

The Head of Planning and Infrastructure
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Dr M Bochel

PLANNING APPLICATION REFERENCE 120606

I wish to lodge my objection in the strongest possible terms and request that this application is refused for the following reasons:

1. There is no residential development to the south of the railway line in this location and as such development would be out of character. If approved it could set a precedent for approval of similar applications, which would be of detriment to the area.
2. The proposed dwellings will be accessed via Golf Road. This road is narrow and is not served by footpath provision. Furthermore it only has street lighting on its south side. The distance to public transport provision when taken with the road pedestrians would use which is narrow with no footpath provision does not encourage walking to use the public transport services available as it would be safer and more convenient for residents to use the private car to travel.
3. Concerns are raised regarding potential traffic generated by the development. As noted Golf Road is a narrow road and does not have footpath provision. There are no traffic calming measures nor are there any passing places.
4. The site lies within both the Green Belt and Green Space Network. Approval of the application would erode this. Policy NE2 Green Belt presumes against development in the Green Belt as such the proposal lacks compliance with this policy. The presence of circa 3 dwellings in this location reduces the value of the Green Space Network and therefore the proposal is considered to be contrary to policy NE1 Green Space Network.
5. The site is not identified in the Adopted Aberdeen Local Development Plan as an opportunity site for development and if it were approved it would set a precedent for similar applications.
6. The applicant states that the application is 'enabling development' yet no economic justification has been made to support the proposal nor has any information been provided to demonstrate that the profits gained from any land sale will be sufficient to fund the enhancement of the golf course/ club. It is concerning that the Club is unable to operate or finance improvements without additional development proposals; indeed it is not a sustainable way to operate a Golf Club.
7. There have been a number of historic and recent drainage issues on Golfview Road which have caused numerous ongoing problems for residents. The drainage infrastructure is unable to cope with run off and waste water. I do not consider that the existing sewers would be able to cope with additional pressure created by the development.
8. Views and daylight presently enjoyed by residents on Golfview Road would be destroyed if this proposal were approved. As the application lacks compliance with the Local Development Plan and would reduce the enjoyment of properties on Golfview Road I respectfully request that the application is refused.

Yours sincerely



17/5/12

The Head of Planning and Infrastructure
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

8th May 2012

Dear Dr M Bochel

**OBJECTION TO PLANNING APPLICATION REFERENCE 120606
PLANNING PERMISSION IN PRINCIPLE FOR THE ERECTION OF RESIDENTIAL
DEVELOPMENT (CIRCA 3 HOUSES) AND ASSOCIATED WORKS ON PREVIOUSLY
DEVELOPED LAND**

I write with regards to the above planning application and wish to lodge my objection in the strongest possible terms and respectfully request that the application is refused. I have reviewed the application against Development Plan Policy as contained within the adopted Development Plan as well as material considerations as set out in Scottish Planning Policy (SPP) and find that the application lacks compliance with the development plan for the following reasons:

1. SPP stresses the importance of new dwellings complementing the existing setting, character, appearance, and ecologies of the areas within which they lie. It is contended that the proposal for the erection of circa 3 dwellings at Golf Road, Bieldside, Aberdeen fails to do this. There is no residential development to the south of the railway line in this location and as such development would be out of character. If approved it could set a precedent for approval of similar applications, which would be of detriment to the area.
2. The importance of locating development in sustainable locations is highlighted by SPP. Locations for new development should be sustainable by walking, cycle and public transport. The proposed dwellings will be accessed via Golf Road. This road is narrow and is not served by footpath provision. Furthermore it only has street lighting on its south side. The site also lies outwith the 400m distance to public transport services, stipulated by PAN 75 Planning for Transport. The distance to public transport provision when taken with the road pedestrians would use which is narrow with no footpath provision does not encourage walking to use the public transport services available as it would be safer and more convenient for residents to use the private car to travel. As such the proposal lacks compliance with both SPP and PAN 75.
3. Policy D3 – Sustainable and Active Travel of the Adopted Aberdeen Local Development Plan explains that development should minimize travel by private car. As noted above the site is located outwith the distance stated as being acceptable by PAN 75 and as a result of this the proposal will encourage use of the private car. As such it lacks compliance with this policy.
4. Concerns are also raised regarding potential traffic generated by the development. As noted Golf Road is a narrow road and does not have footpath provision. There are no traffic calming measures nor are there any passing places.
5. The site lies within an area identified by the Adopted Aberdeen City Local Development Plan February 2012 as lying within both the Greenbelt NE2 and Green Space Network NE1. The aim of the Greenbelt is to maintain the identity of Aberdeen and the communities within and around the city by defining their physical

boundaries clearly. The Greenbelt directs growth to the most appropriate locations. Policy NE2 Green Belt presumes against development in the Green Belt. Whilst there are a number of exceptions to the policy the proposal is not one. As such the proposal is contrary to Policy NE2.

