

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 27/10/2011 18:01
Subject: Planning Comment for 111566

Comment for Planning Application 111566
Name : Dr Rosy Wood
Address : 41 Deeview Road South

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I would like to lodge a formal objection to the proposed planning applications (ref 11156) to build 4 further houses on the Dee floodplain at Loirsbank Road, Cults Aberdeen.

The proposed development site is a rural floodplain which is regularly submerged and the proposal involves building up the land some 5-6m over datum and massive potential water displacement during peak flood. The opposite bank of the river Dee has already been tampered with during the last 10 yrs, causing more rapid flow and greater water displacement, and this further damage to the floodplain can only exacerbate the situation resulting in potential for increased flooding up and down stream.

Access roads are narrow and already full to capacity and would not be adequate for the extra cars likely to accrue from the current development of 8 houses and this additional development of a further 4. Traffic is often backed up at the single file bend on Loirsbank Road by the Den. This is an existing safety issue for pedestrians that would be further exacerbated by this proposed development and the additional traffic.

Building houses on a floodplain is not only foolhardy but increases the potential for environmental damage and seepage into the ecosystem of sewage and other pollutants. The existing utilities are already under strain. It is frankly amazing that the 8 houses already under construction were passed by planning despite the fact that the Aberdeen City Council have twice voted to revert this site to Green Belt. This area within the flood plain along Loirsbank Road should never been included in the Local Development Plan. Agreeing to a further 4 houses in this sensitive area would be fool hardy at best.

Some 30 trees were felled along the site the day after the original planning application was lodged, apparently without due process or permissions. The developer has also dumped landfill in the site against planning regulations. Both acts raise concerns that this is an unscrupulous developer, with little concern for the impact of this potential development on the rural landscape of this popular riverside walk. The outlook from the river back towards Cults will be further degraded given the elevation of the development above the existing floodplain.

Given the points above I strongly object on the grounds this is a potential environmentally degrading and foolhardy development scheme. I hope the planning department and elected members reject this application.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 30/10/2011 23:20
Subject: Planning Comment for 111566

Comment for Planning Application 111566

Name : Athol Strachan
Address : 1 Loirsbank Road
Cults
Aberdeen

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

Comment : The road appears to be inadequate at present with the current 8 houses being added. It is narrow and would be impassable by emergency services if vehicles were to be parked on the street. The plan allows for 2 cars in each driveway which, at the upper end of the Market, will not be enough. There appears to be no allowance for visitors. All of the original houses on Loirsbank have parking for many cars in their properties and do not have to rely on road parking to meet their needs.

In addition, I'm concerned about the lack of access to public transport from these properties. There is no footpath to the west of the site leading up to the main village. There is also an inadequate footpath, in my opinion, leading from the east side of Loirsbank as it is very narrow and would need to be widened if it were to be relied on as the main route to public transport.

I'm not sure of the status of Loirsbank Road, but I believe it to be unadopted but maintained by the council. I also think that it may be unsuitable for any additional traffic. I understand that it may have been a cul-de-sac in the past and this matter would need to be resolved before things moved forward. Perhaps the developer would need to repair, widen and address these issues as a condition of any consents given (although I sincerely hope that consent is never given for this).

The amenity to the locals living in Cults has already been affected adversely and many are still at a loss as to why the consent was ever granted after the initial recommendation not to grant consent (for the 8 houses being built). A walk along Loirsbank Road would display this loss of amenity; surely there will be no further erosion to what used to be an area of outstanding beauty.

I think a brand new look at the inadequate roads and pathways around this site should be undertaken before any decisions are made. I feel a visit to the area would be absolutely essential. Perhaps a route-and-branch review of the entire area may result in a long-term solution, perhaps being funded by the developer's profits.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 13/11/2011 17:58
Subject: Planning Comment for 111566

Comment for Planning Application 111566
Name : Robert Romani
Address : 7 Belvidere Road
Cults
AB15 9HP

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

Comment : I object to the proposal on the grounds that it intrudes and destroys a shelter for wildlife in the corner of the field, frequented by the local deer population. By allowing this creeping development to carry on more and more of the greenbelt is being eradicated.

Secondly it increases the number of dwellings on the site by 50%, increasing traffic problems in this area with dangerously narrow roads with narrow and missing footpaths. If two cars meet on Deevie Road South, one of the cars is often forced onto the pavement. I cannot see how this fits in with the statements made in the Transport statement submitted with this application by Fairhurst, presenting the situation as a perfect traffic calming example. Instead having more traffic only increases the danger for cyclists and pedestrians.

And as these are all luxury family homes a fleet of large 4x4 vehicles will undoubtedly be used to transport children to and from school and other activities.

As a previous application for more houses than currently approved was refused, I do not understand why this one should be allowed.

On days that cricket is being played in Allen Park a large number of cars are parked on the road adjacent to the proposed development. As this would potentially block driveways, these cars would then have to be parked elsewhere in a area where very little on-road parking is possible without obstructing traffic. In emergency situations this could restrict access for fire engines which can barely reach some of the housing in the area even if no vehicles at all are parked on the roads.

Kind Regards

Robert Romani

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 11/18/2011 10:48 am
Subject: Planning Comment for 111566

Comment for Planning Application 111566

Name : Adam Smith

Address : 49 Deeview Road South

Cults

Aberdeen

Telephone :

Email :

type :

Comment : I wish to object to this development on several fronts.

This area of land was zoned 'residential' under very dubious circumstances. It is currently being considered for rezoning as Green Belt and this application is clearly trying to beat this decision.

This was a local amenity enjoyed by visitors and residents for walking and nature walking, it is being trashed for greed pure and simple.

The current development was opposed by the Council's own roads department but this was ignored by the planning committee. There is a proposed large development planned for Friarsfield Road and this is the route that will be used for those working to the South of the city.

Loirsbank is used as parking for Allan Park and both the 'under construction' and proposed houses have no visitor parking other than on the road.

The style of the development is not sympathetic to the architecture or size of houses around them.

The roof line is intrusive and overpowering to the area around it.

Regarding the flooding aspect Fairhurst's report states that flood water 'will overflow to the field to the South which is at a lower level than the development. No existing or proposed properties will be affected by the floods'. Even with 'compensatory storage' the water will affect the river bank further down the river be that RGU, Leggart Terrace or the bank in general. We have already seen this happen with the Aspire development on the other bank.

Why is a development being contemplated where 'parts of the rear gardens of all four plots will remain with the functional floodplain...subject to periodic inundation'. The ground is already being raised a considerable height and is reducing the size of the floodplain considerably and yet the gardens will be flooded several times every year but 'loss of storage volume is very small' but this is not going to impact on any 'existing or proposed properties'.

Paragraph 197 of Scottish Planning Policy advises that developments which increase the 'significant probability of flooding elsewhere should not be permitted'.

I reiterate this development should be refused because of Green Belt issues, road infrastructure, sewage and the loss of a large area of flood plain.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 11/18/2011 10:46 am
Subject: Planning Comment for 111566

Comment for Planning Application 111566

Name : Alison Jermieson
Address : 50 Deeview Road South
Cults
Aberdeen
AB15 9NA

Telephone :

Email :

type :

Comment : I wish to object to this development on several fronts.

This area of land was zoned 'residential' under very dubious circumstances. It is currently being considered for rezoning as Green Belt and this application is clearly trying to beat this decision. This was a local amenity enjoyed by visitors and residents for walking and nature walking, it is being trashed for greed pure and simple.

