

Ashley Broomhill Community Council



Logo by Primary 4 Ashley Road School 09.

Planning Officer

Ken Eddie  
14 Ashley Gardens  
Aberdeen  
AB10 6RQ.

\$Th. July 2013

**Application  
Number:**

P130910

**Type:**

Detailed Planning  
Permission

**Web Reference Number:** 000066224-001 122 Broomhill  
Road, Aberdeen

Alex Ferguson

On behalf of Ashley broomhill Community Council the above application has been discussed. I have been instructed to contact the committee.

We are very concerned that this was not listed as a G L Hearn-TESCO store. The site is a former garage at the T junction of Abergeldie Road 122 Broomhill Road.

1 No parking customer wise.

2 Bus route has the Bendie bus type with bus stop LH side of the drawing towards town.

3 Articulated lorry type delivery would mean that the the entry and leaving Abergeldie Road would be bottle neck situation. From Community Council record for the past four years to the rat run from Anderson Drive to Holburn street is Articulated lorry short cut. If bus stops the back up is four or more articulated truck plus other commercial fowling the sat navigation.

4 The streets around the back are so heavily parked day and night, An Articulated truck would I feel have a major challenge to deliver to the store by Salisbury Terrace / Pitstruan Terrace / Pitstruan Place.

5 As these store are automatically licensed, drink culture would add to the youth problems in the area called woodies. At present under control public and police working together.

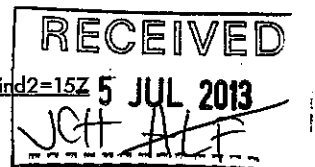
A primary school is very close the children would also be draw to it adding safety fears along the stretch of Broomhill Rd.

6 As the back area has the Salisbury sports area this is an area open tennis bowls Ideal for drinking den plus back lanes. A Scout Hut low use thus another area of concern. At present this is manageable but we feel a can of worms is about to be opened.

7 Make a stand on the licence for once and help the area remain very liveable.

Regards ken Eddie Planning Officer for Ashley broomhill Community Council.

[http://www.aberdeencity.gov.uk/xcc\\_CommunityDetail.asp?id=2087&ind=2&ind2=15Z](http://www.aberdeencity.gov.uk/xcc_CommunityDetail.asp?id=2087&ind=2&ind2=15Z) 5 JUL 2013





**Planning Officer:** Jennifer Chalmers

**Planning Application no:** 13091 at 122 Broomhill Rd

Dear Ms Chalmers

Since Mr Eddie contacted with you with an objection for this application from the Community Council, further issues have been raised to us from residents. Ashley and Broomhill Community Council has been approached to raise grave concerns about this application which we understand may have been placed by the agent for the Tesco chain of supermarkets seeking to expand their network.

#### **General Comment**

This application lacks detail. The CC feel that further information about exactly what the site would be used for is essential before a planning decision can be taken.

For instance:

- What is the exact nature of the retail business to be adopted there?
- Would it automatically have a licence to sell tobacco and alcohol?
- How many staff will require parking spaces on neighbouring streets?
- How many deliveries are projected to be made daily / weekly?
- At what time would the deliveries be made?
- Will it have a large air conditioning / re Fridgeration plant in close proximity to existing resident's gardens on Broomhill Road?
- Will extra refuse collections be required to deal with packaging etc?
- What would be the opening hours?
- Would it be 7 day trading?
- What is the expected number of customers who will need to park on neighbouring streets?

From the available information, the Ashley and Broomhill Community Council would like to object on the following grounds:

### **Access / Safety**

#### At the front

Broomhill Road is a narrow street. Any business, such as a supermarket would require regular deliveries using large trucks, possibly at times including ARTICs. Any larger vehicle parked to the front would could severe disruption to traffic and public bus transport in both directions of what is an arterial route into Aberdeen and to the RGU complex. The Community Council has for a number of years been receiving numerous complaints about the number of HGVs using Broomhill Road, and this would seriously exacerbate the problem. Recently the post box at the Broomhill Rd end of Salisbury Terrace was knocked over by a B&Q vehicle.

#### At the back

Access would be required from Salisbury Terrace. This is zoned a Conservation area. The street is narrow, and the corners sharp to gain access to the rear of the building. Residents of Pitstruan Terrace have rooms close to the street, and so large diesel engine powered trucks regularly servicing the site would cause the families inside noise and irritation.

The proposed route for delivery vehicles would use both Salisbury Terrace and Pitstruan Place. Both these streets are busy at commuter times and help to move traffic north to south across the city away from main routes. Large vehicles attempting to enter or exit these roads would severely affect the traffic flow on to, or from Broomhill Road. Customers with cars would find difficulty parking, and may park to the annoyance of local residents.

#### Turning Circles of proposed vehicles

type of vehicle	length	turning circle	width	weight
refuse truck	8m	17m	2.4m	16.26
fire engine	7m	15m	2.4m	16.26
10m rigid	10m	11m	2.5m	not supplied
12m rigid	12m	11.9m	2.5m	not supplied

*Information for refuse truck and fire engine taken from roymech.co.uk. Fire engine dimensions are for the Dennis Sabre which is the most common fire engine in the UK.*

*Information for 10m and 12m rigid truck taken from application to ACC*

Clearly, in order to access Salisbury Terrace, these vehicles would need to swing out into the arterial traffic flow, then they would occupy most of the lane space so stopping traffic in the opposite direction. (who would need to reverse until a space could be made.)

### **Parking**

Cafe O' Clay used to have off-road parking at rear which will be removed to create a secure delivery yard. Therefore they are removing off street parking at the rear of the building plus removing the 4 off street parking spaces at front of shop and replacing with 5 spaces parallel kerbside parking. This would put considerable pressure on existing resident's parking

### **Licencing Issues**

There are already known issues concerning youth misbehaviour in and around 'The Woodies' and Broomhill School. The availability of alcohol in close proximity to these sites is an issue of worry to the residents and could lead to an increase in youth disorder. This may lead to policing issues and increase demand on police resources.

### **Location**

Young children from Broomhill School would also be attracted to it, in the morning before school, possibly at lunchtimes and after school. If these times coincided with deliveries, then it raises safety fears as they would need to cross Salisbury Terrace to reach the site. Also, the back area has the Ruthrieston Sports area and Scout Hut. The lanes may offer an attractive meeting/drinking spot for youths. Residents fear a change in the current, peaceful situation.

### **Over provision**

There is no lack of facilities in this area. We are particularly fortunate to have various independent retailers who serve the community well. These include grocery, newsagent, pharmacy, florist outlets. These businesses are sure to suffer.

Already in close proximity and walking distance of the proposed outlet there are a number of supermarkets including – 2 Sainsbury's, 2 existing Tescos, 1 Coop, 1 Spar, 1 Iceland – and that does not include the big two, Asda and Sainsbury's at the Bridge of Dee or the shops close by at Mannofield..

### **Over development**

This site is in a residential area, sandwiched between terraced flatted properties. For the people living in these flats .The increased volume of traffic, vehicular and pedestrian, possible noise issues, and restricted parking would impact adversely on their quality of life.

Ashley and Broomhill Community Council hope that this application will be refused.  
Thank you.