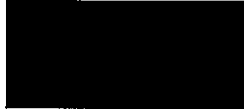
6. A review of the Green Belt was undertaken during the preparation of the Adopted Aberdeen Local Development Plan. This was reviewed when the Proposed Plan was examined by Reporters appointed by Scottish Ministers, whom found no reason to remove the site from the Green Belt. Since the adoption of the Plan there have been no changes, which would now justify its removal from the Green Belt nor indeed a departure from policy.
7. Policy NE1 Green Space Network presumes against development that would destroy or erode its character. As noted above there is no development to the south of the railway line in this location, development therefore is not characteristic of the area. It would if approved have a detrimental impact on the landscape setting of the area. The presence of circa 3 dwellings in this location reduces the value of the Green Space Network and therefore the proposal is considered to be contrary to policy NE1.
8. The site was reviewed as part of the examination into the Adopted Local Development Plan. In discussing the site the Reporter concluded 'that the site should not be allocated for housing but retained as part of the green belt and green space network'. There is no justification for development on the site nor has a material consideration been presented which could justify approval of the proposal.
9. It is noted from the supporting statement that the applicant notes that the proposal is 'enabling development' to enhance the golf course and facilities. No economic justification has been made to support the proposal nor has any information been provided to demonstrate that the profits gained from any land sale will be sufficient to fund the enhancement of the golf course/ club. It is further noted that Deeside Golf Club received planning permission in 2006 for the development of 5 dwellings with the profit from the land sale financing improvements to the Club. It is concerning that the Club is unable to operate or finance improvements without additional development proposals; indeed it is not a sustainable way to operate a Golf Club. It should be noted that the Adopted Aberdeen Local Development Plan does not provide for enabling development proposals.
10. The site is not identified within the Adopted Plan as an opportunity site for development. Approval of the proposal would not be compliant with the Plan and if approved would set a precedent for similar developments which would be undesirable.
11. There have been a number of recent drainage issues on Golfview Road which have caused numerous problems for residents. The drainage infrastructure is unable to cope with run off and waste water. I do not consider that the existing sewers would be able to cope with additional pressure created by the development.
12. Concern is also noted that no detailed proposals have been submitted. Whilst I note that this may be as a result of the applicant testing the water, I am concerned that a number of trees, including Caledonian Pines, present on the sites boundary with the railway line could be negatively affected by development. As you will be aware, trees have large root systems extending distances greater than 14 meters. Without a tree survey it is impossible to determine the extent of any damage.
13. On a personal note I am concerned that both the view and daylight I presently enjoy from my property would be destroyed if this proposal were approved. This would reduce the enjoyment of property.

14. As noted I am concerned that the daylight I enjoy at present would be reduced. I am concerned that the railway line, given its proximity to the site would suffer a greater loss. The result would be an extremely dark section of the railway line which would discourage people from using it, as they may not feel safe. There have been a number of thefts in this area in recent years my own house included, where this disused railway line was used for both access and retreat. I fear that presence of additional dwellings, to the south of the railway line would fuel this.

The key issue in the determination of this application is whether or not, it complies with the adopted Local Development Plan and if it does not, are there any other material considerations, which would justify its approval. The application when assessed against the provisions of the Adopted Aberdeen Local Development Plan is found to be contrary. The proposal would have a detrimental impact on the character and amenity of the area and would significantly alter the landscape setting. In addition to this it would erode the Green Belt and Green Space Network. Concerns are also noted regarding the safety of pedestrians accessing the dwellings. As noted above, there is no footpath connection and a lack of street lighting, which would not encourage walking, or the use of public transport.

The applicant uses enabling development as a material consideration to approve the proposal as a departure from the Plan. In the absence of any information to support this statement, it cannot be considered as enabling development. As such, there are no material considerations, which would support approval of this application. It is therefore respectfully requested that the proposal is refused.

