

Date:

Our Ref:

ABERDEEN BUILDING DESIGN

14 October 2013 1796 ltr 007 acc

Development Management
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB
16th September 2013

FOA Gareth Evans.

Dear Sirs

Proposed Residential Development at Edgehill House, Milltimber
(Application Reference P130211)

I refer to our meeting last week with Iain Hamilton from your Council's roads department. I also refer to his reply which I found surprising, given the elected members' request and the considerable effort and expense my client has incurred, in seeking to meet with their wish that we investigate the feasibility of achieving a single point of vehicular access to the application site from Culter House Road.

I am attaching a plan which shows a revised and improved access which has been developed in conjunction with my client's engineers Fairhurst, who are one of the foremost firms of roads engineers in the UK. This illustrative plan should be read in conjunction with the engineers' technical drawings.

I believe Iain Hamilton should now have the technical data from the week-long traffic survey, which was referred to at our meeting and which showed

1. Very infrequent and low volume traffic movement on Culter House Road over each 24 hour period;
2. Average speeds exceeding the 30mph limit, with some road users travelling at up to 38.5mph.

That section of Culter House Road from its junction with Contlaw Road to the application site cannot be classified as a rural carriageway, as contended by your roads department. That 467M stretch of carriageway serves 42 houses, a telephone exchange and a residential care home. It has street lighting and by any reasonable interpretation, is residential in character.

Beyond the site, to the west, there are a limited number of homes and secondary access to Kippie Lodge, a private members club. Traffic levels, although modest at present, will be further reduced in the short term when construction of The Western Peripheral Route is commenced and Culter House Road becomes a cul-de-sac.

My client's Planning Application previously showed a new access from North Deeside Road and an improved access from Culter House Road. At the request of your roads department, the latter was subsequently shown to be closed to vehicles by erecting bollards. The attached proposal merely opens it again but adds some significant measures to aid road safety.

These include:-

- a. Removal of the boundary between Bellenden Walk and the application site to allow clear vision and the safe merging of traffic.
- b. Much improved sight lines at the intended point of access
- c. Traffic calming to reduce excessive speed in an area with many "blind" entrances to properties .
- d. Enhanced safety for users of Bellenden Walk, which is an identified pedestrian and cyclist route connecting the Deeside walkway with the planned Core Paths network but which has a blind junction at present with at Culter House Road.
- e. Safe havens for pedestrians, in a section of road with no footpath.



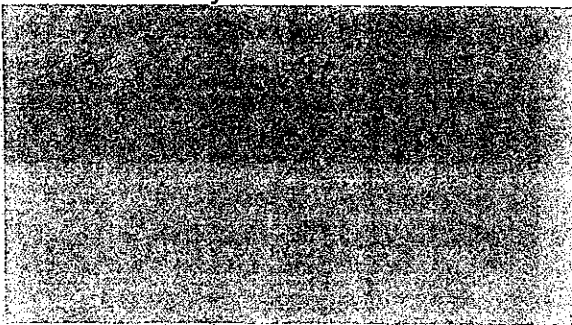
The possible introduction of a 20 mph zone along Culter House Road, when truncated by the Western Peripheral Route, is worthy of consideration.

My client contends that this proposal represents a credible solution, which satisfies the requirement for safe access and provides an improved environment for existing and future users of Culter House Road.

The impact of these proposed traffic calming measures upon the character and appearance of Culter House Road would compare favourably with that which exists at Westerton Road, Cults, where speed controls were introduced approximately 10 years ago.

My client requests that this letter together with the illustrative drawing is circulated along with your original report to Committee so that Elected Members have a clear appreciation of the efforts that have been made by the applicant to accommodate their wishes in relation to a single point of access from Culter House Road.

Yours faithfully



Graham Mogford
Aberdeen Building Design.

Encl.