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I reiterate this development should be refused because of Green Belt issues, road infrasture, sewage and the loss of a large area of flood plain.

From: "Richard Bush [REDACTED]"
To: "pi@aberdeencity.gov.uk " <pi@aberdeencity.gov.uk>
Date: 21/11/2011 13:44
Subject: Fw: Flood risk assessment loirisbank road.

Please note these comments submitted to Lucy green
Sent from my BlackBerry® wireless device

-----Original Message-----

From: [REDACTED]
Date: Mon, 21 Nov 2011 11:35:35
To: Lucy Greene<LGREENE@aberdeencity.gov.uk>
Reply-To: [REDACTED]
Subject: Flood risk assessment loirisbank road.

Dear Lucie

I have now reviewed the flood risk report you sent me and have the following comments. Can you please ensure that these are taken into consideration as I believe today is the deadline for submissions.

1. The allowance for global warming is inherently uncertain. The base study (ie the Aberdeen council sponsored study of 2004) from which it is drawn quotes a figure of 0-30 percent. 20 percent has been used both here and the base study. But in reality we have little or no idea what the actual figure should be. It could be very much more it could less or even negative. No-one really knows what level of climate change might affect the uk in the next 200 years nor what its effects on flooding might be. In this situation allowances should be conservative and therefore there is an argument to either choose 30 per cent or add a factor of safety or both.
2. Fairhurst have not mentioned the potential variation in hydraulic roughness in their model. This is a standard variable mentioned in the base report and in other studies. A figure of 20 percent increase would be reasonable and (based on other similar studies) would add about 0.5m to the flood height.
3. The fairhurst report mentions that more recent flood level analyses show that their data is conservative. Thus may be so but earlier recordings taken further upstream before the park recording station was established were higher. For example chaps flood risk study for the park housing development took these earlier data into consideration adding a greater weighting to this earlier data. So there could be much less conservatism in the fairhurst study than they suggest.
4. The original base report upon which the fairhurst study was based notes that the topographical data available in way of the reservoir (just downstream) lacks accuracy. The field in which development is proposed lies in the middle of several flood storage zones that might not have been that well defined to begin with and that may well change over time. For example any changes to aspire flood protection either now or in future could affect matters. And changes that have happened in the past could invalidate the historical record.
5. The field is just opposite an area of fluvial deposits ie the island to which the shakkin bridge runs. This island will affect the flow. If over two hundred years the vegetation on that island becomes more established and the island builds up there will be an increase of flooding in the field where the development is proposed. This is quite possible over time and in a changing climate.
6. The model that is used has been calibrated against events not as extreme as the 200 year design event. Flows for the extreme event could be very different to those used for model calibration.

Taken together these points raise reasonable doubt about the predicted 200 year flood level. Suggesting that the actual 200 year level could be at least 1m higher. This would in turn materially increase the risk of flooding.

It should be noted that the proposed houses are already very high and completely out of keeping with the rest of the area that has previously been planned sympathetically in respect of existing development and the lie of the land.

Development on this site is clearly badly compromised serves no public interest and should be opposed.

Regards

Richard bush
45 deevie road south.
Sent from my BlackBerry® wireless device

Aberdeen City Council,
Planning Department,
Planning and Sustainable Development,
Marischal College,
Broad Street,
Aberdeen AB10 1AB.

28 Beechill Gardens,
Aberdeen.
AB15 7QH.

4th November 2011.

Dear Sirs,

Having seen the advertisement in the "Press and Journal" for building application 111566 Loirsbank Road, I am registering my objection for the reasons listed below.

I spent much of my childhood in Cults and was appalled by the development already underway, to which I had no opportunity to object. The area is regarded as one of natural beauty and has been completely spoilt by the construction now underway.

The area is a notorious flood plain, and the latest project to build up on the flood area is ridiculous. I am very surprised that anyone would even wish to build there.

Traffic is a major problem because all roads are extremely narrow, twisting, and on steep approaches which become treacherous in winter.

It is also inexplicable why green belt status was removed from the area, was then reported in "The Milltimber Bieldside and Cults News" as reverting to green belt, but still the developer has applied for further building actually in the flood area.

Yours faithfully,

A solid black rectangular box used to redact the signature of Shena Pirie.

Shena Pirie,
28 Beechill Gardens,
Aberdeen.
AB15 7QH.

Planning Dept.
Aberdeen City Council

11, South Avenue,
Culter, Aberdeen, AB15 9LQ.
8. 11. 11.

Dear Sirs,

Application 111566

1. I wish to object to the above application because:

1. I understand that the area is Green Belt. This should not be built upon.

2. It is a flood plain. Anyone who lives in this area will have seen it flooded repeatedly.

3. The granting of permission for the present eight houses was inexcusable. The area had only recently had its Green Belt status confirmed. Both the Planning and Roads departments objected yet, on the casting vote of the Chairman, development was allowed. We now know that the Chairman was a criminal who should have been debarred from holding office.

I accept that it is too late to stop the current development but it is important that the original error is not compounded by allowing further development.

4. From Press reports it seems that the developer feels that he is beyond the law. He illegally cut down trees. He dumped soil along the length of the field but, when instructed to remove it, he simply ignored the order. Frankly, his actions are making a fool of Aberdeen City Council. Not only must he not be granted permission for further houses but he should be fined for tree felling and forced to comply with the order to remove the soil.

Yours faithfully,
James Farquhar,



From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 15/11/2011 08:26
Subject: Planning Comment for 111566

Comment for Planning Application 111566
Name : David Cant
Address : 7 Loirsbank Road, Aberdeen AB15 9NE

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

Comment : Further to my previous comments I would like to add the following argument against the development.

The existing houses on the north side of Loirsbank Road have been designed with large amounts of glass and large balconies facing south. Obviously this design is to maximise the views from the properties and it is not a design that would have been approved had there been properties on the other side of the road. The council approved this design, obviously assuming that there would be no further properties built on the south side of the road. If a row of housing is built on the south side then the design of properties on the north side becomes obsolete and the level of privacy on both sides of the road will be virtually zero because of the amount of glass on the front of the existing houses. I repeat that if housing were to exist on the south side then the existing design of north side would never be permitted.

Aberdeen City Council,
Planning Reception,
Planning & Sustainable Development,
Marischal College
Broad Street,
Aberdeen.
AB10 1AB.

5 Loirsbank Road,
Cults,
Aberdeen.
AB15 9NE.

23 10 2011.

Application Number 111566.

Dear Sirs,

With reference to your communication of 31 10 2011. It is my definite conviction that the area referred to must return to Green Belt from where it should never have been removed. As you will understand I have very many documents concerning the matter, and I appreciate that to send any more than the minimum to you would aid no one. I have therefore reduced my comments as much as possible and have enclosed only two photographs supporting my remarks.