Yours sincerely



Joyce A. Lamb
10 Golfview Road
Bieldside
Aberdeen AB15 9DQ

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 16/05/2012 13:55
Subject: Planning Comment for 120606

Comment for Planning Application 120606

Name : Anna Britain
Address : 16 Golfview Road
Bielside
Aberdeen
AB15 9DQ

Telephone : [REDACTED]
Email : [REDACTED]
type :

Comment : I write with regards to the above planning application and wish to lodge my objection and request that the application is refused for the following reasons:

There is no residential development to the south of the railway line in and as such development would be out of character. If approved. It would set a precedent for approval of similar applications, which would be of detriment to the area.

The proposed dwellings will be accessed via Golf Road. This road is narrow and is difficult enough to access North Deeside Road with the traffic flow into the city. Furthermore it only has street lighting on its south side. Therefore concerns are also raised by residents of Goldview Road regarding potential traffic generated by the development. As noted Golf Road is a narrow road and does not have footpath provision.

The site lies within both the Green Belt and Green Space Network. Approval of the application would erode this. Policy NE2 Green Belt presumes against development in the Green Belt as such the proposal lacks compliance with this policy. The presence of circa 3 dwellings in this location reduces the value of the Green Space Network and therefore the proposal is considered to be contrary to policy NE1 Green Space Network.

This site is not identified in the Adopted Aberdeen Local Development Plan as an opportunity site for development.

The applicant states that the application is 'enabling development' yet no economic justification has been made to support the proposal nor has any information been provided to demonstrate that the profits gained from any land sale will be sufficient to fund the enhancement of the golf course/club. It is concerning that the Club is unable to operate or finance improvements without additional development proposals; indeed it is not a sustainable way to operate a Golf Club.

There have been a number of recent drainage issues on Golfview Road which have caused numerous problems for residents. The drainage infrastructure is unable to cope with run off and waste water. I do not consider that the existing sewers would be able to cope with additional pressure created by the development.

Views and daylight presently enjoyed by residents on Golfview Road would be destroyed if this proposal were approved.

As the application lacks compliance with the Local Development Plan and would reduce the enjoyment of properties on Golfview Road I respectfully request that the application is refused.

From: "Patrick Fitch" [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 23/05/2012 07:50
Subject: Proposed development

Planning Application Reference 120606

Dear Sir

We wish to lodge our objection and request that the above application be refused for the following reasons:

1. The proposed housing will be accessed via Golf Road. This road is narrow and has no footpath provision.
2. We are concerned about the potential traffic generated by the development. There are no traffic calming measures nor are there any passing places on Golf Road.
3. There have been a number of recent drainage issues on Golfview Road which have caused ongoing problems for residents. The drainage infrastructure is unable to cope with waste water. We do not think the existing sewers would be able to cope with additional pressure created by the development.
4. Views and daylight currently enjoyed by residents of Golfview Road would be destroyed if this proposal were approved. Therefore we respectfully request that the application be refused.

Yours sincerely

Residents of 4a Golfview Road
Bieldside

From: Andrew Charles [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 24/05/2012 14:34
Subject: proposed development a Deeside GolfClub, Golf Road Bielside app no120606

Dear Sirs

I wish to voice my objection to the above proposal on the following grounds

1. the development would be accessed by a very narrow bridge with no footpath and no passing place. As a local resident I have witnessed the chaos this already causes with cars queuing to turn off North deeside road and turning into Marchbank. In my opinion this would only add to the problem.

2 The proposed development is adjacent to the old Deeside railway line which is an area of great natural beauty with a rich and varied wildlife including many bats which roost in the trees on the golf course and in the trees on the Railway line. This development would disturb the bats roosting place and no doubt affect the trees in this area

Further more on your own website under Tree Preservation the following is stated " a PTO order can be made in recognition of the importance

of the role of trees Local Planning Authorities have duties to protect trees and woodlands in their area which contribute to the amenity and character and attractiveness of the locality.

I cannot think of an area where this is more appropriate and will pursue a PTO order if the application is granted.

3 There have many recent drainage issues on Golfview Road which cause problems for the residents including flooding of our gardens with water and sewage. The infrastructure cannot cope at the moment, it can certain not cope with more housing.

For the above reasons I respectfully request that the application be refused

Yours Sincerely
Shirley Charles

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 22/05/2012 21:15
Subject: Planning Comment for 120606

Comment for Planning Application 120606
Name : Frances and John Wilkinson
Address : 24, Golf Rd
Bielside
Aberdeen
AB15 9DL

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : In response to the proposed development at Land at Deeside Golf Club, AB15 9DL, planning application 120606 we would like to put forward the following reasons for objection.

