes that conservation area status for Cove Bay be retained and that its character is reviewed and monitored after a minimum period of 12 months. This is to enable the local community to formulate plans to improve and enhance the character of Cove Bay Conservation Area.

Ferryhill Conservation Area

- 5.10 There were only four responses relating to the proposed boundary changes to Ferryhill Conservation Area. There was support for the inclusion of 4-10 Devanha Gardens West, but a mixed response to the proposed exclusion of properties in the Whinhill Gate area. Of the three local residents who responded, two were in favour of the area remaining in the Conservation Area and one for it being excluded.
- 5.11 Reasons for this area remaining in the Conservation Area centred on Polmuir House and its original boundary walls as well as the positive contribution made by the presence of mature trees. Given other representations stressing the importance of trees and landscaping to conservation areas in general, section S: *Ferryhill Conservation Area* of the Management Plan has been revised and now only includes the addition of 4 – 10 Devanha Garden West in Ferryhill Conservation Area.

Marine Terrace Conservation Area

- 5.12 Coull Cottage, 1 ½ Devanha Terrace, was included in the second extension to the Marine Terrace Conservation Area that was designated in June 1978. Over the years a cartographical error has resulted in this property being excluded from the boundary of the Conservation Area as shown in the Aberdeen Local Plan (2008) and the Aberdeen Local Development Plan (2012). Whilst the owner occupier did not make a formal consultation representation she has contacted officers in writing and by phone requesting this mistake should be rectified. The boundary of Marine Terrace Conservation Area is to be amended to include Coull Cottage.

Future Appraisals

- 5.13 As part of the Local Development Plan review process it is intended that the document will be updated to include the remaining five conservation areas that currently have character appraisals (Footdee; Old Aberdeen; Pittfodels; Rosemount and Westburn and Union Street) once these have been reviewed. Ultimately one document will cover the management of all conservation areas in Aberdeen. It is envisaged that this will be Supplementary Guidance to support historic environment policies in the revised Local Development Plan.

6 IMPACT

- 6.1 The proposal contributes to the Single Outcome Priorities 10: *We live in well-designed, sustainable places where we are able to access the amenities and services we need* and 12: *We value and enjoy our built and natural environment and protect it and enhance it for future generations*.
- 6.2 The proposal contributes to Smarter Aberdeen's aspiration of *Smarter Environment – Natural Resources* – providing an attractive streetscape.
- 6.3 The proposal contributes to the EP & I Directorate Priority 3: *Protect and enhance our high quality natural and built environment* and to the Planning and Sustainable Development Operational Priority PSD3: *Protect and enhance our heritage and high quality built environment*.

7 BACKGROUND PAPERS

- 7.1 Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
<http://www.legislation.gov.uk/ukpga/1997/9/contents>
- 7.2 Scottish Government's Planning Advice Note 71: Conservation Area Management
<http://www.scotland.gov.uk/Publications/2004/12/20450/49052>
- 7.3 Aberdeen Local Development Plan (2012)
<http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=42278&SID=9484>

8 REPORT AUTHOR DETAILS

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Draft Conservation Area Appraisals and Management Plan Consultation Result Summary			Appendix 1
Generic Responses			
NESTRANS			
Summary of Representation	Officers Response	Action as a result of Representation	
Agree with the appraisal that have been made for each area and have no objections regarding the proposed boundary alterations.	Noted	No amendment required as a result of the representation.	
Nestrans would support any measures that improve the pedestrian environment in conservation areas, particularly in terms of pedestrian safety and the attractiveness of pedestrian routes.	Noted	No amendment required as a result of the representation.	
The character appraisals recognise the issue of parking. Any changes in provision of car parking should have regard to the relevant policies contained within the Regional Parking Strategy.	Noted. The policies in the Regional Parking Strategy are reflected in the Transport and Accessibility Supplementary Guidance referred to in the document.	No amendment required as a result of the representation.	
Nestrans supports measures which encourage a modal shift to more sustainable modes of transport and proportion of trips by walking.	Noted	No amendment required as a result of the representation.	
Measures such as car free developments and appropriate management of parking could help to meet the aims of conservations areas as well as wider Regional and Local Transport Strategy objectives.	Agreed. This document and relevant Supplementary Guidance referred to in the document would be used to assess applications for development.	No amendment required as a result of the representation.	
Aberdeen Civic Society			
Summary of Representation	Officers Response	Action as a result of	

		<i>Representation</i>
The Committee is impressed at the level of detail and obvious volume of work that has gone into producing the documents.	Noted	No amendment required as a result of the representation.
We support the removal of Conservation Area status from Cove Bay and the suggested area at Ferryhill and agree with the assessments and reasons put forward in the document for doing so.	Noted. Cove Bay is proposed to remain a Conservation Area as a result of representations from local Cove Bay residents in support of retaining conservation area status. This will be reviewed in August 2014 to allow time for the local community to formulate plans to improve the Conservation Area. The proposed deletion of an area from Ferryhill Conservation Area is to be removed.	No amendment required as a result of the representation
As a general comment, we are concerned about the quality of maintenance of many of the trees in the Conservation Areas and would welcome any additional care to them considering their contribution to conservation areas.	Noted. In recognition of the important role than trees play across the City as a whole the Council has allocated funding towards the management of trees in private ownership. This is managed on behalf of the Council by Aberdeen City Heritage Trust through its Tree Management Grants up to March 2015. The Council is responsible for maintaining street trees and other trees on land in its ownership.	No amendment required as a result of the representation.
Overall the documents are impressive and extremely detailed, and aside from come spelling and grammar errors to be corrected, we look forward to publication of the adopted documents.	Noted and welcomed.	Amendments made to spelling and grammatical errors in document.
SEPA		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
No comments to make on the documents.	Noted	No amendment required as a

		result of the representation.
Albyn Place and Rubislaw		
Albert Terrace Residents Association		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Concern over gradual encroachment of business premises and associated change of use, need to 'cap' number of office premises in primarily residential streets.	Noted. Albert Terrace is surrounded by streets covered by Plan Policy BI3 - <i>West End Office Area</i> in the Aberdeen Local Development Plan. In this area applications for change of use for office purposes will be given favourable consideration. Within residential areas, policy would indicate that uses that are complementary to residential would be acceptable. Small scale offices may well fit within this description and this may be a policy issue that could be looked at in the review of the Local Development Plan. There is however a reportedly large demand for offices and, without an improvement in supply, there may be implications for economic development.	No amendment to document required as a result of the representation. Issue to be considered as part of Local Development Plan review.
Office conversions leading to loss of rear gardens, loss of bedroom privacy and parking pressures. Where conversion is permitted, reinstatement of original features such as cast-iron railing for example should be mandatory.	It is recognised that changes of use from residential to office use alters the character of the conservation area. Policies exist regarding parking including looking at travel plans and contributions to the car share club. Privacy is also an issue and would be taken into account in the development management process. Whilst re-instatement of original features can be encouraged through the planning application process, it cannot be made mandatory under the current planning legislation.	No amendment required as a result of the representation.
Opportunity to take a pro-active approach, a "re-instate" rather than "hold-the-line" approach. For example following the Albert Terrace example when it was awarded "Townscheme" status in	Noted. At the moment current sources of funding for such public realm works focus on the regeneration of commercial areas. As set out in section O <i>Information and communication</i> of the Management Plan (page	No amendment required as a result of the representation

1992, whereby the area saw a number of streetscape improvements. This pro-active approach could be widened to include Victoria Street and provide a residents and tourist asset – by exposing the original setts, re-instating cast iron railings, installing heritage lighting and seal off from Skene Street traffic.	21) the Council is willing to work with local groups to improve their area resources permitting.	
The representation included a list of specific comments and photographic evidence relating to the SWOT analysis 'threats' section on page 14 of the Management Plan, specifically issues related to conversion to business premises - loss of vegetation, proliferation of signage, loss of boundary walling etc.	Noted.	No amendment required as a result of the representation
P15 statement re: encouraging adaptive use of buildings – agree with statement but <u>not</u> where a residential community is thriving.	Noted. Existing statement whilst encouraging the adaptive re-use of buildings does also state that this should be “subject to compatibility with neighbouring property and uses”. The impact of any proposed change of use on the surrounding area is made as part of the planning application process.	No amendment required as a result of the representation.
Public Realm section & P17: Setted streets are currently not being maintained or safeguarded, especially by utility companies. Agree with repair and enhancement but tighter contractual controls are needed for utility companies and appropriate funding allocated to properly maintain the fabric.	Noted. Most work undertaken by public utility companies are classed as permitted development and do not require planning permission. As roads authority the City Council is aware of all planned roads works. Public utility companies are obliged to reinstate specialist surfaces such as setts on a like for like basis however they can lay temporary surfacing, such as tarmac, for a period of up to 6 months.	No amendment required as a result of the representation
P16: believe that Design Statements should be mandatory for alterations or extensions,	Noted. We agree that Design Statements can be very useful tools, particularly for proposals affecting	No amendment required as a result of the representation

especially for appropriate understanding of context.	Conservation Areas. Section A <i>Design statements</i> in the Management Plan encourages developers to submit them. Existing legislation does not however allow us to make a Design Statement a mandatory requirement before validating a planning application for alteration or extension of an existing building in a conservation area although information required to assess an application can be requested. The review of the Aberdeen Local Development Plan will consider preparing additional guidance on the content of Design Statements, and instances where they may be requested by Officers.	
P19 Trees: agree with importance of trees, but also in the maintenance and forward planning of any planting with regard to root systems is highly important.	Noted and agreed. The spread and impact of future tree root systems is part of the assessment process for new street tree planting schemes. It also forms part of assessing planning applications that have a landscaping element to them.	No amendment required as a result of the representation.
Section 3.2.1: Character Area A should be renamed 'Albyn Place, Carden Place, Albert Terrace and Victoria Street'. Albert Terrace is one of the best preserved streets it hardly gets mentioned.	Agreed.	3.1 Albyn Place/Rubislaw Character Area A renamed 'Albyn Place; Carden Place; Albert Terrace and Victoria Street'
Plan 2: Character Area A 'Built Heritage': no granite sett road surfaces are shown on the plan, to our knowledge Albert Terrace is the only one.	Noted and acknowledged	Wording of section E <i>Roads</i> of the Management Plan has been amended to remove reference to plan.
P22 Section Q: If this policy is applied rigorously (and to the rear of Albert Terrace) then there should not be a problem to our residents. The challenge will come from existing one storey	Noted. Guidance cannot be implemented retrospectively.	No amendment required as a result of the representation.

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offices wanting to expand and we assume with so many already above a single storey the guidance will not be retrospective?		
Comments included a brief history and profile of the Albert Terrace Residents Association which was formed over 20 years ago and has many successful campaigning achievements. As such it supports stricter controls over development in designated conservation areas.	Noted	No amendment required as a result of the representation.
We must maintain primarily residential areas to avoid Aberdeen becoming solely business and shopping centre with no 'beating heart'. We realise the value of commercial activity, but a balance needs to be struck.	Albert Terrace is identified as a Residential Area by the Aberdeen Local Development Plan (2012). Proposals affecting this area must be considered against Policy H1 which sets a presumption against non-residential uses within such areas unless circumstances set by the policy can be demonstrated.	No amendment required as a result of the representation
Planning restrictions in conservation areas need to be tightened.	Noted. This is outwith the scope of this document which deals with implementing existing controls available to local planning authorities. Tightening planning restrictions in conservation areas is a matter for the Scottish Government.	No amendment required as a result of the representation.
Mr A Pooh (Local Resident Ref No. 31)		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Pleased have prepared statements about the City's Conservation Areas.	Noted.	No amendment required as a result of the representation.
Replacement of trees in the footway seems to be very haphazard. Trees to be lopped or removed from the footway in Carlton Place were	Noted. Most work to street trees is undertaken in situations where the street tree is dead, dying or in a dangerous condition. Where a single tree is to be	No amendment required as a result of the representation.

not subject to any prior consultation or replacement. It appears a resident can ask for a tree to be cut down with no regard to views of other residents.	removed, residents in the immediate vicinity are consulted and all residents are consulted on roads where three or more street trees are proposed to be removed.	
Sometimes the area of tree root is slabbed over or worse tarmac.	Noted. Whilst it is accepted that tarmac is unsightly its use is a compromise that allows mature street trees to be retained whilst minimising the trip hazard posed by exposed tree roots.	No amendment required as a result of the representation.
Please ensure that any revision to Council's policy brings together the Roads Section with that of Conservation and Policy to enhance the setting of the conservation area.	Noted. Officers in Masterplanning, design and Conservation are working with colleagues in Roads to improve the management and maintenance of the streetscape in conservation areas.	No amendment required as a result of the representation.
There should be a policy in conservation areas to prevent telephone and other wires from being allowed overhead in the streets with a principle frontage which contribute to fine views of the City.	Existing legislation allows telecommunication companies and other statutory undertakers to undertake such work as 'permitted development' in the majority of circumstances. As such, Officers often have no control over these works.	No amendment required as a result of the representation
Bon Accord / Crown Street		
Ms. C Leith (Local Resident Ref No.19)		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Section 2.2 – Alexander Ellis who lived & designed this section of Springbank Terrace designed St Marys Cathedral not Church.	Noted	Section 2.2 amended accordingly.
Pg8 – glad of record to Battle of Justice Mills.	Noted	Page 8 amended to include the name Battle of Justice Mills
Pg10 – North side of Springbank Terrace now	Noted. Listed building category was revised in 2009	Page 10 Plan I has been amended

Category C not B listed buildings.	from Category B to C.	with 1-15 Springbank Terrace now identified as Category C listed buildings
Pg15, 3.2.5 – agree with all comments re: negative factors.	Noted	No amendment required as a result of the representation
Pg22 – glad brick feature in Bon Accord Terrace Gardens is mentioned.	Noted.	No amendment required as a result of the representation
Cove		
Mr Cargill (Local Resident Ref No.1)		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Pleased about the prospect of the removal of the conservation order.	Noted. Support for de-designation of Cove Bay Conservation Area was limited. Most representations from local Cove Bay residents were in favour of Cove Bay retaining its conservation area status.	No amendment required as a result of the representation
Have lived in Cove for 73 years and family for two generations before that. The representation also included description of early Cove and that after WW2 and sought improvements to conditions almost every got the 'go ahead'.	Noted	No amendment required as a result of the representation
All the infrastructure of the fishing days has been swept away, the Fisherman's Mission Hall, the Ice House, and the Semaphore Station etc. The only fragile survivor is the village harbour – which is unique on the East Coast, with concrete structures linking up the rock formations to provide shelter for recreation, fishing, picnics,	Noted	No amendment required as a result of the representation

boating etc and a pier on a north/south axis.		
The City should not let this [the harbour] crumble away and I can only hope that the resources which may be released when no longer required to administer the conservation area could be redirected to help Cove harbour survive and realise its fantastic potential as a City gem.	Noted. The harbour is not in public ownership however proposals for its improvement would be welcomed.	No amendment required as a result of the representation
Javier Perez-Barberia (Local Resident Ref No.2)		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Wishes for Cove Bay to be kept as a conservation area with the boundary as it is.	Noted. As a result of representations from local Cove Bay residents it is proposed that Cove Bay retains its conservation area status. This will be reviewed in August 2014 to allow time for the local community to formulate plans to improve the conservation area with the support of the City Council.	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management Plan has been amended. Cove Bay is proposed to remain a Conservation Area and the situation reviewed in August 2014.
Cove Bay is one of the few remaining fisherman villages, albeit despite development in the 60s and 70s which made a lot of damage to the area.	Noted. This is already noted in section 1.2 Summary of significance in the Cove Bay Conservation Area Character Appraisal.	No amendment required as a result of the representation
It's an important, quiet recreational resource for people and important nesting ground for sea bird species.	Noted. This is recognised in its Green Space Network and SSSI designations.	No amendment required as a result of the representation
Removal of designation opens door for further damage to the area, possibility of building further development on adjacent areas to the	Noted. In the event that conservation area status was to be removed, protection would still be given to the natural environment though the Green Space Network	No amendment required as a result of the representation

village and heritage vision which lacks sensitivity.	and SSSI designations.	
The Council should enhance the area to make it a similar spot to Footdee.	Noted. Whilst they both originate as fishing villages the characters of Footdee and Cove Bay are quite different. Funding may be available to a local community for enhancement works.	No amendment required as a result of the representation
Removal of designation will lead to inappropriate extensions and modifications which will damage the area, made worse by residents' lack of ability to afford modern, but traditional-lookalike modifications.	Noted. The historical and architectural character of Cove Bay has already been damaged by inappropriate development.	No amendment required as a result of the representation
Against relaxation of regulations and pro to a plan of improving the traditional appearance of the village by means of investment in the area and grants to improve some buildings when the owners cannot afford it.	Noted. The character area appraisal highlights the opportunity for local community action to improve the area with support from the City Council, subject to available resources (section O: <i>Information and communication</i> in the Management Plan)	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management Plan has been amended. It is proposed that Cove Bay retains its conservation area status. This will be reviewed in August 2014 to allow time for the local community to formulate plans to improve the conservation area with the support of the City Council.
Ms A Wishart (Local Resident Ref No.3)		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Saddened by proposal to remove conservation designation. Moved to Cove area as attracted to fishing village feel and being in a conservation area believed that the stricter planning	Noted. As a result of representations from local Cove Bay residents it is proposed that Cove Bay retains its conservation area status. This will be reviewed in August 2014 to allow time for the local community to	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management Plan has been amended.

regulations would prevent inappropriate building/alterations. We have ensured we maintain the traditional appearance of our property over the years.	formulate plans to improve the conservation area with the support of the City Council	Cove Bay is proposed to remain a Conservation Area. This will be reviewed in August 2014 to allow time for the local community to formulate plans to improve the conservation area with the support of the City Council
Over the years the character of the area has been eroded due to lack of enforcement and monitoring, residents have been allowed to build extensions which are not "in keeping" and install inappropriate windows and doors.	Noted. Resources do not permit the routine monitoring of conservation areas. All queries re planning enforcement in Cove Bay have been investigated.	No amendment required as a result of the representation
Planning regulations in the conservation area must be correctly enforced.	Noted. Resources do not permit the routine monitoring of conservation areas. All queries re planning enforcement in Cove Bay have been investigated.	No amendment required as a result of the representation
Pavements and roads have been neglected, and street lights left broken.	Noted. A local community action group would be well placed to pursue matters of routine maintenance with the City Council.	No amendment required as a result of the representation
The Council should invest money into streets of Cove Bay instead of little used-streets in the City Centre like the Adelphi. I realise this will cost money but I'm sure there are grants and organisations who would be willing to fund some of these changes.	Noted. Sources of grant funding for street upgrading works in Cove Bay have been investigated, but none were applicable. The Adelphi improvement works are being funded in part due to developer contributions and The Green Townscape Heritage Initiative.	No amendment required as a result of the representation
Removal of the conservation designation will lead to the destruction of the area; the designation should be retained with a view to improving the village in the very near future.	Noted. The historical and architectural character of Cove Bay has already been damaged by inappropriate development as outlined in the character appraisal.	No amendment required as a result of the representation
Ms J Esson		

(Local Resident Ref No.4)		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Lives in Cove outwith Conservation Area. Request conservation area is kept with the boundary as it is.	Noted. As a result of representations from local Cove Bay residents it is proposed that Cove Bay retains its conservation area status. This will be reviewed in August 2014 to allow time for the local community to formulate plans to improve the conservation area with the support of the City Council.	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management Plan has been amended. Cove Bay is proposed to remain a Conservation Area and the situation reviewed in August 2014.
The representation also asked a few questions regarding the consultation process and maps produced.	These factual queries were responded to in a separate letter	No amendment required as a result of the representation
Mr R Jamison (Local Resident Ref No.5)		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Lives in Cove Bay Conservation Area. Request Cove Bay not be a conservation area anymore.	Noted. This is a minority view. The vast majority of representations from local Cove Bay residents were in favour of Cove Bay retaining its conservation area status.	None
Mr S Kirk (Local Resident Ref No.6)		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Lives in Cove Bay Conservation Area. Request conservation area is kept with the boundary as it is.	Noted. As a result of representations from local Cove Bay residents it is proposed that Cove Bay retains its conservation area status. This will be reviewed in August 2014 to allow time for the local community to formulate plans to improve the conservation area with	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management Plan has been amended. Cove Bay is proposed to remain a

	the support of the City Council, subject to available resources (section O: <i>Information and communication</i> in the Management Plan).	Conservation Area and the situation reviewed in August 2014.
Ms S Porter (Local Resident Ref No.7)		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Lives in Cove Bay Conservation Area. Request conservation area is kept with the boundary as it is.	Noted. As a result of representations from local Cove Bay residents it is proposed that Cove Bay retains its conservation area status. This will be reviewed in August 2014 to allow time for the local community to formulate plans to improve the conservation area with the support of the City Council.	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management Plan has been amended. Cove Bay is proposed to remain a Conservation Area and the situation reviewed in August 2014.
Ms A Ross (Local Resident Ref No.8)		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Lives in Cove Bay Conservation Area. Request conservation area is kept with the boundary as it is.	Noted. As a result of representations from local Cove Bay residents it is proposed that Cove Bay retains its conservation area status. This will be reviewed in August 2014 to allow time for the local community to formulate plans to improve the conservation area with the support of the City Council.	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management Plan has been amended. Cove Bay is proposed to remain a Conservation Area and the situation reviewed in August 2014
Further discussion is needed as this is a very important decision.	Noted. The proposed review in August 2014 is designed to enable the local community to consider what action they wish to take regarding the future of the conservation area.	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management Plan has been amended. Cove Bay is proposed to remain a Conservation Area and the situation reviewed in August 2014.

