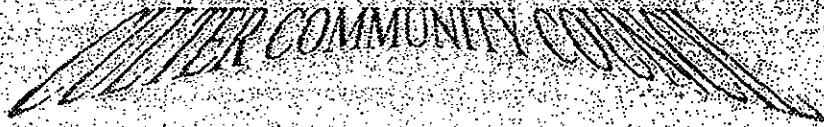


# CULTER COMMUNITY COUNCIL



3, Station Brae  
Peterculter  
Aberdeen  
AB14 0PX

25<sup>th</sup> March 2013

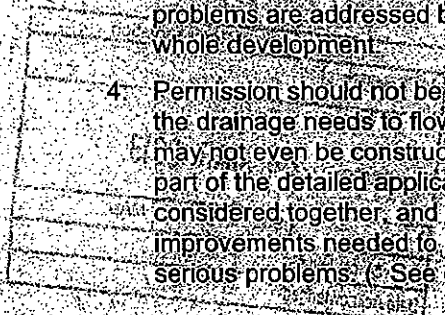
Ms Donna Laing  
Enterprise Planning and Infrastructure  
Marischal College  
Broad Street  
Aberdeen AB10 1BW

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 Bieldside 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&SD Letters of Representation		
Application Number	130229 & 130230	
RECEIVED	28 MAR 2013	
Not	Sou <input checked="" type="checkbox"/>	MAP
Case Officer Initials:	DOL	
Date Acknowledged:	03/04/13	



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:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 15/03/2013 11:53  
**Subject:** Planning Comment for 130229

Comment for Planning Application 130229

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

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : North Deeside Road is already a very congested, busy road and the large number of houses proposed ( both these 8 and the future development planned) will have a severely detrimental impact on access onto and off the main Road. The new planned access road - immediately opposite my property and the bus stop will also have a negative impact on road safety - for pedestrians and drivers alike. The infrastructure of Peterculter is already inadequate and under great pressure due to the increasing number of residential properties being built with direct access on to North Deside Road, following previous planning permissions granted replacing commercial properties with residential ones. The added impact on already struggling amenities, such as public transport, council services, schools, health services will be excessive and ultimately hazardness to the well being and safety of current Peterculter residents.

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 23/03/2013 14:23  
**Subject:** Planning Comment for 130229

Comment for Planning Application 130229

Name : Colin 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 Avonidow to the corner before Kipple Lodge.

From: DOUGLAS MORRISON  
To: [pi@aberdeencity.gov.uk](mailto:pi@aberdeencity.gov.uk)  
Date: 27/03/2013 20:06  
Subject: Objection to planning application

With reference to planning applications 130229 and 130230 submitted by Bancon Developments Ltd for building 8 and then 33 houses at the Pittengullies Brae side, 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

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 26/03/2013 20:24  
**Subject:** Planning Comment for 130229

Comment for Planning Application 130229

Name : Janice 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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