Jennifer Butler /Cathryn Duncan  
Chair / Treasurer of Ashley and Broomhill CC



Planning Officer: Jennifer Chalmers

Planning Application no: ~~13091~~ at 122 Broomhill Rd

130910

5/10/13

Dear Ms Chalmers

The Community Council would wish to respond to the recent Parking Survey referring to the above application. We would thank you for this opportunity to do this. The detail of this report is appreciated.

It shows:

- the existing demand for parking to be very high at all times, residents are sure to be inconvenienced by staff and customer cars
- that only one route is passable for delivery vehicles at all times
- that access for vehicles is extremely tight at all times, blocking the road to oncoming traffic
- delivery vehicles would have to be restricted to a certain size

It does not bear in mind the added pressures on parking that the new developments at the Former Ashley Lodge and at the top of Salisbury Terrace. The 'Wash Bay' premises were also unused at the time of the survey.

In Annex 1, we have replied to the points raised by the applicant.

In Annex 2, we have supporting information from our 'ABCC survey'.

In Annex 3, we show photos of where delivery trucks would be turning

We would wholeheartedly agree with the comments made by Mr R Baillie (Roads Project Engineer, ACC) in his latest report.

We believe that the concerns confirmed by the planning report and all the other concerns previously sent to you in objections present a compelling case for refusing this application.

We very much hope the application will be rejected.

Thank you

*J. Butler*

Jennifer Butler

Chair, Ashley and Broomhill CC.

## Annex 1 – Comments addressing points raised in the report\*

Comments from the CC are in this print and highlighted at the side by a line.

The graph overleaf shows the total number of vehicles parked on each road during each half hour period of the survey. The total number of vehicles parked on the three roads peaked at 145 at the beginning of the survey at 0600, then reduced by 20 vehicles by 0700, then by a further 19 vehicles by 0800 before reaching 98 at 1030, the minimum recorded during the survey. The number of vehicles parked increased to 106 by 1130 and then remained within one vehicle of 106 until 1630 when the number increased to 109. By the end of the survey at 1800, the number of parked vehicles had increased to 125. During the period 0900 to 1400, there were fewer than ten vehicles arriving or ten vehicles departing during each survey period.

This shows a high number of vehicles as would be expected from this residential area. Of course during the day the number would drop as residents go to work, then rise when they came home again.

We note you record between 9am-2pm there are <10 arrivals and departures. We would be interested to know what these were between 6-9am, and 2-6pm. These routes provide a relief route for drivers to cross Aberdeen instead of using North Anderson Drive, used by employees getting to work and the school run. It is at these times deliveries are likely to be made.

Also, where would the employees / shoppers of the store park? They would have to wait for residents to leave before they can park.

The times that show most congestion are likely to be the times shoppers want to park. The surveyors who were out to survey the traffic were not seen to take note of the subject property car park. On average there is a minimum of 2 cars over night at the rear and 3-4 cars in the front car park. It is possible these cars were never taken into consideration within the survey. The rear car park can have a maximum of 7-8 cars and this would be lost. There are also regular events in the Scout Hut on Pitstruan Terrace requiring parking.

Many retailers who operate a store such as that proposed have a fleet of delivery vehicles of differing sizes and would choose the size of vehicle best-suited to reliably access the proposed store. Hence the retailer who occupies the proposed development may use shorter vehicles than we have tested. Furthermore, the permitted use of the existing building is a car showroom which would have generated (and could again generate) various vehicle trips including car transporters to deliver and pick-up cars and rigid HGVs to deliver car parts and other items.

There is no certainty that the retailer would have a range of vehicles to select from, and how would this be enforced?.

The car showroom building ceased to operate years ago. It has been used as a clay modelling and plate painting craft shop until that business moved out.

The Community Council remembers a large number of complaints from residents about the car showroom, which were reported to the Council. Car transporters would stop on Broomhill Road, causing problems there. Car parts were generally delivered in small vans.

The drawings show that throughout the entire survey period, there would have been a clear route for a 12m long rigid HGV to approach the proposed development along Great Western Road, turn into Pitstruan Place, turn right into Pitstruan Terrace before turning into the proposed development.

This says the only clear route for all times was from GWR along Pitstruan Terrace, so by default that no approaches from the Broomhill road side would be possible. This situation is likely to change significantly with the development of flats on two sites (former Ashley Lodge, and garages at the top of Salisbury Terrace)

The drawings do record high levels of street parking at all times. When going up or down any of these streets to if there are vehicles parked on or side or the other, one of the vehicles has to pull in and wait for the other vehicle.

Further information in Annex 2

Note that we show drawings of the swept path of the vehicle during every period in the survey (which started at 0600). That is not to say that deliveries would necessarily start at that time - no doubt a suitable time to start deliveries could be agreed with you – but is shown to demonstrate that this route would have been available throughout the survey period.

Residents who currently stay beside supermarket premises report that deliveries do start early and can be very noisy. Is it really possible to agree to delivery times? Also shoppers have extended hours.

Current Tesco Metro Stores advertise these times:

1. Union Street - 6am til 11pm (7 days a week)
2. Holburn Street - 6am til 11pm (7 days a week)
3. South - Wellington - 7am till 10pm (7 days a week)
4. 472 King Street - 6am til midnight (7 days a week)
5. Great Northern Road - 7am til 11pm (7 days a week)
6. Great Western Road - 6am til 11pm (7 days a week)
7. Laurel Drive, Danestone - 24hr store (7 days a week)
8. Woodend, Rousay Drive - 6am til midnight (7 days a week) Sun til 10pm
9. North Deeside Road - 6am til 11pm (7 days a week)
10. Dyce - Victoria Street - 6am til 11pm (7 days a week)

The drawings in Annex B also show that from 0830 until the end of the survey period, it would have been possible for a 12m long rigid HGV to access the proposed development from Broomhill Road via Pitstruan Place and Pitstruan Terrace.

When there are two vehicles parked opposite to each other this can lead to long tailbacks as one stream of traffic waits for the other. At the Pitstruan Place side, at busy times vehicles often have to reverse back out dangerously onto a busy Broomhill Road.

More detailed analysis in Annex 2

The final drawing in Annex B shows the swept path of a 12m rigid HGV exiting the proposed development by heading eastwards along Pitstruan Terrace then turning left and heading northwards along Pitstruan Place to reach Great Western Road. Note that this drawing shows the location of every vehicle parked during the entire 0600 to 1800 survey period. That is clearly an unrealistically pessimistic situation; since the HGV can exit the site in that situation, it will clearly also be able to do so during more typical situations.

We note the diagrams are 'schematic, not for construction purposes'. The widths of the street shown do not accurately represent the actual width of the street. The diagrams may suggest the streets are wider than they are. Residents of the area will tell you that if there are cars parked then moving vehicles have to pull over to let the other through. Please note that this street will have more car parking in it once the flats (former Ashley Lodge) are completed.

More detailed analysis in Annex 2

Finally, the drawing in Annex C shows the swept path of a 12m rigid HGV entering and exiting the service yard of the proposed development from Pitstruan Terrace from both the east and the west, based again on the 'worst case' level of parking observed in that area during the survey. Again, the drawing shows that the manoeuvre is feasible.

It may be feasible on your drawings, but the reality is that it would cause severe disruption to traffic flow. If one vehicle was exiting out while another approached, there is very little room for manoeuvre. Residents see this regularly as other traffic, vans, refuse collection vehicles, furniture delivery vans try to access the streets around.

More detailed analysis in Annex 2, photos in Annex 3.