1. Most of the area is a natural flood plain, flooding as many as 5 times annually. I have lived here since 1967 when the house was built and have witnessed this. Several years ago I was informed by my insurers they were no longer prepared to provide cover, because my house was "on the flood plain," even although all the 9 homes built then are above the road and well above the houses now being built below the road. I did obtain insurance elsewhere but at increased cost.
2. No one protested initially when the current development was in the press as the location name was not given. The then C.E. for Aberdeen City admitted it might have been difficult for the man in the street to understand the system.
3. Both the City Planning Department and the City Traffic Department objected, and there were over many written objections from the public.
4. Despite always having been Green Belt, the Planning Committee chose, inexplicably, to ignore the opinions of both the Planning Department and the Traffic Department, and the then Planning Convener used his casting vote to allow the present development. He later resigned from this office.
5. The Developer, in August this year, requested permission for agricultural access to the flood field which is difficult to understand as he now wishes to build there also, necessitating a considerable intrusion into the flood area, and contravening all Government Directives about such projects as the base fill required will always have a very high water content quite apart from when routine floods occur. The entire area is permanently soggy as can be appreciated by walking on the field. This is evident even in very dry spells with the river at a very low level.
6. The Developer illegally removed all the trees along the south side of the road in August 2009 and has, this year, illegally dumped soil along the entire edge of the flood plain from the present development to its western end. He was informed by the Planning Department in May this year, that this was illegal and the soil must be removed. To date nothing has been moved and the soil is becoming rapidly overgrown.
7. With the large volume of water amassing during floods there can be no satisfactory water management plan and this action will simply result in the

8. Sewage capacity is at a critical level already. Two weeks ago there was a visit by a water board official checking on the sewage system which runs through my garden. Some years ago an extra manhole over the pipe had to be sited in this garden to enable monitoring of sewage escaping because of overload then, resulting in raw sewage appearing in the garden.
9. As the City Council has once again voted to re establish Green Belt status, one can only hope that common sense will prevail and the original status will be confirmed..

Thank you for your attention.

Yours faithful

A large black rectangular redaction box covering the signature of Gordon H. Whyte.

(Gordon H. Whyte.)

NORTH

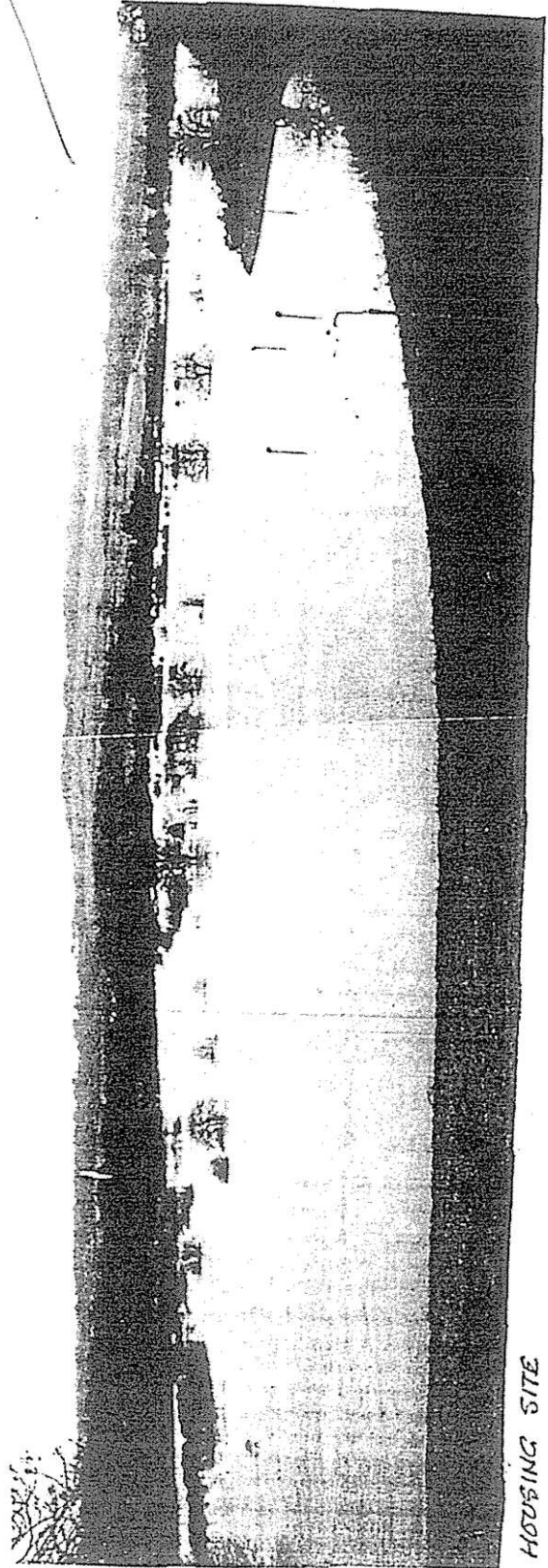


LOOKING
TO
AREA
WHERE
NEW
HOUSES
ARE
PROPOSED
FROM
NORTH
RIVER
BANK



LOOKING WEST ALONG LOIRSBANK ROAD

PROPOSED AREA WILL BE IN WATER.
THIS IS THE FREQUENT FLOOD LEVEL.



HOUSING SITE

Application Ref: 111566
for
Loirsbank Road (land at)
Cults
Aberdeen

20 Park Road
Cults
Aberdeen
AB15 9HR

18th November 2011

Aberdeen City Council
Planning and Sustainable Development
Marischal College
Broad Street
Aberdeen AB10 1AB

Dear Sir or Madam:

Planning Application Ref: 111566

I refer to the above application for outline planning permission to build 4 more dwelling houses on land alongside Loirsbank Road in Cults. This follows the controversial approval to build 8 houses on this site (Planning Ref. no. 101384) and must represent a further attempt to gain approval to build on the remaining land. We had been assured the original approval would not succeed so I hope the council will demonstrate a responsible and honest approach to all the objections this application will attract. These are the objections I wish to raise.

1. The 4 dwelling houses are to be built on the Flood Plain! This is not at the margin of the area which floods, but the real flood plain where the water level can reach a depth of between 1 to 2 metres during an average flood. Each house will have to be placed on a substantial platform to remain clear of the water. The vast amounts of hardcore and very substantial foundations will alter the nature of the Flood Plain. The approval for the development of the Aspire Golf Club, on the opposite side of the river, was on the condition the Flood Plain was not altered in any way. Hopefully, S.E.P.A. will mount a robust objection and will repeat this condition. Building on a Flood Plain is against government policy, is highly irresponsible and causes enormous insurance problems when flooding occurs. And then there is the question of who pays for flood defences? In 2005 a considerable sum was allocated to provide flood defences at West Cults Farm: a development that was ill advised and, a misuse of public money.

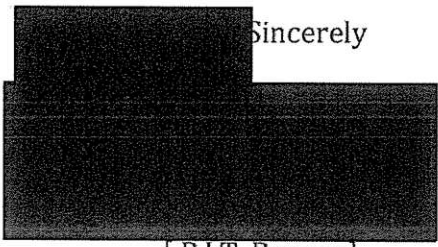
2. The Council has proposed that the land in question should revert back to Green Belt. If this development goes ahead there may be little point as there will be little to protect other than a small area of marshy field. This would also count as a total success for the developer. He acquired an area of Green Belt which is also happens to be a "Special Area of Conservation. The Green Belt status was removed in spite of appeals to the Scottish Office and the area becomes part of the 'Aberdeen Plan'. Planning permission for a development of 13 large houses is then turned down. This was followed by an application to build 8 large houses,

which was approved, and these are now being built. If the present application is approved 12 houses out of the original application for 13 will be built. And now, the Council is proposing to have the land in question returned to Green Belt status. It would appear there are no real obstacles to any planning application. Green Belt status, Special area of Conservation, Flood Plain rules, area of outstanding natural beauty, loss of amenity and recreational value, unsympathetic planning and poor design, substandard roads and poor access are the best reasons for refusing a planning application, yet, in this case they were not enough. The Westminster government hopes to introduce a new set of relaxed 'Planning Laws', to ease the restrictions. If the same rules apply in Scotland, Aberdeen has proved the present ones work well enough. If this application is approved one can only assume that in the end it is a waste of time to submit objections. Endless re-applications by the developer will eventually be approved however solid the objections.