Similar Traffic calming measures at Westerton Road, Cults

MEMO



ABERDEEN
CITY COUNCIL

To	Gavin Evans Planning & Infrastructure	Date	07/08/2013
		Your Ref.	P130211 (ZLF)
		Our Ref.	TR/IH/1/51/2
From	Roads Projects		
Email	IHamilton@aberdeencity.gov.uk		
Dial	01224 522752		
Fax			

Roads Projects
Enterprise, Planning & Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen AB10 1AB

Planning application no. P130211
Edgehill House, North Deeside Road, Milltimber
Replace existing house and construct five additional dwellings with associated infrastructure, improved accesses and tree protection works

I have considered the above planning application and have the following observations:

1.0 Introduction

1.1 The application is for the construction of 6 houses in the site of one current dwelling.

2.0 Parking

2.1 Parking will require to be provided in accordance with the Councils parking standards. Each dwelling contains four bedrooms, and in accordance with the Councils parking guidance, three parking spaces should be provided for each dwelling. I note that a minimum of four parking spaces are provided at each property and I accept the car parking proposed.

3.0 Access

3.1 Revised drawings showing the access arrangements have been provided. These show that the vehicular access to the north has been removed and replaced with a footpath only. Bollards are proposed to close off the access point. A new vehicular access will be constructed from North Deeside Road, and again the existing vehicular access from North Deeside Road will become a pedestrian only access.

3.2 A footway is proposed adjacent to the access point from North Deeside Road, and beyond the access a shared surface area is proposed. Measures will require to be implemented to identify this as such to all road users, however in principle I am prepared to accept this arrangement. The nature of the proposed access road should be such as to restrict vehicle speeds to an

Gordon McIntosh
Corporate Director

acceptable level. The detail can be determined through the Roads Construction Consent (RCC) process.

- 3.3 The internal road network will provide access to nine houses, and will therefore require to be constructed to an adoptable standard. I will defer to my RCC colleagues to decide whether the access road will be adopted.
- 3.4 I note that it is proposed that the access road from North Deeside Road be single track with passing places. I accept the proposed passing places and widened section of the access road.
- 3.5 I note that it is proposed to take vehicular access from both the north and south of the development. I would ask that the access from the north be removed. At the southern access, a visibility splay of 2.4m x 45m should be provided in the horizontal plane. Within the vertical plane the visibility splay extends from a point 1.05m above the carriageway at the driveway access, to a point 0.26m above the carriageway at either end of the horizontal plane. Within this space there should be no obstruction. Within the visibility splay, the boundary wall must not exceed 1m in height. A drawing has been provided showing this, and I would ask that provision of the visibility splay be a condition of any consent.
- 3.8 I note the proposals to relocate the bus stop on the north side of North Deeside Road in order to achieve the visibility splay. I note that the Councils Public Transport Unit (PTU), First Aberdeen and Stagecoach Bluebird have all accepted the proposed relocation of the bus stop. The details of this should be determined with my PTU colleagues should consent be granted. I would ask that the relocation of the bus stop to an acceptable standard be a condition of any consent.
- 3.9 A swept path analysis of a refuse vehicle accessing the development has been provided.
- 3.10 Any work to the public road, or to anything that will ultimately become public road, must be completed by a contractor approved by Aberdeen City Council. This includes rectifying any damage to the existing network caused by the development works.
- 3.11 All driveways to individual properties must be of a gradient no greater than 1:20, not be surfaced in loose material and must not drain water into the public road. I would ask that these be conditions to any consent.
- 3.12 The construction of the access road and the amendments to the existing road and footway will require to be subject to the RCC process. The applicant should be advised to contact Colin Burnett to discuss this further.

4.0 Strategic Transport Fund

- 4.1 As the proposed development is within an area allocated for residential or mixed use within the Aberdeen City Local Development Plan a contribution will be required to the Strategic Transport Fund (STF). An estimate of the required contribution is given below, based on the information provided to

date. As the site has an existing use for one residential property, a discounted STF contribution is applicable. The granting of planning approval should be conditional on an appropriate legal agreement with the applicant being in place, in regards to payment of the STF contribution. It should be noted that if the proportions of proposed units change at any stage, pre or post planning approval, the contribution must be re-evaluated.

