

# CULTER COMMUNITY COUNCIL



[REDACTED]  
Peterculter  
Aberdeen  
AB14 0PX

25<sup>th</sup> March 2013

Ms Donna Laing  
Enterprise Planning and Infrastructure  
Marischal College  
Broad Street  
Aberdeen AB10 1BW

Dear Ms Laing,

**P130229 for 8 houses on the North Deeside Road adjacent to Pittengullies Brae (Detailed)**  
**P130230 for 33 residential units on Pittengullies Brae (Planning in Principle)**

The Culter Community Council planning sub-group met to discuss this application. We are considering these two applications together, as they form the development OP 59 Peterculter East in the Local Development Plan. We comment as follows:

1. We note that the allowance for 25 homes on site OP59 in the LDP has been exceeded in these two applications. A total of 33 units is now proposed. 25 houses are being put forward *plus* an additional 8 affordable housing units. We see no reason to split this application except to increase the number of units proposed. We object to the number of houses being increased from the agreed allowance in the LDP.
2. Application P130229 is built entirely on built-up land, to raise the site up to access the North Deeside Road. This takes ground level adjacent to the existing house, Robin's Cot, at the corner of Pittengullies Brae, approximately 3.2 metres higher than currently. The ridgeline of the adjacent new house will be 12 metres above existing ground level and will completely overpower the existing 1½ storey house. Robin's Cot should be shown on the proposed sections and elevations, as it is surrounded on two sides by the development.
3. The area in which these two proposals are sited is an area of very considerable concern to Culter Community Council, with particular regard to significant **existing** drainage and sewage overflow problems. (\* See details at the end of this letter). These have been raised with Scottish water, ACC, SEPA, Camphill Estates and our local Councillors. Building on this site adjacent to Pittengullies Brae cannot safely take place unless these drainage problems are addressed beforehand and included as part of the "planning gain" for the whole development.
4. Permission should not be granted in detail for 8 houses at the top of this sloping site, where the drainage needs to flow into a scheme below, which is not at detailed planning stage and may not even be constructed. The SUDS pond will be required for the whole site and is not part of the detailed application P130229. We would ask that these two applications must be considered together, and that the developer includes the significant drainage infrastructure improvements needed to solve existing overflow and sewage back-up and to prevent further serious problems. (\* See details at the end of this letter)

Now is the time to provide drainage infrastructure that will serve any future development of this whole area, following the construction of the AWPR. Bancon Homes have previously submitted plans for more housing further down Pittengullies Brae, which would be seriously affected if a comprehensive drainage plan is not implemented with this development.

5. We would also comment that splitting the application into two parts means that both developments are now dead-end roads. Access from the cul-de-sac for eight large houses directly onto the North Deeside Road is not acceptable. It is immediately opposite a bus stop. This section of road is very busy, with traffic frequently queuing in both directions, with congestion from the nearby BP Garage and Marks and Spencers shop. The proposed traffic lights at the AWPR crossing will generate even more congestion.

We would suggest that access for both applications should be via a circular route off Pittengullies Brae, with access to the upper part of the site taken around the southern boundary of Robins Cot. The upper part of the site can then be at a lower level in relation to the North Deeside Road and the new houses will not overpower and ruin the amenity of Robin's Cot. This follows the pattern of other roads below the North Deeside Road, in Culter and other parts of Deeside such as Bielside and Cults. Traffic lights will then be required at the top of Pittengullies Brae.

6. We finally note that a significant large Ash tree on will have to be removed to accommodate the new footpath in Plot 9 of the lower Planning in Principle application. This tree should be retained and the footpath re-routed around it.

\* **Notes on Existing Drainage Issues:**

The gap in the Deeside railway embankment at Pittengullies Brae is a funnel for water drainage from eastern Peterculter.

- An existing closed culvert takes water from north of the North Deeside Road, as well as another hidden drain from Coronation Road. The culvert currently runs down the eastern side of Pittengullies Brae to emerge as an open culvert below the railway, which repeatedly overflows in heavy rain.
- This then flows across the road and seriously erodes the Old Ferry Road down to the Dee. The existing culvert down Pittengullies Brae is damaged along the boundary of the proposed developments and will leak into the proposed SUDS pond.
- Across the Brae from the site, at the uphill side of the railway embankment, the water seeps permanently out of the ground and flows down the surface of the road. This then flows into an area above the existing sewage expansion tank for the main Deeside sewer.
- This expansion tank for the main Deeside sewer backs up in heavy rain and raw sewage overflows directly into the River Dee.