Mr A Ross (Local Resident Ref No.9)		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Lives in Cove Bay Conservation Area. Request conservation area is kept with the boundary as it is.	Noted. As a result of representations from local Cove Bay residents it is proposed that Cove Bay retains its conservation area status. This will be reviewed in August 2014 to allow time for the local community to formulate plans to improve the conservation area with the support of the City Council.	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management Plan has been amended. Cove Bay is proposed to remain a Conservation Area and the situation reviewed in August 2014.
Mr D Gray (Local Resident Ref No.10)		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Lives in Cove outwith Conservation Area. Request conservation area is kept with the boundary as it is.	Noted. As a result of representations from local Cove Bay residents it is proposed that Cove Bay retains its conservation area status. This will be reviewed in August 2014 to allow time for the local community to formulate plans to improve the conservation area with the support of the City Council.	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management Plan has been amended. Cove Bay is proposed to remain a Conservation Area and the situation reviewed in August 2014.
Much input is required regarding the upkeep of the village, i.e. roads and thoroughfares.	Noted. Some of the roads in the Conservation Area are public highway however many of them are in private ownership. A local community action group would be well placed to work to improve their upkeep.	No amendment required as a result of the representation
Mr R Godsman (Local Resident Ref No.13)		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of</i>

		<i>Representation</i>
Strongly disagree with removing the Cove conservation status.	Noted. As a result of representations from local Cove Bay residents it is proposed that Cove Bay retains its conservation area status. This will be reviewed in August 2014 to allow time for the local community to formulate plans to improve the conservation area with the support of the City Council.	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management Plan has been amended. Cove Bay is proposed to remain a Conservation Area and the situation reviewed in August 2014.
Mrs A Reid-Anderson (Local Resident Ref No.17)		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Lives in Cove Bay Conservation Area. Request conservation area is kept with the boundary as it is.	Noted. As a result of representations from local Cove Bay residents it is proposed that Cove Bay retains its conservation area status. This will be reviewed in August 2014 to allow time for the local community to formulate plans to improve the conservation area with the support of the City Council.	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management Plan has been amended. Cove Bay is proposed to remain a Conservation Area and the situation reviewed in August 2014.
New houses, windows etc. must have been given permission by Council in the first place.	Reference to past planning decisions is noted.	No amendment required as a result of the representation
L Kestler (Local Resident Ref No.18)		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Lives in Cove Bay Conservation Area. Request conservation area is kept with the boundary as it is.	Noted. As a result of representations from local Cove Bay residents it is proposed that Cove Bay retains its conservation area status. This will be reviewed in August 2014 to allow time for the local community to formulate plans to improve the conservation area with	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management Plan has been amended. Cove Bay is proposed to remain a

	the support of the City Council.	Conservation Area and the situation reviewed in August 2014.
Colsea Road and Stoneyhill Terrace should be a one-way system for traffic due to the narrow roads.	Noted. Comments referred to Roads for its consideration.	No amendment required as a result of the representation
Ms N Mitchell (Local Resident Ref No.21)		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Lives in Cove Bay Conservation Area. Request conservation area is kept with the boundary as it is.	Noted. As a result of representations from local Cove Bay residents it is proposed that Cove Bay retains its conservation area status. This will be reviewed in August 2014 to allow time for the local community to formulate plans to improve the conservation area with the support of the City Council.	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management Plan has been amended. Cove Bay is proposed to remain a Conservation Area and the situation reviewed in August 2014.
The Council have given planning permission which has led Cove Bay to look like this today. It is important to keep our heritage alive and Cove Bay village represents this.	Reference to past decisions is noted. Agree that it is important to keep Cove Bay's heritage and there are many ways to do this. Conservation areas are defined in law and the question is whether Cove Bay still has sufficient historical and architectural interest to meet this legal definition.	No amendment required as a result of the representation
Mr M Ayrton (Local Resident Ref No.22)		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Lives in Cove Bay Conservation Area. Request conservation area is kept with the boundary as it is.	Noted. As a result of representations from local Cove Bay residents it is proposed that Cove Bay retains its conservation area status. This will be reviewed in	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management

	August 2014 to allow time for the local community to formulate plans to improve the conservation area with the support of the City Council.	Plan has been amended. Cove Bay is proposed to remain a Conservation Area and the situation reviewed in August 2014.
Cove Bay conservation has a unique small village feel to it that people come to visit. Please keep as is and stop trying to destroy what we have in a bid to save money, and stop building houses as the roads in the area cannot cope.	Noted. Conservation areas are defined in law and the question is whether Cove Bay still has sufficient historical and architectural interest to meet this legal definition. It is not therefore a money saving exercise.	No amendment required as a result of the representation
Mrs M Anderson (Local Resident Ref No.28)		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Propose that Cove Bay remain a Conservation Area.	Noted. As a result of representations from local Cove Bay residents it is proposed that Cove Bay retains its conservation area status. This will be reviewed in August 2014 to allow time for the local community to formulate plans to improve the conservation area with the support of the City Council.	Proposal R: Cove Bay Conservation Area in the Conservation Area Management Plan has been amended. Cove Bay is proposed to remain a Conservation Area and the situation reviewed in August 2014.
Mr H Mackenzie (Local Resident Ref No.15)		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
I have lived in area for over 25 years and I can assure you there has been no investment from the Council to prevent the serious erosion of this unique and beautiful area.	Noted. There has been no specific investment programme for Cove Bay Conservation Area; this applies equally to most of the City's conservation areas.	No amendment required as a result of the representation
There can be no cultural, historical, social or	Noted. Conservation areas are defined in law and the	No amendment required as a

architectural reasons for the proposed removal and is based upon financial considerations only.	question is whether Cove Bay still has sufficient historical and architectural interest to meet this legal definition. It is not therefore a money saving exercise.	result of the representation
The root of the verb 'to conserve' means to protect and keep from harm or destruction, what is required here is prevention, investment and restoration. Do not destroy our area by a further lack of corporate care and make choices that will improve and enhance.	Noted. Local planning authorities has a duty to conserve and enhance conservation areas however they also have a duty to assess them periodically to ensure that they still meet the legal definition.	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management Plan has been amended. Cove Bay is proposed to remain a Conservation Area and the situation reviewed in August 2014
I have many ideas and suggestions to make about protecting and preserving Cove Bay and will convey these in due course to the elected officials, as the 6 week consultation period is too short to consider the magnitude of these proposals.	Noted. The normal 4 week consultation period was extended to 6 weeks to take account of the Easter holidays. The proposed decision to retain conservation area and review it in August 2014 is to allow time for the local community to formulate plans to improve the conservation area with the support of the City Council.	No amendment required as a result of the representation
Cove and Altens Community Council		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Great concern that the City Council wish to remove the conservation status of Cove Bay.	Noted. As a result of local Cove Bay representations it is proposed that Cove Bay retains its conservation area status. This will be reviewed in August 2014 to allow time for the local community to formulate plans to improve the conservation area with the support of the City Council.	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management Plan has been amended. Cove Bay is proposed to remain a Conservation Area and the situation reviewed in August 2014
The Community Council has asked the Council for many years to help maintain and improve the area, but none forthcoming. It is therefore wrong to remove it and the Council should continue to	Reference to past requests is noted. Conservation areas are defined in law and the question is whether Cove Bay still has sufficient historical and architectural interest to meet this legal definition.	No amendment required as a result of the representation

support its conservation status.		
A lot of heritage and character could easily be lost if designation removed.	Noted. The character appraisal identifies the street pattern in the village core; the historic building orientation of the fisher cottages and the relationship between the village and the harbour as major contributors to Cove bay's character. These aspects would be unaffected by removal of conservation area status.	No amendment required as a result of the representation
Planning permission has been granted for things not in keeping with the conservation area. As a community council we have always commented on planning application that they should be in keeping with the conservation area.	Noted. The purpose of section 2: Management Plan is to provide guidance when considering planning applications in conservation areas.	No amendment required as a result of the representation
Conservation area should be kept the responsibility of the Council and not a local action group. If the Council do not wish to keep the designation, then we suggest that Cove Bay remain a designated conservation area for 12 months minimum to allow for development of a community action group if there is an appetite locally to do this.	Noted. The Council is responsible for designating conservation areas and applying the relevant planning policies and regulations. One of the three working assumptions of section 2: Management Plan of the document is that conservation areas are managed by a variety of stake holders and not just the City Council (p 12 - 2.1 a). As a result of local Cove Bay representations it is proposed that Cove Bay retains its conservation area status. This will be reviewed in August 2014 to allow time for the local community to formulate plans to improve the conservation area with the support of the City Council.	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management Plan has been amended. Cove Bay is proposed to remain a Conservation Area and the situation reviewed in August 2014
Ms W Suttar (Local Resident Ref No.26)		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Object to the removal of conservation status	Noted. As a result of local Cove Bay representations it	Proposal R: <i>Cove Bay</i>

from Cove Bay. It's one of two original fishing villages in Aberdeen and should remain protected.	is proposed that Cove Bay retains its conservation area status. This will be reviewed in August 2014 to allow time for the local community to formulate plans to improve the conservation area with the support of the City Council.	<i>Conservation Area</i> in the Conservation Area Management Plan has been amended. Cove Bay is proposed to remain a Conservation Area and the situation reviewed in August 2014.
Despite past inappropriate developments the area retains its original character and improvements can be made, e.g. street furniture.	The original character of Cove Bay has unfortunately been lost due to the inappropriate development. It is agreed however that improvements like this could be part of a local community action plan and would be welcomed.	No amendment required as a result of the representation
The designations of green belt and SSSI status will not protect this area alone; other areas nearby with these designations have been built over by previous administrations. I hope this administration does not follow the same bad example.	Noted	No amendment required as a result of the representation
The conservation status should be retained and steps taken to enforce the appropriate regulations to prevent further degradation.	Noted. As a result of local Cove Bay representations it is proposed that Cove Bay retains its conservation area status. This will be reviewed in August 2014 to allow time for the local community to formulate plans to improve the conservation area with the support of the City Council.	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management Plan has been amended. Cove Bay is proposed to remain a Conservation Area and the situation reviewed in August 2014.
Dr D and Mrs A Pearson (Local Resident Ref No.27)		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Object to proposed removal of conservation status from Cove Bay.	Noted. As a result of representations from local Cove Bay residents it is proposed that Cove Bay retains its conservation area status. This will be reviewed in	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management

	August 2014 to allow time for the local community to formulate plans to improve the conservation area with the support of the City Council.	Plan has been amended. Cove Bay is proposed to remain a Conservation Area and the situation reviewed in August 2014.
We moved to and were drawn to Cove last year by its considerable character and charm, and the conservation status with a reassurance that the Council would work to protect the heritage of the village.	Noted. Local planning authorities have a statutory duty to assess conservation areas periodically to ensure that they still have sufficient historical and architectural interest to meet their legal definition	No amendment required as a result of the representation
The arguments put forward in the consultation document are poorly justified. While there may have been unsympathetic development, this has not detracted to any great extent from the village's historic character. There is still a great deal to be preserved.	Noted. The character appraisal identifies the street pattern in the village core; the historic building orientation of the fisher cottages and the relationship between the village and the harbour as major contributors to Cove Bay's character. These aspects would be unaffected by removal of conservation area status.	No amendment required as a result of the representation
Amazed an area such as Cove Bay can be so neglected, it has a great deal to offer for residents and visitors, the Council should re-double its efforts to preserve the area.	Noted. The first working assumption of the management Plan (2.1(a)) highlights that conservation areas are managed by a wide variety of stakeholders including the Council and local residents.	No amendment required as a result of the representation
The document is right to criticise previous failures of Council to properly maintain the conservation area, the recommendation to simply give up is inadequate.	Noted. Conservation areas are defined in law and the character appraisal sought to examine whether Cove Bay still had sufficient historical and architectural interest to meet this legal definition. As a result of local Cove Bay representations it is proposed that Cove Bay retains its conservation area status for the time being.	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management Plan has been amended. Cove Bay is proposed to remain a Conservation Area and the situation reviewed in August 2014
Cove in Bloom		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of</i>

		<i>Representation</i>
Against the de-designation of Cove Bay from a Conservation Area, and deep concern over the potential further degradation of the area and loss of the historic village for future generations.	Noted. As a result of local Cove Bay representations it is proposed that Cove Bay retains its conservation area status. This will be reviewed in August 2014 to allow time for the local community to formulate plans to improve the conservation area with the support of the City Council.	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management Plan has been amended. Cove Bay is proposed to remain a Conservation Area and the situation reviewed in August 2014
Previous administrations have failed to enforce the restrictions of the designation, and instead of allowing its removal, this administration should be enforcing the restrictions and standing up for heritage.	Noted. Resources do not permit the routine monitoring of conservation areas however all queries re planning enforcement in Cove Bay have been investigated	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management Plan has been amended. Cove Bay is proposed to remain a Conservation Area and the situation reviewed in August 2014
Cove in Bloom is already in talks with the owner of the harbour to improve the area and take it back to a picnic area for visitors as it used to be.	Noted. Proposals to improve the harbour area are welcomed.	No amendment required as a result of the representation
Cove in Bloom aims to improve the whole area of Cove and Altens and this involves celebration of the fishing village history.	Noted and welcomed. Other similar improvement schemes could be undertaken by a local community conservation area group.	No amendment required as a result of the representation
De-designation now will make the improvements much harder and the funding difficult to obtain. This also includes our hopes to eventually replace the modern road and traffic signs to more heritage-style ones.	Noted. As a result of local Cove Bay representations it is proposed that Cove Bay retains its conservation area status. This will be reviewed in August 2014 to allow time for the local community to investigate heritage led regeneration funding.	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management Plan has been amended. Cove Bay is proposed to remain a Conservation Area and the situation reviewed in August 2014
Ms K Fullerton (Local Resident Ref No.20)		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>

Lives in Cove Bay Conservation Area. Request to be kept as a conservation area with the boundary as it is.	Noted. As a result of representations from local Cove Bay residents it is proposed that Cove Bay retains its conservation area status. This will be reviewed in August 2014 to allow time for the local community to formulate plans to improve the conservation area with the support of the City Council.	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management Plan has been amended. Cove Bay is proposed to remain a Conservation Area and the situation reviewed in August 2014.
Concern over proposed removal of Cove Bay conservation status. Lives in a 'C' listed property and residents have great pride living in this area.	Noted. Regulations regarding listed buildings are unaffected by whether they are in a conservation area or not.	No amendment required as a result of the representation
There is the eyesore development on the "brow hill" which blocks views of the sea, and I wonder how planning permission was given for these awful buildings.	Planning permission was granted because, at that time, the proposal was considered acceptable.	No amendment required as a result of the representation
High levels of car parking spoil the area and often make it look like a congested car park. Added to this is the loss of many gardens to provide parking spaces which is very sad.	Noted. Parking is often a vexed issue in historic areas that were laid out well before the advent of cars. Many of the streets in Cove Bay are in private ownership outwith the control of the City Council.	No amendment required as a result of the representation
Why was planning permission given to the development on the sea front which 'had a detrimental effect on the area'?	Planning permission was granted because, at that time, the proposal was considered acceptable.	No amendment required as a result of the representation
Why were the requirements in relation to a conservation area not enforced? If it had been the character would not have been lost and the conservation status would not be threatened.	Some of the unsympathetic development was unauthorised and enforcement action can only be pursued within four years of the unauthorised development taking place. Resources do not permit the routine monitoring of conservation areas however all queries re planning enforcement in Cove Bay have been investigated.	No amendment required as a result of the representation
The document states it has been a lack of initial	Resources do not permit the routine monitoring of	No amendment required as a

enforcement that caused the problem. It would be awful if Old Cove was allowed to deteriorate further and it would deteriorate faster if the conservation status was removed.	conservation areas however all queries re planning enforcement in Cove Bay have been investigated.	result of the representation
Footdee was raised as a good example, but Footdee does not have commuters 'rat run' through it, neither does it have a main road with lots of cars parked in it, pot-holes, blocked and flooded drains by post office and withdrawal of gardening service by the Council for public areas etc.	Noted. Footdee has a planned layout with a dense urban form and few roads. This makes it difficult to compare with Cove Bay whose development is entirely different.	No amendment required as a result of the representation
If conservation status was removed then developers would build right down to the sea.	Noted. Green Space Network, Green belt, Undeveloped Coast and SSSI designations give protection from development and any proposal would have to conform to policy <i>NE1 Green Space Network, NE2 Green Belt, NE7 Coastal Planning and NE8 Natural heritage</i> of the Local Development Plan and the Nature Conservation (Scotland) Act 2004.	No amendment required as a result of the representation
Conservation status should be retained and with improved knowledge and working with the community on the areas on concern to move forward together.	Noted and agreed. It is proposed that Cove Bay retains its conservation area status. This will be reviewed in August 2014 to allow time for the local community to formulate plans to improve the conservation area with the support of the City Council.	Proposal R: <i>Cove Bay Conservation Area</i> in the Conservation Area Management Plan has been amended. Cove Bay is proposed to remain a Conservation Area and the situation reviewed in August 2014.
We need to accept what has happened, retain conservation status, and provide accessible information to residents of do's and don'ts for the future to help preserve the area.	Agreed. Information for local residents in conservation areas needed as identified in guidance <i>O Information and communication</i> in the Management Plan.	A downloadable information leaflet for residents in conservation areas to be prepared.
Ferryhill		

Mr. Dewar Local Resident (Ref No.23)		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Object to proposed removal of Whinhill Gate, Fairfield Way and Polmuir from the Ferryhill Conservation Area.	Noted.	Proposal S1 <i>Ferryhill: Proposed deletion</i> has been removed from the Conservation Area Management Plan
Pg10, 3.2.2 – flat roof extensions are in Fonthill Terrace, Fonthill Road and Polmuir Road not in the proposed removal area.	Pg10, 3.2.2 refers to <u>most</u> modern development in the Conservation Area and not specifically to the one area.	No amendment required as a result of the representation
Pg11, 3.2.3 – modern developments at Whinhill Gate and Fairfield Way have attempted to keep area's character, e.g. original walls with railings, 2 and 3 storey bay window feature, different storey heights and mature trees.	Noted	Proposal S1 <i>Ferryhill: Proposed deletion</i> has been removed from the Conservation Area Management Plan
Pg17, 3.3.7 – area which detract from area include Albury Place and Fonthill Road <u>not</u> in the proposed removal area.	Fonthill Road is an important thoroughfare within Ferryhill Conservation Area. Whilst there is some unsympathetic development on it, this does not justify removing sections of this road from the conservation area. Removal of pockets of development on Albury Place would create a piecemeal conservation area, which is not considered to be good practice. Identified areas for inclusion/deletion are therefore normally at the edge of a conservation area.	Proposal S1 <i>Ferryhill: Proposed deletion</i> has been removed from the Conservation Area Management Plan
Removing the area could potentially have all the weaknesses and threats listed in the document and leave it open to developers.	Noted	Proposal S1 <i>Ferryhill: Proposed deletion</i> has been removed from the Conservation Area Management Plan
Would like to know specific reasons for	Noted. Reasons are set out in S1 <i>Ferryhill: Proposed</i>	Proposal S1 <i>Ferryhill: Proposed</i>

considering removing Whinhill Gate and Fairfield Way.	<i>deletion</i>	<i>deletion</i> has been removed from the Conservation Area Management Plan
Mr Hodcroft (Local Resident Ref No.11)		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Note document states it will “provide guidance for the public and help developers to identify and formulate proposals...” have you been approached by anyone to develop or change any of the area proposed to be removed?	No such approach has been made.	No amendment required as a result of the representation
Why have you selected this developed relatively small area?	Reasons set out in S1 <i>Ferryhill: Proposed deletion</i>	Proposal S1 <i>Ferryhill: Proposed deletion</i> has been removed from the Conservation Area Management Plan
Have the Council, or any member of the public or any contractors/companies have plans to remove trees in the area proposed for removal?	The Council has no such plans.	No amendment required as a result of the representation
Removal of trees, stone boundary walls etc. would detract from what would remain of the historical area.	Noted and agreed.	Proposal S1 <i>Ferryhill: Proposed deletion</i> has been removed from the Conservation Area Management Plan
If the proposed removal area had not been in a conservation area, the area would have had low cost housing built en mass, and stone walls and trees demolished/removed – has this been considered when preparing the draft document?	Noted. Consideration of hypothetical outcomes of past planning proposals is outwith the scope of this document.	No amendment required as a result of the representation
Ms. C Leith MBE		

(Local Resident Ref No.19)		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Agree with removal of modern flatted developments in Fairfield Way and Whinhill Gate.	In light of other representations received both on the retention of this area and on the importance of trees in conservation areas more widely, the document has been amended to delete the proposed removal of this area from Ferryhill Conservation Area.	No amendment required as a result of the representation
Feel the original 1-6 Polmuir House and the wall features at Fairfield Way should be reconsidered.	Noted	Proposal S1 <i>Ferryhill: Proposed deletion</i> has been removed from the Conservation Area Management Plan
Support addition of 4-10 Devanha Gardens West.	Noted	No amendment required as a result of the representation
Pg3 – agree with in the document with regard to the inappropriate replacement of plastic rainwater goods and the negative impact this has on the conservation area.	Noted	No amendment required as a result of the representation
Pg13 – agree re: negative features.	Noted	No amendment required as a result of the representation
Pg21 – further protection of important trees is welcomed.	Noted.	Proposal S1 <i>Ferryhill: Proposed deletion</i> has been removed from the Conservation Area Management Plan
Old Aberdeen		
Old Aberdeen Community Council		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>

Deleted: The boundary of Ferryhill Conservation Area would remain as existing in the vicinity of Fairfield way and Whinhill Gate.

