

CULTER COMMUNITY COUNCIL



St Quentin
18 Hillside Road
Peterculter
Aberdeenshire
AB14 0TX

28th March

Ms Jane Forbes, Planning Officer
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4, Ground Floor North
Marischal College
Broad Street
Aberdeen AB10 1AB

Dear Ms Forbes

Planning Applications P130349 and P130362: 124 North Deeside Road, Peterculter

Since the advertising sign (P130349) and sales unit (P130362) have been in place for weeks the members of Culter Community Council (CCC) assume these applications are being made for permission retrospectively. However the members, on looking at them and listening to the community, find they cannot agree to them and instead must object strongly for the following reasons:

1. At our CC meeting on 18th March a member of the public spoke on behalf of a delegation who had attended to express extreme concern on the safety for pedestrians, and vehicle users at the junction of School Road and North Deeside Road (ND Rd) while construction is taking place at this site (124 ND Rd). He said:

- Lorries delivering materials and equipment are often parked on the east pavement of School Road opposite the site
- The site vans are parked either partly on the west pavement of School Road adjacent to the site or on the road
- This leads to great difficulty and danger for pedestrians (adults and particularly schoolchildren) trying to use the pavements and also for the two disabled ladies trying to drive their motorised wheelchair buggies up and down School Road
- An added problem is for drivers trying to exit School Road on to ND Rd. They have a very restricted view of traffic approaching from the west along ND Rd until the nose out actually on to ND Rd

The two police constables present to give their monthly report to CCC took notes and said they would investigate and report back.

2. On looking at the plan (the same one being presented for both applications) the members of CCC found that:

- a) no measurements are given on the supposed distance between the '2.4m solid site hoarding' and the stone wall
- b) nor for the distance between the solid hoarding and the construction site accommodation modules
- c) nor for the distance between the sales cabin and the stone wall

3. On visiting the site CCC members found that:

- The solid site hoarding was fixed on to the stone wall leaving no space at all
- The site accommodation cabins were then set very close to the hoarding
- There is barely a metre between the sales cabin and the stone wall
- The solid site hoarding also appears to be higher than 2.4m stated in the plan being virtually the same height as the sales cabin as shown where they abut

In summary all the temporary accommodation on the site is much nearer to N D Rd than the plans suggest with the effect of seriously reducing visibility of traffic approaching from the west for drivers trying to exit School Road until they (illegally) nose out on to N D Rd.

The members of CCC therefore feel that they must object to Applications P130349 and P130362 (and even the placement of the site accommodation cabins and solid hoardings) until safety matters are addressed and resolved, especially since they are all likely to be required on site for several months to come.

Yours sincerely,

Lavina C Massie
Planning Liaison Officer
Culter Community Council

Cc: Councillors Boulton, Malone and Malik

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 25/03/2013 23:42
Subject: Planning Comment for 130362

Comment for Planning Application 130362

Name : Nigel George
Address : 54 Station Road West
Peterculter
Aberdeen AB14 0US

Telephone :

Email : ~~_____~~

type :

Comment : I object to this retrospective planning application on the grounds that installing these temporary sales offices so close to the existing low wall has severely obstructed the view of drivers emerging from School Road into North Deeside Road. I have written to Councillor M Boulton and Mr D Bonnyman, Roadworks co-ordination ACC regarding the safety issues for road users and pedestrians of siting these temporary offices. The poles holding the advertising hoardings also add to the vision problems. This week since opening the sales office the developer has placed a further portable "Open" sign on the wall at driver eyesight level - when this sign is in place it becomes very difficult to see traffic approaching from the west on N Deeside Rd. Consequently cars have to have their bonnets sticking about 4ft into the road to get a clear view. This then becomes an obstacle for traffic from the west, who have to move across to the centre of the road to pass. However traffic coming from the East are also already moving to the centre of the road to pass legally parked vehicles in N Deeside Road opposite the construction site. This is an accident "waiting to happen" - I predict that there will be a head on collision between a west bound vehicle and an East bound vehicle taking action to avoid a vehicle emerging from School Rd. These temporary offices also reduce the "operating space" on the site, which leads to other problems for road users and pedestrians. The fundamental problem is that the site is too small for the construction activities. Lorries delivering machines and materials have to offload these in School Road. On several occasions I have found lorries towing low-loader trailers illegally parked on the west pavement of School Road - this blocks pedestrian access and only allows one vehicle to squeeze past in either direction on School Road (because all the site vans are parked on the opposite side of the road!!) There are 2 handicapped ladies that use motorised buggies to get around in Culter and I have seen them struggling to get down School Rd, having to try and cross from one pavement to the other. The junction is also a school crossing point, so children walking to & from school are also exposed to potential hazards from these site vehicles. If the temporary offices were removed then the space freed up could be used for offloading site lorries without causing obstructions to users of School Road. (Note that the stone wall at Eastleigh Old Peoples home has been damaged and partially knocked down - I would not be surprised if this was as a result of offloading activities from site lorries). Finally I would like to ask the question that I posed to Cllr Boulton - what risk assessment did the Building Planning department undertake in respect of the risks to the local residents in terms of a) the construction phase b) the post development phase where the flats car park exit is directly onto a busy junction? I feel very strongly about how badly and the developer is treating the residents of Culter in the inconsiderate manner in which he manages his site (or should I say doesn't manage his site) In one incident the contractor had a long low loader "jammed across both lanes of N Deeside Road and School Road for almost 20 minutes (not 5 minutes - 20 minutes) whilst he tried to offload a machine - traffic queues were horrendous - another example of his lack of consideration for others. Please remove the temporary offices before somebody is killed or injured at this junction. I am the President of the Culter Village Hall - this issue and the safety concerns are a major talking point in the village community these days. However, nobody seems to think that the ACC care about the problems caused by sanctioning this size of development on such a small site and have little expectation that the temporary offices, installed without planning consent will be removed by the developer. I currently drive up and down School Rd about 3 times every day to my daughter's house in Hillview Rd, so I have seen the deterioration in visibility at the junction first hand.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 25/03/2013 23:55
Subject: Planning Comment for 130362

Comment for Planning Application 130362


Name : Nigel George

Address : 54 Station Road West

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Aberdeen AB14 0US

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type :

Comment : Further to my previous comments and objections, I note that in the plans the temporary offices are proposed to be situated further back (2metres)from the wall in North Deeside Road. However they have been installed right hard up against the wall. It is this location against the wall that causes the vision problem for drivers exiting School Road. The developer will have located these units as close to the wall as possible, because he needs the space behind to store materials. I suggest again - the site is too small for both the size of development and the construction phase required to build the flats.