Residential STF Contribution Estimate			
<i>Unit size</i>	<i>Contribution per unit</i>	<i>Development units</i>	<i>Sub Total</i>
1 bedroom	£1,239	0	
2 bedrooms	£1,652	0	
3 bedrooms	£2,064	0	
4 bedrooms	£2,477	0	
5 bedrooms or more	£2,890	6	£17,340
Total			£17,340
% of Traffic Associated with New Development			83.33%
Adjusted STF Total			£14,450

5.0 Drainage

5.1 A Drainage Impact Assessment (DAI) has been completed for the development following my original comments in May.

5.2 Greenfield run-off calculations have been included, and show that the Greenfield run-off is 7.32l/s, and 10.62l/s in a 10 year rainfall event. It has been assumed that this will be accepted by Scottish Water as the post development run-off value in a 200 year event, however this should be confirmed as it will affect the attenuation calculations. I would request that a condition be attached to any consent that development not commence until such a time that Scottish Water have indicated their acceptance of the proposals.

5.3 I note that no treatment is proposed for the surface water, as this will drain into a combined sewer. I understand that both Scottish Water and SEPA have been consulted by the applicant in respect of the Drainage Impact Assessment. It is unfortunate that the preparation of the DIA has been left so late in the application process and that subsequently these organisations have not had sufficient time to respond. On this occasion, and on the understanding that this does not set a precedent for future applications, I will ask that a condition be attached to any consent that no work begin on site until such a time that Scottish Water and SEPA have indicated their acceptance to the proposals, including discharge.

5.4 Attenuation calculations have been provided for each of the plots and for the access road, and I note the results of these.

6.0 Conclusion

6.1 In light of my comments above, and provided that these are taken fully into account, I have no objection to this planning application.

Iain Hamilton

Engineer (Developments and Traffic)

CULTER COMMUNITY COUNCIL



3, Station Brae
Peterculter
Aberdeen
AB14 0PX

4th March 2013

Mr Gavin Evans
Enterprise Planning and Infrastructure
Marischal College
Broad Street
Aberdeen AB10 1BW

Dear Mr Evans

Planning P130211 for 6 houses on the site of Edgehill House, North Deeside Road

The Culter Community Council planning sub-group met to discuss this application and comment as follows:

We note that the allowance for five houses on site OP61 in the Local Development Plan does not clearly state whether this includes the existing house being replaced. Thus there will actually be six houses on this site instead of five.

This development goes against the City Council policy of presumption against against feu splitting and granting this application would contravene this policy.

The remaining "green wedge" between Milltimber and Peterculter will be compromised by this development, by increasing the housing density.

The trees identified as being retained in the tree report should be protected by planning conditions and by clauses in the deeds for the properties or Tree Protection Orders.


Chair, Culter Community Council

Cc Councillors Boulton, Malone, Malik
PCM 4th March 2013

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 07/03/2013 19:52
Subject: Planning Comment for 130211

Comment for Planning Application 130211

Name : Keith Good
Address : 8 Bellenden Walk
Milltimber, Aberdeen

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I object to the application because of the tree report and plan for management of the trees, which does not sufficiently take into account the annoyance, loss of light and property damage caused by these trees. The trees bordering most of the length of Bellenden Walk have grown wild without any management for many years. Because of their close proximity to each other, they are unsightly because they are mis-shapen and extremely tall with many leaning eastwards over Bellenden Walk. The result of this is:-

1. A loss of sunlight from my house and garden after 3pm even in summer.
2. A huge quantity of leaves falling into Bellenden Walk (a private road, not maintained by the Council), requiring a massive effort each year from the owners to remove
3. Property damage to my house. Lack of sunlight causes huge moss problems on the roof - requiring moss clearing every year.
4. A number of trees are a danger to my property, since both the prevailing wind and the eastward lean of most of these very tall trees will conspire to make them fall onto my property

I therefore request that the tree report be modified to include the removal of:-

1. All trees whose canopy overhangs Bellenden Walk
2. All trees - both large and small within a 4 metre corridor of the bounding wall to Bellenden Walk
3. Trees causing the greatest danger and much of the loss of light to my property - marked as 055, 062 and 065.

I further request that the remaining trees be properly managed in future and good insurance be maintained by the future owner for the inevitable property damage that will at some time occur.

