

7 Cliff House
Craigton Road
Cults
Aberdeen
AB15 9PS

24th January 2013 – sent by e-mail to pi@aberdeencity.gov.uk

Dear Sirs,

Objection to Renewal of Planning Application A8/2045

We, as the residents of 7 Cliff House, Craigton Road, wish to lodge our strong objections to the renewal of the above numbered planning application. We understand that the previous application was approved, in spite of the objections lodged at the time, and will therefore seek to point out the fresh reasons that a renewal of this application should be rejected by the Council.

Following the grant of the previous application, some work was carried out at the ground next the Cliff House. This included the arrival in the car park at Cliff House (and often remaining there, rather than proceeding down into the ground separately owned by the applicants) of large plant vehicles, which caused disruption and inconvenience to all at Cliff House, as well as increasing the danger to the small children who live in the building and are accustomed to living in a semi-rural setting. No notice was ever given to Cliff House residents of the arrival of plant vehicles or of continuing extremely noisy works. The vehicles even operated on Saturdays and Sundays at various times.

Although there was often activity on site, with the exception of a gravel access road and a clearing of part of the land, no progress appeared to be made. It ought to be evident to the applicants from the name of the buildings surrounding, that the ground is more than just soil, but literally consists of enormous lumps of rock. It is clear from looking at the land now that considerable excavation works would be required in order to lay foundations for two further houses on this land, and our concern would be that this may put at risk the foundations for Cliff House.

The site has now been neglected for a number of months, during which time the gravel road has begun to wash away (frequently into the communal gardens at Cliff House) and the partially cleared land has begun to grow over again. The wildlife had abandoned the area during works, but have now begun to return and there are at least six deer living in the trees remaining on the land, as well as many other animals. We feel that, with no obvious results beyond creating a mess, the works carried out at the land beside the house impacted very negatively on the residents and the wildlife in the house and surrounding woodland.

The loss of wildlife and trees on the land, as well as the restrictive height of the proposed new houses, would be extremely detrimental to those living at Cliff House, and seems wholly disproportionate to the number of resulting homes. Since the first application was approved, two new developments in Cults of five bedroom houses have begun, one of which is on Friarsfield Road (a Cala development), not more than a few hundred metres away. In addition, further construction is due to begin in one week's time at "Rocklands" on Craigton

Road, just a few metres further along Craigton Road. Further, the development by Stewart Milne Homes (also not far along Craigton Road, in the opposite direction from the Cala development) is still advertising executive five-bedroom houses. We would suggest that the local demand for such large new build properties is being adequately met by these developments, and that further developments will only serve to diminish the beauty and rural surroundings of this area of Cults.

In summary, we would urge the Council to seriously consider the changes in circumstances since the first application was made, and to give appropriate weight to the points outlined above. In particular, we would remind the Council that the nature of Cults is being changed by the new developments already approved and underway, and that further development approvals can only be to the area's detriment.

Yours sincerely,

Mr and Mrs C. Kellie.

City Development Services Letters of Representation	
Application Number:	121749
RECEIVED	25 JAN 2013
Dev. (North)	Dev. (South)
Case Officer initials:	GEE
Date Acknowledged:	30/01/13

South

PI - Application 121749

From: Nichola Watson [REDACTED]
To: "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>
Date: 10/01/2013 11:45
Subject: Application 121749

Dear sir/madam,

I am the current long term tenant at Cliff Cottage, Rocklands Rd, Cults, AB15 9JS and am writing about the proposed development own application number 121749. I have two concerns regarding this - one is that we currently use the passage down the side of our house, when out walking on a weekend, to cut through onto Craigton Road and thought this was a public right of way. And more importantly, there are a number of deer who live in the forest around our house/Cliff Cottage who travel through the proposed area daily and I am worried this will effect them greatly!

I have forwarded the proposal to the house owner through Homeguard Leasing so I'm sure he will be in touch also.

Yours Sincerely
Nichola Watson
[REDACTED]

PI - Comments on planning application number 121749, renewal of planning application AB/2045

From: anne wilcox [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 18/01/2013 22:42
Subject: Comments on planning application number 121749, renewal of planning application AB/2045

Dear Aberdeen City Council

Application Number 121749
Proposed Development at
Cliff House
Craigton Road
Aberdeen
Aberdeen City
AB15 9PS

My comments on the renewal request of planning application AB/2045 which I would like taking into consideration are as follows:

1. The area has been designated a Conservation Area with a Tree Preservation Order in place.

However, significant tree felling and area clearance has already taken place with no obvious monitoring by the Council.