Clarification was sought regarding the split between the two consultations on the two tranches of appraisals and the introductory text (management plan) which will apply to all conservation areas.	Clarification was given to Old Aberdeen Community Council on 1 April 2013.	No amendment required as a result of the representation
Old Aberdeen Heritage Society		
<i>Summary of Representation</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Welcome the documents as a significant advance in the protection and enhancement of Conservation Areas. Wish Council well in work to further this aim. Commend the document in general but have a few comments to make.	Noted.	No amendment required as a result of the representation
Comments are purely on the management plan and we will comment again on the draft CAA for Old Aberdeen.	Noted. The Old Aberdeen Heritage Society will be invited to be involved from the outset in the production of the Old Aberdeen Conservation Area character appraisal.	No amendment required as a result of the representation
Although Old Aberdeen has medieval beginnings, we feel the term 'educational hub' detracts from its real identity and prefer Old Aberdeen to be referred to as an 'historic community based on Church and Burgh, which incorporates a fine, ancient University', or more suitable term.	Noted and comment understood. The term "educational hub" in 1.1 of the Strategic Overview was intended to help convey the diversity of the City's conservation areas and not be a standalone description of Old Aberdeen Conservation Area.	No amendment required as a result of the representation
Tree works on Council land should be submitted and go through same process as those for works on private land. Including advertise tree works, consult with Council's Arboricultural Planner, allow adequate time for public and community representations to be made. If such	Noted. The Council has a public consultation procedure with regard to street trees. Most work to street trees is undertaken in situations where the street tree is dead, dying or in a dangerous condition. Where a single tree is to be removed, residents in the immediate vicinity are consulted and all residents are	No amendment required as a result of the representation

a procedure was in place inappropriate tree works in the Conservation Area could have been avoided and this is an important matter.	consulted on roads where three or more street trees are proposed to be removed. More information on Council owned trees can be found on the Council's website.	
In addition to the National Inventory of gardens and designed landscapes, areas which contribute to the character of the conservation areas should be given special protections (as detailed in SHEP p.47, 3; 79).	Noted. Para 3.79 of the Scottish Historic Environment Policy encourages local planning authorities to develop policies within their development plans for the identification and future management of sites that make an important contribution to the local historic environment and landscape character. This is considered as part of the Local Development Plan review.	No amendment required as a result of the representation
Loss of vegetation is not only result of extensions and car-parking, the proliferations of Houses in Multiple Occupation (HMOs) mean landlords remove garden landscaping for ease of maintenance with a detrimental impact on the character of conservation areas.	Noted. Whilst there is control over tree works in conservation areas this does not apply to removing vegetation unless it forms part of a planning application. This comment is not confined to HMOs.	No amendment required as a result of the representation
HMOs have negative impact on conservation areas, loss of gardens and untidiness due to occupation by temporary residents.	Noted. Loss of gardens and untidiness is not confined to HMOs.	No amendment required as a result of the representation
HMOs have a negative effect by changing the social character of a conservation area, family homes for sale are bought by developers and converts to HMOs/rented accommodation. Whilst demand for this type of accommodation is accepted too high a proportion erodes the area from lack of investment and community 'buy-in' for the upkeep and future enhancement of the conservation area. HMOs also create 'ghost	Noted. Conservation areas are declared on their architectural and historic merits. The social composition of an area is outwith the scope of this document.	No amendment required as a result of the representation

towns' when there are fewer people living in the area outwith academic terms		
There needs to be active control of HMOs by the Council in conservation areas as the balance is being lost to great detriment of the area.	Noted. This matter has been matter has been discussed with the Housing service as part of its consultation on HMOs.	No amendment required as a result of the representation
Council should protect and enhance conservation areas by re-instating traditional pavements and road surfaces where lost and ensure works are carried out in an appropriate way. Removal of traditional setts and/or paving-stones and replacement with modern materials is of great concern.	Noted. The appropriate use of traditional materials makes a big impact on streetscape. Officers in Masterplanning, Design and Conservation are working with those in Roads to improve the management and maintenance of the streetscape in conservation areas.	No amendment required as a result of the representation
Roads department must work closely and consult with the Planning and Conservation sections where any proposed works are located in conservation areas, which includes street furniture, signs, traffic calming measures etc.	Noted. The appropriate use of traditional materials makes a big impact on streetscape. Officers in Masterplanning, Design and Conservation are working with those in Roads to improve the management and maintenance of the streetscape in conservation areas	No amendment required as a result of the representation
Inappropriate street lighting should be replaced by more traditional design.	Noted. Officers in Masterplanning, Design and Conservation are working with those in Roads to improve the management of lighting in conservation areas. Traditional lighting designs are not however always appropriate and this assessment needs to be made on a case by case basis.	No amendment required as a result of the representation
High-powered lights to illuminate e.g. car parks have a detrimental impact on the conservation areas by flooding area with light after dark. The Council should have a policy prohibiting lighting of such dimensions and power in conservation	Aberdeen Local Development Plan Policy D2 – Design and Amenity already includes a provision to ensure external lighting proposals take into account residential amenity and minimise light spillage. It is not considered that any additional policy relevant only to Conservation Areas is required.	No amendment required as a result of the representation

areas.		
We endorse the Council's Windows and Doors: Repair and Replacement (March 2013) with regard to the preference for original windows and doors to be repaired and restored wherever possible.	Noted.	No amendment required as a result of the representation
The Council should also pursue an active policy of identifying inappropriate window and/or replacements and through enforcement and/or education and persuasion, along with grant aid offer; bring about the restoration of these to their original state.	Noted. Resources do not permit the routine monitoring of conservation areas however queries re inappropriate windows will be investigated. Grant aid is available through the Aberdeen City Heritage Trust subject to meeting their eligibility criteria.	No amendment required as a result of the representation
If necessary the siting and design of CCTV in conservation areas must be tightly controlled by the planning department to minimise their negative impact.	Planning permission is required for CCTV cameras and siting and design are taken into account when assessing applications. Resources do not permit the routine monitoring of conservation areas however reports of unauthorised CCTV cameras will be investigated.	No amendment required as a result of the representation
Proliferation of satellite dishes in conservation areas is much regretted and spoils not only the view of the building but the character of the whole conservation area. Those which have been erected without planning permission should be subject to enforcement procedures and a similar robust policy as mentioned for inappropriate windows and doors, to tackle this issue.	Noted and negative impact of inappropriately located and proliferation of satellite dishes is agreed. Resources do not however permit the routine monitoring of conservation areas however queries regarding satellite dishes will be investigated	No amendment required as a result of the representation
We welcome the Council's policy on the reinstatement and restoration of traditional shopfronts and signs in conservation areas and	Noted. Grant aid is available through the Aberdeen City Heritage Trust subject to its eligibility criteria. Resources do not permit the routine monitoring of	No amendment required as a result of the representation

would suggest that grants should be made available to encourage owners to do this. Robust enforcement is also needed as inappropriate signs have ruined the appearance of some fine old buildings and we feel on too many occasions planning officers handling such applications have had little or no experience of what is involved, e.g. style, materials, design etc.	conservation areas however queries regarding signage will be investigated. The Council's Development Management service is actively increasing the conservation knowledge base its planning officers.	
The Council policy should also take account of other types of signage as they have the potential to negatively impact on conservation areas and they are often erected without permission. There should be stricter control of these signs and less ambiguous guidance as to what constitutes an acceptable sign in a conservation area. All signs in conservation areas should require permission and stipulated that none have 'deemed consent'. Robust enforcement is also required.	Noted. Permitted development rights in conservation areas are very limited. A review of planning guidance on signage is to be undertaken as part of the Aberdeen Local Development Plan review. Stipulating that no signage should have "deemed consent" would require change in the Town and country Planning (Control of Advertisements) (Scotland) Regulations 1984 which is outwith our control. Resources do not however permit the routine monitoring of conservation areas however queries regarding unauthorised signs will be investigated.	No amendment required as a result of the representation.
The Council should exert more control over advertisement of all kinds and revive the concept of 'areas of special control' and designate areas which require more protection. The Council has no specific guidance or separate policy relating to advertisements and signs in conservation areas and this should be done.	Noted. A review of planning guidance on signage is to be undertaken as part of the Aberdeen Local Development Plan review.	No amendment required as a result of the representation.
It is not clear whether large sculptures in conservation areas require planning permission,	In certain circumstances sculptures may require planning permission. As with any application in a	No amendment required as a result of the representation

but according to legal definition of a 'building' it would appear they do. Such large sculptures can have a considerable impact on the character of conservation areas. The issue needs clarification and action. It is important each are considered individually and sited in appropriate locations.	conservation area the effect of the proposed development on the character of the conservation area is a material consideration. Individual conservation area character appraisals help identify that character.	
Reference should be made to the Councils Landscape Guidelines Supplementary Guidance relating to the redevelopment of brownfield sites, as the guidance contains much that could be particularly protective of those parts of conservation areas which become subject to attention from developer to build higher densities than the surrounding area or context, and in doing so potentially having a negative impact.	Noted. Reference is made in the document to relevant Supplementary Guidance, including Landscape Guidelines, which are used when assessing planning applications.	No amendment required as a result of the representation
The expansion of large institutions often takes place at the expense of communities and it is vital that there are no presumptions in favour of planning applications from such institutions. It is important that the character of conservation areas must be a priority and the views of the community take precedence. Community and historic environment contribute to the well-being of each other. The Council should formulate and carry out policies to protect the communities which give life to conservation areas.	Aberdeen Local Development Plan Policy CF1 applies to all existing community sites and facilities, including higher education institutions. It states that proposals for new or extended uses will be supported in principle, however proposals which would likely result in a significant erosion of the character of the area, or the vitality of the local community, will be opposed	No amendment required as a result of the representation
It might be helpful if representatives from local community bodies were invited to become involved in pre-application consultation and design statements, to contribute local knowledge at an early stage.	Noted. Community Councils and other local bodies are involved in pre-application consultation on major developments. There are not necessarily pre-application discussions for all applications and many are quite brief, which would make local involvement difficult. In addition some are confidential.	No amendment required as a result of the representation

<p>All planning applications for conservation areas should be assigned to one of a small team of officers experienced in and knowledgeable about conservation law and policies and committed to the protection and enhancement of such areas. In every case such a plan should be referred to the conservation section of the planning department for initial comments and advice.</p>	<p>Noted. The Council's Development Management service has a Masterplanning, Design and Conservation section within it that provides specialist conservation advice on a range of applications in conservation areas. Rather than have dedicated conservation case officers the service is actively increasing the conservation knowledge base of its planning officers.</p>	<p>No amendment required as a result of the representation</p>
<p>Plans for properties in conservation areas should never be dealt with under delegated powers, the tightening up of control on this would ensure all applications were considered by Planning Committee and potential objectors concerns would be fully heard. If this cannot be done then we suggest the following: (1) if a local heritage and amenity bodies object to a planning application it should not be allowed to be determined under delegated powers, the Council should give equal weight to these representations and so that they are consulted of any changes to the application; (2) if applicants alter a plan after it has been submitted and notification/advertisement has already taken place, it should be re-submitted and re-advertised, neighbours re-notified and local conservation, heritage and/or amenity groups notified; (3) representation from heritage societies should be given particular weight along with community councils as they have a wealth of knowledge and experience about their areas; (4) there should be good communications between the Council and such historical societies enabling to be kept up-to-date and</p>	<p>All representations received on planning applications are carefully considered by the case officer and responded to in the report of handling.</p> <p>Representations from Community Councils already trigger the application going to committee. Where there are significant changes to applications, these are already re-notified and re-advertised.</p> <p>The Council has its own advisor on conservation matters, as well as advice from Historic Scotland. It welcomes good communications with heritage bodies.</p>	

consulted on development relating to conservation areas; (5) would welcome if the Council would undertake to notify such bodies of all applications for property/trees in their area.		
Suggest the setting up of a 'community jury' as an assessment method to monitor the success of conservation strategies and such a jury should include members of heritage and conservation bodies and community councils.	Many conservation areas do have local groups who comment on applications and work with the local planning authority and others to improve conservation areas. Section O <i>Information and communication</i> in the Management Plan welcomes "working with local amenity and community groups, the public and other interested parties who wish to improve or promote understanding of their local conservation area, as far as resources permit."	
Government policy documents appear to give local amenity bodies and heritage groups equal weight alongside community organisations, particularly in the management of conservation areas. The Council should issue a policy which reflects this and allows potential to contribute greatly to the enhancement of conservation areas and impart knowledge and expertise.	It is not appropriate for us to repeat national policy at local level.	No amendment required as a result of the representation
A robust enforcement policy which is appropriate, speedy and effective. For conservation areas planning authorities should go one step further and monitor development activities in these areas and allow intervention at the earliest possible stage	Noted. Resources do not permit the routine enforcement monitoring of conservation areas however all queries regarding alleged unauthorised development will be investigated.	No amendment required as a result of the representation
New supplementary guidance should be issued specifically covering:	During the review of the Aberdeen Local Development Plan we will consider whether any changes or additions are required to Supplementary Guidance.	No amendment required as a result of the representation

(1) HMO applications (2) Traffic and parking (3) Roads work (4) Advertisements, signs and shopfronts Applications for erection of accommodation for temporary residents.	Updates to the existing Transport and Accessibility SG are expected, as is a review of existing guidance on signage and advertisements.	
Appendix 3 of the Management Plan, a reminder be inserted for the sake of clarity, that what follows is a list of permitted development rights which are removed in conservation areas, which would prevent confusion arising.	Noted	Appendix 3 amended accordingly.
All in all, this conservation management plan is an excellent document and much commended. However, as detailed in our comments we would like to see expansion, additions and clarification for certain sections/issues.	Noted.	No amendment required as a result of the representation

Conservation Areas Consultation Comments

Generic Comments

added to summary table Ref No 15



Our ref: PCS/125476

If telephoning ask for:

22 March 2013

Rebecca Oakes
Aberdeen City Council
Planning & Sustainable Development
Business Hub 4, Marischal College
Broad Street
Aberdeen

By email only to: roakes@aberdeencity.gov.uk

Dear Rebecca

Aberdeen City Draft Conservation Area Appraisals and Management Plan Consultation

Thank you for your consultation letter of 11 March 2013 which SEPA received on 12 March 2013. We have no comments to make on the Conservation Area Character Appraisals and Management Plan.

If you have any queries relating to this letter, please contact me by telephone on [redacted] or e-mail a [redacted]

Yours sincerely

[redacted]
Senior Planning Officer
Planning Service



Chairman

Chief Executive

Aberdeen Office

Ref NO. 32
added to summary
table

From: [REDACTED]
To: ldp@aberdeencity.gov.uk
Date: 22/04/2013 12:07
Subject: Response to consultation on Consultation Area Character Appraisals and Management Plan
Attachments: Consultation City Conservation Areas.doc

Please find attached a response from Nestrans to the consultation on Draft Conservation Area Character Appraisals and Management Plan.

Kind regards

[REDACTED]

[REDACTED]

Transport Executive (Strategy & Delivery)
Nestrans

[REDACTED]

Street

[REDACTED]

Tel (Direct)

Tel (Main)

[REDACTED]

22nd April 2013

Our Ref: KC/N14/5

Masterplanning, Design and Conservation Team
Planning and Sustainable Development
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Aberdeen
AB10 1AB

Dear Bridget

Consultation on Draft Conservation Area Character Appraisals and Management Plan


Thank you for the opportunity to comment on the draft Conservation Area Character Appraisals and Management Plan. We agree with the appraisals that have been made for each of the conservation areas and have no objections to the changes proposed regarding boundary alterations.

More generally, Nestrans would support any measures that improve the pedestrian environment in conservation areas, particularly in terms of pedestrian safety and the attractiveness of pedestrian routes. As recognised in the character appraisals, many of these areas provide key walking links within the city and we would support measures aimed at increasing the proportion of trips by walking and reducing the volume of car trips.

The character appraisals recognise the issue of parking in many of these areas and any changes in the provision of parking should have regard to the relevant policies contained within the Regional Parking Strategy which can be found on the Nestrans website at: <http://www.nestrans.org.uk/regional-transport-strategy.html>.

In line with the objectives of the Regional Transport Strategy, Nestrans supports measures which encourage a mode shift away from the private car to more sustainable modes of transport. Measures such as car free developments and appropriate management of parking could help to meet the aims of conservation areas as well as wider Regional and Local Transport Strategy objectives, although it is recognised that the needs of local residents need to be considered and balanced with wider objectives.

Yours sincerely


Transport Executive (Strategy & Delivery)

LDP - Comment on Draft Conservation Area Character Appraisals and Management Plan

From: Aberdeen Civic Society [REDACTED]
To: <ldp@aberdeencity.gov.uk>
Date: 22/04/2013 22:09
Subject: Comment on Draft Conservation Area Character Appraisals and Management Plan
Attachments: Comment on Draft Conservation Area Character Appraisals and Management Plan from the Aberdeen Civic Society.docx

Dear Sirs, I apologies that our submission is past the noon cut off date for comments today, however, I hope you will still accept our comments on your document.

Please see attached

Kind regards

--
[REDACTED]
Honorary Secretary

On behalf of
Aberdeen Civic Society
[REDACTED]

added to Summary
table

Comment on Draft Conservation Area Character Appraisals and Management Plan from the Aberdeen Civic Society



The Aberdeen Civic Society welcomes the opportunity to comment on the Draft Conservation Area Character Appraisals and Management Plan prepared by Aberdeen City Council. The Committee is impressed at the level of detail and obvious volume of work that has gone into producing the documents associated with this project.

We support the removal of Conservation Area Status from Cove Bay and the suggested area at Ferryhill and agree with the assessments and reasons put forward in the document for doing so.

We would also like to add a general comment that we are concerned about the quality of maintenance of many of the trees in the Conservation Areas of Aberdeen and would welcome any additional care that could be afforded to them. Flora in the urban landscape can be an equally important aspect of an area's character as its buildings and proper maintenance of the trees would help protect their contributions.

Overall, the Appraisals and Management Plan are impressive and extremely detailed. We trust that a few spelling and grammar errors that crop up throughout the documentation will be addressed for the final version before publication and we look forward to reading the adopted document.

Conservation Areas Consultation Comments

Albyn-Rubislaw Comments

Ref NO. 31
ack. sent 02/05/2013
added to summary

Page 1 of 1

LDP - Conservation Area Consultation

From: [REDACTED]
To: <ldp@aberdeencity.gov.uk>
Date: 22/04/2013 12:02
Subject: Conservation Area Consultation

Dear Sirs,

I am pleased that you have prepared some statements about the City's Conservation Areas. There are several areas of concern to draw to your attention:-

The replacement of trees in the footway seems to be very haphazard in that trees to be lopped or removed from the footway in my street, Carlton Place, are not the subject of any prior consultation, or replacement. It seems that a resident can ask for a tree to be cut down with no regard for the views of other residents. Sometimes the area of the tree root is slabbed over or worse - tarmac'd. So, please ensure that any revision to the Council's policy brings together the Roads Section with that of Conservation and Policy to enhance the setting and appearance of the Conservation Area.

There should be a Policy in Conservation Areas to prevent telephone and other wires from allowed overhead in the streets with a principal frontage which contribute to the fine views of the City.

Regards,

Allan Garvie

Ref No 16
ack 15/4/13
added to
summary
table

ALBERT TERRACE RESIDENTS ASSOCIATION

c/o [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

5th April 2013

Ms Bridget Turnbull
Senior Planner (Masterplanning, Design and Conservation)
Planning and Sustainable Development,
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Aberdeen AB10 1AB

Dear Ms Turnbull

Draft Conservation Area Appraisals and Management Plan

Further to our original submission to you on 26th March 2012 (copy attached for reference) Albert Terrace Residents Association (ATRA) welcomes the opportunity to comment on your Draft Guidelines.

Firstly, we would like to emphasize that all the views aired in our letter of March 2012 still stand on your draft document and should be re-read in conjunction with our current comments.

Our previous views can be summarised as follows:

- We have great concern over the gradual encroachment of business premises in our conservation area – particularly “change of use” from residential to business.
- There is a need for a “cap” on the number of office conversions in *primarily* residential streets.
- Increase in the number of office conversions leads to a loss of rear garden and bedroom privacy and further pressure on parking space.
- Where it is intended to grant planning permission to convert to a commercial premises, then re-instatement of original features such as cast iron railing etc. should be *mandatory* for the Businesses concerned.

Overall, there is a need to preserve the residential aspects of the city which, in our view, comprise its “beating heart”.

Detailed comments on your Draft Document:-

General:

- We feel very strongly that there is a unique opportunity for the City to take a proactive stance on conservation, and, instead of merely trying to "hold-the-line" in these areas, why not create a wider "re-instated" area?
- By this, we mean, following the example of Albert Terrace in 1992 when it was awarded "Townscheme" status (see report by Historic Buildings Council for Scotland, *Albert Terrace Townscheme* City of Aberdeen, Grampian, File Number HFT/B/GA by Robin Kent – Historic Scotland Architect)
- Most of the improvements to the architecture of Albert Terrace were done under the auspices of the "Townscheme" status, i.e. replacement of cast-iron railings, retention of settled road surface, retention of granite pavements, installation of heritage lighting, addition of trees and benches and the conversion of Albert Terrace to a cul-de-sac to preserve its quiet charm.
- We see no reason why this proactive approach should not be extended in this area by the inclusion of, for instance, neighbouring Victoria Street. This would start to create a wider area of architectural interest.
- The original setts on Victoria Street are still preserved under 2-3" of tarmac and could easily be re-exposed. The re-instatement of original style cast-iron railings would greatly improve the look of the road. Sealing off Victoria Street from Skene Street would not inconvenience the residents and businesses and the installation of heritage lighting would add charm.
- The linking up of areas such as Victoria Street would create a great asset for tourists and residents of Aberdeen alike.

Detailed Comments on your Draft:

P14 Threats – SWOT Analysis

- Change of use from residential to commercial premises, leads to and exacerbates:-
 - Loss of vegetation/trees from front and back gardens
 - Proliferation of commercial business signs
 - Breach of the old Victorian walls at the rear of businesses to provide car parks
 - No desire to re-instate cast-iron railings and landscape front gardens.

Photo 1 Victoria St - Showing absence of original Cast-iron Railings:-



Photo 2 Albert St – Typical absence of Railings and lack of Landscaping:



Photo 3 Albert St – Showing Absence of Railings and Front Landscaping:-



Photo 4 Albert Terrace – Virtually 100% Re-instated Cast Iron Railings Plus - original granite paving and Heritage Lamp Posts.



Photo 5 'Breached' Victorian wall To create car park – Rubislaw Tce lane.



Photo 6 Another Breached wall in Albert Terrace / Carden Place – this time to allow 'change of use' from Residential to Office Accom.



P15 Development

- Agree: "Encourage the adaptive re-use of building and mixed use projects that address physical, visual or economic decline, *subject to compatibility with neighbouring property and uses*" agree! ...but not where a residential community is thriving.

Public Realm

- Agree with the repair and enhancement strategy for cobbled/settled streets such as Albert Terrace. These are not being maintained and safe guarded (see comments and photos and under Section E Roads).
- In the past, damage by Utility Companies was gross. In one instance, gross damage was only rectified by sustained pressure by local Councillors. This area needs to be tightened up in any contract documentation and retention monies held until proper re-instatement is made.

P. 16 Part A Design Statements

- The document says that the provision of a design statement for alterations or extensions of existing buildings is "strongly recommended". We believe this should be *mandatory* in the same way as that recommended for *new* development.
- Just as much damage is done to the aesthetic appearance of an area by unsympathetic alteration/extension as the impact of a new development which is out of context.

P. 17 Section E Roads

- Document states that "we are committed to retaining original settled streets and granite pavements in conservation areas" etc.
- This is patently not happening as also noted under Public Realm (above). See photos of wear and tear in Albert Terrace on page 7
- .. These defects were brought to the attention of the Roads Dept in 2011 but they declined to rectify – mainly on the basis of lack of funds. *If there is a serious intent behind the wording of this section, then funds must be allocated to properly maintain the fabric.*

Photo 7 Showing Typical Damage to Albert Terrace Setted Road Surface.



Photo 8 A Further Area of Damage / Wear in Albert Terrace.



- As stated in the foregoing, the granite pavements and setted road in Albert Terrace were "saved" by ATRA lobbying the Council and Historic Scotland in the early days of the Association.....However, as can be seen, these are *at grave risk* through constant traffic and lack of proper maintenance !

Photo 9 For Comparison – A Relatively Undamaged Area of Setts in Albert Terrace (Light traffic area):-



P. 19 Section K – Trees

- Agree whole heartedly with the importance of trees in the urban landscape. ATRA have co-operated with businesses in Carden Place to ensure the trees on Albert Terrace North Bank are maintained in a healthy condition.
- In 2007, over £2,000 was spent on pruning and also native species of Scots Pine (*Pinus Sylvestrus*) were planted on the bank. This work was carried out under the guidance of the Aboricultural Department of ACC.
- When Albert Terrace was made a cul-de-sac, native Silver Birch were planted at the West End of the Terrace, careful thought was given to the expansion of the trunk and root systems by the arrangement shown below. Surely this system should be adopted for all future plantings/replacements?

Photo 10 Albert Terrace – End of Terrace Cul-de-Sac showing trees, benches and 1 of 3 Planters created via the “Townscheme” initiative.



Photo 11 The arrangement for tree & root expansion on the above Silver Birches.



Section 3.2.1. "Character Area A : Albyn Place, Carden Place and Victoria St"

We feel the title of this should properly read:-

*"Character Area A : Albyn Place, Carden Place, **Albert Terrace** and Victoria Street"*

- Despite being probably the best preserved, wholly residential street, Albert Terrace, hardly gets a mention.
- The report for Historic Scotland by Robin Kent (noted earlier) describes Albert Terrace as *"an outstanding conservation area in Aberdeen laid out by William Keith Junior in 1839, it was constructed (from the E end) between 1848 and 1867"*

However, in the above section, there is only very a brief mention of The Terrace and a photo of one of the Terrace dwellings on P12.

Plan 2 : Character Area A Built Heritage

- The key says: "Granite Setts Road Surface" but none is shown on the Plan?
- To our knowledge the only road in this area to have retained granite setts is Albert Terrace.

