

MEMO



ABERDEEN
CITY COUNCIL

To	Garfield Prentice Planning & Infrastructure	Date	28/06/2013
		Your Ref.	P121581 (ZLF)
		Our Ref.	TR/IH/1/51/2
From	Roads Projects		
Email			
Dial			
Fax			

Roads Projects
Enterprise, Planning & Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen AB10 1AB

Planning application no. P121581
Woodend Farm (Land at), Woodend Farm (Land at), Culter House Road
Proposed residential development (Permission in Principle)

I have considered the above planning application and have the following observations:

1.0 Proposals

1.1 This application is for Planning Permission in Principle for a residential development. The drawings submitted show 14 houses indicatively.

2.0 Strategic Transport Fund

2.1 These comments are provided on the assumption that a full Strategic Transport Fund (STF) contribution will be made to adequately mitigate the impact of this development's contribution to the cumulative impact on the strategic network of development. The applicant acknowledges that an STF contribution will require to be made, and it is agreed that should consent be awarded, the final amount will be calculated at a later date.

3.0 Access

3.1 Culterhouse Road is constrained in width, and varies in width along its length generally between 4.7m and 5m, although there are sections of further constraint to approximately 3m at Forest Cottage and Cumbrae at 4.2m. At any point on this road, two vehicles will have difficulty in passing each other.

3.2 There are no formal passing places on Culterhouse Road. Drivers may have created informal passing places over time, however these cannot be considered to be part of the road infrastructure and would not meet current standards. I have previously requested that the developer provide intervisible passing places on Culterhouse Road, however no proposals for such have been forthcoming.

Gordon McIntosh
Corporate Director

- 3.3 I believe the comments from this service in relation to this application and previous applications in the area are consistent. Equestrian movements, as acknowledged by the applicants agent, along with cycling occur on the roads surrounding the development. The increased traffic volumes associated with the development, irrespective of the size of the increase, must be considered in this context.
- 3.4 I can confirm that there are no adopted pedestrian routes or any formal cycle routes in the vicinity of the site. Culterhouse Road is not a shared surface. I consider that the available carriageway space is too narrow to accommodate any pedestrian or cycle infrastructure. While cyclists are able to make use of the existing road space, this does not mean that it is suitable for everyday use by all cyclists. A route constructed to an appropriate standard, including lighting, that is safe and meets the requirements of Safe Routes to School (SRTS) for pedestrians and cyclists has been requested from the developer. No proposals have been presented to date.
- 3.5 The applicant has suggested that such routes would be provided through the STF. This requirement cannot be made through the STF. The STF contribution that the development will require to make is to finance modifications to the strategic road network that are required as a result of the cumulative impact of all development in the area. It is not in lieu of the requirement that each development mitigate its impact in the immediate vicinity on the local road network, or that it must provide a suitable level of infrastructure to meet the sites transportation, accessibility and connectivity requirements by all modes. Planning Gain contributions similarly cannot be used to meet the necessary accessibility criteria.
- 3.6 The applicants agent indicates that a suitable level of sustainable development may not at present be achievable, but that following development of the Aberdeen Western Peripheral Route (AWPR) sites close to this proposal may provide the necessary demand for such infrastructure and services. At present there are no sites included within the Local Development Plan (LDP) in close vicinity of the application site. The development must provide suitable accessibility by all modes.
- 3.7 I path to the south of the development emerging at School Road has been identified. This path is narrow, unsurfaced, unlit and unadopted. This situation is confirmed through the content of the Transport Statement (TS). I cannot consider this as an acceptable route to support the development.

4.0 Transport Statement

- 4.1 A TS has been submitted in support of the planning application. I had requested that scoping discussions in respect of this report be undertaken, however the developer has not instigated these. In addition my request that accident statistics be taken in to consideration within the TS has not been recognised.
- 4.2 I consider that the vehicle trip rates are lower than will actually occur at the site. Nonetheless, I do not consider that junction capacity will be a particular issue, but rather there will be issues relating to vehicles on the narrow roads,

about which there has been limited consideration in the TS and no proposals to rectify.

