

CULTER COMMUNITY COUNCIL



St Quentin
18 Hillside Road
Peterculter
Aberdeen
AB14 0TX

1st December

Mr Garfield Prentice, Senior Planning Officer
Enterprise Planning and Infrastructure
Marischal College
Broad Street
Aberdeen AB10 1BW

Dear Sir/Madam

**Planning in Principle Application P121581 for 14 houses on the site of
agricultural buildings at Woodend Farm, Peterculter.**

This application was discussed by the members of CCC at their November meeting and passed to the CCC Planning Sub – group to deal with. The members' comments are as follows

This is an upgraded re-submission of a previous application (P111144) for a development of 14 houses, on a site currently containing run-down, agricultural buildings and decaying greenhouses and poly tunnels. Additional land (approximately 3 hectares) would be donated as enabled land for community use as a Cricket Ground as "planning gain".

Following the refusal of this application (P111144) by the Committee earlier this year, but the separate approval of the cricket pitch (P111863) at the same site visit, the CCC Planning - Subgroup would like to find out how this community resource can be provided if it is part of a "planning gain."

Also, it is not clear to CCC members how the same reasons for the refusal of this application, namely its non-inclusion in the Local Development Plan housing areas, were ignored when the same Councillors, on the same Committee site visit tour gave approval for 18 houses on the Watermill site on the North Deeside Road in Milltimber.

Our comments on this submission remain as previously stated:

- a. *the land where the marketing business was conducted could be considered as brown field*
- b. *CCC had proposed Culter House Road which passes between the farm buildings and the proposed cricket ground, be included in the City's Core Path*

Network, because of the number of people who currently walk, cycle and horse ride along it and in the 4 district Wildlife Sites adjoining it. It is classed as 'aspirational'.

By the end of their discussions, the members of the Sub-group agreed in principle with the proposals

- for the housing plus land for community use/cricket ground – provided that conditions will be applied so that children and adults will be protected through traffic control measures and any other measures deemed appropriate.*

It is noted that the new submission has provided a woodland path to be routed between existing trees beside Culter House Road, providing safe access to Bucklerburn Road and School Road without loss of trees. Following a recent site visit by members of the Planning Sub-group, it was also noted that there is an existing pavement and kerb along Culter House Road, opposite the proposed development, which has been allowed to become clogged and overgrown and is not currently useable but no doubt could be resurrected.

Yours sincerely

Lavina C. Massie
Planning Liaison Officer, Culter Community Council

Cc Councillors Boulton, Malone, Malik