## **Annex 2 –ABCC survey \***

### **Some Measurements**

It is confirmed that a standard 10 ton / 12m long truck should have a max width of 2.55m but a refrigerated truck is allowed to have its box 2.6m wide to allow for the additional thickness of its insulated side walls! Metro stores carry a large range of refrigerated goods.

Kerb to kerb width measurements of both Pitstruan Terrace @ 6.1m and Salisbury @ 6.9m.

The dimension remaining should two (small) cars be parked opposite each other which is allowable - but will be less if each car parked more than 100mm away from the kerb, For Pitstruan Terrace @ 2.4m gap (truck not possible) and Salisbury @ 2.7m gap (leaving 50mm each side of the truck!!!)

(but if any of the neighbours decided to buy a 4 x 4, or any vans were parked then these dimensions will be drastically reduced )

This maybe explains why the letter box at the corner of Salisbury was flattened a short while ago by a B&Q Delivery truck (lucky that did not end up being a school child waiting at the kerb edge.)

We can visibly see the turn in to the terrace from the side roads onto Pitstruan Terrace is a non starter at the Salisbury end but may be manageable but tight at the Pitstruan Place end.

The next situation that arises is the vehicle facing Salisbury as it approaches the shop's back yard has to reverse into a gated opening.

At the r/h side of the opening is the black/gold cast iron pavement bollard (there for a reason because of the previous companies who worked from the garage) and the tree at the l/h side on the rough pavement (This is to be private ground so the tree could not be removed by the developer)

What would probably happen is the trucks will simply park on the terrace and offload on the street.

### **When deliveries coincide....**

The deliveries cannot be perfectly orchestrated . The situation that could prevail is , that a van is already in the yard , another appears along the lane and starts to off load in the middle of the street! , local cars follow behind and drive along the pavements to save waiting , the trucks will arrive facing opposite directions and the one leaving will require the one on the street to start up / drive past , allow the empty truck to drive out , then the waiting van can then move about to access the yard?

to all the service traffic , we may have completely overlooked the obvious , the actual customers.

### **How will the customers access / leave the store?**

It is likely a large majority of customers will be drivers, and if this is the case the options to visit the store will be to drive from their homes, park on the street / pavement across the road from the shop frontage - not a concern for the retailer, this will be a traffic issue obviously, on yellow lines in Abergeldie and at the front of the shop.

Once they've completed their shopping and need to go back from where they started - and this situation won't change from wherever they came from in town.

To turn around and go home will involve :

Those parked at the shop either doing a U turn on Broomhill (affecting oncoming traffic when busy and creating a hazard not currently existing on Broomhill)

Or, drive away from the shop, turn up either Pitstruan Place or Salisbury, drive along Pitstruan Terrace (cars coming face to face!! - interesting situation) so the Traffic along Pitstruan Place + Terrace / Salisbury will be at levels not even mentioned in any calculation.

### **Environmental factors**

There will be noise/air pollution from the trucks.

The streets under debate were intended for light traffic cars weighing 1-2 tons. Already they are potholed and uneven. Larger, heavier vehicles weighing 3-20 tons would damage the road surface enormously.

### **Deliveries**

While there is a difference in scale, the system is the same, ASDA at the Bridge of Dee, you will see ARR Craib trucks parked with their rear ends sticking out onto the drive — waiting their turn to be off loaded, So here in the terrace, if truck 1 is in the yard or on the street — where does truck 2 park / wait? probably on the end of the terrace or park directly behind truck one and also start to off load — so the Terrace becomes a full length loading bay! - oh, they didnt go in the yard so will have to reverse back onto the place (can't go via Salisbury)

Regardless of who is travelling or parked on the street — it just won't work,

Sat Nav systems will not show drivers that access to the Terrace is not possible.

Inevitably, while recognising they have skilled drivers, they are human. Working to such tight margins will lead to cars being scraped and pavements crushed.

### **Comment**

If they get this application approved they have to operate their business, This is accompanied by noise and disruption as vehicles whether delivering or consumers come and go as they wish. They cannot be restricted. There will be a serious detrimental effect on the residents' quality of life.

**Annex 3 – photos showing access to/from the site \***



This shows the area where delivery trucks would be attempting to turn looking west on Pitstruan Terrace,



This shows the area where delivery trucks would be attempting to turn looking east on Pitstruan Terrace.

*\*I would like to thank and acknowledge the assistance of local residents, who have expressed concerns about this proposed development, and particularly Mr S Gallagher, Mr and Mrs L and E Dawson in the compilation of this response.*

## Robert Vickers

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**From:** Jennifer Chalmers  
**Sent:** 22 July 2013 09:49  
**To:** PI  
**Subject:** FW: Broomhill Road Tesco Store Proposal

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**From:** Struan King MSYP  
**Sent:** 19 July 2013 12:45  
**To:** Jennifer Chalmers  
**Subject:** Broomhill Road Tesco Store Proposal

Dear Ms Chalmers,

### Broomhill Road Tesco Store Proposal

It has been brought to my attention that a planning application has been submitted for a new Tesco Store on Broomhill Road. After reading the application and the Community Council response I am firmly of the opinion this development will detrimentally impact local young people and the area in general.

As the Member of the Scottish Youth Parliament for Aberdeen Central it is my role to represent the interests of Young People in my Constituency. Ensuring that decision makers locally and nationally respect their views and needs.

Two Key Concerns are detailed below;

The potential for increased traffic; this is already an issue being in an area with high pedestrian counts and in particular could pose a danger to young pupils on their way to and from school.

The potential increased provision of Alcohol and Tobacco, the application is not clear on this matter. The Broomhill area has had recent issues with crime and antisocial behaviour will the potential increase in accessibility of Alcohol to Young People aggravate this issue.

I believe the proposed development has serious implications for young people, in particular Broomhill School and I would like to reiterate the concerns raised by the Community Council. I would be quite interested in meeting with yourself and the Community Council to discuss how we can work together on this issue.

I look forward to your response.

Yours sincerely,

Struan King  
MSYP Aberdeen Central  
Phone: 1  
Email:

## Robert Vickers

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 10 July 2013 19:53  
**To:** PI  
**Subject:** Planning Comment for 130910

Comment for Planning Application 130910

Name : Nicholas Gill  
Address : 126 Broomhill Road.  
Aberdeen,  
AB10 6HX

Telephone :

Email : [REDACTED]

type :

Comment : In relation to this planning application I would like to comment that I object fully, the reasons for which are as follows:

1. The proposal itself of a supermarket would have a detrimental impact on the amenities of this residential area. Firstly the plans themselves would affect the character and appearance of the building and in turn this would not be in keeping with the other buildings/houses within the area.

The practical aspects of amenity would also be affected such as traffic generations, rise in noise levels on an already busy road and create a nuisance for both residents and passer throughs.

There would also be a social impact as approval would be detrimental to the well-being of the community in which the premises are located.

Privacy of the residents would also be impacted on due to the increased flow of traffic.

2. There would also be a detrimental impact on parking available for residents/property owners of the area by the loss of two parking bays and also though added traffic. This in turn would impact on road safety, which I feel has to be given serious consideration especially as there is a local primary school less than 500 metres along the road.

The roads themselves are not wide enough for the proposal of lorries using them to load/unload which again generates safety issues not only for residents but for the drivers themselves. There would also be increased risks for pedestrians and cyclists.