3. The roads in this area are substandard and barely meet the needs of the present users. Having bumped over the 'humps' on Inchgarth Road and passed the old suspension bridge the road bends and almost obscures a 60 metre section that reduces to a single lane too narrow to include a pavement. From the other end of this section it is not possible to see traffic that has passed the suspension bridge and is about to enter the single lane. This leads to frequent holdups as one vehicle backs up or moves to a passing area that happens to be part of the present site access. It will most likely disappear when construction is complete. A priority system will not solve the problem. The roads in the vicinity of the development are narrow and without suitable parking or anywhere to turn. At two cars per household, 24 additional cars will make matters a lot worse. The area has always been difficult to access and there is no obvious solution.

4 This has to be a prime example of the over-development of a rural area whose conservation is of great importance to the people of Cults and to the Aberdeen population who value it as a recreational facility. It was an area of long-standing natural beauty beside the river Dee. The present development will spoil this aspect to a great degree: a further 4 houses will ruin it completely.

Sincerely



[P.J.T. Benson]

MINUTE OF MEETING HELD IN TOWN COUNCIL OFFICE OF COUNCILLOR MARIE BOULTON ON TUESDAY 8 TH NOVEMBER 2011 TO DISCUSS THE PLANNING APPLICATIONS SUBMITTED BY FORBES HOMES LTD FOR LAND AT LOIRSBANK ROAD CULTS, ABERDEEN.

PRESENT :-

MARIE BOULTON - COUNCILLOR

LUCY GREENE - PLANNING DEPARTMENT

DIANE CANT and MALCOLM WEBSTER- LOIRSBANK ROAD RESIDENTS

The object of the meeting was to discuss the two latest applications for the field adjacent to Loirsbank Road affecting the residents and the general public amenity.

FORMATION OF AGRICULTURAL ACCESS INCLUDING FIELD GATES REF111153

- 1 An Archaeological survey has not been carried out as yet but has been requested by the Planning Authority.
- 2 The Drainage Impact assessment is not valid as the previous submission has been used and a new study is required.
- 3 Compensatory Flood Storage is classed as permitted development for agricultural applications and can be accommodated outwith the application site.
- 4 The new access is so contrived that it will form the basis of the further housing site ground build up and makes use of the illegal dumping of spoil from the present housing site which the Local Authority has asked to be removed.
- 5 The intrusion into the field to accommodate the access reduces the agricultural ground available for cultivation.
- 6 SEPA recommended a lower risk option not involving Compensatory Flood Storage but as yet the developer has not followed up this advice.
- 7 The proposed excavation of the land south of the present housing site for Compensatory Flood Storage, is in close proximity to the existing water main and Scottish Water have been asked to assess the implications of this on the required way leave.
- 8 The increased gradient of the above excavations will increase the erosion of the land by the flood waters.

The application could come to Committee at the only meeting in December. It was suggested that objections should be sent in letter form to each of the members in advance .

ERECTION OF 4 NO. DETACHED DWELLINGS WITH ASSOCIATED DOUBLE GARAGES REF 111566

- 1 The submission drawings show there to be only 600mm clearance from finished floor level of the houses to the anticipated inundation level of flood waters calculated by SEPA.
- 2 The foundations of the houses are under the anticipated flood level .
- 3 The infiltration trenches for disposal of rainwater are under the present flood level .
- 4 The restricted nature of Loirsbank Road and the lack of car parking for the Allan Park recreational activities will create problems for residents associated with this development.
- 5 The introduction of more housing and the inevitable increase in traffic associated with these 5 bedroom houses will increase the stress already being experienced in Cults at peak periods.
- 6 The Application Site for this housing development shows the boundary extended beyond Forbes Homes ownership as delineated on previous applications.
- 7 The fact that the applicant has submitted an application for housing on the same piece of ground as the agricultural access shows that he is not serious in replacing the access that he has cut off by his present housing development.
- 8 The precedent created by any successful outcome of this application has serious implications for the rest of the Dee Valley previously protected by the Countryside Commission and now under Scottish Natural Heritage.
- 9 The scale of the houses proposed is out of character with a rural setting of this nature and shows the lack of consideration of the developer for existing residents and the intrusion into the flood plain by

11 NOV 2011

DM

LCG

lack of concern for the environment.

10 The Planning Department has asked Forbes Homes to put the agricultural access on the housing application submission drawings.

11 The major remodelling of the landscape involved in this application which will require a flood risk assessment must surely also require an Environmental Impact Assessment as although none of the separate applications achieve a 2 hectare requirement the overall development certainly does. However, the Compensatory Flood Storage for the housing will have to be within the application site which will bring the area within the 2 hectare limit requiring a public consultation and Environmental Impact Assessment.

12 The affect of this development on the Aspire Golf development across the Dee requires the Adjoining Authority to be notified where flooding from the application site will have an adverse effect on another.

13 Whilst views from residential houses is not a material consideration in Planning determination the Planning Department have recommended applicants to consider this point in terms of the scale of development and in the Den of Cults just along the road the houses were not only flat roofed but had to have a grass roof so not to destroy the view to the Dee. The public who at present walk along Loirsbank Road from the Allan Park enjoy a stunning view recognised by the Reporter at the previous enquiry into the Local Plan. A similar good mannered architectural solution should be recognised here.

There was a general recognition by all parties that the public consultation process was not being properly addressed by the Planning Committee, who have ignored best advice from their Planning Department and public concern and now we await the Reporters response to the motion to revert the undeveloped part of the original site to green belt.

We are also fighting a clever Developer using every possible strategy backed by Lawyers given the advantage of a flawed inclusion into the Local Plan encouraging a 10 house development on a flood plain against Government advice.

We can only hope that the Reporter sees through the developers profiteering and supports the Council motion or that we can convince the Planning Committee members that they take a closer look at the concerns voiced by the Community Council, the elected Local Councillors, and the City Council and vote to keep this special part of the Dee Valley landscape intact for future generations to enjoy.

Mrs Cant and Mr Webster thanked Marie Boulton and Lucy Greene for their support and it was agreed that we would be kept informed of developments by both parties.

THE MEETING CLOSED AT 12.40 PM

9, Loirsbank Road
Cults
Aberdeen
AB15 9NE

Aberdeen City Planning Department
pi@aberdeencity.gov.uk

Reference: Planning application 111566

21st November, 2011

To whom it may concern,

I wish to object to planning application 111566 for the building of 4 additional houses in Lorisbank Road.

My objections are based on the following reasons:

1. The land is zoned as green belt.

I am aware that the developer has applied to have this land removed from green belt and am concerned that he has obviously spent so much money formulating these plans in expectation of his request being granted. The land should never have been removed from Green Belt and there has been much previous discussion around this topic which I shall not repeat here.