P22 Section Q: Rear Extensions to Terraces in the West End "Office" Area

- If this proposal is applied vigorously to offices that back onto Rubislaw Terrace Lane (as well as the rear of Albert Terrace properties) then there should be no problem for our residents. Will this be the case ?
- The challenge is most likely to come from offices with their rear backing onto Rubislaw Terrace Lane. They are most likely to want to build above a single story to expand their office space (see also objection to loss of rear garden and bedroom privacy mention on Page 1 of this note).
- We assume that with several offices already with extensions above a single storey, the guidance will not be retrospective?

We look forward to your views on all the foregoing.

Yours sincerely
For and on behalf of
The Albert Terrace Residents Association

 **(Secretary, ATRA)** 

Copies to:


Councillors:- Jennifer Stewart and Martin Greig

Ms Bridget Turnbull,
Senior Planner (Masterplanning, Design and Conservation),
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen, AB10 1AB

Dear Ms Turnbull,

Supplementary Guidance: Conservation Areas (Your Ref:- MCD/CON/01)

Thank you for the opportunity to air our views on your forthcoming review of Aberdeen Conservation Area Guidance.

Before I comment on behalf of our Residents, it may be useful to sketch out a brief history and profile of the Albert Terrace Residents Association.

Formed over 20 years ago. The Residents Association (ATRA) has many successful campaigning achievements to its credit, such as :-

- Introduction of 'Victorian' Lamp posts.
 - Retention of the Terrace original paviers and cobbles.
 - Lobbying to convert Albert Terrace to a cul-de-sac to help retain its quiet charm and character .
 - Introduction of seating at the west end of the Terrace and also halfway along the Terrace.
-
- Every year we fund the cost of the Hanging Baskets for the Terrace (circa £2,000) and have also 'adopted' the Council Planters at the west end of the Terrace. The latter, we plant up with Spring bedding plants and then Summer ones.
 - Finally, we trim the grass bank opposite each November and keep it stocked with Spring flowers such as Daffodils, Primroses and native Bluebells.

I have selected a few photos which illustrate the above.

As you can see, the Residents are very proud to be living in our Conservation Area and make every effort to enhance and retain its character.

The Residents know virtually all of their neighbours by sight and our twice yearly meetings are attended by about 70% of the Terrace. This sort of community spirit is rare these days.

Hence you will probably gather that the Residents and the Residents Association are passionate supporters of maintaining strict controls over development in designated Conservation Areas.

We believe it is vital to maintain a 'beating-heart' within the city. Without it, Aberdeen will become solely a business and shopping centre and a place where people only come at weekends to frequent the pubs and clubs. We see the increasing effects of this, but so far, we are 'holding the line'. *However, we need strong support from Local Government backed up by clear guidance.*

Our greatest concern is the encroachment of Business Premises in this Conservation Area:-

A good example of this recently was the 'change of use' of 5, Carden Terrace from a residential property to offices. This property backs onto Albert Terrace, so has an impact on our residents.

Planning permission was granted despite flagrant disregard of the Planning Regulations (ie extensive work was undertaken before planning approval was granted and the Victorian wall bounding the property was breached to allow the Contractor access to the back of the property. The wall was reinstated after vigorous complaints by local Councillors and ATRA.

Thus it appears to us that the Planning restrictions in Conservation areas need to be tightened and certainly not relaxed. Otherwise, we will gradually lose our Heritage by this constant 'salami-slicing'.

We do, however, realise the importance that commercial activity has for the City, but a balance needs to be struck. *We would like to see a cap on the number of office conversions in Conservation Areas plus a target on the number of residential properties – otherwise this slow 'salami-slicing' will continue.*

Two other unwanted side-effects of increasing numbers of offices, is further pressure on parking spaces and the loss of rear garden and bedroom privacy.

Ex residential properties are frequently terraced and come with little or no parking provision. Also, office conversions in upper stories often look straight into residential bedrooms.

One final point would be that where Planning Permission has been granted, a greater stipulation should be made on reinstatement of missing original features. I am thinking primarily of cast-iron railings etc. There was one property recently where this could have been part of the permission – unfortunately, a missed opportunity to enhance the area further...

I hope our comments have been constructive and useful. Please let us know how your Review is progressing. If you would like to discuss any of the issues in depth, please contact the undersigned.

Yours faithfully,

(For and behalf of the Albert Terrace Residents Association)

 (Secretary, Albert Terrace Residents Association).

26th March 2012

Tel: 

Copies to:-



Councillors Jennifer Stewart and Martin Greig.

Conservation Areas Consultation Comments

Cove Bay Comments

Ref No. 20
added to summary
ack sent

Jim Fullerton

COVE BAY CONSERVATION AREA - CONSULTATION

RECEIVED

19 APR 2013

I wish to voice my deep concern relating to the issue of the Cove Bay Conservation Area potentially losing its conservation status.

I have been a resident of a "C" listed fisherman's cottage on Hasman Terrace for 4 years. It is a beautiful place to stay and many residents, including myself, take great pride in where we live. There are quite a few things that make you feel sad in "Old Cove", the main one for many is the eye sore development on the "brow hill" which blocks the whole view of the sea. This causes deep sadness to the older people, born in Cove, who remember the beauty that could be seen across the sea at the bottom of each street. How planning permission was given for these awful buildings beggars belief. The high levels of parking on the main streets leading down to the Cove Bay Hotel and all along the "brow hill" area, as well as other various spots, spoil the area and often make the whole place look like a congested car park.

especially at the bottom of the fisher cottage streets. The loss of many gardens to provide parking spaces is also very sad.

I have read the Draft "Abdn City Conservation Area Character Appraisals and Management Plan Cove" in detail. Page 7 details what has gone wrong since status was given in 1975. In Section I it mentions the building of the houses that block out the sea view on the "brow hill." "This development along with incremental changes to the architectural features of the cottages" the Cove Bay Conservation Pamphlet states "has led to a serious erosion of the village character." Section 2 & 3 of page 7 give further details of changes which have had a detrimental effect to the area. Why was planning permission given for the sea front development? Why were the requirements, in relation to a conservation area not enforced? Enforcement over the years would have prevented the erosion of the village character. So now, due to all of this, in 2013 the village may lose its' conservation status.* Page 12 Section 3.2.5 "Negative Factors" again mentions the "brow hill" development and "other unsympathetic residential development in the green belt surrounding the village". Again, why was this

*

* SEE PAGE 4 OF LETTER

aloud to happen given its' conservation status?

In page 12 there is an admission that "the lack of initial enforcement now means that a reversal of what has already been done would cause a lot of bad feeling and cause problems", however, it has been I quote "the lack of initial enforcement that has caused the problem".

I have some knowledge of the rules and do's and don'ts of living in a conservation area, in a "C" listed cottage. It would be awful if "Old Cove" was to deteriorate any further. If the "erosion of the villages character" has been systematically caused since having Conservation Status, then I fear even more for this lovely sea village that I live in if the status is removed. During discussion with council representatives at the Cove Bay Hotel, reference was often made to the "Fittie" conservation area at the beach as a comparison to Cove, as in how wonderful it was. It was pointed out by myself and I presume others that "Fittie" does not have a commuters "rat run" through it, neither does it have a main road with lots of parked cars in it. It does not have the issues of pot-holes, blocked and flooding drains by the post office, a withdrawal of gardening services by the council for public areas etc. During this time


Page 4

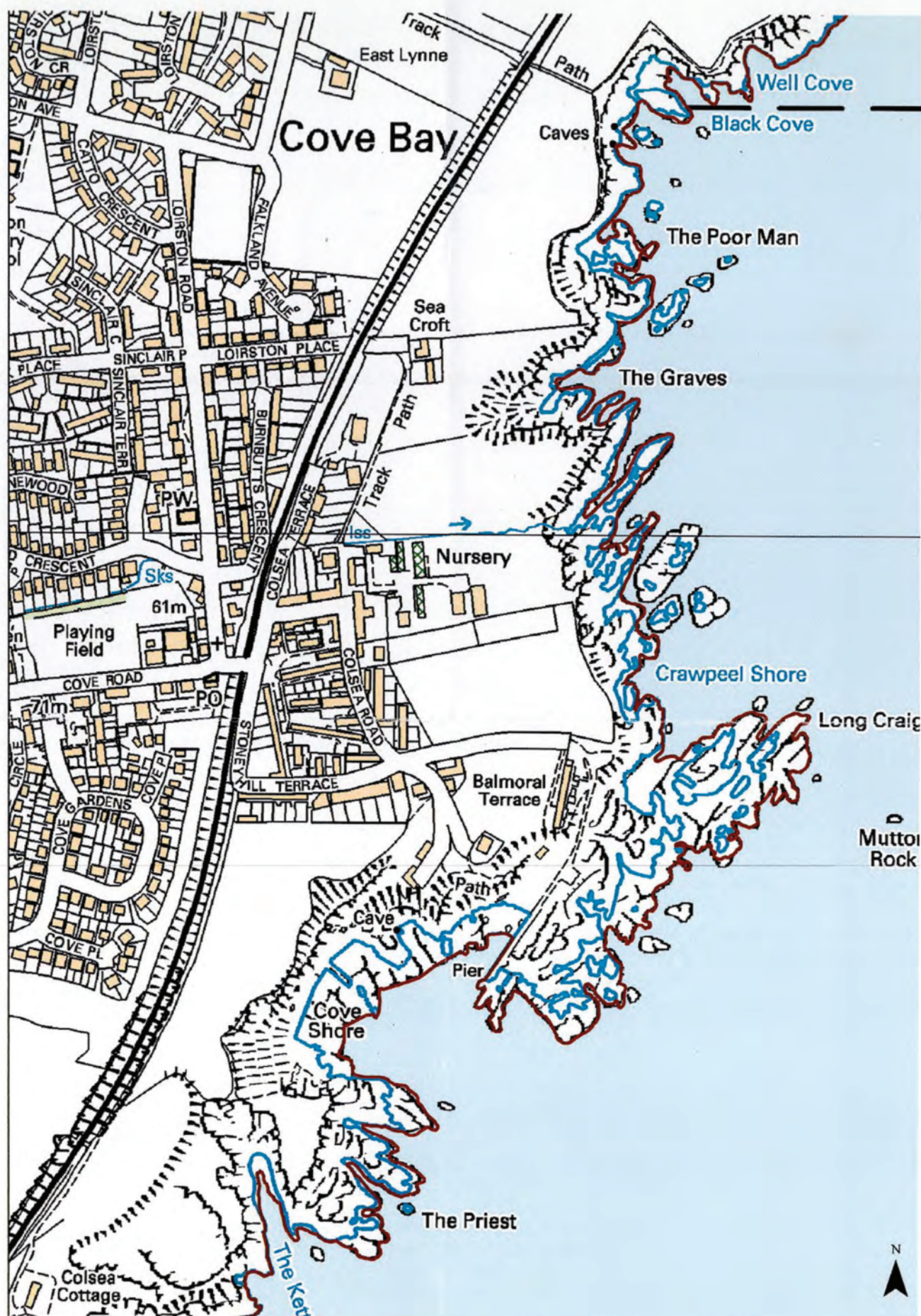
I also voiced my concern that if status was withdrawn then the developers would jump in and build with gusto right down to the sea wherever was possible. *I was re-assured that if status was removed it would not effect green belt areas which would still be protected. I am totally not re-assured. I pointed out as mentioned on page 2 of this letter, *to the council representative, there was no answer/reply!!

I ask that you retain the Conservation Status of Cove and move forward together. Up until now the authorities, and the villagers to a lesser degree possibly due to lack of knowledge and information, have been at fault. If it is possible to work sympathetically with villagers to improve some of the areas of concern, without bad feeling or suddenly implementing all the rules then that would be good.

The main goal would be to accept what has happened, retain Conservation Status, provide accessible information to residents of do's and don'ts for the future and hope to preserve what is left of this beautiful place. I can only hope that my letter will read and considered by all involved in the decision making process.

Thank you.





Cove Bay Conservation Area Response Form

1.1 Do you...(please tick one as appropriate)

Live in Cove Bay Conservation Area	<input checked="" type="checkbox"/>
Live in Cove outwith Conservation Area	<input type="checkbox"/>
Other (please state)	<input type="checkbox"/>

1.2 Please provide your name and contact details:

Name:

Telephone:

Address:

Email:

Postcode:

2.1 What do you think should happen to Cove Bay Conservation Area? (please tick one as appropriate)

Not be a conservation area anymore	<input type="checkbox"/>
Kept as a conservation area with the boundary as it is	<input checked="" type="checkbox"/>
Kept as a conservation area, but with a different boundary (please draw your suggested boundary on the plan overleaf)	<input type="checkbox"/>

2.2 Any other comments relating to Cove bay Conservation Area:

PLEASE SEE ENCLOSED LETTER.

****Data Protection Act 1998**

Comments you supply to Aberdeen City Council (ACC) in this public consultation exercise will be used in reviewing the draft document(s); in reporting to Council Committees and therefore will be available to the public.

The information collection will be recorded, stored securely and processed for the purposes of this public consultation. ACC will not share the personal information provided with other parties or organisations. ACC will not disclose any information about you to any organisation or person unless it is authorised or required to do so by law.

The Masterplanning, Design and Conservation team may use your contact details to contact you about the comments you have made. Your name and organisation may be published alongside your comments, unless you specify to us otherwise, but contact details will not be made public. If you chose not to provide a name or contact details, your comments will still be valid but we will not be able to contact you in the future.

Ref NO. 27
ack. sent 02/05/13
added to summary

From: "Pearson, Dr David G." [REDACTED]
To: "ldp@aberdeencity.gov.uk" <ldp@aberdeencity.gov.uk>
Date: 22/04/2013 03:32
Subject: comments on draft conservation area character appraisal for Cove

Dear Sir/Madam,

We are writing to express our concern over the proposal to remove the conservation area status of Old Cove. We strongly object to this proposal. We currently live in one of the quarry cottages in Bunstane Terrace in Cove. We only moved to Cove in August last year, and were drawn to the area by its considerable character and charm. The fact that Cove was a designated conservation area provided us with a reassurance that the Council would work to protect the heritage of the village. We are appalled by the proposal this conservation status will now be removed. We found the arguments put forward in the consultation document for removing the area's conservation status poorly justified. While there may have been unsympathetic development allowed in the area in previous years, this has still not detracted to any great extent from the village's historic character. There is still a great deal here which deserves to be preserved.

Neither of us are native to the area and come from regions with their own substantial heritage (Warwickshire in England and the Friuli-Venezia-Giulia region in Italy). We, along with our friends and family who have visited us in Cove, are frankly amazed at how an area of such beauty and charm can be so neglected. Cove has a great deal to offer both residents and visitors to Aberdeen, and the Council should re-double its efforts to preserve the area for future generations. While the consultation document is right to criticize previous failures of Council to properly maintain Cove as a conservation area, the recommendation to simply give up is woefully inadequate. Aberdeen has lost too much of its heritage over the years to justify reducing the already limited number of conservation areas even further.

We very much hope the Council will reconsider the proposal to remove the conservation status of Cove, and instead focus more strongly on preserving the considerable value of what is still here.

Yours sincerely,

David and Alessia Pearson.
[REDACTED]

LDP - conservation area character appraisals

Ref NO 25 Page 1 of 1
ack. sent 02/05/13
added to summary

From: [REDACTED]
To: <ldp@aberdeencity.gov.uk>
Date: 21/04/2013 11:00
Subject: conservation area character appraisals
Attachments: objection to dedesignation.docx

FAO: Bridget Turnbull

Please find attached our representation against the dedesignation of Cove Bay from a Conservation Area.

Regards,

[REDACTED]
Cove in Bloom

LDP - FW: conservation area character appraisals - Cove Bay

From: [REDACTED]
To: <ldp@aberdeencity.gov.uk>
Date: 21/04/2013 18:14
Subject: FW: conservation area character appraisals - Cove Bay
Attachments: objection to dedesignation.docx

FAO: Bridget Turnbull

Please find attached our representation against the dedesignation of Cove Bay from a Conservation Area.

Regards,

[REDACTED]
Cove in Bloom



Cove in Bloom

Part of Cove & Altens Community Council

Tel: [REDACTED] Email: [REDACTED]

Cove in Bloom are strongly against the dedesignation of Cove Bay, and want to express their deep concern about the potential for further degradation of the area. Previous administrations have failed to enforce the restrictions of the designation, but rather than allowing the designation to be withdrawn, this administration should be standing up for Heritage and Conservation by enforcing the restrictions that the designation requires.

Cove in Bloom is already in talks with the owner of the harbour to improve the area and take it back to a picnic area for visitors as it used to be in the first half of the twentieth century, and the first step is the new planter which is being sited there this week.

The aim of Cove in Bloom is to improve and enhance the whole area of Cove and Altens, and part of this involves celebration of the history of the original fishing village. Dedesignation at this stage will make the improvements we hope to bring so much harder and the funding more difficult to obtain. Our hopes that over time the modern road signage and lampposts will be replaced with others in keeping with its historical nature will become more difficult to realise, and another beautiful historical village will be lost to the nation. An action such as this will deprive our children and our children's children of one more of the few remaining areas that make our understanding of the lives of our ancestors more real.

We would plead that the council do not proceed with such a retrograde step as to remove the Conservation Area status from Cove Bay.



Cove in Bloom

Part of Cove & Altens Community Council



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We would plead that the council do not proceed with such a retrograde step as to remove the Conservation Area status from Cove Bay.

LDP - Draft Conservation Area Character Appraisal - COVE BAY

Ref NO 26
ack sent 02/05/13
added to summary

From: [REDACTED]
To: <ldp@aberdeencity.gov.uk>
Date: 21/04/2013 18:09
Subject: Draft Conservation Area Character Appraisal - COVE BAY

To Bridget Turnbull,

I wish to express my personal objection to the removal of conservation area status from Cove Bay. The fishing village is one of only two remaining within Aberdeen, and for this reason alone should remain protected. Despite some inappropriate developments in the past the village still retains its original character, and improvements can be made to this by replacing things such as the street furniture with age-appropriate items.

Past experience of the protection accorded to areas by green belt and SSSI status does not lead me to believe that these alone will protect the area, other areas close by which were previously given these designations have been built over with the permission of previous administrations, and I hope and believe that this administration will not follow the bad example set by those preceding it, will retain the conservation area status of this small village, and will take steps to enforce the appropriate regulations to prevent further degradation of this site.

Yours sincerely,

[REDACTED]

LDP - FW: Draft Conservation Area Character Appraisal - COVE BAY

From: [REDACTED]
To: <ldp@aberdeencity.gov.uk>
Date: 21/04/2013 18:15
Subject: FW: Draft Conservation Area Character Appraisal - COVE BAY

To Bridget Turnbull,

I wish to express my personal objection to the removal of conservation area status from Cove Bay. The fishing village is one of only two remaining within Aberdeen, and for this reason alone should remain protected. Despite some inappropriate developments in the past the village still retains its original character, and improvements can be made to this by replacing things such as the street furniture with age-appropriate items.

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Yours sincerely,

[REDACTED]

Ref no. 30

Page 1 of 1

ack. sent 02/05/2013
added to summary

LDP - Cove Bay Conservation Area Draft Conservation Area Character Appraisals and Management Plan

From: [REDACTED]
To: "ldp@aberdeencity.gov.uk" <ldp@aberdeencity.gov.uk>
Date: 22/04/2013 10:57
Subject: Cove Bay Conservation Area Draft Conservation Area Character Appraisals and Management Plan
Attachments: ConservationArea.pdf

Hi,

Please find attached the views of Cove and Altens Community Council regarding the conservation area status of Cove Bay, and our wish for it to stay as a conservation area.

Best Regards

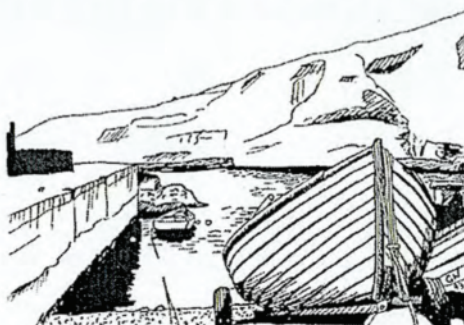
[REDACTED]

Cove and Altens Community Council

COVE AND ALTENS COMMUNITY COUNCIL

Chairman: [REDACTED]

Secretary: [REDACTED]



Web Site: [www.\[REDACTED\]](http://www.[REDACTED])

Date:- 22/04/13

RE: Cove Bay Conservation Area Draft Conservation Area Character Appraisals and Management Plan

It is with great concern that I write regarding the City Council's wish to remove the conservation area status of Cove Bay.

As a Community Council, we have been asking Aberdeen City Council for many years to help maintain and help improve the area, but with no help forthcoming in this matter at all. We think it is wrong to now propose that the conversation area status be removed, and that the council should continue to support conservation status for Cove Bay.

The area has a lot of heritage and character which could easily be lost if the conservation status is lost.

We have noticed over the years, planning permission being granted for things not in keeping with the conservation area, and indeed some things being done by the council in council property in the area, not in keeping with its status. We as a community council have always stated on all planning applications for this area that they should be in keeping with the conservation area.

We feel that the conservation area should be kept and be the responsibility of the council, not a local action group. However, if the council will no longer take responsibility for this, we suggest that Cove Bay remain a designated conservation area for a further 12 months minimum to allow for development of a community action group if there is an appetite locally to do this.

Best Regards
Neil Stewart

[REDACTED]

[REDACTED]

Cove and Altens Community Council

10 April 2013

Bridget Turnbull,
Senior Planner
Aberdeen City Council
Business Hub 4
Marischal College
Aberdeen AB10 1AB

Planning & Sustainable Development	
Mail ID	29062
RECEIVED	10 APR 2013
REPLY	15/13
Section	MDC
Officer	BTB

Dear Ms Turnbull,

I acknowledge your letter of 11 March 2013 regarding Old Cove as a Conservation Area. I have lived here for over twenty-five years and I can assure you there has been no investment from the Council to prevent the serious erosion that you refer to which robs the area of its unique and beautiful character. There can be no cultural, historical, social or architectural reason for your proposals so I am persuaded that this suggestion is based upon financial considerations only.

The root of the verb 'to conserve' means to protect and keep from harm or destruction, what is required here is prevention, investment and restoration. Please don't destroy a wonderful area by a further lack of corporate care but make choices that will improve and enhance the

qualities, character and traditions of this place. I have many ideas and suggestions to make about preserving and protecting Cove Bay's Concentration status and will convey them to the elected officials in due course, but not before noon on Monday 22 April. I travel a lot which means your six-week consultation period is much too brief for me and too short in general for the consideration of proposals of this magnitude, please extend it.

Yours sincerely,

[Redacted Signature]

NB I am also [Redacted] in [Redacted] and will take opportunity, in due course, to chat through your proposals with the congregation and let you know their conclusions.

Ref No 1
ack 21/3/13
added to
summary
table

7 Balmoral Terrace
Cove Bay
Aberdeen

15 March 2013

Ms Bridget Turnbull
Senior Planner
Aberdeen City Council
Business Hub 4
Marischal College
Aberdeen
AB10 1AB

Planning & Sustainable Development	
Mail ID	28937
RECEIVED 18 MAR 2013	
REPLY 22/03/2013	
Section	MDC
Officer	BT

Dear Ms Turnbull

Cove Bay Conseration Area

Thank you for your letter of 11 March 2013 - Conservation Area. I am writing to say how pleased I am about this prospect of the removal of the conseravtion order.