Keith Good

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 07/03/2013 11:23
Subject: Planning Comment for 130211

Comment for Planning Application 130211

Name : Alan Harding
Address : 10 Bellenden Walk
Milltimber
AB13 0EY

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I object to the application because of the tree report and plan for management of the trees, which does not sufficiently take into account the annoyance, loss of light and property damage caused by these trees. The trees bordering the length of Bellenden Walk have grown wild without any management for many years, Because of their close proximity to each other, they are unsightly because they are mis-shapen and extremely tall with many leaning eastwards over Bellenden Walk. The result of this is:-

1. A loss of sunlight from my house and garden after 3pm even in summer
2. A huge quantity of leaves falling into Bellenden Walk (a private road, not maintained by the council), requiring a massive effort each year from the owners to remove.
3. Property damage to my house. Even cleaning out the gutters 6 times a year is insufficient to keep them clear. Plus the lack of sunlight cause huge moss problems on the roof - requiring moss clearing every year.
4. A number of the trees are a danger to my property, since both the prevailing wind and the eastward lean of most of these very tall trees will conspire to make them fall onto the property.

I therefore request that the tree report be modified to include the removal of :-

1. All trees whose canopy overhang Bellenden Walk
2. All trees - both large and small within a 4 metre corridor of the bounding wall to Bellenden Walk.
3. Trees causing the greatest danger and much of the loss of light to my property - marked as 075, 076, 077, 078, 091 and 092

I further request that the remaining trees be properly managed in future and insured by the future owner against the inevitable property damage that will at some time occur.

Alan Harding

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 18/03/2013 23:33
Subject: Planning Comment for 130211

Comment for Planning Application 130211

Name : Claire Miller
Address : Edgehill View
250 North Desside Road
Milltimber
Aberdeen
AB13 0DJ

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : PLANNING APPLICATION REF: 130211 - PROPOSED ERECTION OF 6 HOUSES
AT EDGEHILL HOUSE, MILLTIMBER, ABERDEEN

Dear Dr Bochel

I have a notifiable interest in the above application which has only been brought to my attention by my neighbour Mrs Lesley Bell who only found out through a conversation with the current occupants of Edgehill House.

As the owner of Edgehill View I wish to lodge a formal objection to the above planning application Ref 130211.

Having taken legal advise notwithstanding the site's allocation in the Local Development Plan the proposals as submitted fail to take account of a number of important, relevant Planning issues, all of which, are material considerations.

1. The site which has historically always been within the City's Green Belt and remains an important Green wedge on the edge of Milltimber and its heavily treed policies contribute significantly to the landscape setting of this part of the City. They also are an important haven for wildlife including deer, red squirrel, owls etc and contribute positively to the amenity of the area and to the existing residents.

2. ACCESS AND PUBLIC SAFETY - The site is currently served by two access points. To the north from Culterhouse Road and from the South an access onto the A class North Deeside road at its junction with the privately owned Bellenden Walk. A single track access road through the site currently serves the four existing houses. The proposal to create a new third access point into the site from North Deeside road will create an increased public safety hazard. Access and egress from the site onto North Deeside Road is currently difficult and often hazardous. This is due to inadequate site lines and vehicle conflicts at the junction with Bellenden Walk.

The proposal, if implemented, will result in three vehicle access points onto North Deeside road within the space of 25 metres. There are also two bus stops one on each of the north and south sides of North Deeside road located within 30 metres of the proposed access. This will add to the already prevalent safety issues in accessing and egressing the site due to a heavy traffic flow during peak times.

I would suggest that if the development is to be approved access should be restricted to the north access from Culterhouse road. The construction of the WPR will result in Culterhouse road becoming a cul-de-sac with resultant low traffic flows.

The residents of the three properties to the south of the application site could then erect bollards across the single track access road thus preventing through traffic.

3. AMENITY ISSUES – I object to the erection of six houses (which was originally 3-4 houses). This is overdevelopment and in excess of the LDP allocation. The amenity of the existing

houses will be detrimentally affected by this scale of the development.

The families with children, currently enjoy a safe and peaceful environment. The single track access road has no pavements or lighting with numerous blind corners and its surface is shared by vehicles and pedestrians. The increased vehicular use if the six houses are approved will increase the danger to children and pedestrians.

Therefore all construction traffic must be restricted to the northern access from Culterhouse road on safety and amenity grounds.