1. The description of the proposal states that the residential developments would be on 'previously used land'. This land has never previously had buildings on it; it is currently used as part of the golf course and is an important buffer area enhancing the natural beauty of the neighbourhood.
2. The erection of residential buildings on this site would negatively impact on the current amenity of the area in close proximity i.e. the golf course, the peaceful walking/cycle path and open land that provides opportunities for rural pursuits and general enjoyment of the countryside for all.
3. Erection of residential properties on this site would directly contravene the councils stand on maintaining a 'sense of place'; The 'filling in' of open spaces so that adjoining places merge together can serve to further dilute the awareness of where we are; (1)
4. Access to these houses would be firstly across the narrow, single lane bridge on Golf Rd, which would significantly increase the usage (both during and after construction) in an already hazardous area where a blind corner for traffic leads into a highly used area by cyclists, and pedestrians (many being residents from Newton Dee with Learning Challenges) where there is no pedestrian access (nor space to construct such). Furthermore, the side road leading towards the golf club which would provide ultimate access to these houses is an unmarked junction where there have been many close misses already, both for cars (personal experience) and pedestrians. The erection of housing blocking the view to this junction and the increase in traffic at all hours poses a significant further safety issue in the area.
5. There is no requirement for further residential houses in this area; indeed, the local schools are already full to capacity and there are already significant other housing developments in the area.
6. The erection of further residential properties on this site would begin to transform this beautiful, spacious, green area into another housing estate. There are no housing developments so close to this side of the railway line. Allowing this development to go ahead would set precedent enabling future houses to be erected which would further erode the natural beauty of the area and severely impact on the future preservation of Green Space.

Objection is therefore in line with local policy, planning site history, impact on amenity, impact on access and safety and impact on compatibility with other users in the area. For these reasons, we would not consider this proposal to be in keeping with the proper further development of the area and would ask that the application be refused.

Regards,
Fran and John Wilkinson

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 23/05/2012 12:02
Subject: Planning Comment for 120606

Comment for Planning Application 120606

Name : Mr Gordon H. Nicoll

Address : 25 Golf Road

Bielside

Aberdeen

AB15 9DL

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I am writing to object to the planning permission in principle application for a residential development at the entrance to Deeside Golf Club. My comments are as follows:

A)The site of the proposed development is on land zoned as greenbelt and green space.

B)From the bridge on Golf Road to the Golf Club the road is very narrow. Cars have to stop and let others coming in the opposite direction pass by. The increase in traffic and no pavement for pedestrians will make access more dangerous than it is at present.

C)The site of the proposed development is very shallow in depth which means the large houses would be very close to the highly popular Old Deeside Railway line. I don't know of any other houses built that close to the Old Deeside Railway line; They would also have very little garden space at the rear. The space available at the front of the houses would mean the residents will either have to reverse their cars in or out of their drives.

D)It will totally change the character of the entrance to Deeside Golf Club by building on the greenbelt zone. The structure plan (SP) states that the greenbelt must guide development to the most appropriate places while protecting the most important areas. The development I live in was built on the car park for the Golf Club before the Clubhouse was demolished and rebuilt down the hill beside the old first green. In no way should my development be considered a precedent to the proposed development.

E)The applicant has stated "no trees will be removed"; however there are 11 trees along the north side of the access road which would have to be removed.

F)The applicant states the redundant land performs no greenbelt function in terms of recreation, which is incorrect. It is part of the short game practise area. Although club rules state "No practise more than 10 meters from the green"; some members are using the area for practise and also as normal in golf, stray balls will land in the development site which makes it a major Health and safety problem. One of the bunkers in the practise area is only 10 meters from the development boundary line.

G)The applicant stated the new facilities at Deeside Golf Club have attracted an increase in external tournaments. Since the new clubhouse was built there has been a huge increase in the number of rounds being played by a more active membership, mainly during the summer months. This has resulted in the car park proving too small to cope with the extra traffic. Every Saturday or when there is a tournament held, members and visitors have to park their cars up the grass verge on the entrance driveway, sometimes reaching past where the development is proposed. The short game practise area can be crowded at times with seniors and juniors therefore it needs to be moved and extended more onto the so called redundant land, so that the car park can be extended to cope with the increased volume of traffic.

In conclusion to develop this narrow strip of land so close to the old Deeside railway line would spoil the whole entrance to a wonderful golf club. It would be of no benefit to anyone except for the already financially sound and secure Golf Clubs bank account. I hope after a site visit you will come to the

same conclusions.

Many thanks for taking the time to read my comments and I look forward to hearing from you in due course.