3. The proposal of locating a supermarket is not compatible within this residential area as the building itself would be closely located within residents homes/accomodation. Approval of this would only allow for the creation of a precedent for more of the same.

## Robert Vickers

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**From:** Derek Whyte [REDACTED]  
**Sent:** 19 July 2013 09:42  
**To:** PI  
**Subject:** Planning application 130910

Dear Jennifer Chalmers

I write to register my objection to this planning application

Salisbury/Pitstruan area is a quiet neighbourhood which supports its local shops and the possible introduction of a national food retail company is neither required or desirable by the majority of people who live in this area. I feel that a new 'shop' would be frequented mainly by customers passing along Broomhill road by car.

We are well serviced by our local shops i.e. Lynch on Broomhill Road, Hammerton Stores on Gt Western Road and Leith's on Forbesfield Road. In addition, we are close to the city centre with buses at least every ten minutes, and we are a short distance from the Bridge of Dee by car or bus where there are two supermarkets. There are also shops on nearby Holburn Street similar to that being proposed therefore I see no need for an additional 'shop' on this site.

**Traffic - Salisbury Terrace** - The planning application indicates that delivery trucks will travel along Salisbury Terrace before accessing the rear of the proposed 'store'. This Terrace is narrow and during any normal week has a steady flow of traffic in both directions being used as a 'link road' by many vehicles travelling to and from the Gt Western Road area and Forest Avenue to reach the roundabout at Fonthill Road, the City Centre, Gt Southern Road and beyond.

Broomhill Road, from where Salisbury Terrace may be accessed by delivery trucks to the proposed new 'store', is increasingly busy with large lorries and vehicles. This matter has been raised with Aberdeen City Council by Ashley & Bromhill Community Council.

Week ending Friday 5th July the post box at the bottom of Salisbury Terrace was knocked over by a B&Q delivery van which was turning from Broomhill Road into Salisbury Terrace.

**Parking on Salisbury Terrace, Pitstruan Terrace and Pitstruan Place** is often at a premium which would make the movement of delivery trucks impractical and dangerous. Additional parking restrictions are not required in our area. Any extra yellow lines or traffic restrictions installed to allow this project to proceed, would be for the benefit of the proposed 'shop' operator and not for the majority of local residents.

**Pedestrians** - the council has demonstrated their commitment in ensuring a safe environment near our schools - allowing this project to proceed would put children, parents and other residents and road users at risk - Broomhill School is 100 metres approx. from Salisbury Terrace.

I see groups of older children walking along here to and from school. Its wide pavement is popular with children learning to ride and play on their trikes, bikes and scooters. Residents from Gray Street, Salisbury Terrace and our general area walk their dogs here and use this street when walking into the city or to reach the shops at Holburn and Broomhill. The introduction of reversing trucks to the rear of the former Cafe O'Clay building would put many of the users of the Terrace at risk.

If this application was to be approved it would be to the detriment of the local community and mostly benefit a retailer whose profit and expansion plans are their prime motivation. I therefore urge you to reject this planning application.

Thank you

Derek Whyte  
48 Salisbury Terrace  
Aberdeen  
Ab10 6QH

## Robert Vickers

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 12 July 2013 14:38  
**To:** PI  
**Subject:** Planning Comment for 130910

Comment for Planning Application 130910

Name : Lynn Campbell  
Address : 1 Pitstruan Terrace  
Aberdeen

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I am writing to object to the above application that has been submitted.

I am a neighbouring resident at 1 Pitstruan Terrace therefore this proposed shop is going to affect me and my family the most due to the close proximity of my house to the rear entrance and service delivery gates.

The proposed 7ft high galvanised gates will rattle and rumble together with the frequent lorries arriving, their reversing beepers sounding, engines left running together with the cargo being off loaded in rattling crates will make a terrible noise each and every time a delivery is made. I am assuming that it won't be 1 lorry per day either!

I have seen that there will be 3 rooflights, which will look into my first floor bedrooms and I totally against this intrusion of privacy. As for the refrigeration units, which will be, housed 6 paces from my back door I can only imagine that their droan will cause our family much disruption come night time.

We live in a very residential area were noise is at a minimum and I fully expect this shop to put an end o this for good!

We have limited traffic along Pitstruan Terrace therefore we find that this to be a safe street where my young daughter likes to push her pram or ride her trike along it, this I guess will also come to an end due to the nature of the vehicles that will be travelling along the street.

Everything about this proposed shop is unnecessary especially due to the close proximity of the shops such as Tesco's on Holburn street together with Sainsburys, Iceland at the bottom of Broomhill Road and a massive Asda and Saisburys at the Bridge of Dee. Why ruin a perfectly happy couple of streets by allowing such a ridiculous application to go through.

This site is suitable for residential only!

I have made sure that my neighbours are fully aware of what is going on and everyone hi have come across is of the same opinion and have assured me that they will also be voicing their objection to this application. We shall continue to fight this till the end.

Please do not hesitate to contact me should you require further information on

Regards  
Lynn

## Robert Vickers

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 10 July 2013 22:42  
**To:** PI  
**Subject:** Planning Comment for 130910

Comment for Planning Application 130910

Name : Euan Dawson

Address : pitstruan Terrace

Telephone [REDACTED]

Email : [REDACTED]

type :

Comment : regret i have been unable to view the quantity of complaints online as first suggested?

However i would take this opportunity to reiterate

The proposed use for this empty garage is not appropriate for this tight residential locality

There are concerns about the daily needs of this commercial development to survive, namely the amount of pollution (yes i know they'll have a green policy - but the fumes coming out of the exhausts is still unacceptable - as its the very same diesel as every other green trucks consume) (heavy diesel engine and reversing bleeper noise and fumes) created by the quantity of trucks (whatever size) to service this business (own trucks / waste removal - recycling / milk - fresh produce daily - by how many separate suppliers are contracted to fill the shelves / staff vehicles Noise from internal freezer plant 24/7 even when staff close for the night Damage to surrounding streets - all of which are already in a terrible state (currently just with cars - can you imagine trucks and the amount of them) New Roof sky lights facing neighbouring residential properties (looking towards bedrooms and shower rooms (massive roof lights shown on drawings)

The dimensions of the roads proposed in their sweep analysis to access the rear lane are totally unsuitable for any truck on a regular basis.

Suspect a considerable amount of residents vehicles will require to be displaced to provide the necessary "safe" access - meaning yellow lines

Whatever the opening hours are to be

Will they sell Alcohol / Tobacco (of course) Light pollution from signs / display windows / rear yard The secure rear yard ( i suspect, means a high security fence) Staff requirements to smoke - standing a couple of steps away from residents doors

This site does need a new life we all agree, regretfully this proposed development is not the correct choice in any shape or form,

even as good as their planning intentions may come across on paper, once done the residents and neighbourhood will be left with the problem, we can only hope the quantity of individual complaints will knock this one on the head.

Pity, given the size of the proposed development it was not better publicised to the residents - their future customers?



**Robert Vickers**

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 12 July 2013 19:18  
**To:** PI  
**Subject:** Planning Comment for 130910

Comment for Planning Application 130910

Name : Laura Jane Campbell  
Address : 378 Great Western Road  
ABERDEEN  
AB10 6PH

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Broomhill Road is a busy road already without cars coming and going from a retail outlet. Salisbury Terrace, Pitstruan Terrace and Pitstruan Place were not built to accommodate large delivery vehicles and customer parking. The four roads are congested already and do not need more congestion. Residents already have Sainsbury's,, Asda, Co-operative, Tesco, Iceland and Spar within walking distance and also small local 'corner shops' such as Hammerton Store and A J Leiths. Most importantly the site is close to Broomhill Primary School which has enough problems with traffic without a retail outlet adding to it. We have enough places to buy our weekly shopping, to get milk every couple of days and buy our lottery tickets. No more, thank you.