4. LANDSCAPE AND TREES - The site contains many fine specimen trees including one planted by Sir Winston Churchill and marked by a plaque which is on my land and adjacent to the current road. There is a limited TPO and this should be extended over the whole site to provide statutory protection.

I would strongly urge the members of the planning committee to visit the site prior to determining the application. This would allow them to see firsthand the public safety issues arising from the three access points onto North Deeside road and the safety issues to children and pedestrians on the single track access road where visibility is compromised by trees and shrubs.

Yours respectfully

Mrs Claire Miller

P&SD Letters of Representation		
Application Number: 130211		
RECEIVED 19 MAR 2013		
Nor	Sou <input checked="" type="checkbox"/>	MAp
Case Officer Initials: GEE		
Date Acknowledged: 20/03/13		

Mrs Claire Miller
Edgehill View
250 North Deeside Road
Milltimber
Aberdeen
AB13 0DJ

Mob: [REDACTED]
Email: [REDACTED]

18th March 2013

Dr Maggie Bochel
Head of Planning & Environment
Aberdeen City Council
Marischal College
Broad Street Aberdeen

**PLANNING APPLICATION REF: 130211 - PROPOSED ERECTION OF 6 HOUSES
AT EDGEHILL HOUSE, MILLTIMBER, ABERDEEN**

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site from North Deeside road will create an increased public safety hazard. Access and egress from the site onto North Deeside Road is currently difficult and often hazardous. This is due to inadequate site lines and vehicle conflicts at the junction with Bellenden Walk.

The proposal, if implemented, will result in three vehicle access points onto North Deeside road within the space of 25 metres. There are also two bus stops one on each of the north and south sides of North Deeside road located within 30 metres of the proposed access. This will add to the already prevalent safety issues in accessing and egressing the site due to a heavy traffic flow during peak times.

I would suggest that if the development is to be approved access should be restricted to the north access from Culterhouse road. The construction of the WPR will result in Culterhouse road becoming a cul-de-sac with resultant low traffic flows.

The residents of the three properties to the south of the application site could then erect bollards across the single track access road thus preventing through traffic.

3. AMENITY ISSUES – I object to the erection of six houses (which was originally 3-4 houses). This is overdevelopment and in excess of the LDP allocation. The amenity of the existing houses will be detrimentally affected by this scale of the development.

The families with children, currently enjoy a safe and peaceful environment. The single track access road has no pavements or lighting with numerous blind corners and its surface is shared by vehicles and pedestrians. The increased vehicular use if the six houses are approved will increase the danger to children and pedestrians.

Therefore all construction traffic must be restricted to the northern access from Culterhouse road on safety and amenity grounds.

4. LANDSCAPE AND TREES - The site contains many fine specimen trees including one planted by Sir Winston Churchill and marked by a plaque which is on my land and adjacent to the current road. There is a limited TPO and this should be extended over the whole site to provide statutory protection.

I would strongly urge the members of the planning committee to visit the site prior to determining the application. This would allow them to see firsthand the public safety issues arising from the three access points onto North Deeside road and the safety issues to children and pedestrians on the single track access road where visibility is compromised by trees and shrubs.

Yours respectfully

Mrs Claire Miller

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 19/03/2013 10:07
Subject: Planning Comment for 130211

Comment for Planning Application 130211

Name : Lesley Bell
Address : Edgehill Lodge
248 North Deeside Road
Milltimber
Aberdeen
AB13 0DJ

Telephone : [REDACTED]
Email : [REDACTED]

type :

Comment :

Dr Maggie Bochel
Head of Planning & Environment
Aberdeen City Council
Marischal College
Broad Street
Aberdeen
AB10 1AB

19th March 2013

**PLANNING APPLICATION REF: 130211 - PROPOSED ERECTION OF 6 HOUSES
AT EDGEHILL HOUSE, MILLTIMBER, ABERDEEN**

Dear Dr Bochel,

We have a notifiable interest in the above application as owner of Edgehill Lodge and as such we wish to lodge a formal objection to the above planning application Ref 130211.

Notwithstanding the site's allocation in the Local Development Plan the proposals as submitted fail to take account of a number of important, relevant Planning issues, all of which, are material considerations.

