

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 23/04/2013 13:21
Subject: Planning Comment for 130489

Comment for Planning Application 130489

Name : Mr and Mrs A Reekie

Address : [REDACTED]

Bucksburn

Ab249LL

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I have received a notifiable neighbours notice for this application. We currently object until some issues are clarified. We are immediate neighbours and share access to Church Lane. The hotel use it for service access only and ourselves to access our properties, garages and for parking. It is not clear from these plans how they plan to access the site whilst building taking place, and where guests will park meantime. So we object to any access off Church Lane for building work and would like this area to be fenced whilst this is going on for the safety of our children and animals. We also object on the grounds of the parking of building work vehicles or supplies or guests vehicles in Church Lane. As our bedrooms are right next to this hotel we would also like to be advised of the building hours and that no building work takes place at the weekends. I would like to see a copy of any sun reports for shade of the new building over our garden area. We also object on the plans for a new lounge bar if this is serving alcohol, we have enough issues with this hotel and its rowdy patrons leaving the hotel's current bar in the evening. We cannot see where in the plans the new lounge is intended.

Many thanks

Mrs Rhonda Reekie

Community Councillor

Bucksburn and Newhills Community Council

Robert Vickers

From: webmaster@aberdeencity.gov.uk
Sent: 30 April 2013 21:25
To: PI
Subject: Planning Comment for 130489

Comment for Planning Application 130489

Name : Charles Philip
Address : 18 Malcolm Road
Bucksburn
Aberdeen
AB21 9LN

Telephone :

Email 

type :

Comment : I object to the proposed development on the grounds that it will have a great and detrimental effect to traffic and congestion on an already very busy residential street. The existing hotel parking is already insufficient, resulting in regular overspill onto Malcolm Road. In the summer months there are often very large tour buses parked on the narrow residential street (Malcolm Road) because they can't navigate the small car park entrance or simply because it is already full. Therefore with the proposed addition of many more hotel bedrooms plus removing a large amount of the Britannias existing car park spaces I foresee there being a massive impact to the residents of Malcolm road and the surrounding area with environmental and safety issues as well as the inconvenience and disturbance. The outlying plans to have the reception entrance moved to street/pavement level will result in many more taxis etc stopping and parking on street and with no through road they will have to turn about on street or drive half way down the street to do so, the whole plan seems very ill conceived and not thought through to any reasonable degree. Simply the Britannia is being greedy by wanting to get more bodies into the hotel with no consideration as to where their guests or tour buses are supposed to park. The Britannia already has a poor standard of up keep of their grounds i.e. rarely if ever gritting their car park which is like an ice rink in the winter, leaking gutters and overflowing bins. I feel they struggle to cope with their existing capacity let alone expanding it.
Yours faithfully, Charles Philip.

Robert Vickers

From: webmaster@aberdeencity.gov.uk
Sent: 02 May 2013 09:55
To: PI
Subject: Planning Comment for 130489

Comment for Planning Application 130489

Name : Hazel Lawson
Address : 25 Malcolm Road
Bucksburn
Aberdeen
AB21 9LN

Telephone :

Email : 

type :

Comment : I object to your planning application, since you put in place restriction to parking in your hotel car park it has now overflowed onto Malcolm Road which has affected residence parking. If this planning goes ahead the road will not be able to cope with extra coaches and people.

Robert Vickers

From: Hans De silva [REDACTED]
Sent: 01 May 2013 15:06
To: PI
Cc: hans de silva
Subject: I wish to register my objection with building permission

Hello,

I am a resident and owner of 14 Malcolm Road and I wish to lodge my objections with building permission to extend the Britannia hotel.

Please let me know if I need to do anything else?

Regards
Hans De Silva

Robert Vickers

From: [REDACTED]
Sent: 01 May 2013 08:38
To: PI
Subject: FW: Proposed Development Malcolm Road Bucksburn AB21 9LN Britannia Hotel.

From: Ross Alison (NHS GRAMPIAN)
Sent: 01 May 2013 08:30
To: pi@aberdeencity.gov.uk
Subject: Proposed Development Malcolm Road Bucksburn AB21 9LN Britannia Hotel.

Dear Sir,

With reference to the proposed development 130489 I wish to make a formal complaint against this development on the grounds that there are already problems with parking in this street with residents having difficulty parking/and often gaining access to the street is impossible due to large coaches and cars double parked outside the Britannia Hotel.

I am also concerned that the bedroom extension will reduce the amount of day light to my property and reduce its market value.