PI

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 17 July 2013 22:04  
**To:** PI  
**Subject:** Planning Comment for 130910

Comment for Planning Application 130910

Name : William Cardno  
Address : 52 Salisbury Terrace  
Aberdeen  
AB10 6QH

Telephone :

Email : [REDACTED]

type :

Comment : I wish to register my objection to this planning application on the following grounds:

Broomhill Road is a narrow street. Any business, such as a supermarket would require regular deliveries using large trucks, possibly at times including ARTICs.

Any larger vehicle parked to the front would could severe disruption to traffic and public bus transport in both directions of what is an arterial route into Aberdeen and to the RGU complex. The Community Council has for a number of years been receiving numerous complaints about the number of HGVs using Broomhill Road, and this would seriously exacerbate the problem. Recently the post box at the Broomhill Rd end of Salisbury Terrace was knocked over by a B&Q vehicle.

Access would be required from Salisbury Terrace. This is zoned a Conservation area. The street is narrow, and the corners sharp to gain access to the rear of the building. Residents of Pitstruan Terrace have rooms close to the street, and so large diesel engine powered trucks regularly servicing the site would cause the families inside noise and irritation.

The proposed route for delivery vehicles would use both Salisbury Terrace and Pitstruan Place. Both these streets are busy at commuter times and help to move traffic north to south across the city away from main routes. Large vehicles attempting to enter or exit these roads would severely affect the traffic flow on to, or from Broomhill Road. Customers with cars would find difficulty parking, and may park to the annoyance of local residents.

Clearly, in order to access Salisbury Terrace, these vehicles would need to swing out into the arterial traffic flow, then they would occupy most of the lane space so stopping traffic in the opposite direction. (who would need to reverse until a space could be made.) Cafe O'Clay used to have off-road parking at rear which will be removed to create a secure delivery yard. Therefore they are removing off street parking at the rear of the building plus removing the 4 off street parking spaces at front of shop and replacing with 5 spaces parallel kerbside parking. This would put considerable pressure on existing resident's parking There is no lack of facilities in this area. We are particularly fortunate to have various independent retailers who serve the community well. These include grocery, newsagent, pharmacy, florist outlets. These businesses are sure to suffer.

Already in close proximity and walking distance of the proposed outlet there are a number of supermarkets including 2 Sainsbury's, 2 existing Tescos, 1 Coop, 1 Spar, 1 Iceland; and that does not include the big two, Asda and Sainsbury's at the Bridge of Dee or the shops close by at Mannofield.

This site is in a residential area, sandwiched between terraced flatted properties.

For the people living in these flats .The increased volume of traffic, vehicular and pedestrian, possible noise issues, and restricted parking would impact adversely on their quality of life.

There is absolutely no need for yet another supermarket in the area and therefore I am of the strong opinion that this application should be refused.

PI

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 11 July 2013 12:31  
**To:** PI  
**Subject:** Planning Comment for

Comment for Planning Application

Name : Bennett  
Address : 74 Gray Street  
Aberdeen  
AB10 6JE

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Our first major concerns is the increase in delivery lorries to the site. The streets around here are narrow and often there is not enough room to progress safely due to resident parking. All the side streets have speed bumps on them as well which makes negotiating the narrow space between parked cars even more tricky. How HGV are going to manoeuvre through this beats us!

Broomhill Primary School is in very close proximity to the proposed development. Delivery lorries arriving/ departing on a regular, if not daily, basis will add to the dangers already in existence for children, parents and crossing patrols using Broomhill Road and the surrounding streets. The police have been aware for many years now that Broomhill Road is used by HGV far too frequently to avoid the Bridge of Dee.

Another major concern is the impact the proposed supermarket will have on local traders in the surrounding area. We are encouraged to support our local shops, so a development such as this would only have a detrimental impact on these small independent traders. There are enough empty premises in Aberdeen as it is without adding to the problem.

There are already ample supermarket facilities at both Mannofield and on Holburn Street, all of which are within easy reach of residents in this area who are unable or don't want to drive somewhere for their shopping. We most certainly don't need another one and especially not where the proposed development is situated.

We strongly urge you to give our arguments much consideration with regard to this proposal and would heartily endorse the refusal of permission to re develop the site as a retail outlet.

14 July 2013

76 Abergeldie Road  
Aberdeen  
AB10 6EJ

**F.a.o. Planning Officer: Jennifer Chalmers**  
**Planning Application no: 130910 at 122 Broomhill Rd**

Dear Ms Chalmers

Please note my objections to the above proposed development for the following reasons:

• **Car Parking**

At present it is difficult for residents to find sufficient parking space near their homes. This problem was greatly increased when Café o' Clay was open. Further pressure on available parking space and would be unacceptable with further pressure from staff parking and customer parking from the proposed retail development.

• **Delivery vehicles**

The proposed routes for delivery vehicles would further reduce available parking space for residents and increase difficulties of access to streets from Broomhill Road for residents. A recent example of this problem was shown when the post-box at the corner of Salisbury Terrace and Broomhill Road was knocked over by a delivery vehicle.

• **Compatibility with other uses**

Another retail outlet would be incompatible in the area which is already well-served by retail outlets, all within only a few minutes' walk of each other.

• **Safety of schoolchildren**

In the relevant area, Broomhill Road and surrounding streets are already congested at peak times. Additional traffic including delivery vehicles would add to concerns for the safety of young children walking to Broomhill Primary School.

• **Noise disturbance**

The continual noise from any refrigeration plant, freezer plant or air-conditioning system, in addition to noise from increased volume of traffic, would be unacceptable to residents within the vicinity.

Yours sincerely

Dr Una H Urquhart  
(by e-mail)

PI

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 09 July 2013 12:14  
**To:** PI  
**Subject:** Planning Comment for 130910

Comment for Planning Application 130910

Name : Lesley-Ann Gill  
Address: 126 Broomhill Road  
Aberdeen  
AB10 6HX

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : In relation to this planning application I would like to comment that I object fully, the reasons for which are as follows:

1. The proposal itself of a supermarket would have a detrimental impact on the amenities of this residential area. Firstly the plans themselves would affect the character and appearance of the building and in turn this would not be in keeping with the other buildings/houses within the area.

The practical aspects of amenity would also be affected such as traffic generations, rise in noise levels on an already busy road and create a nuisance for both residents and passer throughs.

There would also be a social impact as approval would be detrimental to the well being of the community in which the premises are located.

Privacy of the residents would also be impacted on due to the increased flow of traffic.

2. There would also be a detrimental impact on parking available for residents/property owners of the area by the loss of two parking bays and also though added traffic. This in turn would impact on road safety, which I feel has to be given serious consideration especially as there is a local primary school less than 500 metres along the road. The roads themselves are not wide enough for the proposal of lorries using them to load/unload which again generates safety issues not only for residents but for the drivers themselves. There would also be increased risks for pedestrians and cyclists.

3. The proposal of locating a supermarket is not compatible within this residential area as the building itself would be closely located within residents homes/accomodation. Approval of this would only allow for the creation of a precedent for more of the same.