City Development Services Letters of Representation	
Application No:	120606
RECEIVED	24 MAY 2012
Dev. No.:	
Cases Officer Initials:	LCG
Date Acknowledged:	29/5/12

From: "Jeanette Andrews" [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 31/05/2012 15:12
Subject: Application Reference number 120606

14 Golfview Road
Bielside
Aberdeen
AB15 9DQ

Planning Department
Aberdeen City

16th May 2012

Dear Sir

Planning Application Reference : 120606 Erection of residential development (circa 3 houses) AB15 9DL

I would like to express my concerns about the above planning application. I have read the valid criteria for objecting to an application so will attempt to voice my concerns accordingly.

a) **Planning Site History:** As far as I am aware this site has no history of development apart from being part of the golf course however am I correct in thinking this is part of the 'Green Belt' and as such is in a protected position as far as development is concerned? The granting of planning consent would create a precedent in this area and, since the nominated site is very open ended, a very dangerous precedent as far as starting a ribbon of development along the old railway line. It would be interesting to know how many is 'circa 3'?

b) **Impact on Amenity:** From the point of view of the citizens of Aberdeen this is a very crucial point indeed as far as this proposed development is concerned. Many hundreds of people use the old railway line on a daily basis not just for leisure purposes but also for commuting on bikes to their work. I see them every day and the impact on the quality of the amenity would be immensely detrimental should the building of houses be allowed at any point on the south side of the line. People of Aberdeen enjoy this amenity as it is – a large swathe of countryside within the city boundary.

c) **Impact on Access, Parking and Safety:** The only access to this site is over a very narrow bridge accessed from the North Deeside Road at Golf Road which at this point in time would not be capable of absorbing the extra traffic flow created by the numbers of vehicles liable to be present from more houses down Golf Road. There is a very short distance to the already busy junction at Station Road Bielside and Baillieswells Road. Houses such as are likely to be proposed are extremely unlikely to have a single vehicle or a low ratio of cars to houses.

As far as the safety aspect is concerned at the moment it is already a rather dangerous pastime coming from the railway line and crossing over the existing access road to the golf course as the many cars going to and from the golf course often travel at considerable speed with little room for avoiding pedestrians. This is made even more critical as many residents from Newton Dee access the safe environment of the amenity on a daily basis. This if nothing else I would ask you to consider very seriously indeed. The safety of these vulnerable people is critical. As an incomer to Aberdeen I find the facilities offered at Newton Dee to be one of the jewels in the city's crown.

I look forward to hearing from you and would be interested to know if a site visit is part of the normal procedure for those who make the decisions on such applications.

Yours faithfully

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 21/05/2012 13:34
Subject: Planning Comment for 120606

Comment for Planning Application 120606

Name : S. Arnott
Address : 3 Station Road,
Bielside,
Aberdeen AB15 9DP

Telephone :

Email :

type :

Comment : Please accept my objection to the planning application for erection of a new houses in the grounds of Deeside Golf Club, Application Number 120606. This objection is based on the following observations;

1. This development would set an unwelcome precedent in respect of backland development impacting adversely on the Deeside Walkway which is designated Green Space Network. I see no practical difference between allowing building of houses on an open green area of golf course, and allowing the splitting of residential cartilage. The Deeside walkway in this area is lined with houses with gardens ample for additional residences and there is serious risk of precedent setting.
2. Under Scottish planning policy, the council has the duty to protect and enhance the quality, character, landscape setting and identity of towns and cities; in respect of the green belt. This proposal is in no way compatible with that duty. In respect of paragraph 6.5 of the supporting statement, I suggest that a better proposal would be to allow this site to revert to its original wild state, thereby enhancing the natural amenity for the community.
3. The recent development of housing adjacent to the proposed site (The Grange) was allowed because it was on a previously developed site, i.e. the old club house and car park. The current proposal is to build on land that has always been an open green space, and was indeed previously part of the golf course itself. The previous development should not therefore have set a precedent for this current proposal.
4. It is obvious to anyone familiar with development applications within this Ward that to allow this development will lead inevitably to subsequent planning proposals to close the gap towards the golf course car park. That land will prove to be simply too valuable for the golf club to keep set aside as a practice ground.
5. It is made clear in the enabling development section of the submission that the high level of golf course investment over recent years has been enabled by previous sacrifice of greenbelt. It is logical to point out that the golf club is clearly spending beyond its means, in the expectation that further cash can be realised as necessary through further property deals. It is indefensible simply to dispose of unused open green sites for the purpose of raising funds for further golf course development and/or subsidy of club membership fees for the elite. We should not allow our shared environmental heritage to be frittered away in such a selfish manner. The council has a duty to prevent loss of the remaining open aspect of the Deeside walkway for the benefit of the general public, and not to enhance the lifestyle of an elite minority.