2. The land proposed to build these houses is clearly on the existing flood plain.

The flooding study, commissioned by the developer, states that the majority of the proposed development lies within the 1 in 200 year flood mark. I have lived here for 20 years and in that time the flood plain has flooded bank to bank on at least 2 occasions and numerous other times to a height that would clearly encompass the gardens of the proposed developments at the very least. There are curious proposals to create additional flood plain 'storage'. These seem to involve excavating part of the mound at the western end of Loirsbank Road and digging a hole in the existing flood plain. I suggest that these proposals are merely to provide material which the developer will build an artificial bank on which to build houses and will do nothing to alleviate flooding in this part of the flood plain. If one digs a hole into the existing flood plain it will fill with water as the existing water table lies very close to the surface. This is evidenced each year when flooding occurs on this site. The field always floods from below before the banks overflow. Creating a large hole in this part of the field has the potential to make the river change course as this excavation site is close to the 'cut bank' of the river which is the eroding edge. A river will always take the path of least resistance when establishing flow. Historical parish boundaries and river outlines on OS maps illustrate that the river has historically meandered across the flood plain in this area.

The developer acknowledges that the gardens of these developments will flood. We cannot, as a country, condone continual building of property on flood plains that will subject owners to years of misery.

3. The land on which it is proposed that the houses are built does not currently exist.

Currently there is nothing but a steep bank with some illegally dumped top soil lying on it in an unstable position. The developer dumped this material some time ago when creating the worksite at the other end of the road. He has been officially asked to remove this and has declined to do so. His proposal is that he excavates other areas of the flood plain and uses this material to 'build' a development site on the edge of the field. This proposal is the subject of yet another planning application – details of which are not available yet to view on the website. In fact, the developer has made a number of planning applications over time under various guises that seek to establish this 'bank' as a viable place to construct houses, not least submitting a plan to establish a road and turning circle for a combine harvester, a vehicle that has never been used in this field. There is no mention in the planning proposal where the developers site hut and all associated building, containers, lorries turning, etc would be situated. See below in roads section for further comments.

4. The road network is unsuitable for further development.

The road network in this area is unsuitable for further development. This was noted by the Aberdeen city Traffic Department when they objected to the original development plan at the eastern end of Loirsbank Road. The developer has commissioned his own roads survey and has turned all the negatives (narrow roads, steep hills, tight bends, restricted visibility, etc) into a positive by saying that all of these measures act as traffic calming. I argue that the fact that cars regularly leave the road on the bend down from Deevie Road South and that I have personally attended to casualties from accidents when cars have failed to negotiate the steep bend at the bottom of Park Brae in poor weather cannot be dressed up as 'traffic calming measures'. Interestingly, in his move to get the land removed from Green Belt the developer suggested using Loirsbank Road as the main traffic conduit up to North Deeside Road because of the difficulties on the main road up to Deevie Road South. It appears that the developer twists the argument of unsuitable roads to suit the application in question.

The developer, in his grab to remove land from green belt, stated that the road was in private use and was not used by commuters or for recreation. Both of those measures are clearly wrong. The road has increased traffic use at either end of the day (traffic survey completed at time of original proposal) and is in use as the only means of parking for Cults Cricket Club through the season on at least 2 nights per week and one day at the weekend throughout the season.

The existing road surface of Loirsbank Road is so badly broken up in places that it resembles a track. Further development and movement of heavy trucks would render this surface impassable.

The developer has extended his current development site out onto the road at the eastern end of Loirsbank Road, rendering this a single track street for significant section of the road at the junction. This causes a hazardous situation when a vehicle enters Loirsbank Road from Deevie Road south and then meets a car head on travelling along Loirsbank Road. Because of the poor visibility at the corner it is extremely hazardous (and most times impossible because of traffic build up) to then have to reverse back out onto the main road. I have had to do this several times in the last week. There is no mention in the proposal where the developers traffic and associated offices would sit for this development. I have been regularly blocked into my road by developers lorries sitting on Loirsbank Road where the road has been reduced by the developer to single track. This can only get worse as the development moves further along the road.

In summary, I object strongly to this proposed development on the grounds that the land comprises part of the Green Belt; the land is situated on the flood plain; the elevated land on which it is proposed the houses be built does not exist; the developer proposes to create elevated land by excavating a hill next to the site and by creating a hole in the existing floodplain; the road network in the area is unsuitable.

I thank you for your time.

Regards

Sheila and John Woods

Application number		111566
RECEIVED	22 NOV 2011	
By (name)	LCE	
Date	22/11/11	

16 Park Road
Cults
Aberdeen
AB15 9HR

13th November 2011

Planning and Sustainable Development
Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Sir/Madam

Re: Planning Application No. 111566 regarding proposed development on land to South West Loirsbank Cults AB15 9NE.

I am writing to object most strongly regarding the above planning application. The current development by Forbes Homes met with strong objection by many residents of the general area of Loirsbank Road, and indeed it would seem as if some council employees were most surprised that permission was given to build at this site. If my memory is correct, the original application was for more houses than were finally allowed. It comes, therefore, as no surprise that a further application would come following the success of the last one.

I would wish to register my objection on the following grounds.

1. The positioning of the proposed houses on the flood plain is against government policy and my understanding is that there is only 600mm clearance between the finished floor level of the houses and the anticipated level of flood waters. The gardens would therefore regularly flood. I note in the accompanying documentation that the 200 year flood level is used as a guide. However, as we all know, past climatic events are no guide to the future and with ever more extreme weather events these anticipated levels could well be exceeded. I personally would not wish to purchase a house that may be potentially be subject to flooding.
2. The land that is under consideration is being proposed by the council as being reverted back to Green Belt and is officially recognised as a "Special Area of Conservation". For this reason alone the proposal should be rejected.
3. As anyone who has driven or cycled along Loirsbank Road will know, it is of substandard quality. Even if it were to be resurfaced it would still not be of a standard to be able to take much traffic. I note from the developers review on traffic they claim that the narrowness of this road and Deevie Road South are assets since the restrictions on visibility and the narrowness of the roads will slow the traffic down. I am of the view that this is a facile argument. The junction of Loirsbank Road and Deevie South is very dangerous due to very restricted visibility and to the steepness of the hill. The increase in traffic at peak hours would increase this. I note also that no mention has been made of the junction with Park Brae. No doubt for the obvious reason that increase in traffic in this area would increase the danger to pedestrians who, at the top of the road, do not have a pavement to escape onto. This has already become evident with the increase in construction workers traffic who have been using this route. No consideration has been made for the use of Loirsbank Road for those (particularly cricketers) who wish to park their vehicles

there. Lastly as one who cycles along Loirsbank Road it is clear to me that there will be an increased risk with the potential of cars exiting from both sides of the road with restricted visibility.

4. My last point is that the proposed houses are all large executive dwellings designed to maximise profit for the developer. No consideration has been given to the existing residents of Loirsbank Road with the change in outlook from their properties which will no doubt results in their devaluation. I expect that this is not a factor that planners are required to consider but feel that it is an important aspect.

In conclusion I would urge the planning department to reject this proposal and leave the development at Loirsbank a its current level.



David G Cran (Dr)

45 Deeview Road South
Aberdeen AB15 9NA

9th October 2011

Dear Sirs,

Reference is made to the proposed Development at Loirsbank Road, Aberdeen AB15 9NE.

Aberdeen Planning Application No 11566.

A Development for the Few at the Cost of the Many ?

A select few may in the near future have the opportunity to purchase one of a further 4 proposed large executive houses overlooking the River Dee on Loirsbank Road in Cults. To qualify purchasers will need to be able pay some of the highest prices in the region (many times the average home value). The development doesn't feature any low cost housing.

In general I am in favour of the reform of the planning laws to expedite developments that are either in the strong public interest or at least neutral. Where this is the case the presumption should be for development. However, where there is no public interest and the development will have a strongly negative impact on the many (both local residents and others), it should be prevented. That is what planning law should be for.