It is essential that these drainage issues are dealt with as part of this development, before adding any further run-off into the area.

Chair, Culter Community Council

CC: Councillors Boulton, Malone, Malik

PCM: 25<sup>th</sup> March 2013

P&SU Letters of Representation		
Application Number	130229 2 130230	
RECEIVED	28 MAR 2013	
Nor	Sou	MAP
Case Office Initials	DOL	
Date Acknowledged	03/04/13	



CULTS BIELDSIDE AND MILLTIMBER COMMUNITY COUNCIL

290 North Deeside Road  
Cults, Aberdeen  
AB15 9SB

27<sup>th</sup> March 2013

Enterprise, Planning and Infrastructure  
Marischal College  
Broad Street  
Aberdeen  
AB10 1BW

Dear Ms Laing,

**Re: Planning applications 13 0229 and 13 0230 relating to 'Land adj to Nth Deeside Road Pittengullies Brae, Peterculter, Aberdeen AB14 0QS:**

- **Detailed Planning Permission - Erection of 8 No.unit residential development with ancillary site works and landscaping, and**
- **Planning Permission in Principle - Erection of 33 No.unit residential development with ancillary site works and landscaping**

I am writing on behalf of the Cults, Bielside and Milltimber Community Council (CBMCC) to comment on the above proposals for residential development. Despite the address of the proposals being in Peterculter the location is within the geographical area of focus of CBMCC according to the map published on the ACC website for CBMCC

<http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=45352&SID=20680>

So far the applicant has engaged with Culter Community Council and since CBMCC is a statutory consultee for this location we request that the above proposals are not determined by ACC until after such time as the applicant has consulted with CBMCC enabling CBMCC to conclude its comments to ACC.

As preliminary comments, CBMCC raises the following concerns:

- This location is described by ACC as OP59 Peterculter East in the Local Development Plan (LDP). We note that the LDP allows for 25 homes and therefore raise objection to the above proposals exceeding this threshold.
- We would not wish to see vehicle traffic from this site accessing the busy North Deeside Road directly, in particular we have concern about traffic turning out into North Deeside

Christine McKay, Planning Coordinator. 290 North Deeside Road, Cults, AB15 9SB

Road in an easterly direction. CBMCC recommends instead that all traffic from these proposals is directed first into Pittengullies Brae.

- We request that SUDS planning for the two proposals is considered for the whole site as one and that further details of the plan are produced prior to determination by ACC. This is in line with the recommendation from SEPA contained in their letter to you PCS/125630 dated 22nd March 2013. CBMCC is aware that existing drainage and sewage overflow issues have been reported to the authorities and join with Culter Community Council in requesting that these be resolved via 'planning gain' for this OP site.

We look forward to receiving acknowledgement of this letter from yourself plus confirmation of a revised deadline for our comments as a result of the absence of consultation by the applicant with CBMCC to date.

Yours faithfully

**Christine McKay, Planning Coordinator**

CC: Councillors Boulton, Malone, Malik

**From:** Nick James [REDACTED]  
**To:** "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>  
**CC:** "Aileen Falconer" [REDACTED]  
**Date:** 27/03/2013 14:46  
**Subject:** Application reference 130230: land adjacent to North Deeside Road and Pittengullies Brae  
**Attachments:** Application reference 130230 Camphill Communities.docx

Dear Sir or Madam,

Please find attached a submission with respect to planning application reference 130230 on behalf of the Camphill Communities.

Regards,

Nick James

Nick James BA(hons) MPhil MRTPI  
Principal Environmental Planner

[cid:image002.jpg@01CE2AF8.7DD8A890]+44 [REDACTED]  
37 Otago Street, Glasgow, G12 8JJ  
www.landuse.co.uk<http://www.[REDACTED].uk>

See our latest news here<[http://www.\[REDACTED\].uk/news](http://www.[REDACTED].uk/news)>

LUC (Land Use Consultants Limited) is registered in England (Registered Number 2549296)  
Registered Office: 43 Chalton Street, London NW1 1JD  
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**Application reference 130230: Application for Planning Permission in Principle for the Erection of 33 No. unit residential development with ancillary site works and landscaping on land adjacent to North Deeside Road and Pittengullies Brae, Peterculter, Aberdeen, AB14 0QS**