- 4.3 There is limited accessibility of the site on foot, and none that would be considered to meet current standards. The local schools are within the identified walking distances of the site. The provision in the area would not be considered to be acceptable for pedestrian journeys to school and the developer has made no proposal to bring the infrastructure up to an adequate standard. Public transport services in the area are at some distance, and considerably beyond that which is required in current transport accessibility guidance and policy.

5.0 Layout

- 5.1 I note and welcome that a design led approach will be taken to the layout of the site at a suitable time, should consent be granted.

4.0 Conclusion

- 4.1 In light of my comments, I would object to this application for the reasons outlined above.

Iain Hamilton

Engineer (Developments and Traffic)

6 Meadowlands Avenue
Westhill
Aberdeenshire
AB326EH

21 st Nov '12

Dr Margaret Bochel
Head of Planning and Infrastructure
Aberdeen City Council
Marischal College
Broad Street
Aberdeen

Dear Sir or Madam,

LAND AT WOODEND CULTERHOUSE ROAD PETERCULTER ABERDEEN- 14 HOUSES

We object to the application by Kinellan BS for fourteen dwellinghouses and associated landscaping and open space.

This is currently a farm and fourteen houses will change the character of this area

Regards

A large black rectangular redaction box covering the signature area.

Gillian Ridley

124 Osborne Place
Aberdeen
AB25 4DU

August 2011

Planning Department
Aberdeen City Council
Marischal College
Aberdeen

Dear Sirs

Planning Application for 14 Houses at Culterhouse Road, Aberdeen.

I wish to object to this planning application as more houses in this area will change the character of what is a farm settlement.

This is a quiet road which is used by walkers.

Yours faithfully

A solid black rectangular box used to redact the signature of Gavin Farquhar.

Gavin Farquhar

(121581.)

6 Migvie Gardens
Kingswells
Aberdeen

20th November 2012

Planning Department
Aberdeen City Council
Marischal College
Aberdeen

Dear Sirs or Madam

Planning Application at Woodend, Culterhouse Road, Peterculter. AB14
ONS

I object to the planning application for fourteen houses as more houses
will spoil the area.

They will also affect trees in an area where there are country walks

Yours faithfully

A solid black rectangular box redacting the signature of Graham Reid.

Graham Reid

PI - Housing at Woodend Farm Peterculter

From: "Albert Middler" [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 09/12/2012 23:33
Subject: Housing at Woodend Farm Peterculter

Planning application Ref 121581
Housing at Woodend Farm Peterculter

Dear Sir/Madam,

I wish to express my support for the above development of approximately 14 houses at Woodend Farm Peterculter.

The site in my opinion, is a run down area of old farm buildings, and would benefit greatly from a development of this nature. With planning permission granted for the formation of a cricket pitch nearby, and it's proximity to Peterculter, it seems an ideal site for this type of small development, and also will be convenient for access to the AWPR.

I think the development would create a small, friendly community, which would enhance the interest in cricket locally, and will also blend in with the surrounding countryside, and, as family homes, are a short distance from Culter Primary School.

I recommend this development be considered for approval.

Yours faithfully,

Albert M Middler
Bucklerburn Farm Cottage,
Peterculter
Aberdeen
AB14 0NP

4 Johnston Gardens West

Peterculter

Aberdeen

4th December 2012

Dear Sir/Madam

I am writing to object to the planning application Ref no 121581 for 14 houses at Woodend Farm

Yours sincerely

A solid black rectangular box redacting the signature of the sender.

MMC
Drumview

Off Malcolm Road
Peterculter

Aberdeen

3rd December 2012

Dear Sir/Madam,

I am writing to object to the planning application Ref no 121581 for 14 houses at Woodend Farm. There is lots of property for sale on ASPC in Aberdeen and Aberdeenshire and we don't need to build anymore

Yours sincerely

A large black rectangular redaction box covering the signature of the sender.