Here 'the many' includes all those affected by the impact of building on the flood plain. I.e. all the businesses and home owners that are affected by severe flood events in the Dee Valley. The development requires earthworks that will impinge upon the flood plain. Flood predictions are inevitably based on very limited site specific historical data with some numerical modelling. The magnitude of individual spate events can vary greatly and are difficult to predict. In fact there is strong evidence to suggest that future flooding events will be much more severe than those of the past. The safety margin against flooding should therefore be substantial and in this case it is not. There clearly should be a zero tolerance of any impingement on the possible future flood plain.

'The many' includes those that enjoy the herons and other seabirds that use the flooded field as an amenity. The proximity of these large houses with their security lights and general activities will impact this wild life and further encroach upon their habitat.

It includes all those owners of properties close to the development and anyone in the local area that enjoys the amenity of the open fields and walks. The planning regulations are correctly based upon the assumption that no-one owns a view, but riversides are special places. It is the sheer scale of this development and placement in the local topography that makes it so objectionable to large numbers of local residents.

This can only be fully appreciated by visiting the site, but perhaps the attached photographs go some way to convey the situation. The houses are much, much larger and more densely packed than anything else in the vicinity. They are totally out of keeping with the lie of the land. They dwarf everything else around them and make an extended tunnel of what once was a pleasant open road.

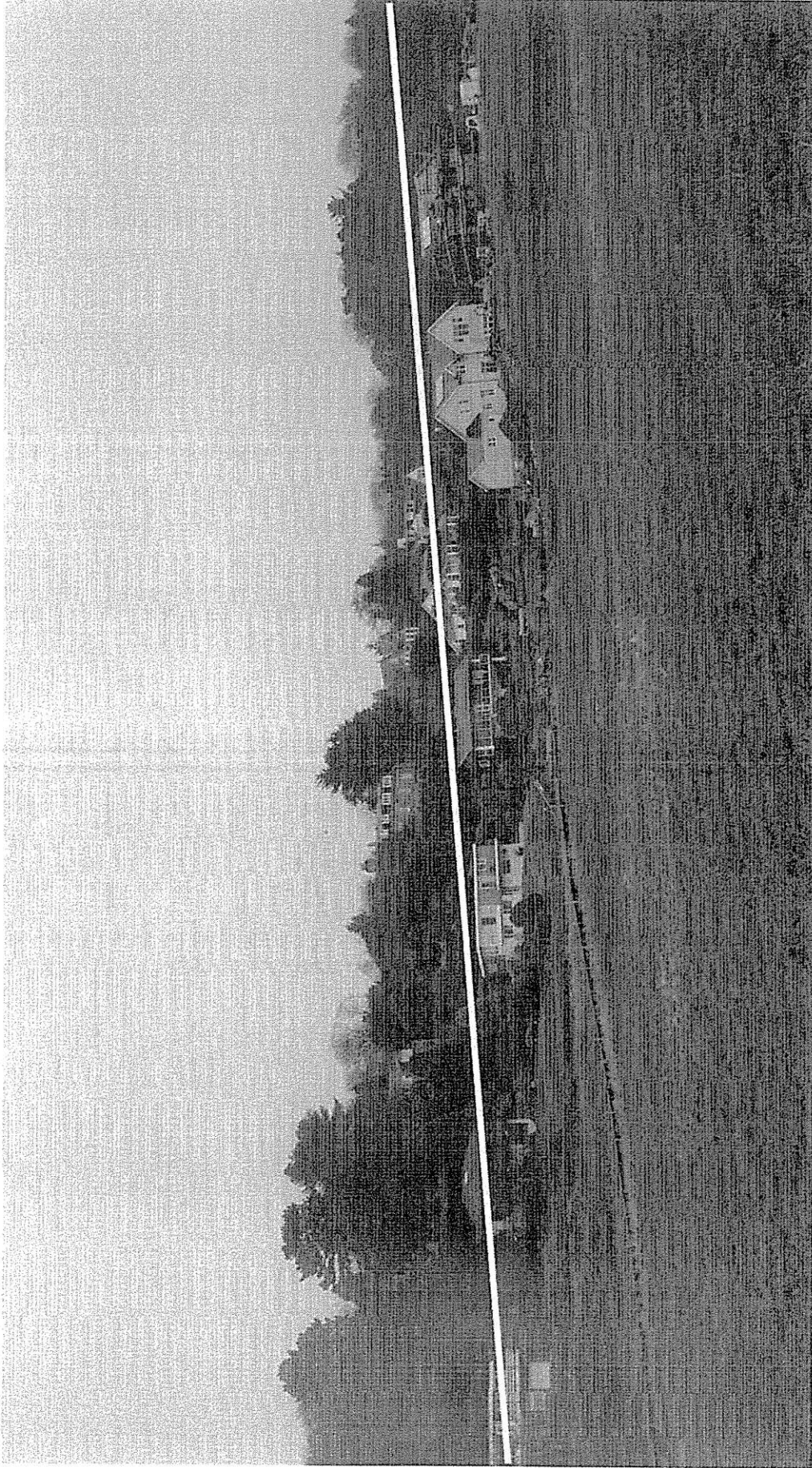
As can be seen from the photographs, all previous planning approvals have respected scale and topography of this special location. So what has happened here ? In simple terms the recommendations of the professional planning department have at key points been overridden by the elected members (councillors) on the planning committee. The developers have their legal representatives, but the elected members are the only representatives of the people. It is therefore remarkable that they have in the past chosen to approve a development with no discernible public interest in the teeth of such widespread local opposition.

I therefore very much hope that new administrations both at local and national level will acknowledge the errors of their predecessors and use the full extent of their statutory powers to prevent any further development. The legal representatives of the developers will argue both at planning applications and in respect of the local plan that past decisions should be binding, however it will be a clear abdication of responsibility for elected representatives to persist in what was clearly a poor decision from the outset.

It should never be too late for elected representatives to act for the people (both for current citizens and future generations). That is after all what they are elected to do. There are plenty of other sites in the vicinity that do not have any where near the impact of this development and in any case the shortage of housing in the region is not for houses of this scale. The developers will not be out of pocket following the construction of the houses that have already been approved, so its high time a decision was finally made in the interests of the people. Further development should be prevented or at the very least totally reduced in scale.