Representation prepared on behalf of the Camphill Communities

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### **Introduction**

This written submission has been prepared on behalf of the Camphill Communities (Aberdeen City & Shire). It provides an overview of the work of the Camphill Communities within the Dee Valley and specifically on the Camphill Estate a short distance to the south of the proposed development site. The submission details concerns that the Camphill Communities raised in relation to the inclusion of this site within the Aberdeen City Local Development Plan. It describes the Camphill Communities concerns with the current application and which lead to the Communities registering an objection to the scheme.

### **The Camphill Communities**

The Camphill Communities (Aberdeen City & Shire) have an historical relationship within the Dee Valley spanning some 70 years, serving a wide range of users of all ages (estimated in excess of 1800). Currently more than 700 people live and work within the communities.

Camphill is particularly valued as a resource for people with special needs<sup>1</sup>. The Camphill communities provide a range of services and facilities for vulnerable children, young people and adults with special needs across a number of sites including the Camphill Estate at Milltimber.

Camphill works to create communities in which vulnerable children and adults can live, learn and work with others in a healthy social environment based on mutual care and respect.

Camphill communities are valued for the quality and effectiveness of their distinctive provision<sup>2</sup>. Key contributing factors, based on the movement's philosophy, are:

- its unique integrated programme of care, education/work and therapy;
- its community based operational structure;
- the quality of the environment, both built and natural, which supports these.

Extensive use is made of the natural outdoor environment throughout the year, both on and offsite (e.g. Deeside walkway), for educational, therapeutic and recreational activities.

The Camphill approach has always fostered inclusion and the non-institutionalisation of special needs individuals, with staff and their families living alongside those with special needs in a home-like setting and sharing all aspects of life. This approach is supported by the lack of perimeter fencing, freedom of movement, encouragement of appropriate independence and integration with the wider community.

Underpinning and supporting these key principles is respect and care for the environment as a sustainable resource and an essential foundation for the implementation of Camphill's integrated approach. This is demonstrated in practice through biodynamic and organic agriculture on the Camphill estates, an emphasis on self-sufficiency, architectural design which is sympathetic to its setting and the minimal use of barriers to create a sense of space and freedom.

The aim is to foster a safe, tranquil and nurturing setting in line with the environmental quality of the wider area in which the communities are situated. This provides the context for successful implementation of the therapeutic principles and practices which Camphill

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<sup>1</sup> The term 'special needs' is used throughout to encompass individuals with learning disabilities, autistic spectrum disorder, mental health problems, social, emotional and behavioural needs, all of whom have additional support needs. Many are 'disabled' as defined by the Disability Discrimination Act 1995, amended 2005 where a disabled person is defined as someone who has 'a physical or mental impairment which has a substantial and long-term adverse effect on [their] ability to carry out day-to day activities'

<sup>2</sup> The value and effectiveness of Camphill's approach has been validated by external authorities, for example the Camphill School's HMIe/Care Commission Report 2007 and the National Autistic Society Autism Accreditation Report 2007, 2008.

has developed to enable each special needs individual to fulfil his/her potential.

#### *Camphill School*

The pupils attending Camphill School on the Camphill campus are a highly vulnerable sub-group within the special needs population. They are characterised by complex and multiple diagnoses and complex additional support needs. Many have Autism Spectrum Disorder (ASD), with its perceptual disturbances, notably sensory hypersensitivities. All have significant emotional and behavioural challenges and the majority have learning disabilities.

All present extreme and multiple challenges to a degree which has proven unmanageable by family, community and other educational settings. It is important to appreciate the vulnerability of these children, especially those with ASD, to changes in their environment, particularly sensory stimuli. The situation is extremely complex. Minor changes can have impacts which are unpredictable and disproportionate to the stimuli in question.