Thank You,

S. Arnott

The Head of Planning and Infrastructure
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

*3. Marchbank Road.
Bield side.
Aberdeen.
AB15 9DN.
21/05/12.*

Dear Dr M Bochel

PLANNING APPLICATION REFERENCE 120606

I wish to lodge my objection in the strongest possible terms and request that this application is refused for the following reasons:

1. There is no residential development to the south of the railway line in this location and as such development would be out of character. If approved it could set a precedent for approval of similar applications, which would be of detriment to the area.
2. The proposed dwellings will be accessed via Golf Road. This road is narrow and is not served by footpath provision. Furthermore it only has street lighting on its south side. The distance to public transport provision when taken with the road pedestrians would use which is narrow with no footpath provision does not encourage walking to use the public transport services available as it would be safer and more convenient for residents to use the private car to travel.
3. Concerns are raised regarding potential traffic generated by the development. As noted Golf Road is a narrow road and does not have footpath provision. There are no traffic calming measures nor are there any passing places.
4. The site lies within both the Green Belt and Green Space Network. Approval of the application would erode this. Policy NE2 Green Belt presumes against development in the Green Belt as such the proposal lacks compliance with this policy. The presence of circa 3 dwellings in this location reduces the value of the Green Space Network and therefore the proposal is considered to be contrary to policy NE1 Green Space Network.
5. The site is not identified in the Adopted Aberdeen Local Development Plan as an opportunity site for development and if it were approved it would set a precedent for similar applications.
6. The applicant states that the application is 'enabling development' yet no economic justification has been made to support the proposal nor has any information been provided to demonstrate that the profits gained from any land sale will be sufficient to fund the enhancement of the golf course/ club. It is concerning that the Club is unable to operate or finance improvements without additional development proposals; indeed it is not a sustainable way to operate a Golf Club.
7. There have been a number of historic and recent drainage issues on Golfview Road which have caused numerous ongoing problems for residents. The drainage infrastructure is unable to cope with run off and waste water. I do not consider that the existing sewers would be able to cope with additional pressure created by the development.
8. Views and daylight presently enjoyed by residents on Golfview Road would be destroyed if this proposal were approved. As the application lacks compliance with the Local Development Plan and would reduce the enjoyment of properties on Golfview Road I respectfully request that the application is refused.

Yours sincerely

3. Marchbank Road Bield side Aberdeen AB15 9DN.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 21/05/2012 22:31
Subject: Planning Comment for 120606

Comment for Planning Application 120606

Name : Gavin Cooper
Address : 4 Golfview Road
Bieldside
Aberdeen

Telephone :

Email : [REDACTED]

type :

Comment : Dear Sir/Madam

With reference to the application number 120606 re the proposed development at the Land at Deeside Golf Club, we strongly object to the planning application for the following reasons. This potential site would erode the Green Belt and Green Space Network policy and is not identified in the Adopted Aberdeen Local Development Plan. If approved it may pave the way for similar developments which would not only be out of character, but would also be to the detriment of the area. The proposed site is not easily accessed on foot, and this would encourage more car traffic. The road is narrow and there is no footpath provision. The building of these houses may result in the removal of trees, which would erode our privacy and spoil the views presently enjoyed, and which may affect the future value of our property. One of the reasons we moved here was because there were no houses in the land in front of our property. Already there has been one development which we can clearly see, and now there is another proposed development which would be even closer to us.

We respectfully request that you consider our objections in the application process.

Yours sincerely

Gavin Cooper
Gillian Park

Morven
2A Golfview Road
Bieldside
Aberdeen AB1 9DQ
Tel: [REDACTED]

AB159DR.

9-5-2012

Aberdeen City Council
Planning Reception, Planning & Sustainable Development,
Marischal College, Aberdeen
AB10 1AB

Dear Sirs,

Application Number 120606
Land at Deeside Golf Club

I write to oppose the development which is close to the bottom of our garden and the Deeside Way.

The proposed site was the original first tee and fairway of the golf club and previously "green land". There are also trees to the south of the Deeside Way and bordering the proposed development which should not be felled.

The area has also been flooded by water pouring down Golf Road and Station Road.

Yours Faithfully

[REDACTED]
D L Anderson