Yours faithfully

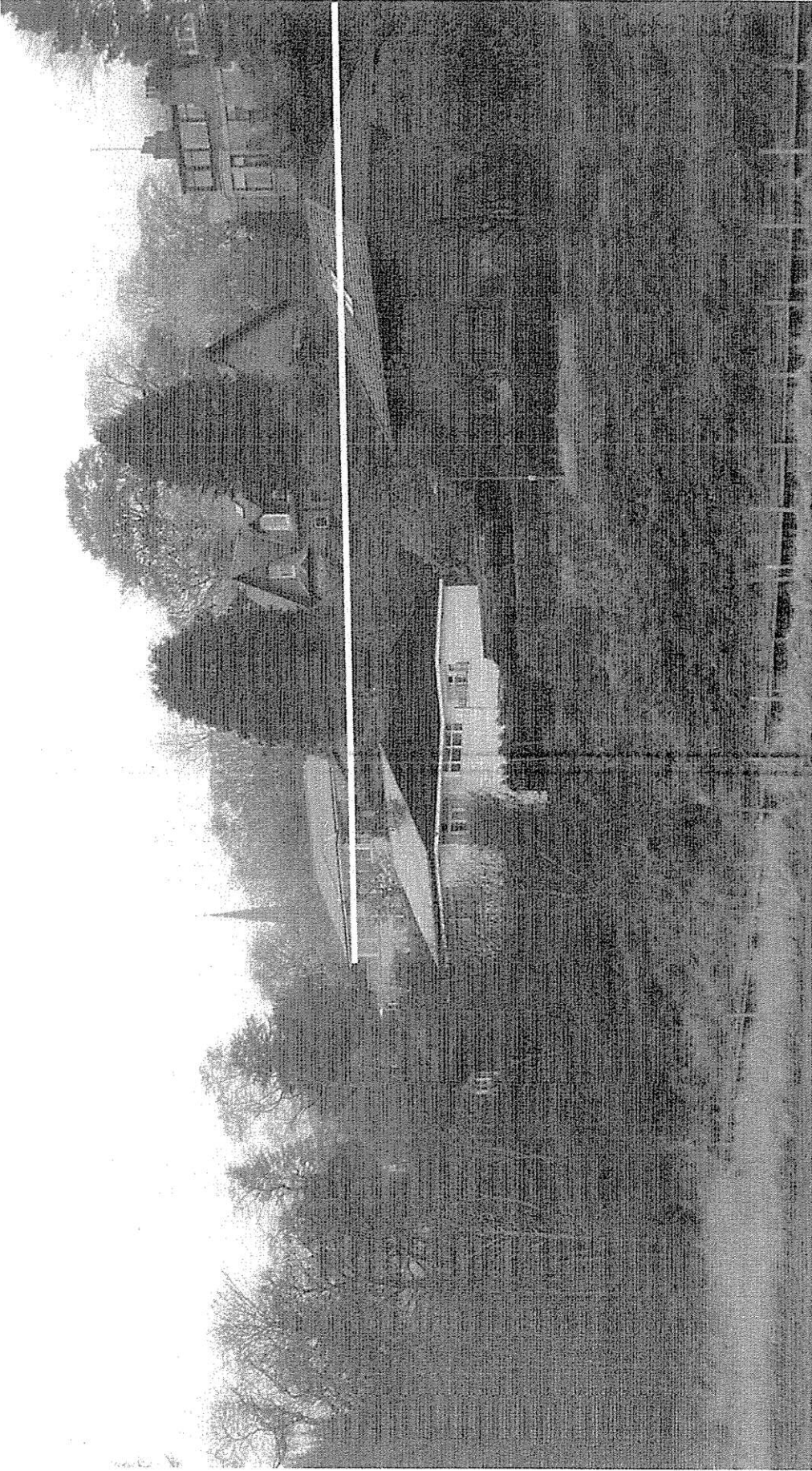
Richard Bush



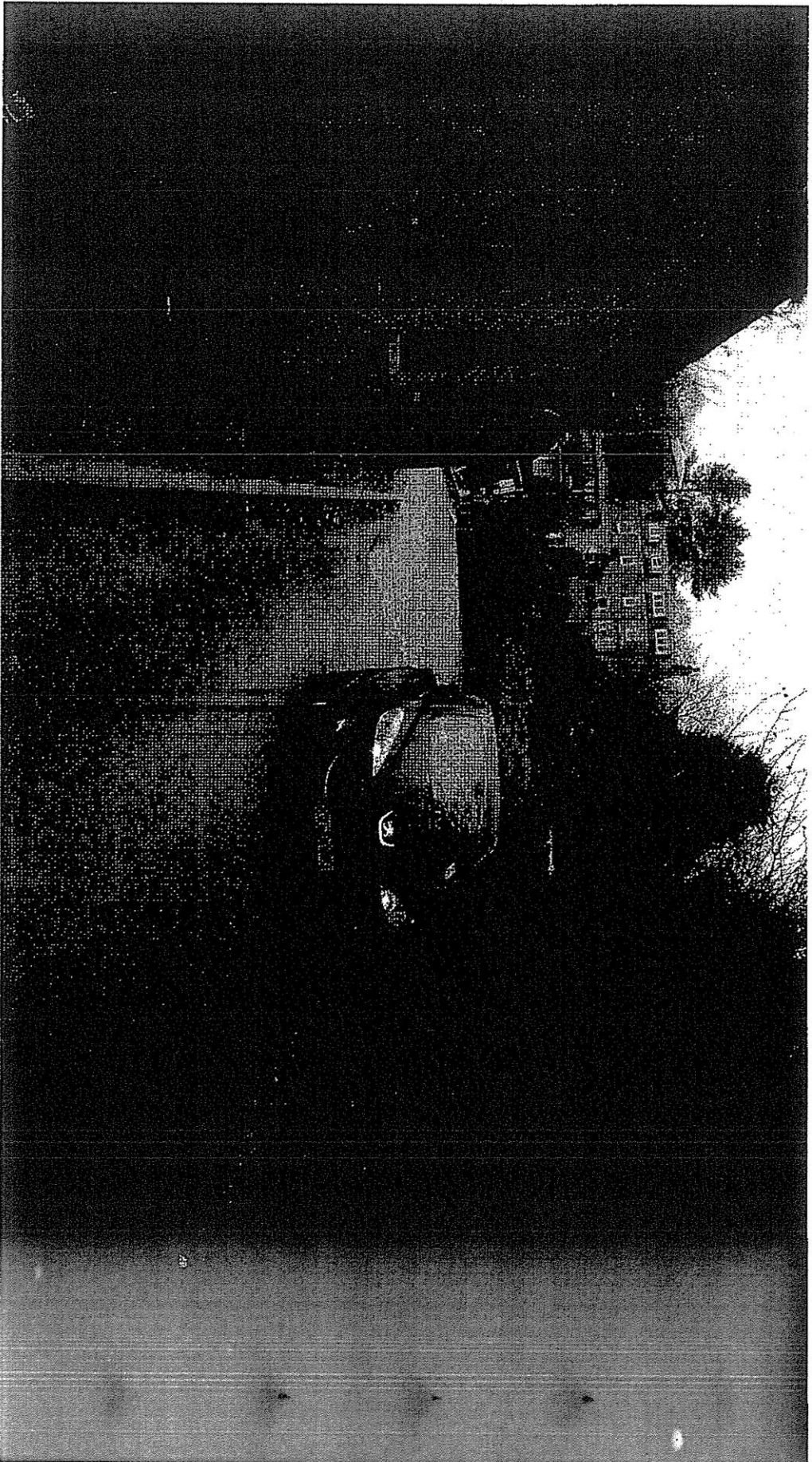
Extended Roof lines block off everything thats already there – bad planning manners.

Houses dwarfing everything around them.