From this brief overview, it will be evident that the Camphill communities within the Dee Valley are particularly sensitive, both in terms of the characteristics of children and adults with special needs who live in or attend them and in terms of the environment within which the estates are located. The quality of this environment is critical to the work of Camphill, providing a context within which individuals with special needs can enjoy an improved quality of life. The following are the key features of the positive and nurturing environment of Camphill communities:

- Tranquil, calm and quiet
- Predictable and stable
- Low arousal: minimal disruptive sensory stimuli
- Sense of safety and security
- Extensive useable natural and beautiful outdoor environment
- Opportunities for integration, learning and experience

Changes which reduce the quality of the wider environment, or have a negative impact on any of the above key features, particularly where they introduce sources of noise, visual stimulation or general disturbance, are likely to undermine the Camphill approach and present potential problems for individual children or adults with special needs.

#### *Aberdeen Western Peripheral Route*

The Camphill Estate is already experiencing environmental change as a consequence of the decision to construct the Aberdeen Western Peripheral Route which runs close to the eastern entrance of the estate. While the Camphill Communities are working closely with the scheme promoters in order to minimise the visual and aural impacts of the new road, and the substantial temporary impacts during construction, this development is likely to increase the sensitivity of the site and its users to further environmental change. Furthermore, it is likely that, as a consequence of the new dual carriageway road, the Estate will encourage children and other visitors to make greater use of the Estate's western entrance which exits onto Pittengullies Brae.

#### **Planning history**

This development site was put forward by the applicants during the Local Development Plan process. In submissions on the Main Issues Report and proposed Local Development Plan, the Camphill Communities raised the following concerns about the development of this site for housing:

- Noise and disruption during construction;
- Increase in vehicular traffic along Pittengullies Brae which provides pedestrian access to the western end of the Camphill Estate;
- Potential visual and noise impacts on the Camphill Estate, particularly during the winter months when the screening effect of broadleaf trees (along the Deeside Way



and the development site's southern boundary) is reduced;

- The potential for the effects of development of this site to combine with those of the Aberdeen Western Peripheral Route immediately to the east of the Camphill Estate.

Notwithstanding these concerns, the development site was included within the finalised Local Development Plan as site OP59. The Local Development Plan indicates the site can accommodate 25 houses.

**Planning application ref 130230**

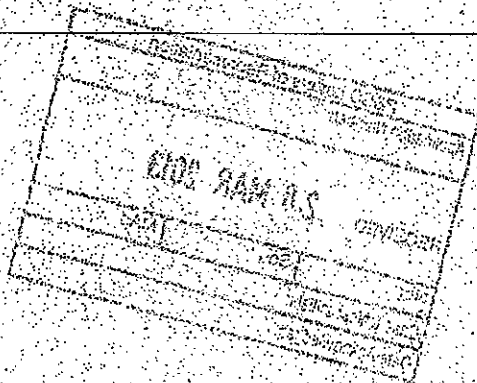
The current application for Planning Permission in Principle proposes a total of 33 houses for this site. Of these 25 would gain access from Pittengullies Brae, with the remained accessing the site from North Deeside Road.

The proposal raises serious concerns for the Camphill Communities due to potential impacts; In combination with those resulting from development of the Aberdeen Western Peripheral Route, on the Camphill School's Camphill Estate campus, and on its service provision for children and young people with special needs, including its therapeutic work. The Camphill Communities are particularly concerned about the intensification of development from 25 to 33 dwellings indicated by this proposal, and the suggestion that 25 households will access the site via Pittengullies Brae. This will add significantly to vehicle movements along this minor road, impacting negatively upon the experience and safety of pedestrians (including children with special needs) using the Camphill Estate's western entrance. As noted above, one of the effects of the Aberdeen Western Peripheral Route is that this western entrance will become more important for the estate, given proximity of the new dual carriageway road to its eastern entrance.

The intensification will also add to the scale and possible duration of noise and visual effects during construction, and subsequently during the winter months when the screening effect of trees between the development site and the Camphill Estate is reduced. It will also compound the visual impacts for people using the Deeside Walkway.

For these reasons, the Camphill Communities **object to the proposed development.**

Camphill Communities  
March 2013





**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 15/03/2013 11:31  
**Subject:** Planning Comment for 130230

Comment for Planning Application 130230

Name : Ms Lesley Murphy  
Address : Ardbeck Cottage  
386 North Deeside Road  
Milltimber  
Aberdeen  
AB13 0AJ

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : This application consists of a large number of houses which will impact heavily on the road conditions. North deeside Road is already a severely congested, busy road and additional site access (opposite my property and the bus stop) will create far more problems. The possible numbers of extra cars - especially at key commuter times - will have a very detrimental impact on access - onto and from North Deeside Road - creating road safety issues. Furthermore there will be a further detrimental impact on Amenities - there is already an inadequate infra structure with regard to public transport, schools, health services etc. which are already under extreme pressure trying to cope with the increasing number of residents - new flats etc. already being built in Peterculter also with access to and from North Deeside Road.