I have lived in Cove for 73 years and my parents and grandparents were there before that. The houses were without sanitation or water, the toilets were dry buckets in wooden sheds and were emptied into a central midden in the centre of the village along with all the other garbase, ashes, etc.

As the men returned home from WW2 they urgently sought to improve conditions and, as a house could be purchased from the estate for £90 with the planners in Stonehaven regarding Cove as "Northern Frontier District", almost everything got the 'go ahead'.

All the infrastructure of the fishing days has been swept away, the Fishermen's Mission Hall, the Ice House, the Semaphore Station, etc. The only fragile survivor is the villlage harbour which, in my opinion, is unique on the East Coast, with concrete structures linking up the rock formations to provide shelter for recreation, fishing, picnics, boating, etc., and a pier on a north/south axis.

I can think of no other major city which would allow a gem like this to crumble away within its boundaries and so close to the town centre. I can only hope that the resources which may be released when no longer required to administer the conservation area could be redirected to help Cove harbour survive and realise is fantastic potential as a City gem.

Yours sincerely



Fred Cargill

Ref No 2
sent email 21/03/13
added to summary

>>> LDP 21/03/2013 >>>

>>> [REDACTED]

Consultation: Cove Bay Conservation Area Response Form

1.1. I live in Cove Bay Conservation Area

1.2. Name: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

2.1. Kept as conservation area with the boundary as it is.

2.2. Cove Bay is one of the few remaining fishermen villages with character close to Aberdeen city. Although development in the sixties and early seventies made a lot of damage to the area, there is still a touch of fishermen village, that together with the important nesting ground for sea bird species and the harbour, make of Cove Bay a special quiet spot not only for the small group of people that live in the area but as a recreational ground for everyone.

I am deeply worried for this Council initiative, first it opens the door for further damage to the area (maybe even opens the possibility of further building development in the adjacent areas to the village), and second, because of the lack of sensitivity and look ahead heritage vision of the Council

The Council should take the initiative of enhancing the beauty of these fishermen village, to make of Cove Bay a similar spot to Foot Dee. Lifting the existing conservation regulations will make too easy the building of extensions and other modifications to the cottages that will ruin their character. In general this is an area populated by humble people, without much economic resources, and you can expect that no matter how much we would like to make modern but traditional-lookalike modifications in our buildings, we cannot afford them and probably we will end up with the cheap and nasty looking option, not to mention the lack of taste that some of us we have when making changes in our houses (sounds patronizing but it is a reality).

All in all, I am against any relaxation of the actual regulations and pro to a plan of improving the traditional appearance of the village by means of investment in the area and grants to improve some buildings when the owners cannot afford it.

There is still an opportunity to rescue this little village, lifting the existing conservation regulations is not the way to go.

Please, do not hesitate to contact me for further assistance.

Kind regards

Javier Perez-Barberia

>>> "Angela Wishart" [REDACTED]

Despite being a relative newcomer to Cove Bay (only 21 years resident here), I was saddened to hear that Aberdeen City Council wishes to remove the Conservation area designation. My husband and I moved to the area because of the appeal of the "fishing village" and historic feel to an area which is also located within easy commuting distance of the city centre. The sea views, beautiful harbour and quaint fisher cottages made Cove Bay a perfect choice. The fact that our home was located within a Conservation Area was a real positive for us and we believed that the stricter planning regulations would prevent any inappropriate building or adaptations being permitted within the area. We have, over the years, ensured that any alterations we have carried out have been appropriate for the area and we have done our very best to retain the traditional appearance of our property (in line with the Conservation area planning regulations).

However, over recent years the character of the village has eroded somewhat and I believe this is mainly due to a lack of enforcement of the Conservation area planning regulations by the local authority. Residents have been allowed to build properties and extensions which are not "in keeping" with the nearby fisher cottages and historic area within the village of Cove Bay. Roads and pavements have been neglected instead of being maintained and even street-lights have been left broken. The local authority has failed to monitor adaptations to properties within the area and allowed residents to install inappropriate replacement windows and doors. I feel that since the decline of the area is partly the responsibility of Aberdeen City Council, instead of removing the Conservation status of the area, the local authority should be doing it's utmost to halt this decline and make improvements to ensure the village is restored (as much as possible) to it's former glory.

I feel the first step to improving Cove Bay is to correctly enforce the planning regulations for a Conservation area. Secondly the local authority needs to maintain the streets of Cove Bay. Instead of spending tax payers money on replacing cobble-stones in the little-used streets in the city centre (such as Adelphi), the council should be spending that money more wisely on enhancing the historic streets and lanes of Cove Bay which could perhaps even lead to an increase of tourism to the area. I realise that these improvements will cost money but I'm sure there are grants and organisations who would be willing to fund some of these changes.

Cove Bay is a beautiful, picturesque, fishing village and I believe that removing it's Conservation area designation will inevitably lead to the destruction of, what is, one of Aberdeen's most interesting and unique locations. I therefore hope that you will consider the points I have raised and allow Cove Bay to retain it's current Conservation area status - with a view to hopefully improving the village in the very near future.

Regards

Mrs Angela Wishart

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

Cove Bay Conservation Area Response Form

Ref No 4

letter re attached queries
sent 21/03/13

acknowledgment letter

sent 26/03/13
added to
summary

1.1 Do you...(please tick **one** as appropriate)

Live in Cove Bay Conservation Area	
Live in Cove outwith Conservation Area	<input checked="" type="checkbox"/>
Other (please state)	

1.2 Please provide your name and contact details:

Name:

Telephone:

Address:

Email:

Postcode:

2.1 What do you think should happen to Cove Bay Conservation Area? (please tick **one** as appropriate)

Not be a conservation area anymore	
Kept as a conservation area with the boundary as it is	<input checked="" type="checkbox"/>
Kept as a conservation area, but with a different boundary (please draw your suggested boundary on the plan overleaf)	

2.2 Any other comments relating to Cove bay Conservation Area:

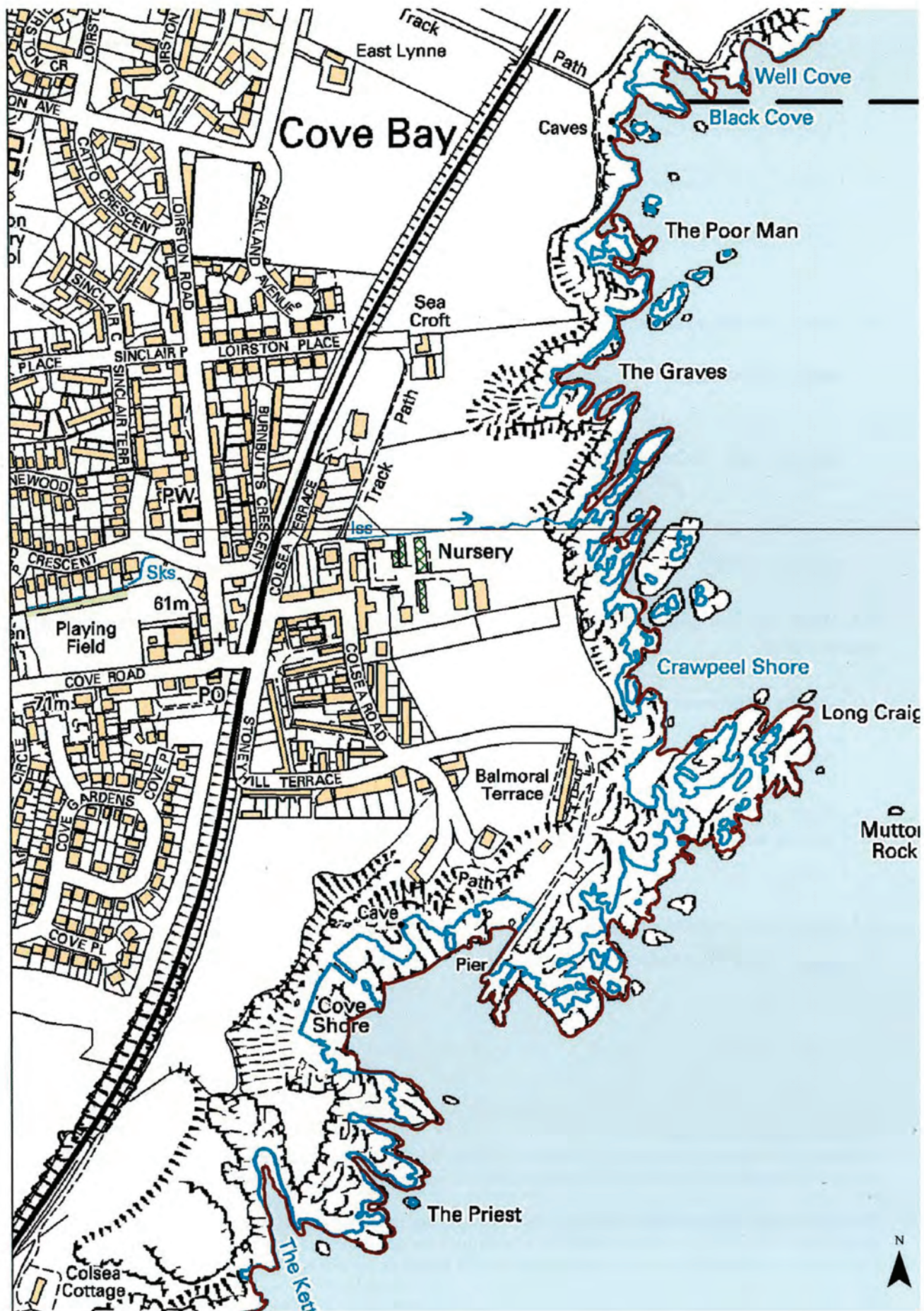
see attached paper

****Data Protection Act 1998**

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The Masterplanning, Design and Conservation team may use your contact details to contact you about the comments you have made. Your name and organisation may be published alongside your comments, unless you specify to us otherwise, but contact details will not be made public. If you chose not to provide a name or contact details, your comments will still be valid but we will not be able to contact you in the future.



[REDACTED]
[REDACTED]
[REDACTED]
Who own land. 902 on map. south of village

When. was consultation advertised.

Where advertised - e.g paper?

Why is the plan used dated 1866-1899?

Cove Bay Conservation Area Response Form

Ref No 5
Letter sent 26/3/13
added to summary

1.1 Do you...(please tick one as appropriate)

Live in Cove Bay Conservation Area	yes
Live in Cove outwith Conservation Area	
Other (please state)	

1.2 Please provide your name and contact details:

Name:

[Redacted]

Telephone:

[Redacted]

Address:

[Redacted]

Email:

Postcode:

[Redacted]

2.1 What do you think should happen to Cove Bay Conservation Area? (please tick one as appropriate)

Not be a conservation area anymore	<input checked="" type="checkbox"/>
Kept as a conservation area with the boundary as it is	<input type="checkbox"/>
Kept as a conservation area, but with a different boundary (please draw your suggested boundary on the plan overleaf)	<input type="checkbox"/>

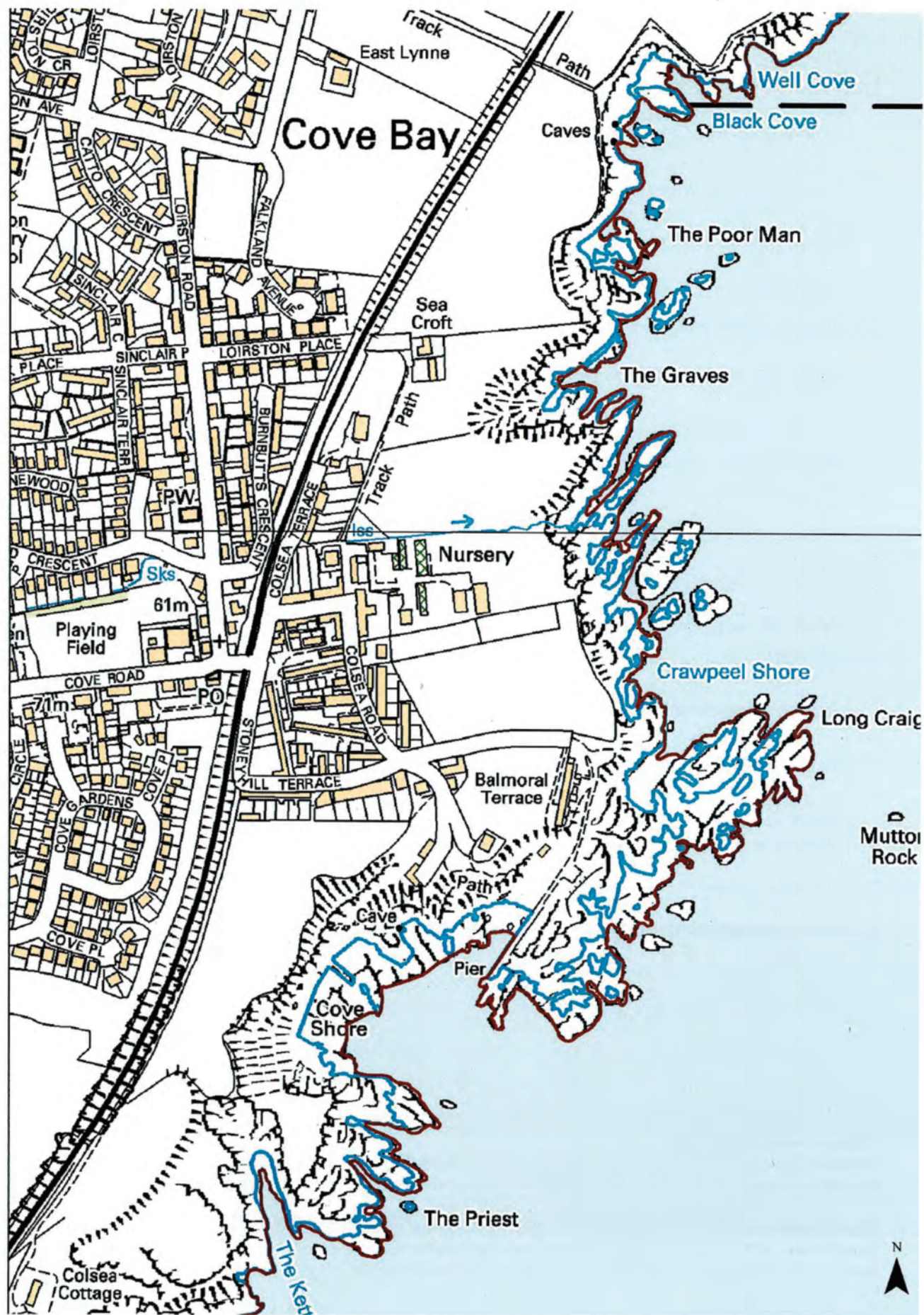
2.2 Any other comments relating to Cove bay Conservation Area:

****Data Protection Act 1998**

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Cove Bay Conservation Area Response Form

Ref No 6

sent letter - 26/5/13
added to summary

1.1 Do you...(please tick one as appropriate)

Live in Cove Bay Conservation Area	<input checked="" type="checkbox"/>
Live in Cove outwith Conservation Area	<input type="checkbox"/>
Other (please state)	<input type="checkbox"/>

1.2 Please provide your name and contact details:

Name:

[REDACTED]

Telephone:

[REDACTED]

Address:

[REDACTED]

Email:

[REDACTED]

[REDACTED]

Postcode:

[REDACTED]

2.1 What do you think should happen to Cove Bay Conservation Area? (please tick one as appropriate)

Not be a conservation area anymore	<input type="checkbox"/>
Kept as a conservation area with the boundary as it is	<input checked="" type="checkbox"/>
Kept as a conservation area, but with a different boundary (please draw your suggested boundary on the plan overleaf)	<input type="checkbox"/>

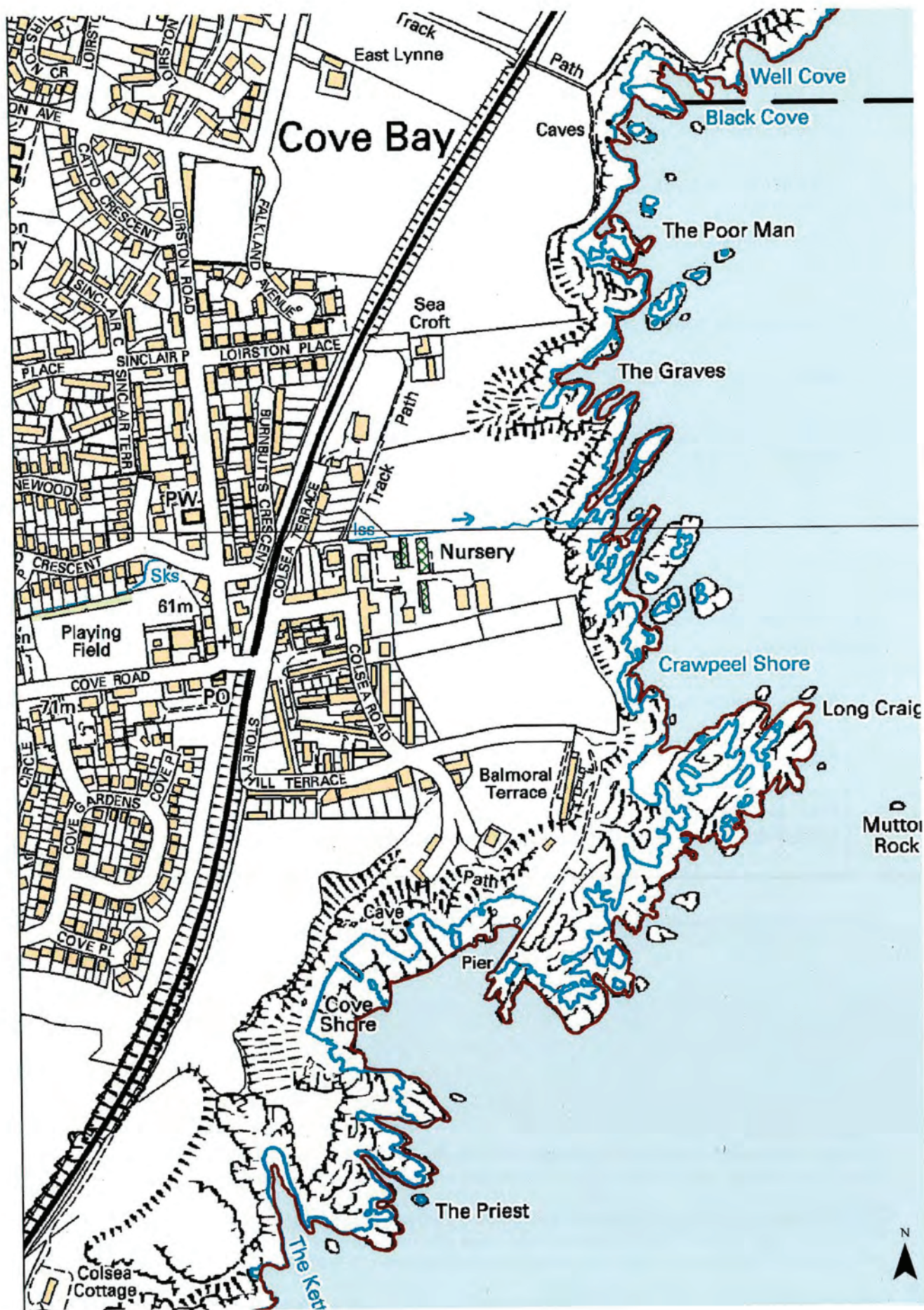
2.2 Any other comments relating to Cove bay Conservation Area:

****Data Protection Act 1998**

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The Masterplanning, Design and Conservation team may use your contact details to contact you about the comments you have made. Your name and organisation may be published alongside your comments, unless you specify to us otherwise, but contact details will not be made public. If you chose not to provide a name or contact details, your comments will still be valid but we will not be able to contact you in the future.



Cove Bay Conservation Area Response Form

Ref No 7
Letter sent 26/3/13
added to summary

1.1 Do you...(please tick **one** as appropriate)

Live in Cove Bay Conservation Area	<input checked="" type="checkbox"/>
Live in Cove outwith Conservation Area	<input type="checkbox"/>
Other (please state)	<input type="checkbox"/>

1.2 Please provide your name and contact details:

Name:

[REDACTED]

Telephone:

[REDACTED]

Address:

[REDACTED]
[REDACTED]

Email:

[REDACTED]
[REDACTED]

Postcode:

[REDACTED]

2.1 What do you think should happen to Cove Bay Conservation Area? (please tick **one** as appropriate)

Not be a conservation area anymore	<input type="checkbox"/>
Kept as a conservation area with the boundary as it is	<input checked="" type="checkbox"/>
Kept as a conservation area, but with a different boundary (please draw your suggested boundary on the plan overleaf)	<input type="checkbox"/>

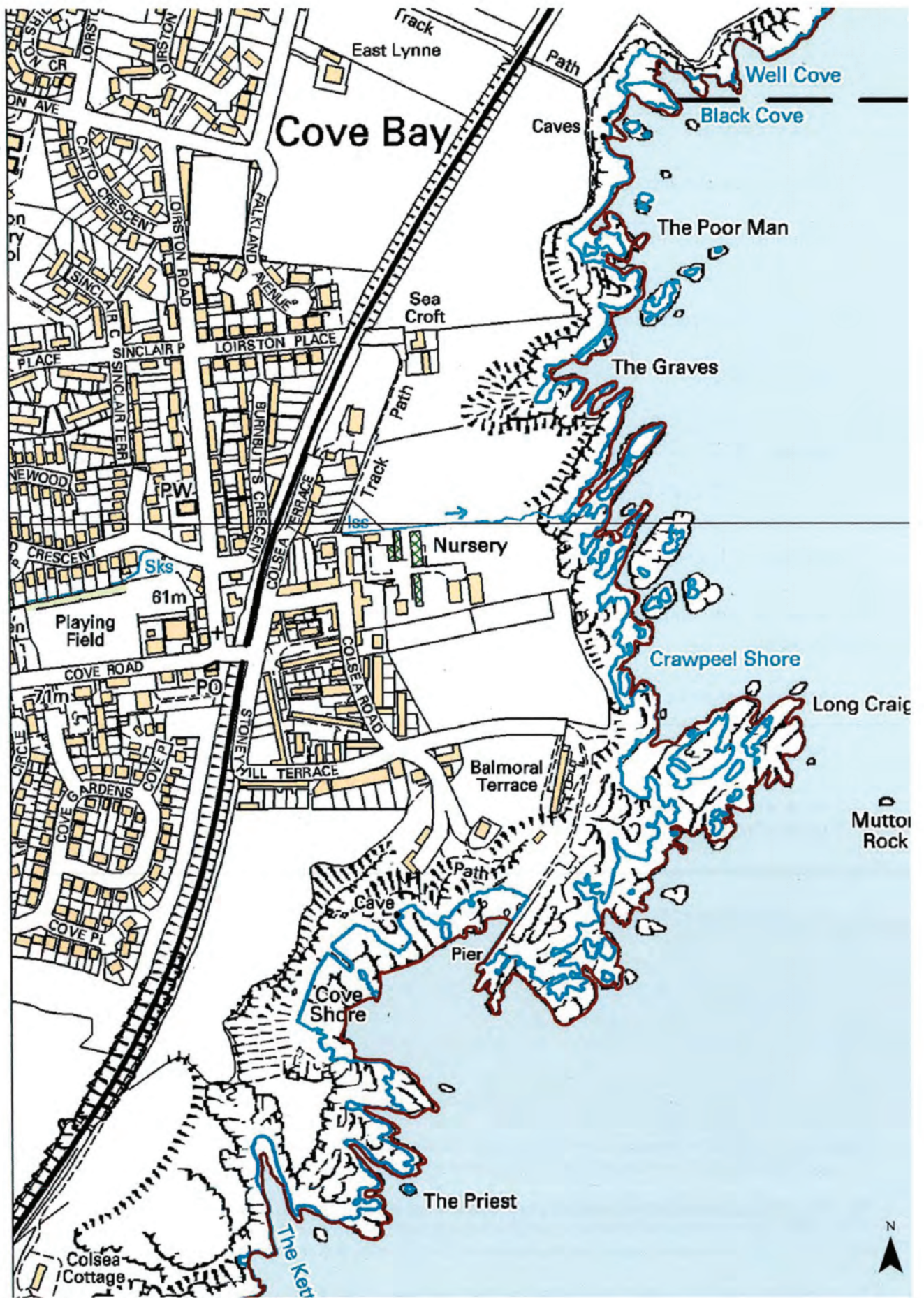
2.2 Any other comments relating to Cove bay Conservation Area:

****Data Protection Act 1998**

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The Masterplanning, Design and Conservation team may use your contact details to contact you about the comments you have made. Your name and organisation may be published alongside your comments, unless you specify to us otherwise, but contact details will not be made public. If you chose not to provide a name or contact details, your comments will still be valid but we will not be able to contact you in the future.