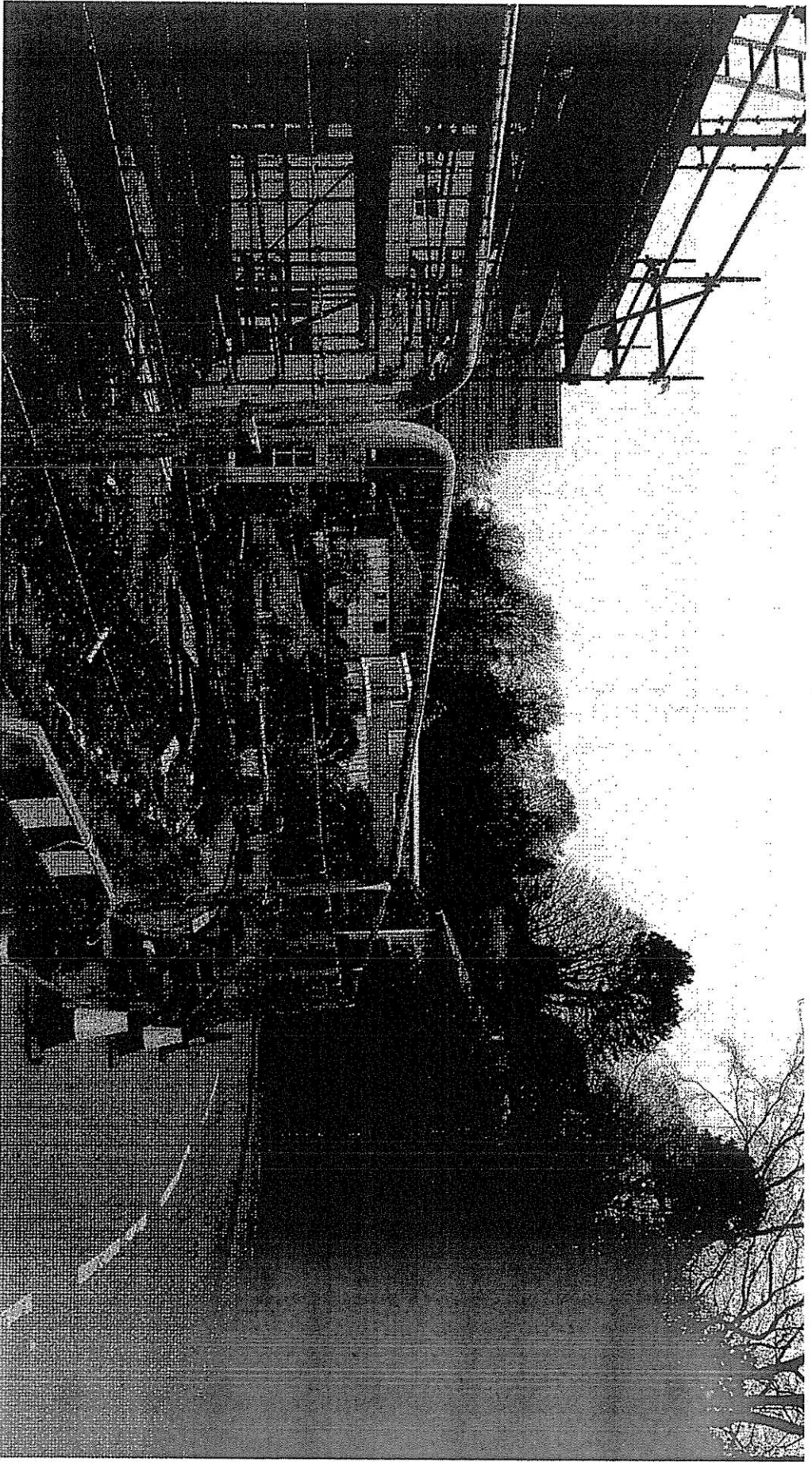
Past planning control – measured development consistent with the topography – new roof line shown (approximate). What can have happened here ?



Restricted access road to site.



Scale at street level. These are some of the largest houses anywhere in the region. 4 more have been applied for. What possible public interest was served by the approval of this development by the peoples representatives against the technical advice of the planning department.



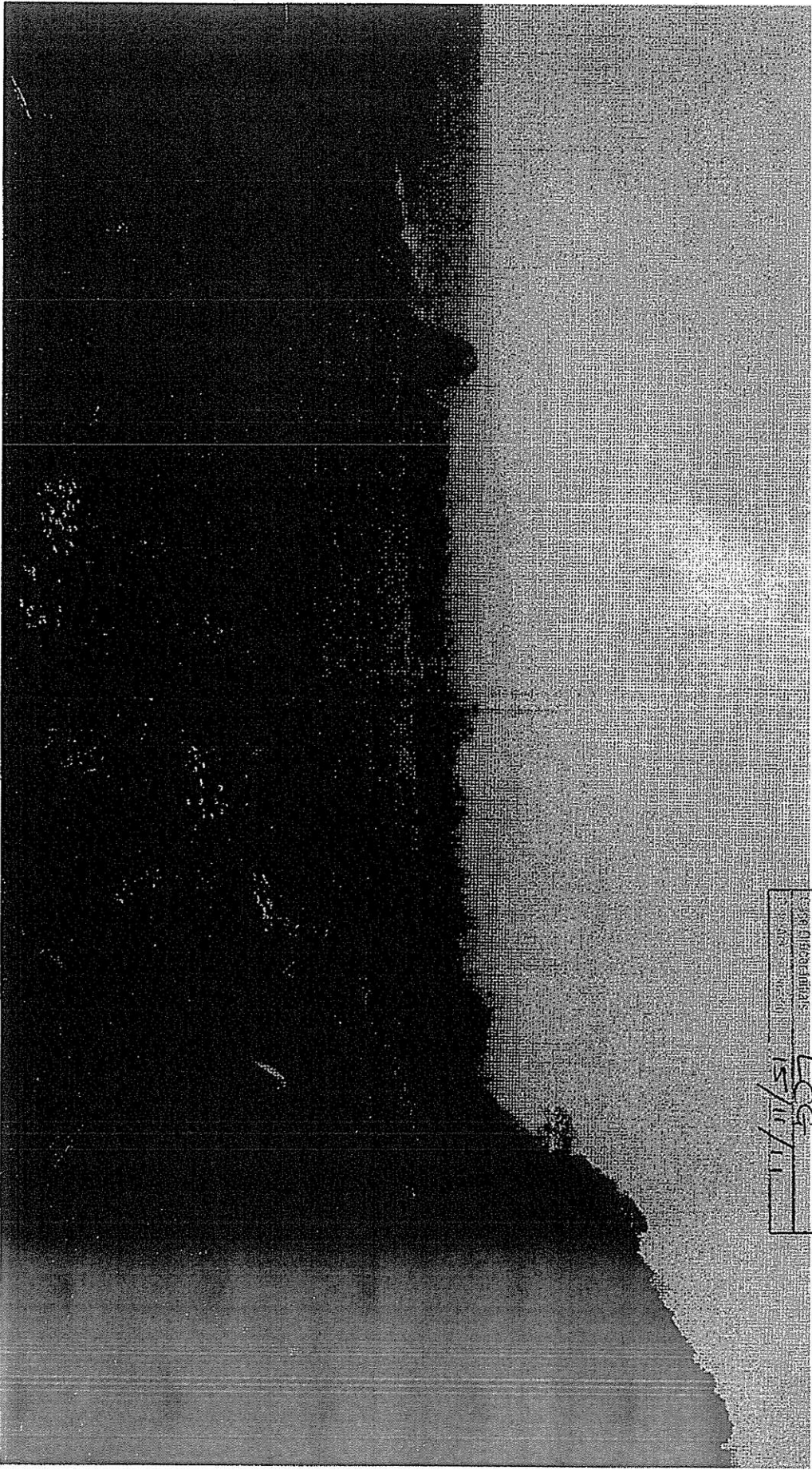
Enclosure of a once open and pleasant road.



An exclusive development.

City Development Services Lithium and Energy Development
Application #: 111566
RECEIVED 15 NOV 2011

EGG
15/11/11



Prior to development - what was there for the many – the remaining part of which should be preserved.