4. We live in the adjacent property and feel that this approval would impact fully on our privacy, quality of living within the community and create a range of issues in terms of noise nuisance and traffic risks.

It is my hope that you give these concerns serious consideration and fully consider the detrimental impact that the approval of this plan would have on a well established local community.

## Robert Vickers

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 07 July 2013 18:02  
**To:** PI  
**Subject:** Planning Comment for 130910

Comment for Planning Application 130910

Name : Nigel & Rachel Spedding  
Address : 50 Salisbury Terrace  
Aberdeen  
AB10 6QH  
Aberdeen

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Dear Sir / Madam

We are writing with regard to the planning application Ref No. 130910.

As owners of 50 Salisbury Terrace we are totally opposed to this ludicrous & unnecessary idea. We have compiled a few bullet points below:-

- \* This is a conservation area, twice our application had to go back to planning to change our front window design but would the council be happy to let lorries drive up and down our street ????? We aren't !!!
- \* Are the Council happy for a totally uncontrollable increase in noise pollution that a commercial property (supermarket) will bring with it - to a Westend residential area.
- \* The state of Salisbury Terrace Road is disgraceful as it is, especially given the amount of community tax we pay (because we choose to live in the AB10 area) but its OK to bring commercial (supermarket) lorries & shoppers cars into the area.
- \* There are a lot of children in the area who are often out on their bikes & scooters, including our own. Is the Council happy with this increased risk to children ???
- \* Is the Council thinking about the residents in the area & the problems it will create with parking and what looks like the reduction in parking for truck access ? We pay good rates, to be able to park outside our own front door with young children and want that to continue.
- \* The Council saw fit to make our street a 20 mile an hour zone !! where is the sense in allowing lorries into the area ?

Our children attend Broomhill Primary school. There is inadequate provision of lollypop attendance on such a busy route at school times already. Why on earth would you allow a further increase in lorries to this area ? It's ridiculous lorries are allowed along Broomhill Road in the first place, but add to the volume ???

- \* What about the increased risk to school children walking to / from school ?

At a time we should be supporting local business and with the current financial climate the local Deli at the top of the street and Lynch corner shop would struggle to survive.

There have been rumors that this is a back handed way of bringing in another Tesco's or the like to this area. If this is the case we already have 2 in the Mannofield shopping area 150m up the road and on Holburn Street there is no less than 4, not to mention the spar on St Swithin street and if this isn't enough we have 2 superstore, supermarkets at Garthdee ? We hope common sense prevails when decisions are made as there is no logical nor viable reason to put that choice of commercial property within a lovely residential area that is governed by conservation restrictions ?!

Regards

Nigel & Rachel Spedding

**PI**

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 16 July 2013 08:40  
**To:** PI  
**Subject:** Planning Comment for 130910

Comment for Planning Application 130910

Name : Brian McErlean  
Address : 158 Broomhill Road  
Aberdeen  
AB10 6HY

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I am concerned about the proposed access routes for delivery lorries to the rear of the property, the current road system is congested with resident parking on Salisbury Terrace and Pitstruan Place. I don't believe lorries will be able to access Pitstruan Terrace without the risk of damaging residents vehicles, driving over curbs and generally causing a nuisance for residence accessing their own property and garages without implementing further parking restrictions such as double yellow lines from the junctions of Broomhill Road to the junction of Pitsstruan Terrace. Implementing these kind of parking restrictions would add significant pressure to the limited local parking spaces for residence and presumably parking for people using this shop which presumably will be a convenience store which will be highly dependent on passing car trade unlike similar shops in Holburn street which rely on walk in trade. I would argue that there is very limited walk in trade on Broomhill road anyway, fewer people walking home or working in the local area like Holburn St with most local residence choosing to do their shopping at Bridge of Dee.

Jennifer Chalmers  
Planning and Infrastructure  
Aberdeen City Council

Mr and Mrs A Gallacher  
3 Pitstruan Terrace  
Aberdeen AB10 6QW  
Email [REDACTED]  
17<sup>th</sup> July 2013

Dear Ms Chalmers

Planning Application Ref. 130910  
122 Broomhill Road, Aberdeen

We refer to the planning application in respect of the proposed change of the above from a garage to retail premises. We would point out that this property has not been used as a garage for many years and most recently was used by a company called Café O Clay.

The rear of these premises is accessed from Pitstruan Terrace, a quiet residential street in the west end of the city. It is proposed that all deliveries to what is locally believed to be a Tesco Shop will be made at the rear to avoid parking problems caused by delivery vehicles at the front i.e on Broomhill Road (a very busy bus route).

To access Pitstruan Terrace these delivery vehicles will require making a sharp turn into Salisbury Terrace then after only approx. 50 yards make a second right turn into Pitstruan Terrace. We would bring to your attention an incident three weeks past when a delivery vehicle demolished the post box at the corner of Broomhill Road /Salisbury Terrace. The post box has since been reinstated.

Once these vehicles are on Pitstruan Terrace they will make a further sharp right turn into the rear of the premises which are the subject of this application. To exit the rear of the proposed retail premises they can only reverse back on to Pitstruan Terrace. Thereafter a further right turn on to Pitstruan Place to be followed by a turn back on to Broomhill Road.

All of these streets are narrow and lined with parked cars and are totally unsuitable for large vehicles. Council Refuse Vehicles frequently have difficulty negotiating these turns and need to manoeuvre to get round the corners because of parked cars. On several occasions we have had to move our car from outside our door to allow the refuse vehicle through.

Also worth a mention is the parlous state of Salisbury Terrace, notorious for pot holes.

Consider also:

There are 63 tenement flats in Pitstruan Place. Most of the residents will have cars. Parking is already at a premium, as it is in all the streets around here, and if it is proposed to add to the double yellow lines along Pitstruan Terrace to make it easier for delivery vehicles to turn into the rear premises that would make a bad situation worse.



There would be major safety issues for the many children, dog walkers and old people who use these streets. We cannot over emphasise the potential danger to the many children from nearby Broomhall School who use Pitstruan Terrace several times every week day and cross Salisbury Terrace.

The issue of noise and general disruption cannot be ignored. Supermarkets need daily supplies of fruit, veg., flowers, meat, fish, dairy products, bakery goods and newspapers. When are these delivered? In the small hours or in the early morning? This is a very quiet residential area. A development of the kind proposed would completely change the character of the neighbourhood.

The agents acting for the applicants include reference on their web site to acting for Tesco among other supermarket retailers and it is believed locally that this application if approved will result in yet another Tesco shop.

There are already THREE Tesco shops within a short walking distance of here --in addition to two Sainsbury's, two Co-ops, Iceland and a Spar, as well as a small independent grocer. Another would be gross over-provision. And to what end? To out do a rival? And drive out small local businesses?

In recent years we have seen the disappearance of two butchers' shops, two fish shops, a newsagent and a small family run Mace shop, all in the immediate neighbourhood.

We trust our council will not be complicit in aiding a huge supermarket giant to oust the remaining independent, good quality family run local businesses.

In conclusion we would request acknowledgement of your receipt of this letter together with confirmation of the time and date of the planning meeting when this application will be considered.