Cove Bay Conservation Area Response Form

Ref No 8
Letter sent 26/3/13
added to Summary

1.1 Do you...(please tick one as appropriate)

Live in Cove Bay Conservation Area	<input checked="" type="checkbox"/>
Live in Cove outwith Conservation Area	<input type="checkbox"/>
Other (please state)	<input type="checkbox"/>

1.2 Please provide your name and contact details:

Name:

Telephone:

Address:

Email:

Postcode:

2.1 What do you think should happen to Cove Bay Conservation Area? (please tick one as appropriate)

Not be a conservation area anymore	<input type="checkbox"/>
Kept as a conservation area with the boundary as it is	<input checked="" type="checkbox"/>
Kept as a conservation area, but with a different boundary (please draw your suggested boundary on the plan overleaf)	<input type="checkbox"/>

2.2 Any other comments relating to Cove bay Conservation Area:

HAVE A MEETING SPECIAL TIME,
OPEN TO EVERYONE IN COVE.
BETTER USE OF EVERYONES TIME.
FURTHER DISCUSSION IS NEEDED

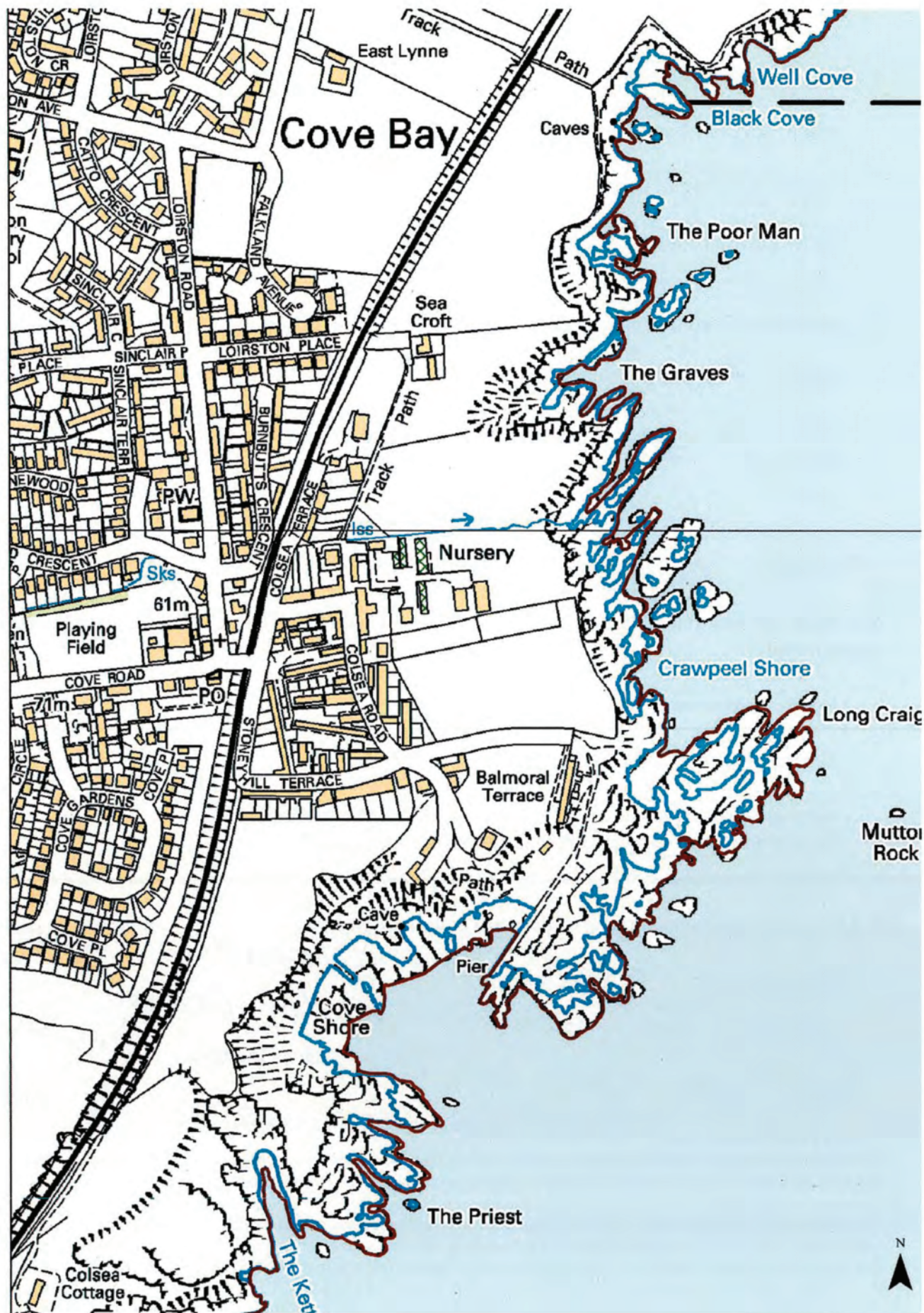
****Data Protection Act 1998**

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The Masterplanning, Design and Conservation team may use your contact details to contact you about the comments you have made. Your name and organisation may be published alongside your comments, unless you specify to us otherwise, but contact details will not be made public. If you chose not to provide a name or contact details, your comments will still be valid but we will not be able to contact you in the future.

RE THIS
VERY IMPORTANT
DECISION



Cove Bay Conservation Area Response Form

Ref No 9
letter sent 26/3/13
added to summary

1.1 Do you...(please tick **one** as appropriate)

Live in Cove Bay Conservation Area	<input checked="" type="checkbox"/>
Live in Cove outwith Conservation Area	<input type="checkbox"/>
Other (please state)	<input type="checkbox"/>

1.2 Please provide your name and contact details:

Name:

Telephone:

Address:

Email:

Postcode:

2.1 What do you think should happen to Cove Bay Conservation Area? (please tick **one** as appropriate)

Not be a conservation area anymore	<input type="checkbox"/>
Kept as a conservation area with the boundary as it is	<input checked="" type="checkbox"/>
Kept as a conservation area, but with a different boundary (please draw your suggested boundary on the plan overleaf)	<input type="checkbox"/>

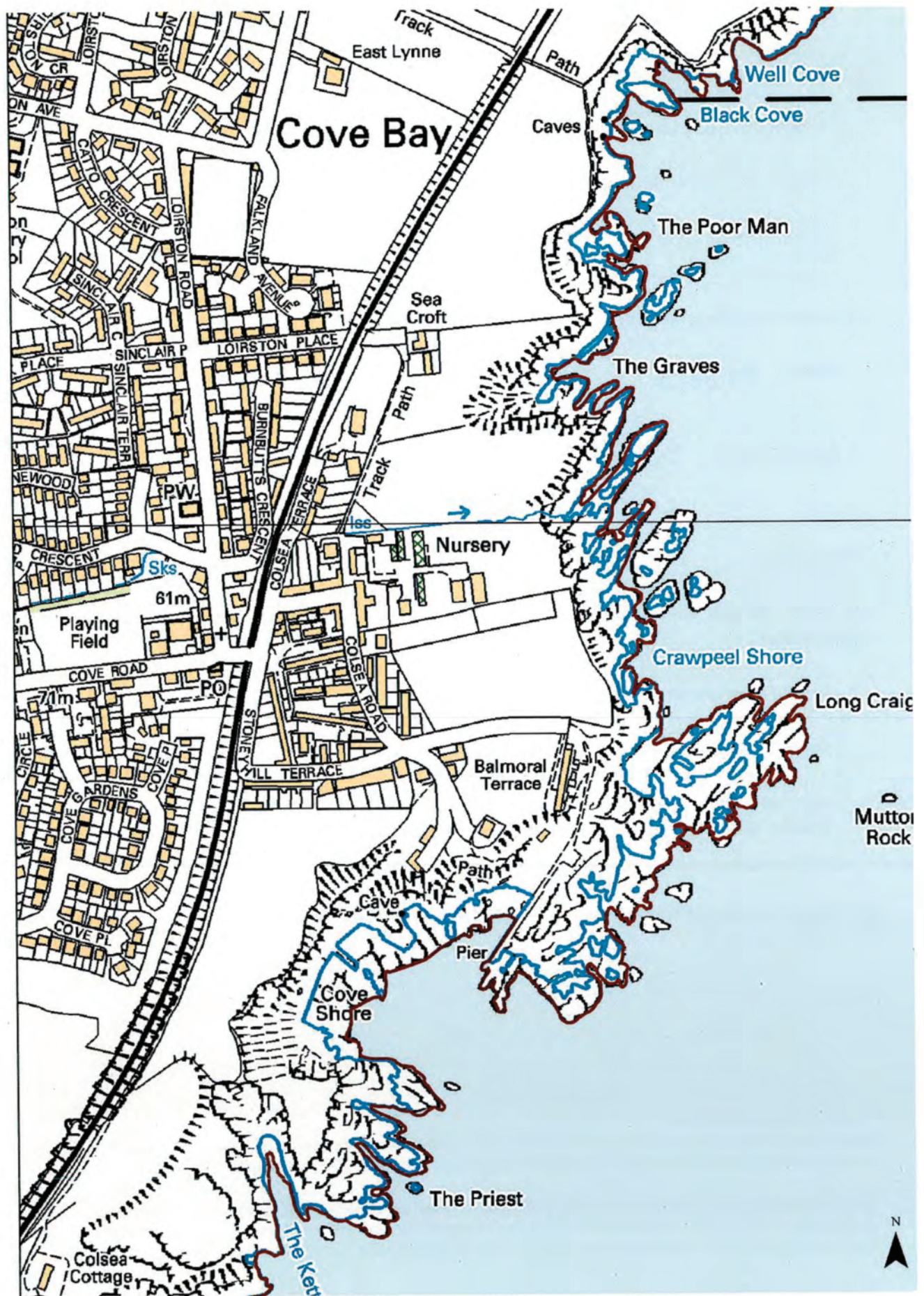
2.2 Any other comments relating to Cove bay Conservation Area:

****Data Protection Act 1998**

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Cove Bay Conservation Area Response Form

Ref No 10
added to
Summary

1.1 Do you...(please tick **one** as appropriate)

Live in Cove Bay Conservation Area	
Live in Cove outwith Conservation Area	<input checked="" type="checkbox"/>
Other (please state)	

1.2 Please provide your name and contact details:

Name: DOUGLAS W GRAY

Telephone:

Address:

Email:

Postcode:

2.1 What do you think should happen to Cove Bay Conservation Area? (please tick **one** as appropriate)

Not be a conservation area anymore	
Kept as a conservation area with the boundary as it is	<input checked="" type="checkbox"/>
Kept as a conservation area, but with a different boundary (please draw your suggested boundary on the plan overleaf)	

2.2 Any other comments relating to Cove bay Conservation Area:

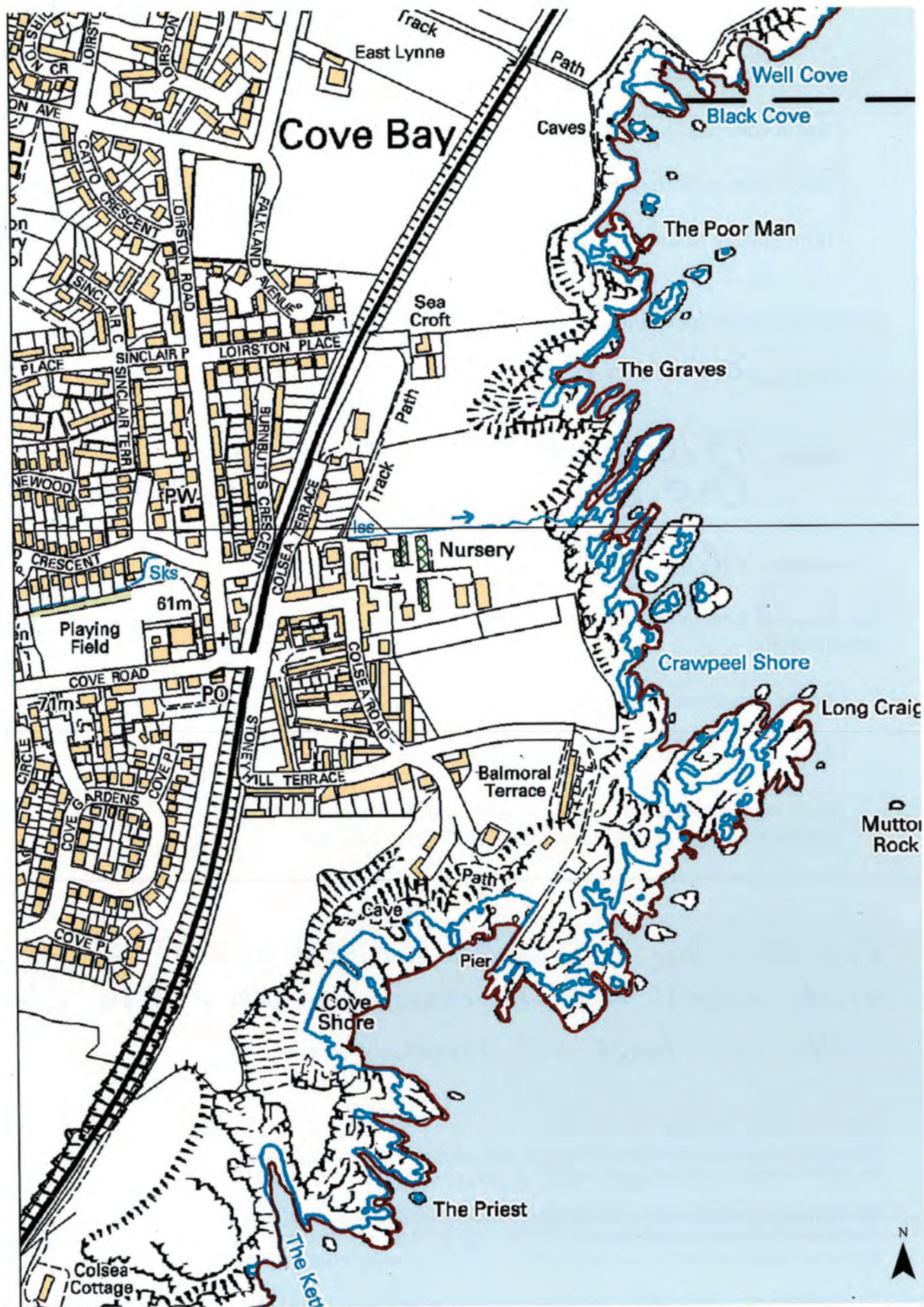
As the village lies in the Centre of the Conservation area
much input is required regarding the upkeep of the village
itself. i.e. roads and thoroughfares

****Data Protection Act 1998**

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Ref No 13

email sent 01/04/13
added to Summary.

Bridget Turnbull-Brown - Fwd: FW: Cove Bay Conservation Area

From: LDP
To: Bridget Turnbull-Brown
Date: 01/04/2013 15:09
Subject: Fwd: FW: Cove Bay Conservation Area

>>> [REDACTED] >>>

From: [REDACTED]
To: [REDACTED]@aberdeencity.gov.uk
Subject: Cove Bay Conservation Area
Date: Fri, 29 Mar 2013 22:17:18 +0000

Dear Sir or Madam,

I strongly disagree with removing the Cove conservation Status.

Yours sincerely

Roy Godsman

Cove Bay Conservation Area Response Form

Ref No 17
ack sent 17/4/13
added to summary

1.1 Do you...(please tick **one** as appropriate)

Live in Cove Bay Conservation Area	<input checked="" type="checkbox"/>
Live in Cove outwith Conservation Area	<input type="checkbox"/>
Other (please state)	<input type="checkbox"/>

1.2 Please provide your name and contact details:

Name: MRS. A. REID ANDERSON

Telephone:

Address:

Email:

Postcode:

2.1 What do you think should happen to Cove Bay Conservation Area? (please tick **one** as appropriate)

Not be a conservation area anymore	<input type="checkbox"/>
Kept as a conservation area with the boundary as it is	<input checked="" type="checkbox"/>
Kept as a conservation area, but with a different boundary (please draw your suggested boundary on the plan overleaf)	<input type="checkbox"/>

2.2 Any other comments relating to Cove bay Conservation Area:

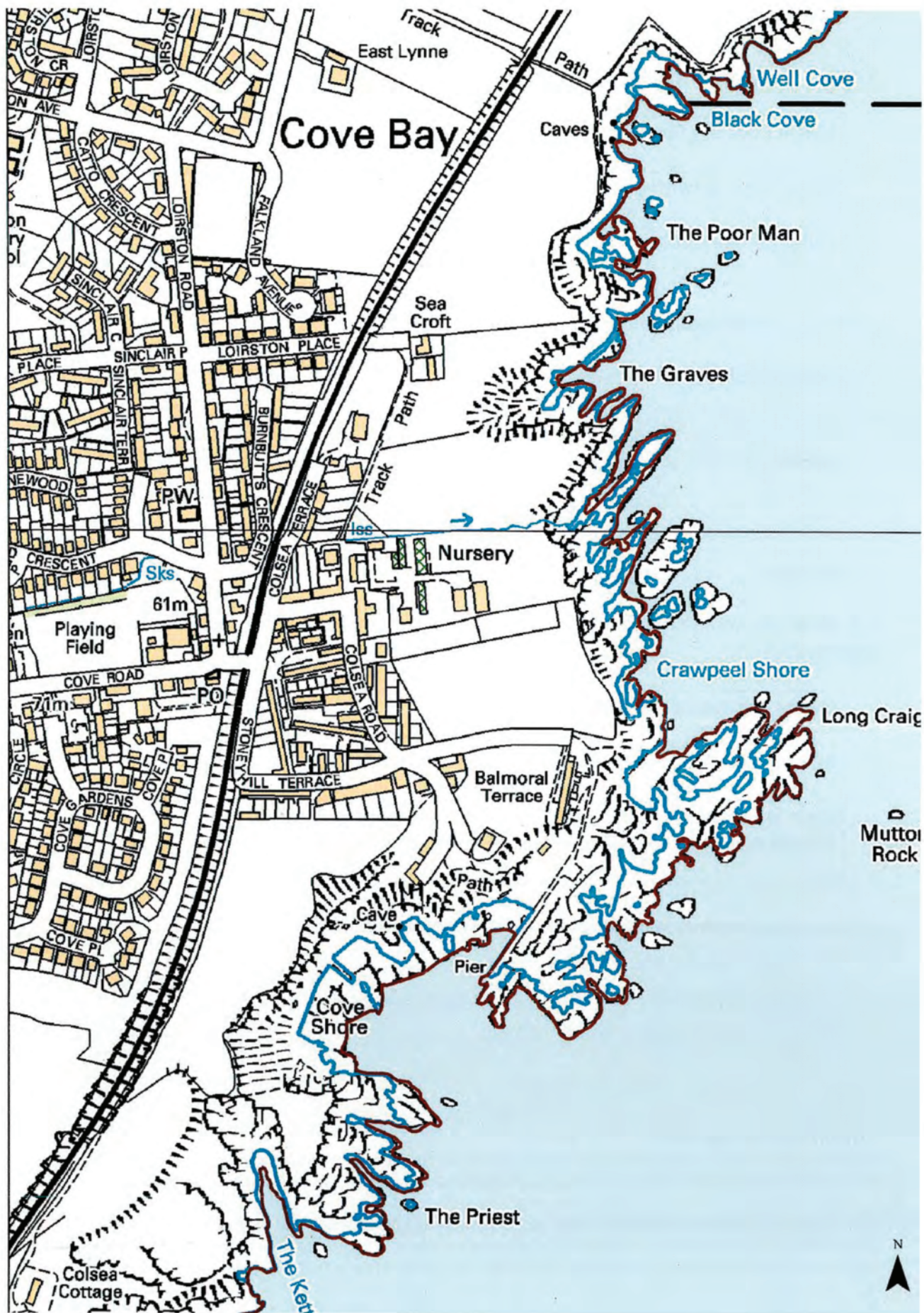
KEEP AS A CONSERVATION AREA. NEW HOUSES
WINDFARMS ETC MUST HAVE BEEN GIVEN
PERMISSION BY COUNCIL IN THE FIRST PLACE!!!