237North Deeside Rd

Peterculter

Aberdeen

4th December 2012

Dear Sir/Madam,

I am writing to object to the planning application Ref no 121581 for 14 houses at Woodend Farm. There are plenty 'for sale' signs up in Culter and Milltimber so I don't think we need any new homes

Yours Faithfully

A black rectangular redaction box covering the signature of the sender.

**Bucklerburn Farm
Peterculter
ABERDEEN
AB140NP**

Planning Department
Aberdeen City Council
Broad Street
Aberdeen

30 November 2012

Dear Sir/Madam

PLANNING APPLICATION REF P121581

I wish to express my support for the planning application at Woodend Farm. This brownfield site is currently occupied by largely redundant farm buildings and glass houses in varying degrees of dilapidation. Changes in farming over the years have resulted in the creation of these unsightly, unused brownfield sites. I believe that such sites should be used for housing in preference to losing agricultural land or woodland.

This particular site is bordered on two sides by mature trees and the plan for 14 well sited houses forms a discreet pocket development within the surrounding countryside. Woodend Farm was once remote from Peterculter's housing stock, however the Bucklerburn Housing Development in the nineties and the recent Tillyoch Cattery and Equestrian Centre has brought Peterculter's development to its boundary. It is a 4 minute walk on a public footpath to the Bucklerburn Scheme.

I believe the applicant, should this application be granted, wishes to contribute to the local community by donating ground to the local cricket club to develop a pitch and pavilion. Outline planning permission has been granted for this. It seems to me that granting permission for a small development on an unsightly brownfield site near to Peterculter's cricket facility would be a desirable outcome for the area and the community.

Yours faithfully



Alan B Kennedy

**Bucklerburn Farm
Peterculter
ABERDEEN
AB14 0NP**

Planning Department
Aberdeen City Council
Broad Street
Aberdeen

30 November 2012

Dear Sir/Madam

PLANNING APPLICATION REF P121581

I would like to support Planning Application Ref No P121581. The application is for a small scale, low density residential development of around 14 houses at Woodend Farm, Milltimber. The proposed development would not encroach on woodland, trees or viable agricultural land but on land which is currently "brownfield", consisting of old semi-redundant and dilapidated farm buildings. The area to the north of Peterculter has lost a considerable amount of woodland and trees recently and I am of the opinion that a development, being low density and containing a large proportion of landscaped green space would enhance the area. The development is naturally enclosed by the existing woodland on two sides and would have no negative impact on the surroundings or current infrastructure.

The applicant currently owns a significant piece of land which they are willing to donate for community use as a cricket pitch and pavilion. No similar facility exists in this area at present. A cricket facility would be a great asset now and for future generations in the Peterculter/Milltimber area.

The developments at Bucklerburn in the last 20 years and the more recent Tillyoch Cattery and Livery have resulted in Woodend Farm no longer being remote from Peterculter. It is a 4/5 minute walk on a public footpath to the Bucklerburn Housing Scheme. The proposed development site being in close proximity to local services and facilities would help to meet the need for family housing in this area. I would therefore request that the land at Woodend, Culter House Road be granted permission for 14 houses along with land being reserved for cricket and recreational use.

Yours faithfully



Anne Margaret Kennedy

Address:

3 FORVIE AVE
BRIDGE OF DON
ABERDEEN
AB22 8TE

Planning Department
Aberdeen City Council
9th Floor, St Nicholas House
Broad Street
Aberdeen AB10 1BW

Dear Sir /Madam,

I am writing in support of the planning application for 14 houses at Woodend Farm, Milltimber. The Farm lies to the north of Peterculter on Culter House Road. This land would be ideally suited for a small scale, low density residential development of around 14 homes.