External alterations to the layout of the property will mean more traffic congestion in this narrow residential street, this street has both young and elderly residents and increased traffic congestion raises concerns for the general public's safety when attempting to cross the road with all the parked cars.

Yours Faithfully
Alison Ross
20, Malcolm Road
Bucksburn
Aberdeen
AB21 9LN

[REDACTED]
Alison Ross
[REDACTED]
Royal Aberdeen Children's Hospital
Westburn Road
Aberdeen
AB25 2ZG
Direct Dial [REDACTED]
Main switch board [REDACTED]
[REDACTED]

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Robert Vickers

From: Nick Cheyne [REDACTED]
Sent: 01 May 2013 10:32
To: PI
Subject: Proposed Development Malcolm Road Bucksburn AB21 9LN Britannia

Dear Sir,

With reference to the proposed development 130489 I wish to make a formal complaint against this development as we have already seen problems with parking on the street . At the moment the Britannia cannot cope with the volume of traffic (IE cars , vans, trucks) this means their car parks at the moment are at bursting point and as a result the over spill park on Malcolm road , so most of the time we as residents cant get parked or get in to our drive ways. Any Bedroom extension to the hotel will make this impossible as they will lose one of their car parks . Some years ago Malcolm road was made into a one way route to help residents with the volume of traffic . Also buses seem to be a big problem for the hotel as Malcolm road is not suitable for 5 or 6 buses at a time as 1 or 2 of them end up parking on the road and makes it a nightmare for residents . This raises a safety issue for all the children & elderly people that live on the street this is a major concern with all this extra traffic!! The extension proposed will reduce the amount of day light to my property and reduce the market value. PS Looking forward on

our reply.

Yours Faithfully
Nicholas Cheyne
22 Malcolm Road
Bucksburn
Aberdeen
AB21 9LN
[REDACTED]

Dawn Ramsay

From: webmaster@aberdeencity.gov.uk
Sent: 30 April 2013 13:58
To: PJ
Subject: Planning Comment for 130489

Comment for Planning Application 130489

Name : kim barclay

Address : 4 malcolm road, Bucksburn ABERDEEN, AB21 9LN

Telephone :

Email : [REDACTED]

type :

Comment : I have recently been made aware of the proposed planning application made by the Britannia hotel and wish to lodge an objection to this proposal.

I reside opposite the hotel and frequently have access and egress problems to my property due to the amount of vehicles on Malcolm road from visitors to the hotel. During the summer months coach tours often park across my drive way, with the engines running and copious exhaust emissions polluting the air.

I noted that the carparking survey was conducted in January, I believe that while the hotel may have been fully booked it would not have given a true representation of the amount of traffic all year round as tours tend to be within the summer months.

I do not feel that the reduction of available car parking spaces to be appropriate. The maximum standards set out by Aberdeen City Council as 1 space for 1 bedroom. The hotel has proposed that they will have shortfall of 58 spaces having 246 rooms (page 5). However there appears to be some discrepancy with how many rooms and how many spaces there will be. On page 8 it states there will be 162 spaces for 203 rooms, which would give 'sufficient spare space for extraordinary demand' I would refute this claim as currently with a higher ratio of spaces to rooms there are on occasion insufficient parking spaces. Residents are often unable to park in the street they reside.

Furthermore on page 10 and 12 it has been stated that 'residents will not be impacted upon by the refurbishment and alteration' Given that this proposal is asking for extensive works it would appear unlikely that there will be no noise pollution or issues with deliveries. For the most part Malcolm road is a narrow road, indeed if cars park on both sides there is insufficient room for another to pass by.

I do not believe that this proposal should be considered as complementary to residential use and would indeed cause conflict and nuisance to the residents.

Robert Vickers

From: Bill Tait [REDACTED]
Sent: 30 April 2013 16:27
To: PI
Subject: Objection Ref: 130489
Attachments: Britannia letter.doc

Please see attached objection to be lodged

Regards
Bill Tait

2 Malcom Road
Bucksburn Aberdeen
Home [REDACTED]
Work [REDACTED]

Planning & Infrastructure
Aberdeen City Council
Marischal College
Broad Street Aberdeen

2 Malcom Road
Bucksburn
Aberdeen
AB21 9LU

Ref : 130489

Dear Sirs

We must strongly object to this major development which will impact greatly on the residents of the whole street.