1. ACCESS AND PUBLIC SAFETY - Currently the site is served by two access points. To the north from Culterhouse Road and from the South an access onto the A class North Deeside road at its junction with the privately owned Bellenden Walk. A single track access road through the site currently serves the four existing houses. The proposal to create a new third access point into the site from North Deeside road will create an increased public and safety hazard. Access and egress from the site onto North Deeside Road is currently difficult and often hazardous. This is due to inadequate site lines and vehicle conflicts at the junction with Bellenden Walk.

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The residents of the three properties to the south of the application site could then erect bollards across the single track access road thus preventing through traffic.

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excess of the LDP allocation. The amenity of the existing houses will be detrimentally affected by this scale of development. As a family with a small child and dog, we currently enjoy a safe peaceful environment. The single track access road has no pavements and its surface is shared by vehicles and pedestrians. The increased vehicular use if the six houses are approved will increase the danger to not only our child but also our neighbours children and pedestrians.

We would request that construction traffic to the site must be restricted to the northern access from Culterhouse road on safety and amenity grounds.

3.LANDSCAPE AND TREES - The site contains many fine specimen trees including one planted by Sir Winston Churchill and marked by a plaque on our neighbours land. There is a limited TPO and this should be extended over the whole site to provide statutory protection. This landscape provides a fantastic environment for wildlife with deer, owls, red squirrels and badgers regularly seen close to my property and in the grounds of Edgehill House. This would be lost with the erection of these houses.

We would urge the members of the Planning Committee to visit the site at Edgehill prior to determining this application. This would allow them to see firsthand the public safety issues arising from the three access points onto North Deeside road and the safety issues to children and pedestrians on the single track access road where visibility is compromised by trees and shrubs.

Yours Sincerely

Lesley Bell

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Case Officer Initials: GEE		
Date Acknowledged: 20/3/13		

Mr & Mrs Bell
Edgehill Lodge
248 North Deeside Road
Milltimber
Aberdeen
AB13 0DJ

Mob: [REDACTED]
[REDACTED]

Dr Maggie Bochel
Head of Planning & Environment
Aberdeen City Council
Marischal College
Broad Street
Aberdeen
AB10 1AB

19th March 2013

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Yours Sincerely

A large black rectangular redaction box covering the signature of Lesley Bell.

Lesley Bell

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 19/03/2013 15:10
Subject: Planning Comment for 130211

Comment for Planning Application 130211
Name : william miller
Address : 461 great western road
aberdeen
ab10 6nl

Telephone :
Email :
type :

Comment : I have a notifiable interest in the above application as co owner of 250 Northdeeside Rd AB13 0DJ

I can confirm that i received no notification of this planning application neither did the tennants at the above property (I let the property at present)

I wish to lodge a formal complaint to the planning application Ref 130211

Notwithstanding the sites allocation in the Local Development Plan as OP the proposals as submitted fail to take into account a number of very important and relevant Planning issues which are material considerations

A. The site which has historically always been within the Citys Green Belt and remains an important Green Wedge on the edge of Milltimber and its heavily treed policy contribute significantly to the landscape setting of this part of the city

They also are a very important haven for wildlife of various spices and contribute greatly to the amenity of the area and to the existing residents

B ACCESS AND PUBLIC SAFETY

The site is currently served by two access points . To the north from Culterhouse Road and from the south by the class A Northdeeside Road at its junction with the privately owned Bellenden Walk . A single track access road through the site currently serves the four existing houses . The proposal to create a new third access point into the site from Northdeeside Road will create an increased public safety hazard . Access and egress from the site onto Northdeeside Road is difficult enough at present and often hazardous. This is due to inadequate line of sight and vehicle conflicts at the jubction with Bellenden Walk

The proposal if implemented will result in three vehicle access points onto Northdeeside Road within the space of 25 meters .There are also two bus stops one on each of the north and south sides of Northdeeside Road located within 30 meters of the proposed access. This adds to the safety issues accessing and egressing the site

I would like to suggest that if the development is to be approved access should be restricted to the north access Culterhouse Road as with the construction of the AWPR Culterhouse road will become a cul-de-sac with a resultant low traffic flow and this must surly be the more logical choice

The residents of the three properties to the south of the application site could then erect bollards across the single track access road similar to the situation on Bellenden Walk