Because only land currently "brownfield", consisting of old semi-redundant and dilapidating farm buildings would be used in the development no woodland, trees or viable agricultural land is encroached which I feel is a very important factor as so many other developments do involve the loss of such valuable amenities. Instead the development, being low density and containing a large proportion of landscaped green space and planting, would enhance the area and greatly improve the visual appearance making a positive contribution to the "green countryside" character and amenity of the area. It is also naturally enclosed by the existing woodland on two sides. A low number of houses such as 14, sympathetically designed, will have no negative impact on the surroundings or current infrastructure.

In addition the applicant currently owns a significant piece of land they are willing to donate for community use as a cricket pitch and pavilion. Again this is in keeping with a countryside and village atmosphere and something neither Peterculter or Milltimber have. For many years the local Cricket Club have been trying to find a suitable site for a pitch to no avail. They now have outline permission on the site, but to enable this to come into being from a business perceptive permission must be granted for the small housing development in order for the land to be passed across to the cricket club. This provides a great opportunity for the local community to have a cricket facility and resource to develop the interest and involvement in sport for everyone in the area. All this I feel would be an extremely good use of the land and a great asset of immense value, now and for future generations in Peterculter/Milltimber to enjoy as well.

I believe there is demand for family housing in this area and proximity to local services and facilities is good and a small scale development like this is in keeping with the area.

Yours faithfully,



DAVID GAWTON

Address:

TANNY NADIE
FOVERANO
ELLEN
AB46AX

Planning Department
Aberdeen City Council
9th Floor, St Nicholas House
Broad Street
Aberdeen AB10 1BW

Dear Sir /Madam,

I feel I would like to write in support of the planning application for 14 houses at Woodend Farm, Milltimber. The Farm lies to the north of Peterculter on Culter House Road. This land would be ideally suited for a small scale, low density residential development of around 14 homes.

The area could do with tidying up and because only land currently "brownfield", consisting of old semi-redundant and dilapidating farm buildings would be used in the development no woodland, trees or viable agricultural land is encroached this housing development is an excellent way to do that for the long term. It would greatly improve the site visually and bring it back to life without losing the countryside feel at all. The development, being low density and containing a large proportion of landscaped green space and planting, would enhance the area and greatly improve the appearance making a positive contribution to the "green countryside" character and amenity of the area. It is also naturally enclosed by the existing woodland on two sides. A low number of houses such as 14, sympathetically designed, will have no negative impact on the surroundings or current infrastructure.

In addition the applicant currently owns a significant piece of land they are willing to donate for community use as a cricket pitch and pavilion. Again this is in keeping with a countryside and village atmosphere and something neither Peterculter or Milltimber have. For many years the local Cricket Club have been trying to find a suitable site for a pitch to no avail. They now have outline permission on the site, but to enable this to come into being from a business perceptive permission must be granted for the small housing development in order for the land to be passed across to the cricket club. This provides a great opportunity for the local community to have a cricket facility and resource to develop the interest and involvement in sport for everyone in the area. All this I feel would be an extremely good use of the land and a great asset of immense value, now and for future generations in Peterculter/Milltimber to enjoy as well.

I believe there is demand for family housing in this area and proximity to local services and facilities is good and a small scale development like this is in keeping with the area.

Yours faithfully,

[Redacted signature]

From: "Michael Hamilton" [REDACTED]
To: <GPRENTICE@aberdeencity.gov.uk>
Date: 11/12/2012 12:20
Subject: Application Reference: 121581 Woodend Farm Proposed residential development (Permission in Principle)

Garfield

I write with regard to the following application:

Application Reference:

121581

Local Authority Reference:

Proposal Description:

Proposed residential development (Permission in Principle)

Application type:

Planning Permission in Principle

My family have concerns about the development, although do not object to the development as housing would make the area look significantly better than what is currently there.