Having viewed the plans and had the information provided by your staff, we can only conclude that should this go ahead our quality of life will severely change. The Hotel has not displayed respect for the surrounding residents in the past, and this development demonstrates no difference.

Firstly, there is the impact of additional traffic on a narrow side street (Malcolm Road)

1. The new build is sacrificing present car park space for the additional extension
2. The Car park space at present cannot cope at peak times, resulting in parking of buses and cars overspilling on the street
3. The entrance to the car park on Malcolm Road is too small for some of the larger buses and they are left parked on the street.
4. With additional accommodation there is bound to be more cars & buses as at present
5. Tailbacks already exist on the street when delivery vehicles are offloading, taxis are waiting to collect fares from hotel, buses are taking on their passengers and loading their luggage
6. Emergency vehicles would be severely hampered should this ever be necessary
7. The present layout can allow cars to drop off at the hotel reception, which is off the street, and carry on in the same direction to exit. This creates a flow which will no longer be possible with the new plan

Environmentally

- 8 Some bus drivers park on street nearest to hotel entrance, so that passengers have least distance to travel with luggage. They leave engines running pumping out fumes along with noise pollution. This will only increase with the number of buses planned
- 9 It is custom & practice for the hotel to leave 3 large waste bins out on the street opposite our house. They overflow on occasions, particularly at a weekend. This of course blows rubbish across the street. Since we have been notified of these plans, they have been kept inside the compound built for them. (I wonder why).
- 10 The bins mentioned on point 9 have been set on fire 3 times. Had the brakes been released on them the camber of the road would have taken them over to our house. Even after that the hotel still kept the bins on the street
- 11 One of the delivery points is directly opposite our house. Delivery vehicles were arriving through the night and early morning disturbing our sleep. ie milk floats in early hours. Waste collection 5am with mechanical rams lifting the bins. Complaints should be on record with Environmental Health Dept.

Generally: Malcolm Road is a small street with a narrow pavement which does not lend itself to large vehicles. The hotel obviously wishes to attract more tour business

which will attract more large vehicles. Hopefully, the aforesaid will allow you to reject this application and allow the residents to continue their lives as is.

Yours sincerely

William Tait & Eleanor Findlay

P&SD Letters of Representation		
Application Number: 130689		
RECEIVED - 1 MAY 2013		
Nor	Sou	Map
Case Officer Initials: DONNA CAING		
Date Acknowledged: 3-5-13		

Hillview
44 Malcolm Road
Bucksburn
ABERDEEN
AB21 9LN
1st May 2013

Dear Sir,

REF: PLANNING APPLICATION Ref: 130489 BRITANNIA HOTEL, MALCOLM ROAD, BUCKSBURN, ABERDEEN.

I received notification from you about this application as I am the owner of 29 Malcolm Road, Bucksburn.

I wish to lodge an objection to the proposed alterations by the Britannia Hotel, Malcolm Road, Bucksburn, Aberdeen.

Malcolm Road, Bucksburn is a very old street, in what was originally until the mid 1970's, the village of Bucksburn, Aberdeenshire. Most of the roadway is only 18 feet wide with narrow pavements on both sides.

I have been a resident and watched as the Hotel has evolved since it was built in the early 70's. The street has become more and more congested with parked vehicles, HGV's, tour buses and residents vehicles. It would appear the car parking areas of the hotel cannot meet the number of their guests, and consequently there is the expected overspill onto the street.

Mid morning / afternoon on a working day will not always reflect the commerce caused by the hotel but as the day wears on life becomes more hazardous because of the traffic.

I appreciate that this is just life in a growing city but what concerns me is the safety factor. The parking habits of visitors to the street have become a cause for concern. Vehicles are often parked opposite each other leaving a very tight space for other cars to get through. Cars and lorries are regularly parked partially on the pavement, and pedestrians have to then walk on the road and are thereby put at risk.


My biggest concern is that in an emergency, be it at the hotel or a residential house in the street, **when every second counts and lives are at risk, the emergency services may not get through.** I am of the opinion that this proposed hotel expansion will cause an **alarming congestion of extra vehicles in the street.**

I rely on the City Council and it's planners to keep us safe by giving 24/7 accessibility of roads and streets, for emergency vehicles, a high priority.

I enclose photographic evidence of the congestion which this street already enjoys, and some showing how bad parking could cause some emergency vehicles no access to areas of the street.

I ask you to refuse the application by the hotel for their alterations, as I think this particular site is already full to capacity.

Yours faithfully



Maria Clark

Encls. 11