Yours faithfully

  
  
Alexander and Mrs Lillian Gallacher

PI

---

**From:** David Scott [REDACTED]  
**Sent:** 17 July 2013 10:52  
**To:** PI  
**Subject:** Representation to Application 130910  
**Attachments:** Objection - 122 Broomhill Road - July 2013.DOC

Please find attached a representation in respect of Planning Application 130910, relating to the change of use and redevelopment of premises at 122 Broomhill Road, Aberdeen.

Please acknowledge receipt.

Thanks

David

David S Scott  
Partner  
Ledingham Chalmers LLP, Solicitors  
Johnstone House, 52-54 Rose Street, Aberdeen, AB10 1HA (Registered Office) DX: AB15 Aberdeen LP-39 Aberdeen-1  
[REDACTED] Fax: [REDACTED]

Ledingham Chalmers LLP is a limited liability partnership registered in Scotland. No. SO300843  
A list of members is available for inspection at the above address

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**PLANNING APPLICATION REFERENCE: 130910**

**Change of use of vacant car showroom to Class 1 (Shop), shopfront alterations, creation of door openings to rear elevation, erection of gate/fence to rear and other associated works, including footpath and parking improvements**

at

**122 Broomhill Road, Aberdeen AB10 6HX**

I would like to object to the application which has been submitted by GL Hearn on behalf of Executors of Mrs P Ross Bon Accord Serviced Apartments for the Change of use of the vacant car showroom at 122 Broomhill Road, Aberdeen to Class 1 retail use, for the following reasons:

- The impact of the proposal on existing retailers
- The location of new retail premises in a residential area
- The impact on extended operating hours on Residential Amenity
- The impact of Additional Recycling Facilities on Residential Amenity
- The impact of the sale of alcohol on Residential Amenity
- The impact on Car Parking

Although the proposal is for change of use to Class 1 (Retail) it does not specify what type of retail will operate at the premises. It is likely the applicant will seek to operate the premises as a convenience store which will have a significant impact on existing convenience premises in the area, and on the amenity of neighbouring residents.

Dealing with each of those in turn:

**1 Impact on Existing Retailers**

1.1 Paragraph 3.57 of the Aberdeen Local Development Plan 2012 (ALDP) provides that :-

*"The city's network of shopping centres has been classified into a hierarchy and the role of each centre in the hierarchy has been set out (see Supplementary Guidance: Hierarchy of Retail Centres). A sequential approach to assessing retail proposals will be taken in accordance with this hierarchy and in line with Scottish Planning Policy."*

1.2 Paragraph 3.58 then goes on to state that:

*"Existing local shops outside the defined centres play an important role in helping maintain sustainable communities."*

1.3 These policies are designed to support existing local shops, and to ensure the right premises are located in the right places.

- 1.4 We are fortunate to be served by a number of excellent local shops in the area, including Lynch's newsagent, the Hammerton Store, Andrew Gordon Butchery, and several others.
- 1.5 The impact on premises such as these by approving a new retail premises in the area could be significant, and result in the potential closure of these local retailers.
- 1.6 Policy RT1 of the ALDP deals with the Sequential Approach and Retail Impact
- "In all cases, proposals shall not detract significantly from the vitality or viability of any first, second, third or fourth tier retail location listed in the Supplementary Guidance: Hierarchy of Retail Centres, and shall accord with all other relevant policies of the Local Development Plan, including those relating to design, access and amenity. A Retail Impact Assessment may be required."*
- 1.7 Aberdeen City Council have also produced a Technical Advice Note on Retail Impact Assessments (RIAs)
- 1.8 A RIA is a means of establishing the potential commercial impact of a proposed new retail development on existing and committed (i.e. not yet built but have planning permission) retail developments. The main reason for the preparation of a RIA is to provide relevant information to assist in the determination of an application for planning permission for major retail development. It is also used for assessing the significance of the impact on the current and future vitality and viability of the surrounding centres.
- 1.9 Proposals which are individually or cumulatively below 2500m<sup>2</sup> but may have a significant impact on local centres may also be asked to undertake an RIA. For smaller individual shops where it is unnecessary to undertake a RIA, a statement of retail impact may be required.
- 1.10 A statement of retail impact should briefly outline the potential impacts the proposed development may have on vitality and viability of nearby centres.
- 1.11 The application contains no statement of retail impact and so the effect on existing retailers is unknown, but is likely to be significant.
- 1.12 Other factors, which should be considered in assessing an application, include demonstration of a strategic need, the provision of competition and choice to consumers, impact on existing shops in nearby town, district and neighbourhood centres, road safety and the ability of the centre to accommodate additional variety of retail offer.

## **2 The location of New Retail Premises in a Residential Area**

- 2.1 The Council's Supplementary Guidance on City Centre and Retailing - Hierarchy of Centres published in March 2012 provides a context for the assessment of new development proposals.
- 2.2 It states that a sequential approach to assessing retail proposals will be taken in accordance with the hierarchy and in line with Scottish Planning Policy
- 2.3 The retailing hierarchy provides for local retail provision - primarily convenience and retail services - to be assessed in line with the Sequential

Approach. The first choice for local retail provision (of less than 2,000 sq metres GFA) should be located in Neighbourhood Centres.

- 2.4 The nearest Neighbourhood Centre is Number 31 – Holburn, which comprises 70 Units on both sides of Holburn Street from Great Western Road to beyond Broomhill Road.
- 2.5 The location of the premises on Broomhill Road is outwith the Neighbourhood Centre identified by the City Council and therefore the provision of additional retail premises in this location is contrary to the retailing hierarchy. Therefore the application should be refused.

### **3 Impact of extended operating hours on Residential Amenity**

- 3.1 The existing use as a car showroom, and latterly as a ceramic painting and children's play area has meant that the opening hours have been limited to daytime – generally 10am to 4.30pm.
- 3.2 Any change of use to retail would likely result in longer opening hours, meaning a significantly higher footfall of people to and from the premises in the early mornings and evenings.
- 3.3 This will impact on the residential amenity of those living closest to the premises.
- 3.4 In addition, there will be delivery vehicles making deliveries, generally in the early mornings, which will again impact on the residential amenity of those living nearby.

### **4 Impact of Additional Recycling Facilities on Residential Amenity**

- 4.1 Although the application provides no information on the provision of recycling facilities at the premises, Paragraph 3.101 of the ALDP provides that:

*"All developments should provide enough space for the storage and collection of waste – specifically recyclables, composting and residual waste – and access to such facilities. Planning conditions are already imposed on proposals likely to generate a significant amount of waste e.g. public houses, restaurants, medium to large-scale retail outlets and offices. However, more could be done at the design stage to ensure that adequate provision is made for such facilities."*

- 4.2 Policy R6 of the ALDP - Waste Management Requirements for New Development – provides that:

*"Recycling facilities should be provided in all new superstores or large supermarkets and in other developments where appropriate."*

- 4.3 There is therefore a strong emphasis on encouraging the presence of recycling facilities in such premises.
- 4.4 The application contains no reference to what storage facilities for recycling will be included in the proposed development, or the means of collection. However, the impact of recycling facilities in the quiet residential neighbourhood could be significant.