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 26/03/2013 20:21  
**Subject:** Planning Comment for 130230

Comment for Planning Application 130230

Name : Janice Braithwaite  
Address : 423, North Deeside Road  
Milltimber  
Aberdeen

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : In 2002, the 9/16 Peterculter East site adjacent to North Deeside Road and Pittengullies Brae was regarded as SR4, an area the City Council would protect and enhance. We are disappointed that it has now lost its Green Belt Status and that development permission has been granted. Continued ribbon development and loss of open space/parkland will reduce the attractiveness of Peterculter.

Nevertheless, we recognise the efforts made by the architect to preserve some of the outlook currently afforded at 423, North Deeside Road. We also acknowledge the effort to provide play areas for the residents of the new estate. Overall, we would like to make the following representations:

1. In view of the proximity of the play area adjacent to our south east boundary, the footpath to our south boundary, and the raised ground level on the south west boundary, we would request a retaining wall around our property and a 6 ft fence (similar to that existing on our north east boundary). This would be required to provide a degree of privacy, prevent overlooking, and reduce the visual/noise impact so we can continue to enjoy our garden.
2. The Hawthorne tree at the north corner of Plot 4 provides considerable privacy and reduces noise from the North Deeside Road and harbours considerable wildlife. We would request that this be retained.
3. We would appreciate involvement in the type and placement of any trees that may have the potential to obscure our outlook should they grow tall in the future.
4. We would expect the children in the new estate to enjoy the play area and suggest that it is made bigger by extending it to cover the proposed Plot 22.
5. The earth works required to raise the level of plots 5 to 8 are extensive and would not allow plots 1 to 4 to enjoy the view from a naturally sloping site.
6. To reduce difficulties of joining North Deeside road from the proposed access we would like to ask the council to consider making the 30 MPH speed limit extend from Peterculter North East past Avondow to the corner before Kippie Lodge.

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 23/03/2013 13:08  
**Subject:** Planning Comment for 130230

Comment for Planning Application 130230

Name : Colin Braithwaite  
Address : 423, North Deeside Road  
Milltimber  
Aberdeen  
AB13 0AD

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

Comment : In 2002, the 9/16 Peterculter East site adjacent to North Deeside Road and Pittengullies Brae was regarded as SR4, an area the City Council would protect and enhance. We are disappointed that it has now lost its Green Belt Status and that development permission has been granted. Continued ribbon development and loss of open space/parkland will reduce the attractiveness of Peterculter.

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6. To reduce difficulties of joining North Deeside road from the proposed access we would like to ask the council to consider making the 30 MPH speed limit extend from Peterculter North East past Avondow to the corner before Kippie Lodge.

**PI - objection to planning application.**

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**From:** DOUGLAS MORRISON [REDACTED]  
**To:** "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>  
**Date:** 27/03/2013 20:06  
**Subject:** objection to planning application.

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With reference to planning applications 130229 and 130230 submitted by Bancon Developments Ltd for building 8 and then 33 houses at the Pittengullies Brae site, I wish to lodge an objection on the grounds that traffic coming from Pittengullies Brae onto North Deeside Road already has great difficulty. The garage at the top of Pittengullies Brae which is now also an M&S shop already causes major traffic congestion with cars parking on Pittengullies Brae and on North Deeside Road. Trying to turn right onto North Deeside Road is at times almost impossible. Turning right from North Deeside Road into Pittengullies Brae at peak times is also difficult as traffic from Aberdeen will not give way and traffic is backed up through the village. Additional traffic will cause major problems.

I also object on the grounds that Camphill School is situated at the foot of Pittengullies Brae, very close to the proposed site. The noise from any building works will cause huge trauma to the children attending the school and limit their quality of life. Additional traffic on the Brae will also be very dangerous for the children from Camphill. From a more personal point of view, we have looked out to a green field and trees for the past 34 years .

The view down the valley as you come into Peterculter from Aberdeen will be totally spoiled if building is allowed to take place.

Douglas and Cherry Morrison.