You are aware that our property is immediately next to the proposed development and that Mr & Mrs Nairn and Mr & Mrs Adam had concerns about the heights of our buildings previously. Consequently we reduced the levels at our site by some 2.3m or so. For this reason we would ask that the properties on this development are single storey only (bungalows) and that significant and adequate screening is created on the fence line so that our privacy is not affected. One and a half storey would look directly into our buildings and more importantly into our bedrooms and hallway.

Due also to the difference in levels we would request that suitable infiltration trenches and drainage are put in to remove all water from their site into the wooded areas rather than onto our site.

We would also point out that there are a number of hazards on the site which must be suitably removed. There is an unbanded diesel tank which needs to be removed safely from the site. The glass houses and poly tunnels should have the glass removed and not simply buried on the site. There are a large quantity of disused tyres which need to be considerably and environmentally removed.

We are also concerned as to the safety of their existing steading which is partially unroofed and request that this is either made safe or fenced suitably.

A development of housing so close to a commercial equestrian centre and pet resort will lead to issues with noise no doubt and if suitable measures

could be made within the screening to reduce noise then this would make for a happy and peaceful environment for the new houses. We regularly have shows and clinics with the use of PA systems and although this has not been a problem, with houses so close to our development there could be a noise issue without suitable sound buffering.

I hope that if you were minded to support the development that you would put conditions in the approval regarding the above items. If these items do not come within your remit, then can these please be forwarded to the relevant statutory authority.

Regards

Michael

Aberdeen Pet Resort

T: [REDACTED]

M: [REDACTED]

E: [REDACTED] From%20Email%20Sent>

42 Colthill Road

Milltimber

Aberdeen

Planning Department
Aberdeen City Council
Marshall College
Broad Street
Aberdeen AB10 1BW


Dear Sir /Madam,

I am writing in support of the planning application REF 121581, for 14 houses at Woodend Farm, Milltimber. This land would be ideally suited for a small scale, residential development of around 14 homes.

The area is dilapidated now and is currently "brownfield", consisting of old semi-redundant and dilapidating buildings and large industrial style sheds. It would greatly improve the site visually and make the area much more attractive and still have a the countryside look about it. A village green area in the middle is an attractive feature as well. At one time perhaps the farm was remote but this is no longer the case with Towerview, Bucklerburn scheme and Bucklerburn steadings as well as the recent Aberdeen Pet Resort, Equestrian Competition complexes being build Woodend is now on the edge of Peterculter and it is a short walk to School Road. The proposed development is also naturally enclosed by the existing woodland on two sides and there is existing houses at the roadside so a low number of houses such as 14, sympathetically designed, will have no negative impact on the surroundings or current infrastructure.

I understand permission has been granted for a cricket pitch across the road and land for this is to be donated by the landowner for this community use purpose, and the development would enable this to happen. This is in keeping village atmosphere and something neither Peterculter or Milltimber have. For many years the local Cricket Club have been unsuccessfully trying to find a suitable site for a pitch. This provides a great opportunity for the local community to have a cricket facility and resource to develop the interest and involvement in sport for everyone in the area. All this I feel would be a very good use of the land and a great asset in years to come as well.

I believe there is demand for family housing in this area and a small scale development like this is in keeping with the area would be a positive thing.

Yours faithfully,


Local Development Planning Team
Planning and Sustainable Development
Marischal College
Broad Street
ABERDEEN
AB10 1AB

55 Kaimhill Circle
Aberdeen
AB10 7JG

28 November 2012

Re: Planning Application Reference P121581

Dear Sir,

I write in support of the above planning application.

The property at Woodend Farm, Culter House Road, Peterculter has been an eyesore since the Green houses of the Farm Shop were destroyed by the Gales some years ago.

This application for a low density housing development of 14 houses would make good use of the redundant farm buildings which have fallen into a state of disrepair.

This would tidy up the area and clean up the "blot on the landscape" which it has become.

Yours sincerely


Mr. D. Cruickshank