## 5 Sale of Alcohol

### 5.1 The ALDP states that

*"in Residential Areas, H1, in the Local Development Plan, uses other than residential will not be permitted unless these are regarded as complementary to residential use, such as community facilities, schools, open space, churches, local shops (Class 1) etc. Other activities which would include liquor licensed premises will not be permitted unless the Council can be satisfied that the use would cause no conflict with, or any nuisance to, the enjoyment of existing residential amenity."*

### 5.2 It is likely that any change of use to retail, particularly if for the purposes of a convenience store, will include proposals for the sale of alcohol. Therefore, despite there being a separate process for the applicants to go through to obtain appropriate licences for the sale of alcohol, it is for the planners to be satisfied that the potential sale of alcohol would cause no nuisance to the enjoyment of existing residential amenity.

### 5.3 Aberdeen City Council's Supplementary Guidance on "Harmony of Uses – Residential, Licensed Premises and Commercial Uses" issued in March 2012, goes on to state that:

*"In the City Centre there will be a presumption against the location of liquor licensed premises in areas allocated as, and adjacent to, Residential Areas in order to safeguard residential amenity. Such proposals could only be permitted if the Council were to be satisfied that the use would cause no conflict with, or any nuisance to, the enjoyment of the existing residential amenity"*

*"Outwith the City Centre, there will be a presumption against the location of liquor licensed premises in areas allocated as, and immediately adjacent to, Residential Areas and Mixed Use Residential Areas in order to safeguard residential amenity."*

### 5.4 Later opening hours, combined with the sale of alcohol would attract a significant number of additional people of all ages to the premises, and in many cases people will gather around the premises. This is likely to have a significant impact on the residential amenity of those living near the premises.

### 5.5 The Council is rightly proud of its high amenity standards. Understandably this care for amenity has to be carefully balanced against the need to make provision for licensed premises which offer a service to the public which are much in demand.

### 5.6 The Council therefore acknowledges the impact of licensed premises in residential areas.

### 5.7 However, given the number of existing premises in the immediate vicinity which are licensed to sell alcohol (including Lynch's on Broomhill Road, The Hammerton Store on Great Western Road, and Tesco, The Co-operative and Sainsbury's on Holburn Street) there cannot be said to be a significant additional demand for additional licensed premises in the location of the proposed development.

- 5.8 Therefore the impact on residential amenity outweighs any demand-driven need for additional premises selling alcohol, and therefore the application should be refused.

## 6 Car Parking

- 6.1 Use of the premises for retail purposes will increase the number of users arriving by car in significant numbers.
- 6.2 Previous uses of the premises as a car showroom and as a ceramic painting workshop, will have attracted a much lower footfall than would a general retail premises.
- 6.3 In addition, the premises currently incorporates off-street car parking for up to four cars at the front of the premises and potentially seven cars at the rear of the premises.
- 6.4 These parking spaces would be lost as a result of the proposed change of use and redevelopment of the premises.
- 6.5 The applicants are proposing five additional car parking spaces be created at the front of the premises. However this does not replace the lost "off-site" parking spaces within the existing premises.
- 6.6 In addition, there is no way of reserving these five additional parking spaces for the use of customers. On a public street, it is likely these spaces will be utilised by nearby residents, leaving no parking availability for users of the retail premises.
- 6.7 This in turn could lead to double parking, or dangerous parking and manoeuvring on Broomhill Road, which is a bus route, as well as a major transport artery, frequented by many large trucks and other vehicles.
- 6.8 Although not shown on the proposals, the application includes sweep flow diagrams of delivery vehicles accessing the rear of the premises along Salisbury Terrace and Pitstruan Place. These roads are narrow roads, and it is unlikely the vehicles shown in the diagrams could safely turn onto or out of Pitstruan or Salisbury without pulling onto the opposite carriageway, or alternatively, by further restricting car parking on Salisbury Terrace and Pitstruan Place.
- 6.9 Further loss of car parking spaces would place an additional demand on the area.
- 6.10 In the absence of sufficient car parking spaces within the development, the application should be refused on the grounds of the impact on car parking in the surrounding streets.

## 7 Conclusion

- 7.1 Against the above background I would therefore respectfully request that the current application is refused.

**David Scott, 146 Broomhill Road, Aberdeen**

**17 July 2013**

Paul McNeil  
74 Abergeldie Road  
Aberdeen  
AB10 6EJ

Jennifer Chalmers  
Planning Officer  
Aberdeen City Council  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB (BY EMAIL ONLY)

16 July 2013

Dear Ms Chalmers,

I wish to object to the planning application for 122 Broomhill Road, Aberdeen, ref 130910 for the following reasons:

**1. Overprovision in the area**

This area is already overcrowded with retail outlets and there is no requirement to add anymore. To highlight within walking distance of the proposed site there is:

- (i) Asda at Garthdee
- (ii) Sainsburys at Garthdee
- (iii) Iceland on Holburn Street
- (iv) Tesco's on Holburn Street
- (v) Sainsburys on Holburn Street
- (vi) Sainsbury's at Holburn Junction
- (vii) Tesco's at Holburn Junction
- (viii) Co-Op on Great Western Road
- (ix) Tesco on Great Western Road
- (x) Spar on Holburn Street

10 supermarkets! Therefore there is no requirement to add to this!

**2. Impact on parking, access and road safety**

I have already recently complained to Councillor Iain Yuill recently regarding:

- (a) the parking issues on Abergeldie Road
- (b) the speed of traffic on Abergeldie Road and Broomhill Road
- (c) HGVs going along Broomhill Road at all hours.

I am concerned that if this application is granted there will be problems with:



- (i) an already overcrowded Abergeldie Road (which the retail unit looks on to) and on Broomhill Road. Already there are problems with parking on these streets and neighbours on Broomhill Road already use Abergeldie Road to park their cars when they can't get parked on Broomhill Road. These impacts on Abergeldie Road parking. Quite often you find cars parked up to the corners of Broomhill Road/Abergeldie Road and Abergeldie Road/Braemar Place. If this application is granted this will cause further parking issues. Recently there was a car crash on the corner of Abergeldie Road/Braemar Place due to drivers parking their cars on the corner of these streets.
- (ii) Cars already speed on a daily basis along Broomhill Road and Abergeldie Road causing a danger. Having increased traffic due to the retail unit being granted will only add to this issue. Last year my car was written off due to a driver speeding down Abergeldie Road from the Broomhill Road end hitting our parked car and ending up on its roof.
- (iii) Increased traffic is also a concern given the close proximity of the Broomhill Primary School.
- (iv) HGVs going along Broomhill Road are a constant complaint to the local Council. Given I live on Abergeldie Road I would not wish HGVs travelling down this built up area due to the safety issues.
- (v) Access – the routes proposed for deliveries are unacceptable due to (a) parking issues raised above (b) the property being in the vicinity of a conservation area and which will impact on the amenity (c) problems getting HGVs into the delivery yard. The access routes are usually jam packed with parked cars either side of the road. HGVs will find it very difficult getting access to the delivery yard. Only recently a HGV crashed into the post box on Salisbury Terrace. I would also not wish deliveries to be taken from the front of the building i.e. Broomhill Road for the reasons also outlined above.

### **3. Youth Disorder/Antisocial behaviour**

If this proposed application is granted and a liquor licence is granted, there are grave concerns that this will lead to youth disorder and antisocial behaviour in what is essentially a residential area and in close proximity to a primary school. This could also impact on the conservation area in the vicinity.

### **4. Contrary to the Local Development Plan**

The proposed development is contrary to the local development plan due to it affecting the amenity of residents living in the area. As well as the points raised above air conditioning/refridgeration plant will have a noise impact on the neighbouring residents.

Yours sincerely

Paul McNeil