****Data Protection Act 1998**

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Cove Bay Conservation Area Response Form

Ref No 18
ack sent 17/4/13
added to summary

1.1 Do you...(please tick one as appropriate)

Live in Cove Bay Conservation Area	<input checked="" type="checkbox"/>
Live in Cove outwith Conservation Area	<input type="checkbox"/>
Other (please state)	<input type="checkbox"/>

1.2 Please provide your name and contact details:

Name:

Telephone:

Address:

Email:

Postcode:

2.1 What do you think should happen to Cove Bay Conservation Area? (please tick one as appropriate)

Not be a conservation area anymore	<input type="checkbox"/>
Kept as a conservation area with the boundary as it is	<input checked="" type="checkbox"/>
Kept as a conservation area, but with a different boundary (please draw your suggested boundary on the plan overleaf)	<input type="checkbox"/>

2.2 Any other comments relating to Cove bay Conservation Area:

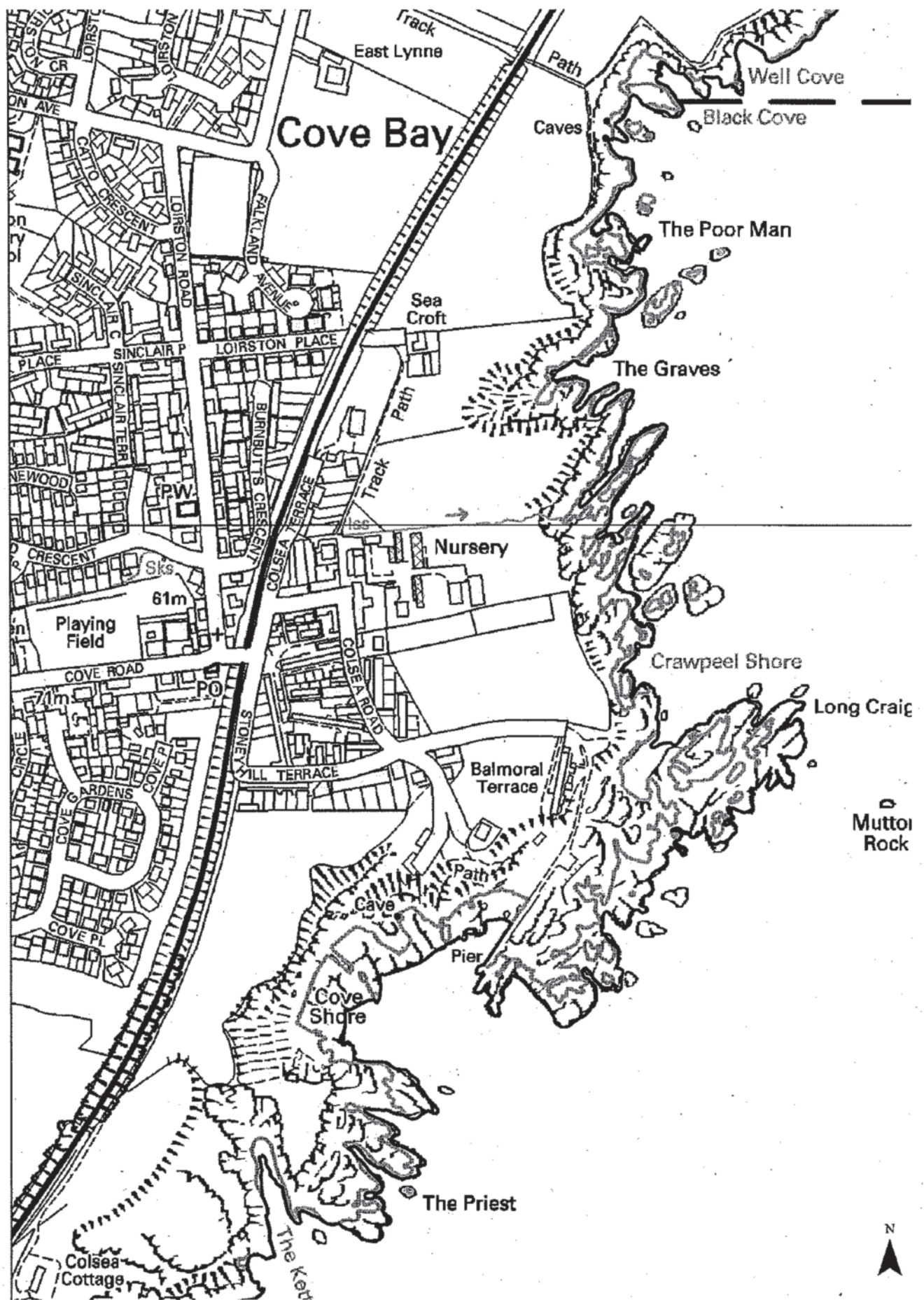
COWEN ROAD AND STONEYHILL TERRASSE SHOULD BE
A ONE-WAY SYSTEM FOR TRAFFIC DUE TO THE
NARROW ROADS.

****Data Protection Act 1998**

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Cove Bay Conservation Area Response Form

Ref no 21
acknowledgment sent
22/04/2013
added to summary

RECEIVED

22 APR 2013

1.1 Do you...(please tick one as appropriate)

Live in Cove Bay Conservation Area	<input checked="" type="checkbox"/>
Live in Cove outwith Conservation Area	<input type="checkbox"/>
Other (please state)	<input type="checkbox"/>

1.2 Please provide your name and contact details:

Name:

[REDACTED]

Telephone:

[REDACTED]

Address:

[REDACTED]

Email:

[REDACTED]

Postcode:

[REDACTED]

2.1 What do you think should happen to Cove Bay Conservation Area? (please tick one as appropriate)

Not be a conservation area anymore	<input type="checkbox"/>
Kept as a conservation area with the boundary as it is	<input checked="" type="checkbox"/>
Kept as a conservation area, but with a different boundary (please draw your suggested boundary on the plan overleaf)	<input type="checkbox"/>

2.2 Any other comments relating to Cove bay Conservation Area:

I feel that the council should re look at this as in the first instance, they have given planning permission which has lead Cove Bay to look like this today. I think it is important to keep our

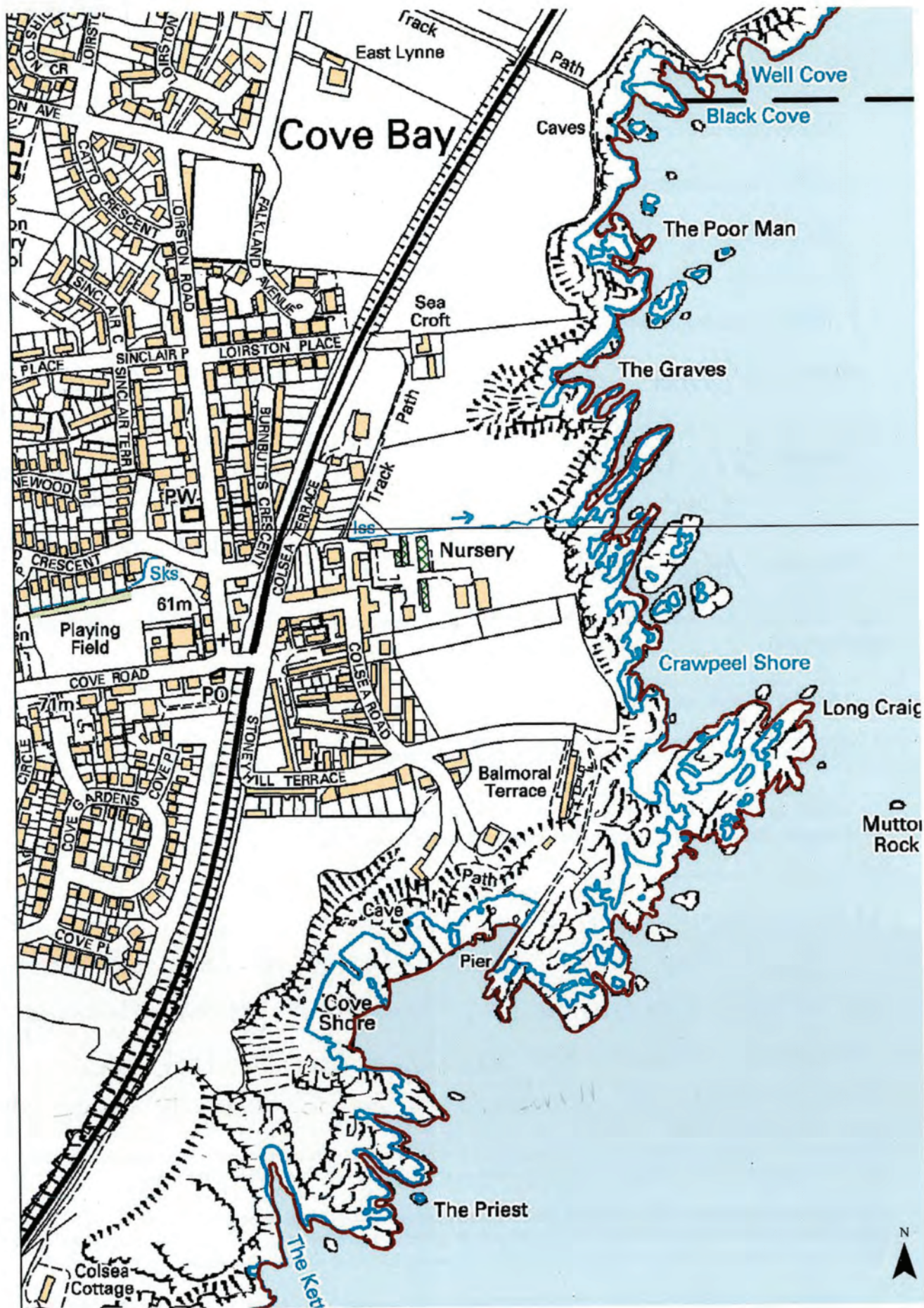
****Data Protection Act 1998**

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heritage alive and I feel Cove Bay as a village represents this.



29/11/11 10:30 AM 1091 1 + 2 1000 ft 1000 ft 1000 ft

Cove Bay Conservation Area Response Form

Ref no. 22
acknowledged email
Sent 22/04/2013
added to Summary

1.1 Do you...(please tick one as appropriate)

Live in Cove Bay Conservation Area	<input checked="" type="checkbox"/>
Live in Cove outwith Conservation Area	<input type="checkbox"/>
Other (please state)	<input type="checkbox"/>

1.2 Please provide your name and contact details:

Name: [REDACTED]

Telephone: [REDACTED]

Address: [REDACTED]
[REDACTED]

Email: [REDACTED]
[REDACTED]

Postcode: [REDACTED]

2.1 What do you think should happen to Cove Bay Conservation Area? (please tick one as appropriate)

Not be a conservation area anymore	<input type="checkbox"/>
Kept as a conservation area with the boundary as it is	<input checked="" type="checkbox"/>
Kept as a conservation area, but with a different boundary (please draw your suggested boundary on the plan overleaf)	<input type="checkbox"/>

2.2 Any other comments relating to Cove bay Conservation Area:

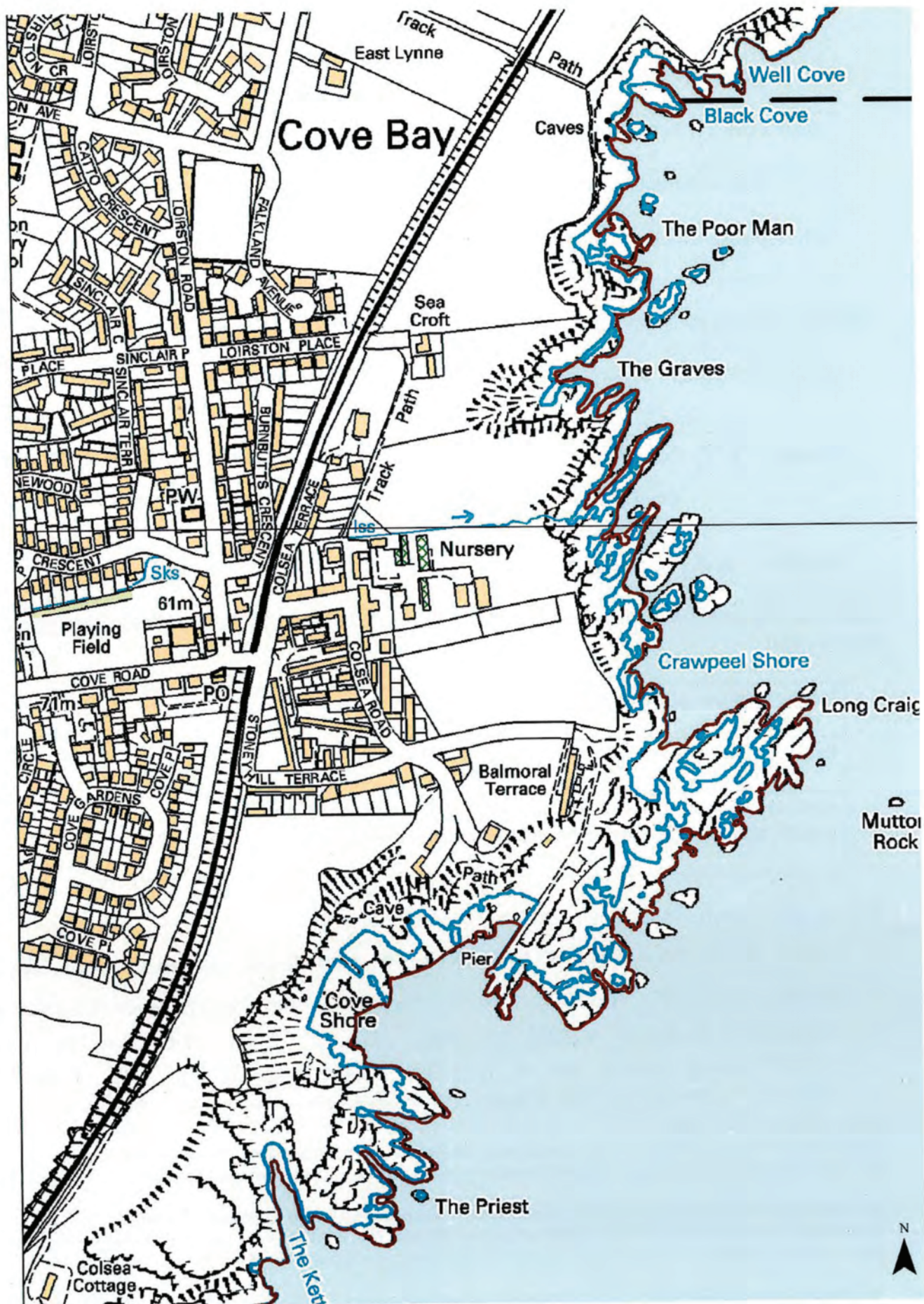
COVE BAY CONSERVATION HAS A UNIQUE SMALL VILLAGE FEEL TO IT, PEOPLE VISIT TO SEE THE OLD HARBOUR AND HOUSES, PLEASE KEEP IT AS IT IS, STOP TRYING TO DESTROY WHAT WE HAVE IN A BID TO SAVE MONEY, AND PLEASE STOP BUILDING HOUSES, THE ROADS IN THE AREA WILL NOT COPE.

****Data Protection Act 1998**

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LDP - Cove Bay Conservation Area

Ref No. 28
ack. sent 02/05/2013
added to summary

From: [REDACTED]
To: <ldp@aberdeencity.gov.uk>
Date: 22/04/2013 07:41
Subject: Cove Bay Conservation Area

To whom it may concern,
I would like to propose that Cove Bay remain a Conservation Area.
Thank you
Mrs M Anderson
22/4/13

Conservation Areas Consultation Comments

Ferryhill Comments



RECEIVED

19 APR 2013

added to Rel NO 19
sum. table ack. sent

Ellis

19/4/13

14.4.13

Dear Budget

Sorry but no access to
computer meantime - wanted to
get it sent to you before the
deadline.

I hope you can understand
the comments I have made as
I read the report at Ferryhill
Library.

Enjoyed taking an interest
in conservation again & thanks
for consulting with me.

Regards to all -
The Planning Dept.

P.T.O

Because you please
acknowledge the enclosed
letter.



P.S

WAKI. A LONG WINDY
DEPT. FLD UP WRITING THE
ADDRESS



14. 4. 13

F.A.D

BRIDGET TURNBULL
SENIOR PLANNER
MASTER PLANNING
DESIGN / CONSERVATION TEAM.
ABERDEEN CITY COUNCIL

DEAR MS TURNBULL

DEATH CONSERVATION AREA CHARACTER APPRAISAL
& MANAGEMENT PLAN.

HAVING READ THE REPORT ON PROPOSAL FOR WITHDRAWING
NEW FLATTED DEVELOPMENTS IN FAIRFIELD WAY (1-19), 1-121 WHINNIE GATE
& AORGE, THEY HAVE NO ARCHITECTURAL MERIT.
HOWEVER I FEEL THAT THE ORIGINAL 1-6 DOWNER HOUSE
AND THE WALL FEATURES AT FAIRFIELD WAY SHOULD BE RECONSIDERED
THE ADDITION OF 4-10 DEVANNA GARDENS WEST IS SUPPORTED.

PLEASE NOTE - ALEXANDER LEWIS WHO LIVED & DESIGNED
THIS SECTION OF SPRINGBANK TCE. DESIGNED ST MARYS
CATHEDRAL NOT CHURCH AS IN YOUR REPORT.

PAGE 8 :- BATTLE OF JUSTICE HILLS 1644 GLAD THIS
WAS PUT ON RECORD.

NORTH SIDE OF SPRINGBANK TCE WITH LONG GARDENS NOW GATE(S)
NOT B.

PAGE 15. 3.2.5 NEGATIVE FACTORS AORGE WITH ALL COMMENTS

PAGE 22 BACK FEATURE CAT. B (BONACCO) TCE GARDENS)
I HAD IT LISTED WHEN CONSERVATION OFFICER FOR FERRYHILL
HERITAGE SOC. GLAD IT WAS MENTIONED.

FERRYHILL

3. AORGE. ABOUT COMMENTS RE PLASTIC RAINWATER GOODS &
UP.W.L WINDOWS. I TRIED!!

13. AGREE RE-NEGATIVE FEATURES.

21. FURTHER PROTECTION OF IMPORTANT TREE. AGREE WHOLEHEARTEDLY.

YOURS SINCERELY

CONNIE LEITH MBE

ATTN: B. Turnbull
R. Oaker

Planning & Sustainable Development	
Mail ID	28967
RECEIVED 25 MAR 2013	
REPLY	/ /
Section	MDC
Officer	BT

1 of 2

Ref No 11
ack letter 25/3
response 11/4
added to
sum. table

Ref: Draft Conservation Area - Ferryhill.

Dear Sir/Madam

I am in receipt of the letter dated 11/3/13.

You are proposing to remove from the conservation area:

1-121 Whitehill Gate

1-19 Fairfield Way

1-6 Polmuir House

} (A)

You also note that the above plan - if implemented - would:

" provide guidance for the public and help developers to identify and formulate proposals ... "

Please can you advise the following:

- 1) Have you been approached by anyone or any company to develop any of the area or change any of the area in item (A) above?
- 2) Why have you selected just area (A) for removal? It is a developed area and it seems it's such a relatively small area of the whole conservation area.

- 3) You highlight a "disadvantage" with remove "a substantial number of trees ... for conservation."

Do you etc Council, any member of the public in the "area (A)" or any contractors/companies have plans to remove any trees? (Especially in the Whinill Road / Whinill Gate area.)

- 4) You note that area "A" does not add anything to the "historical character" yet removal of tree's stone boundary walls etc would detract from what would become the remaining historical area.

(You may wish to note that if area (A) had not been in a conservation area in the late 1990's early 2000's the area (A) would have had

- i) low cost / low standard housing built on mass on the old barracks site (now care home houses).
- ii) low cost houses built on Whinill Gate area,
- iii) stone walls and trees all demolished at junction of Whinill Gate / Whinill Road,
- iv) Trees on Whinill Gate removed.
- v) etc. (including possible demolition of current houses).

Have you considered the above and the future when preparing the "draft"?

Best Regards

KEN HODGROFT.

Our Ref. CAA_IPA Consultation
Your Ref.
Contact Bridget Turnbull
Email ldp@aberdeencity.gov.uk
Direct Dial 01224 523953
Direct Fax 01224 523180



ABERDEEN CITY COUNCIL

11/03/13

F.A.O. Owner/Occupier/Landlord
Conservation Area Public Consultation

**Planning and Sustainable
Development**

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

Tel 01224 523325
Minicom 01224 522381
DX 529451, Aberdeen 9
www.aberdeencity.gov.uk

Dear Sir / Madam

Public Consultation
Draft Conservation Area Character Appraisals and Management Plan

I am writing to inform you how you can get involved in the public consultation that relates to a proposed alteration to the Ferryhill Conservation Area which affects your property. Please find attached a summary sheet for your information.

Ferryhill Conservation Area has been assessed and its boundary reviewed. It is proposed that the following properties are removed from the Conservation Area because they do not add to its historical character:

1 -121 Whinhill Gate
1 - 19 Fairfield Way
1 – 6 Polmuir House, Fairfield Way

What would this proposal mean for you?

Advantages Removing conservation area designation from your property would restore householder permitted development rights that are currently removed from properties within conservation areas. Approximately 150 households would be able to undertake certain minor works to their properties without the need for planning permission. Please note however that this will not happen until the existing Article 4 Direction is also removed, which may take some time. We would keep you informed of progress on this.

Disadvantages There are a substantial number of trees in this area that would not be protected if the designation were removed. Felling and substantial pruning of

GORDON MCINTOSH
DIRECTOR



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scotland



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trees would no longer need consent, which could lead to a loss of tree cover. Whilst this would detract from the area, tree protection is insufficient reason on its own for continued conservation area designation. We will make an arboricultural assessment of the area with a view to making any Tree Preservation Orders as necessary.

The six week consultation period will run from **Monday 11 March to noon on Monday 22 April**. The document will be reviewed in light of comments received and reported back to the Development Management Sub Committee for consideration as Interim Planning Advice.

How to view the consultation documents

To download and view the documents published for consultation please visit online under the 'Current Consultations' headings at either of the following web links. You will find the section relating to proposed boundary alterations for Ferryhill Conservation Area in section S of the draft Management Plan on page 24.

www.aberdeencity.gov.uk/consultations
www.aberdeencity.gov.uk/masterplanning

Paper copies of the documents are available for viewing at the Central Library and Ferryhill Library. Alternatively paper copies of the documents can be viewed at Marischal College between 9am and 5pm Monday to Friday, by contacting the Planning and Sustainable Development Reception.

How to comment**

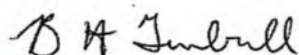
We would like your views on the draft Character Appraisals and Management Plan by **noon on Monday 22 April**.

All responses to the consultation should be returned to ldp@aberdeencity.gov.uk and clearly marked to which document the comments relate to. You may also respond through written representation. This should be directed to the following address:

Masterplanning, Design and Conservation Team
Planning and Sustainable Development
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Aberdeen
AB10 1AB

For more information please do not hesitate to contact Bridget Turnbull, Senior Planner (Conservation) on 01224 523953 or Rebecca Oakes, Planner, on 01224 522241.

Regards,



Bridget Turnbull

Senior Planner - Masterplanning, Design and Conservation

Ferryhill Conservation Area

The City Council is reviewing its conservation areas and looking at how best to manage them. It has produced a draft **Conservation Area Character Appraisals and Management Plan**, which will provide guidance for the public and help developers to identify and formulate proposals in conservation areas.

Ferryhill Conservation Area is one of six conservation areas that have been the subject of a draft character appraisal. This sets out what makes Ferryhill the special place that it is, identifies some of the issues affecting it and makes proposed alterations to the Conservation Area boundary. The document also provides an overarching management plan to protect and enhance all of the City's conservation areas.

What's special about Ferryhill Conservation Area?

Ferryhill is a fine example of mid to late 19th century suburban expansion in Aberdeen. It gives a physical expression to the rise of the growing middle classes at that time and their social aspirations. The area is separated from Aberdeen by the Howe Burn with access by the Hardgate. Ferryhill's built environment is characterised by villas, semi-detached and terraced residential properties as well as numerous late 20th century flatted developments.



Ferryhill Road



62-64 Polmuir Road

Planning & Sustainable Development	
Mail ID	29105
RECEIVED	18 APR 2013
REPLY	/ /
Section	MDC
Officer	BT

Ref. 23
ack. sent 25/04/13
added to summary
table ✓

Your Ref:-

CAA IPA Consultation

Re:- Ferryhill Conservation Area.