Ground works for the proposed 2 house sites has also taken place.

2. There is a significant problem with the present sewage drainage system from Cliff House.

The sewage pipework has regularly overflowed from the inspection trap sited behind 14 Cliff Park. With the additional houses proposed, a new sewage pipe system may well be required. This will probably have a significant effect on this Conservative Area and possibly requiring additional felling of trees.

3. I am also concerned that this planning application if approved will open the door for additional houses to be built on this Conservation Area.

I therefore am concerned about the above proposed development and as such Object to this Planning Application.

Dr Paul L. Wilcox
15 Cliff Park
Cults
Aberdeen
AB15 9JT

PI- Application 121749, Renewal request AB/2045

From: anne wilcox [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 18/01/2013 22:41
Subject: Application 121749, Renewal request AB/2045

Dear Aberdeen City Council

Application Number 121749
Proposed Development at
Cliff House
Craigton Road
Aberdeen
Aberdeen City
AB15 9PS

I would like to raise the following points on the renewal request of planning application AB/2045 which I would like to be taken in to consideration when the application is being considered.

1. The area has been designated a Conservation area. The council arborist explained to me that in the case of a Conservation area, although trees were not individually protected, the whole wooded area was a conservation area and development within it would be carefully controlled so as not to lose any of the character of the wood.

Since then planning permission for 2 houses was granted by the Council, but I was very disappointed to note that the Council took little or no responsibility for the management and felling of trees, with the result that already a quarter of the wood has disappeared. For this reason I would oppose any further development of the site unless I could be assured that it would be closely monitored.

2. The first time planning application was sought we mentioned the sewerage system which is already inadequate and has overflowed several times. It was disconcerting that the Council was unaware of the sewage pipe. It flows from Cliff House, down through the wood through the proposed building site to Rocklands Road and there is an inspection manhole behind 14 Cliff Park. This manhole now has a lump of concrete sitting on top. Will the sewerage and waste system of the proposed houses have a separate system?

3. Although I did not object to the original planning application, because of the wanton disregard for the conservation of the woodland I do object this time.

4. I am also concerned that if this application is approved it will allow additional houses to be built on this precious conservation area, which is home to a wide variety of wild life including owls, woodpeckers and deer.

Mrs Anne Wilcox
15 Cliff Park
Cults,
Aberdeen
AB15 9JT

PI - Representation on Planning Application

From: "bruce.mcleod" [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 18/01/2013 15:37
Subject: Representation on Planning Application

Dear Aberdeen City Council

Application Number 121749
Proposed Development at
Cliff House
Craigton Road
Aberdeen
Aberdeen City
AB15 9PS

Description of Proposal

Renewal of Planning Application A8/2045

I submit the following representations which I believe should be considered.

1/The area has been agreed to be a Conservation Area with a Tree Preservation Order in place

Significant tree felling and area clearance has taken place without prior agreement and yet no action to stop has been implemented.

When was permission given for the tree clearance, already taken place, given and by whom and with what authority?

If a tree preservation and conservation order is in place how can this felling of trees and obvious intended entrance route excavation take place without prior permission being granted? This is clearly evident.

Preparation of the sites has taken place, I believe, without any permission.

2/ There is a significant problem with drainage.

It has been apparent that the drainage system in place is not capable to remove all waste during overload conditions.

The drainage system appears to follow a line through the tree area southwards.

Overflow with waste material has washed down to the neighbouring houses causing obvious distress especially when the

local sewage reps were unaware of the exit pipe routing. Placing concrete blocks on the inspection point does not alleviate in any way concern.

Therefore a new sewage pipe system may well be required with again significant effect on this Conservative Area.--Trees felled yet again.

This part of the project has yet to be addressed

3/ The construction of any new house of this size (3 storey?) will require a large additional area for laydown of materials and indeed

construction equipment especially the former. This will be true even with new preformed units.

This means that probably 3 times the area of each house will be required to utilise as a "laydown - work area"

Result a huge further area of the predetermined "Conservation Area" will be destroyed.

No restriction of the above - there will be little left of this Conservation Area

4/ The construction of a house 3 storeys high together with the tree loss will lead to loss of privacy to the neighbouring houses in Cliff Park.

This is not an EQUAL loss as the new houses will look down from a significant height into the rear of at present private houses.

5/ It has always been a plus to admire the tree area and wild life just on the edge of Aberdeen especially with the huge developments with Stewart Milne and Cala Homes close by.