C AMENITY ISSUES I object to the erection of six houses. This in my opinion is overdevelopment and in excess of the LDP allocation. The amenity of the existing houses will be detrimentally affected by the scale of this development

The families with children currently enjoy a safe and peaceful environment . The increased vehicular use if six houses are approved will increase the danger to children and pedestrians
Construction traffic must be restricted to the north access at Cuklterhouse Road on safe and amenity grounds

C LANDSCAPE AND TREES The site contains many fine specimen trees including one planted by Sir Winston Churchill and marked by a plaque There is a limited TPO and this should be extended over the whole site to provide statutory protection

I would urge the members of the planning committee to visit the site prior to determining the application. This would allow them to see first hand the public safety issues arising from the three access points onto Northdeeside Road and the safety issues to children and pedestrians on the single track access road where the visibility is compromised by trees and shrubs

With the AWPR having gained planning consent I would hope that the disruption to my property caused by this will be taken into consideration when coming to a conclusion on this application

Mr W Miller

461 Great Western Road

Aberdeen

AB10 6NL

19/3/13

Dr Maggie Bochel

Head of Planning and Environment

Aberdeen City Council

Marischal Collage

Broad Street

Aberdeen

PLANNING APPLICATION REF : 130211- PROPOSED ERECTION OF 6 HOUSES AT EDGEHILL HOUSE, MILLTIMBER, ABERDEEN

I have a notifiable interest in the above application as co-owner of 250 North Deeside Road Aberdeen AB13 0DJ {although I received no notification of this planning application}

I wish to lodge a formal objection to the above planning application Ref 130211

Notwithstanding the sites allocation in the local development plan as OP the proposals as submitted fail to take into account a number of important and relevant planning issues all of which are material considerations

A : The site which has historically always been within the Cities Green Belt and remains an important Green wedge on the edge of Milltimber and its heavily treed policies contribute significantly to the landscape setting of this part of the City . They also are an important haven for a wide variety of wildlife and contribute positively to the amenity of the area and to the existing residents

B : ACCESS AND PUBLIC SAFETY – The site is currently served by two access points. To the north from Culterhouse Road and from the South an access onto the A class North Deeside Road at its junction with the privately owned Bellenden Walk . A single track access road through the site currently serves the four existing houses. The proposal to create a new third access point into the site from North Deeside Road will create an increased public safety hazard. Access and egress from the site onto North Deeside Road is currently difficult enough and often hazardous. This is due to inadequate site lines and vehicle conflicts at the junction with Bellenden Walk

The proposal if implemented will result in three vehicle access points onto North Deeside Road within the space of 25 meters not a very sensible solution I would suggest. There are also two bus stops one on the north side and one on the south side of North Deeside Road located within 30 meters of the proposed new access. This adds to the safety issues in accessing and egressing the site

I would suggest that if the development is approved access should be restricted to the north access from Culterhouse Road. The construction of the AWPR will result in Culterhouse Road becoming a cul-de-sac with resultant low traffic usage

The residents of the three properties to the south of the application site could then erect bollards {similar to the situation in Bellenden Walk} across the single track access road thus preventing through traffic

C : AMINITY ISSUES I object to the erection of six houses. This is overdevelopment and in excess to the LDP allocation. The amenity of the existing houses will be detrimentally affected by the scale of the development

The families with children resident in the immediate area currently enjoy a safe and peaceful environment. The increased vehicular use if the six houses were approved will increase the danger to children and pedestrians

Construction traffic must be restricted to the northern access from Culterhouse Road on safety and amenity grounds

D : LANDSCAPE AND TREES The site contains many fine specimen trees including one planted by Sir Winston Churchill and marked by a plaque. There is a limited TPO and this should be extended over the whole site to provide statutory protection to the area

I would urge the members of the planning committee to visit the site prior to determining the application. This would allow them to see first-hand the public safety issues arising from the three access points onto North Deeside Road and the safety issues to children and pedestrians on the single track access road where visibility is compromised by trees and shrubs

I would ask the members to consider the loss of amenity to the existing residents now that the AWPR has finally been approved when considering this application and my objections

Yours sincerely


W Miller 