17-4-13

Dear Sir/Madam,

I write to object to the proposed removal of Whinhill Gate, Fairfield Way and Polmuir from the Ferryhill Conservation Area.

I object for the following reasons, with reference to the Draft Appraisal and Management Plan.

Page 10 Flat roofed extensions are in Fonthill Terrace, Fonthill
3.2.2. Road and Polmuir Road. Not in the proposed removal area

Page 11 Modern developments at Whinhill Gate, Fairfield Way
3.2.3 have attempted to keep in character with the rest of the area.

Page 17 Negative Features: Areas which distract from the
3.3.7 Conservation Area include Albany Place and Fonthill Road
Not in the proposed removal area.

The development at Whinhill Gate and Fairfield Way has been done in sympathy and consideration for the character of the Conservation Area.

It has a number of attributes which blend in with the whole Conservation Area.

These include, - original walls, walls with railings 2 and 3 storey bay window feature and very old mature trees.

It also has small clusters of low level flats blending in with the topography and landscape of the area.

By removing the area from Conservation Status it could potentially have all the weaknesses and threats listed in your own draft report and of course leave it open to developers.

I would be interested to hear your specific reasons for considering removing Whinhill Gate and Fairfield Way from the Ferryhill Conservation Area.

Yours sincerely,



Mr. L. F. DEWAR.

Conservation Areas Consultation Comments

Old Aberdeen Comments



OLD ABERDEEN HERITAGE SOCIETY

Ref no. 24
ack. sent 25/04/13
added to summary

Masterplanning, Design and
Conservation Team
Planning and Sustainable Development
Aberdeen City Council
Marischal College
Aberdeen.

21st April 2013

Draft Conservation Area Character Appraisals and Management Plan –
Consultation

I enclose on behalf of Old Aberdeen Heritage Society, the Society's response to the above consultation.

We heartily welcome this undertaking as a significant advance in the protection and enhancement of Conservation Areas.

We wish the Council well in its work to further this aim.

Yours faithfully,

[Redacted signature]
[Redacted name]

Co-Chairman

Planning & Sustainable Development	
Mail ID	29104
RECEIVED	22 APR 2013
REPLY	/ /
Section APD&C	Officer RJA-

Bridget Turnbull-Brown - Fwd: Draft Conservation Area - Appraisals and Management Plan

From: LDP
To: Bridget Turnbull-Brown
Date: 28/03/2013 11:24
Subject: Fwd: Draft Conservation Area - Appraisals and Management Plan

>>> "Webadmin" [REDACTED] 27/03/2013 23:19 >>>
For attention of Bridget Turnbull

Dear Ms Turnbull

The Old Aberdeen Community Council received your letter of 11th March advising of the forthcoming consultation period for only six of the existing conservation areas and that this does not include Old Aberdeen at this time.

We therefore noted that this process was on-going and left it at that.

During a conversation this evening with a member of the Old Aberdeen Heritage Society, she told me that this first consultation period will be used to finalise introductory text that will then apply to all conservation areas. Please advise if this is correct, as it is not made clear in your letter and thus, presumably, other communities may also not be aware of this time limit.

Yours sincerely

[REDACTED]
Webadmin
Old Aberdeen Community Council

[REDACTED]
Tel: [REDACTED]

Response by Old Aberdeen Heritage Society
to

Aberdeen City Draft Conservation Area Character
Appraisals and Management Plan

We wish to comment here purely on the Management Plan, and general policy for all Conservation Areas, and will reserve our comments on Old Aberdeen in particular for the second phase of this consultation, which will contain a draft Character Appraisal for Old Aberdeen.

We would like to commend the document in general, but have a number of issues to raise which we believe to be important. It has proved difficult, however, to 'slot' these comments into the various sections as laid out in the Management Plan, and so we hope that it will be acceptable simply to detail and expand on each topic in turn, as they present themselves to us.

Before embarking on this, we would like to comment on the term "mediaeval educational hub" to describe Old Aberdeen. We would greatly prefer it if this term were not used, as we do not feel that it describes this part of Aberdeen. Old Aberdeen was a community centuries before the University was founded, with its focus on the Cathedral of St Machar, first in its earlier, more modest forms, and then as a proper Cathedral. Its history as a burgh, again completely separate from the University, is also distinctive. We see Old Aberdeen as an historic community based on Church and Burgh, which also incorporates a fine, ancient University. Three elements making a distinctive whole. It certainly has mediaeval beginnings, but we do not like the term "educational hub", which we feel detracts from its real identity. We hope that a more suitable term can be found.

Trees

When work is proposed to trees on land owned by the Council itself, it is imperative that there should be a policy in place to require that the proposed works are not only submitted to the Council Tree Officer, but also go through the same consultation process as trees on land owned by others. The Council must advertise the application for the tree-work, as it does with all others, with the requisite number of days to allow members of the public, amenity bodies and Community Councils to make representations. Only once these representations have been gathered and taken account of, should a recommendation for approval or refusal be made. Members of the public have a right to know of proposals, and to object if they wish. Had this procedure been in place, much in the way of inappropriate work to trees in Conservation Areas could have been avoided. This is an extremely important matter.

Gardens and Designed Landscapes

As well as those in the National Inventory, those gardens and landscapes which contribute to the local historic environment and character of Conservation Areas should be given special protection, as detailed in SHEP p.47, 3;79

Loss of Vegetation in Gardens (front and rear)

This is not only due to car-parking and building extensions.

Another factor is the proliferation in some areas of Houses in Multiple Occupation.

For ease of maintenance, landlords (often absentee landlords) remove the green vegetation, flower-beds, etc, and put down gravel or paving instead, across the whole area. This is because they don't expect their tenants (usually temporary residents) to take care of a garden, and know it would soon become untidy and perhaps overgrown.

The proliferation of HMO properties is especially serious in Conservation Areas, where green vegetation and traditional gardens make an important contribution to the character of the Area.

Houses in Multiple Occupation

This subject is of huge concern in many parts of the City, and probably in more than one Conservation Area

They have a significant impact on the amenity of a Conservation Area, not only by the loss of gardens, but by the general untidiness of frontages which often accompanies occupation by a series of temporary residents. This is not always the case, of course, but it happens more often with this type of property than with accommodation occupied by residents on a permanent basis.

Another feature of this trend is that the social and historic character of a Conservation Area can be radically and negatively altered when the proportion of HMOs to the total population is too high. What happens, and is happening, is that as family homes come up for sale, they are bought by developers who turn them into HMOs for temporary residents, very often students. While there is obviously a need for this kind of accommodation, there comes a point when the character of an area is eroded to an unacceptable degree, and there are few permanent residents or families left in the area. Once this point is reached, there remain few people who have put down roots in the area, and have an interest in working together for the long-term good of the community, and in particular for the protection and enhancement of the Conservation Area.

Another impact that the increase of HMO properties has had on the character of some areas is that certain parts of the area are becoming, - indeed have become - little more than "ghost-towns" in University vacation, when students are away. The trend in recent years for a University to turn over residential and newly-acquired commercial properties to University departments has exacerbated this situation.

All in all, there needs to be active control by the Council of the number and situation of HMO properties in Conservation Areas, as the balance is being lost, to the great detriment of their special character.

Roads and Pavements

Granite Setts

We are concerned that these have been incorrectly laid in recent years, and many historic areas have suffered damage to their character as a result. What has happened is that the setts have been laid too far apart, and tarmac poured in the gaps. The traditional way is to place them close together, separated only by a thin layer of something like lime/mortar, or perhaps a sand mixture. In any case, the result of the recent work is ugly, and in no way traditional. A further unexpected result is that hot weather has caused the tar to melt and re-distribute itself, and the road has become uneven, and thus dangerous for pedestrians.

Another regrettable feature of this new way of laying setts is the complete loss of camber, which detracts enormously from the appearance of the road, and also that part of the Conservation Area. It is simply not authentic; not historically accurate. Furthermore, laying setts flat in this manner, without camber, brings other unintended results. After heavy rain, much of the water gathers on the road, rather than draining away to the sides, and in cold weather turns into ice, thus presenting a serious hazard for pedestrians. This is unnecessary, and would not happen if a road of granite setts were laid correctly.

As to pavements, the re-laying of historic granite paving-stones has also been done incorrectly. These should be laid right up against each other, but have been laid with significant gaps between them, infilled with some substance or other. This is not authentic either, and looks out of place in Conservation Areas.

In some other parts of Conservation Areas, traditional setts and/or paving-stones have been removed and replaced with modern materials. We would wish to see the original type of materials re-instated as soon as practicable, as they contributed in significant measure to the character of Conservation Areas.

We would like the Council to protect and enhance Conservation Areas by re-instating traditional pavements and roads (with camber) where lost, and to take action to ensure that all future works to setted roads and granite pavements are carried out in the traditional way.

We realise that the appropriate skills and craftsmanship for these tasks may no longer be found locally, but suggest that such is the importance of this, that local employees attend training-courses to learn the necessary skills which would restore the roads and pavements in our Conservation Areas to their original state.

Roads Dept of the City Council

We believe that it is vital that the Roads Dept work closely with the Conservation Section of the Planning Dept where any works to Conservation Areas are planned, any road signs or other devices, street furniture, etc, proposed, or any issues arise which might affect the character or amenity of the Conservation Area.

In our view, it is vitally important that the Roads Dept should consult the Conservation Dept before arranging to undertake such works, so that the planners who know the sensitivities of the Area and have responsibility for protecting it, can advise which would be acceptable, and which not, and help find alternative solutions.

We should like the Council also to strive to undo the damage caused by inappropriate works to roads, especially by the various traffic-calming measures, proliferation of inappropriate signs and street furniture, all of which are seriously detrimental to Conservation Areas

Lighting

Inappropriate street lighting is indeed a problem in some areas, and should be replaced by traditional design.

A further problem is the tendency for large firms or educational institutions, for instance, to instal immense systems of extremely high-powered lighting at a considerable height, to illuminate their car-parks, or other surrounding areas. This has a serious, detrimental effect on the surrounding Conservation Area by way of the flood of intensely bright light which pervades the area after dark.

This is completely out of place, unnecessary, and we think that the Council should have a policy prohibiting lighting of such dimensions and power in Conservation Areas.

Windows and Doors: Repair and Replacement

We wholeheartedly endorse the Council's policy in the Supplementary Guidance of March 2012 that "for buildings which are located within Conservation Areas (but are not listed buildings) the Council's preference is for original windows and doors to be repaired and restored whenever possible."

We would also like to see the Council form and pursue an active policy of identifying inappropriate window and door replacements, and through enforcement procedures (on more recent cases) or by education and persuasion, along with the offer of grant aid, bring about the restoration of these windows and doors to their original state.

CCTV

If such devices are deemed absolutely necessary, siting and design in a Conservation Area must be tightly controlled by the Planning Dept. to minimise their negative impact.

Satellite Dishes

The proliferation of satellite dishes in Conservation Areas is much to be regretted. Many frontages, especially of flatted properties, are peppered with these, and to see one on the front, or other visible elevation, of an attractive house in a Conservation Area, spoils the appreciation, not only of that building, but of the surrounding area.

Unfortunately, correcting this situation is a considerable task, but one which must nevertheless be undertaken if we are to restore the character of those parts of Conservation Areas which are affected. As with windows and doors, there are two situations. Those satellite dishes which have been erected without planning permission, within the requisite number of years (seven?), can be the subject of enforcement procedures to have them moved. Those which have been in place for longer present more of a difficulty, but it may well be possible to persuade owners of these properties to improve the appearance of their homes by moving them.

In either case, a robust programme should be instigated as soon as possible to deal with this very real threat to the integrity and character of Conservation Areas. The longer this matter is left unattended, of course, the more ingrained the practice will become, and the more difficult to set things right. We do hope that the Council will put in place a robust policy of proactive management of both this issue, and that of unauthorised window and door replacements, as between them, these developments hugely disfigure our Conservation Areas

Shopfront and Signs

We very much welcome the Council's policy on the reinstatement and restoration of traditional shopfronts and signs in Conservation Areas, and would suggest that grants should be made available to encourage the owners of such properties to undertake this work.

Inappropriate shopfronts and signs have ruined the appearance of some extremely fine old buildings, and have had a serious effect on the setting of the surrounding area, depriving it of its traditional character.

We believe that a robust enforcement procedure with regard to unauthorised changes would make a big difference here also.

Having said all this, we have serious concerns about the handling of applications to alter shopfronts or signs in Conservation Areas. On too many occasions, planning officers handling these applications have had little or no experience of what is involved, nor of the sensitivity attached to choice of style, materials, proportion and colour. Regrettably, as a result, completely inappropriate shopfronts and/or signs have received approval even in outstanding Conservation Areas.

The problem needs to be addressed at source, with such applications being allotted only to officers with the necessary experience of, and commitment to, Conservation Areas.

Other Signage

Council policy for Conservation Areas should take account not only of shop signs, but also signs erected on buildings belonging to other types of business, organisations, institutions including Universities, Colleges, Schools, or Local or Scottish Government buildings. All of these have the potential to impact negatively on a Conservation Area. These signs, too, are often completely inappropriate, and are often erected without permission. Even the occasional unsuitable sign can have a considerable effect. It is our view that there should be strict control of these signs as well as of shop-signs, and that for all types, there should be a less ambiguous

guidance as to what constitutes an acceptable sign in a Conservation Area. Requirements for particularly sensitive areas should be stipulated in detail.

Advertisements

Conservation Areas would benefit greatly if the Council were able to exert more control over advertisements of all kinds, including all those defined in the "Town and Country Planning (Control of Advertisements) (Scotland) Amendment Regulations 1992"

It would appear that the Council has no specific, separate policy relating to advertisements and signs in Conservation Areas, and the formulating of such a policy would surely be a great step forward in the protection of those areas of special architectural and historic interest.

We suggest that Council guidelines for Conservation Areas should include a stipulation that there should be no types of advertisement that can have "deemed consent", and that all should be the subject of applications for permission. There should also be robust enforcement procedures where property owners have erected advertisements without consent.

It is understood that not all Conservation Areas will need the same degree of control on this, so perhaps the Council could revive the concept of "areas of special control" for advertisements, as allowed for in the Town and Country Planning (Scotland) Act 1997 (parts 182 and 183). This allowed the Council to designate such areas if they "appear to require special protection on grounds of amenity".

Under the same Act, surely the Council has the power "to make different provision with respect to different areas", and so could devise a policy which applied the requisite level of regulation or control to each area as merited by its sensitivity?

It has been to the detriment of the special character of Conservation Areas that advertisement control has not been implemented as it should. Inappropriate advertisements from relatively small examples right up to those of large hoarding-size have detracted from these special parts of the City. It is to be hoped that some kind of policy can be devised to bring the situation under control.

Sculptures

It is not clear whether large sculptures in a prominent position in a Conservation Area require planning permission, but according to what seems to be the legal definition of a "building" in planning terms, it would appear that permission is necessary. Certainly a very large sculpture or statue has a considerable impact on the surrounding part of the Conservation Area, and can easily be detrimental to its character. This is an issue which needs to be clarified in Council policy, and action taken to control the situation. Not all sculpture is an enhancement of an area; some actually have the reverse effect. Others may be acceptable if sited in a less prominent position. It is important, therefore, that each is considered individually, and to this end an application for planning permission should be required.

Landscape

It would perhaps be beneficial to make specific reference in the Conservation Area Management Plan to points made in the Council's Supplementary Guidance on "Landscape Guidelines" 2012, relating to the redevelopment of brownfield sites. This Guidance contains much that could be particularly protective of those parts of Conservation Areas which become the subject of attention of developers aiming to build at much higher densities than in the surrounding area, with a view to extracting the maximum profit. This has become an increasing problem for all areas, but in Conservation Areas, such over-development not only impacts on the amenity within the development itself, but also can often be incompatible with the "scale, massing, form and density" of the surrounding Conservation Area. Highlighting the stipulations of this Guidance and their particular importance for Conservation Areas should surely be helpful.

Expansion of Large Institutions

Unfettered and steady expansion of large institutions takes place often at the expense of the local community, and to the detriment of a Conservation Area. It is vital that there should be no presumption in favour of planning applications from such Institutions, nor presumptions that certain areas of land be reserved for their use. The Council must be seen to operate an even-handed policy with regard to this. While acknowledging the aspirations of a large or even dominant institution, it is important that the protection of the character and appearance of the Conservation Area must be the priority, and that the aspirations of local residents to enjoy a fulfilling and sustainable community life should also take precedence, as it is only in the fulfilment of that life that a community imparts to an area much of its historical, social and cultural significance. It is this significance which contributes largely to the character of a Conservation Area,

Equally, as noted in Government Policy SHEP 23, the historic environment enhances local distinctiveness, and forges connections between people. So community and historic environment each contribute to the well-being of the other.

What is vital is that pressure from the unfettered expansion of large institutions in the area should not be allowed to extinguish the life from the local community, its activities and social interconnections, as without that community life, the character of the area is completely lost, as it is no longer a living community, and the special character of that Conservation Area is consequently lost also.

The Scottish Government recognises in its policies that the historic environment derives much of its importance from the life and activities within it, and it is a matter of urgency for planning authorities to acknowledge this, and in so doing, to commit themselves wholeheartedly, in the formulating and carrying out of policies, to the protection of the communities which give life to a Conservation Area

Matters of Procedure

As with all undertakings, many of the problems which arise in the realms of planning for Conservation Areas could be avoided if more control were exercised at an earlier stage, or in a more helpful manner.

We would like to draw particular attention to the following:-

Pre-Application Consultation and Design Statements

It might be helpful if representatives from local community bodies were invited to become involved, to contribute local knowledge at an early stage.

General Procedure

It should be a matter of policy that all planning applications for Conservation Areas should be assigned to one of a small team of officers experienced in and knowledgeable about conservation law and policies, and committed to the protection and enhancement of such areas. This will ensure that plans for sensitive areas are not primarily dealt with by planning officers with little expertise in that field.

In every case, such a plan should be referred in the first instance to the Conservation Section of the Planning Department for initial comments and advice.

Plans for property in a Conservation Area should never be dealt with under delegated powers, as they have an impact on sensitive areas. The tightening up of control on this would ensure that all applications were considered by the Planning Committee, and potential objectors' concerns would be fully heard.

If this principle for some reason cannot be accepted, or cannot be implemented, then, we suggest, it is important to address this matter in the following way:-

At present, an application to which the local Community Council has objected will not be allowed to be determined by delegated powers. Also, if alterations to the plan are made in relation to the content of that objection, the Community Council are informed, and if they decide to withdraw their objection, the application then falls to be dealt with under delegated powers.

It is our view that this courtesy should be extended to local heritage and amenity bodies, who, although not statutory consultees, represent often some of the most well-informed and knowledgeable people in the area, who know it extremely well, particularly in its environmental and historical context.

To clarify this point, we request that the Council give equal weight to representations from local heritage and amenity bodies, so that an objection from them would preclude an application being dealt with under delegated powers. This policy is necessary also, so that such bodies would be notified of any changes to an application, whether related to their

original objection or not. If such a body declines to withdraw its objection, then the application should not be determined under delegated powers.

If applicants alter a plan relating to a Conservation Area after it has been submitted, and notification and advertisement has taken place, then it must be re-submitted and re-advertised, neighbours re-notified and local conservation, heritage and/or amenity society notified.

Representations from Heritage and Conservation Societies should be given particular weight, along with those from Community Councils. Even though they may not be statutory consultees, they have a wealth of experience and detailed knowledge of the area in all its aspects, especially on historic, aesthetic and cultural matters.

There should be good communications between the Council and such bodies, enabling them to be kept up-to-date with, and be consulted on, all developments relating to the Conservation Area. In particular, it would be particularly welcome if the Council would undertake to notify such bodies of all applications for property, or trees, in their area, just as they do at present for Community Councils.

In this respect, note should be taken of relevant Scottish Government Policy:-

Scottish Planning Policy SPP 1
Para 72 – “Working Together”

“working together to build a prosperous and fair Scotland is a guiding principle for the Executive. This involves working withheritage and community groups in modernising the planning system to ensure that it is efficient, effective and fair”.

Scottish Planning Advice Note (PAN 71)
Conservation Area Management p16

“Community organisations and amenity bodies often take a strong interest in conservation issues. Their involvement in the planning process is strongly encouraged as a way of capturing local knowledge and expertise and helping local authorities in their efforts to enhance environmental quality. In particular, they have an important role to play in the appraisal process”.

p17 of the same document also makes mention of the possibility of using “community juries” as an assessment method to monitor the success of conservation strategies. It also states that the local community should be actively involved in the monitoring and review process.

If such a ‘jury’ or group to be consulted were set up, we suggest that it should include members of heritage and conservation bodies as well as the Community Council.

Scottish Historic Environment Policy SHEP 2011

1:53 - "Scottish Ministerswill continue to support a broad range of initiatives and projects such as:-

"supporting the voluntary heritage sector, which in turn support local people in caring for and becoming involved in their historic environment"

In all these Government Policy documents, local amenity bodies and heritage groups are mentioned alongside community organisations, seemingly giving their views and participation equal weight, particularly in the management of Conservation Areas.

We would request that the Council institute a policy which reflects this, ensuring that in Conservation Areas, heritage and amenity bodies are consulted and their views taken into account on the same basis as applies to Community Councils. This will not, of course, be a statutory designation, but can easily be formulated as Council policy for Conservation Areas, derived as it would be, as a logical consequence of Government Policy.

Such a policy would have the potential to contribute greatly to the enhancement of Conservation Areas, by virtue of timely input from local enthusiasts with particular knowledge or expertise.

Enforcement

We note Scottish Govt. Policy on this issue as set out in SPP23 (para 50), and in SPP1 (paras 62-64), both of which stress the importance of local authorities using all available powers of enforcement both to protect the historic environment, and "as a means of sustaining public confidence in the planning system".

We heartily endorse this policy, and would like to add that a robust enforcement policy, which is "appropriate, speedy and effective" could prevent more property owners from following the example of others who have broken planning law.

On this note we were pleased to see that the Government recommendation (PAN 71, p7) is that in Conservation Areas, planning authorities should go one step further, and monitor development activity in these areas, in a positive and pro-active approach. This would allow for intervention at the earliest possible stage, and thus allow restorative proceedings to be undertaken earlier, to the benefit of all concerned.

Further Supplementary Advice

May we suggest that it would strengthen the Council's position with regard to the protection of Conservation Areas if new supplementary guidance documents were issued specifically covering the following subjects in Conservation Areas:-

HMO applications; traffic and parking; roads work; advertisements, signs and shopfronts; applications for erection of accommodation for temporary residents.

11

Lastly, on a minor point, could we suggest that in Appendix 3 of the Management Plan, a reminder be inserted for the sake of clarity, that what follows is a list of permitted development rights which are removed in Conservation Areas. This would prevent confusion arising over this section.

All in all, this Conservation Management Plan is an excellent document, and much commended. As detailed in our letter, however, we would like to see some expansion in the form of additions and clarifications on the issues which we have highlighted and/or discussed in these pages.



On behalf of Old Aberdeen Heritage Society

21st April 2013