However little by little the tree areas ,whether protected or not by conservation orders ,diminish.

The roe deer are about all the year round . With a development like this, purely for money, their prescence will in all probability cease as well.

I therefore am concerned about the above proposed development and as such Object to ths Planning Application

Dr Bruce D McLeod

14 Cliff Park
Cults
Aberdeen
AB15 9JT

PI - Fw: Representation on Planning Application

From: jean mcLeod [REDACTED]
To: "PI@aberdeencity.gov.uk" <PI@aberdeencity.gov.uk>
Date: 18/01/2013 18:19
Subject: Fw: Representation on Planning Application

>
> Dear Aberdeen City Council
>
> Application Number 121749
> Proposed Development at
> Cliff House
> Craigton Road
> Aberdeen
> Aberdeen City
> AB15 9PS
>
> Description of Proposal
>
> Renewal of Planning Application A8/2045
>
> I submit the following representations which I believe should be
> considered.
>
>
> 1/The area has been agreed to be a Conservation Area with a Tree
> Preservation Order in place
>
> Significant tree felling and area clearance has taken place without
> prior agreement and yet no action to stop has been implemented.
>
> When was permission given for the tree clearance ,already taken place,
> given and by whom and with what authority?
>
> If a tree preservation and conservation order is in place how can this
> felling of trees and obvious intended entrance route excavation take
> place
> without prior permission being granted? This is clearly evident.
>
> Preparation of the sites has taken place ,I believe ,without any
> permission.
>
>
> 2/ There is a significant problem with drainage.
>

- > It has been apparent that the drainage system in place is not
- > capable to remove all waste during overload conditions.
- > The drainage system appears to follow a line through the tree area
- > southwards.
- > Overflow with waste material has washed down to the neighbouring
- > houses causing obvious distress especially when the
- > local sewage reps were unaware of the exit pipe routing. Placing
- > concrete blocks on the inspection point does not alleviate in
- > any way concern.
- >
- > Therefore a new sewage pipe system may well be required with again
- > significant effect on this Conservative Area.--Trees felled yet again.
- > This part of the project has yet to be addressed
- >
- > 3/ The construction of any new house of this size (3 storey?) will
- > require a large additional area for laydown of materials and indeed
- >
- > construction equipment especially the former. This will be true
- > even with new preformed units.
- >
- > This means that probably 3 times the area of each house will be
- > required to utilise as a "laydown - work area"
- >
- > Result a huge further area of the predetermined "Conservation
- > Area" will be destroyed.
- >
- > No restriction of the above - there will be little left of this
- > Conservation Area
- >
- >
- > 4/ The construction of a house 3 storeys high together with the
- > tree loss will lead to loss of privacy to the neighbouring houses in
- > Cliff Park.
- >
- > This is not an EQUAL loss as the new houses will look down from
- > a significant height into the rear of at present private houses.
- >
- > 5/ It has always been a plus to admire the tree area and wild life
- > just on the edge of Aberdeen especially with the huge
- > developments with Stewart Milne and Cala Homes close by.
- >
- > However little by little the tree areas ,whether protected or
- > not by conservation orders ,diminish.
- >
- > The roe deer are about all the year round . With a development
- > like this, purely for money, their prescence will in all probability
- > cease as well.
- >
- > I therefore am concerned about the above proposed development and as
- > such Object to this Planning Application
- >

>Mrs Jane McLeod

>

> 14 Cliff Park

> Cults

> Aberdeen

> AB15 9JT

>

>

>

>-----

>

> "IMPORTANT NOTICE: This e-mail (including any attachment
> to it) is confidential, protected by copyright and may be
> privileged. The information contained in it should be used
> for its intended purposes only. If you receive this e-mail in
> error, notify the sender by reply e-mail, delete the received e-
> mail and do not make use of, disclose or copy it. Whilst we
> take reasonable precautions to ensure that our emails are
> free from viruses, we cannot be responsible for any viruses
> transmitted with this e-mail and recommend that you subject
> any incoming e-mail to your own virus checking procedures.
> Unless related to Council business, the opinions expressed in
> this e-mail are those of the sender and they do not
> necessarily constitute those of Aberdeen City Council. Unless
> we expressly say otherwise in this e-mail or its attachments,
> neither this e-mail nor its attachments create, form part of or
> vary any contractual or unilateral obligation. Aberdeen City
> Council's incoming and outgoing e-mail is subject to regular
> monitoring.

>