

PI

From: Leslie Strachan [REDACTED]
Sent: 07 January 2014 22:43
To: PI
Subject: Application No. 131777, 4 Westfield Terrace

I am writing to object to the above planning application on the basis that the proposed vehicular access from/to Craigie Park Place would create a potential hazard to the residents and schoolchildren who frequently use this as a thoroughfare onto Craigie Loanings en route to the city centre and Grammar school.

Also, the plans that I have seen have been poorly drawn up as they do not accurately represent the true situation of the area.

The application should be rejected outright.

Kind regards,
Les Strachan
7 Craigie Park,
Aberdeen,
AB25 2SE

PI

From: wendy sutherland [REDACTED]
Sent: 30 December 2013 14:29
To: PI
Cc: [REDACTED]
Subject: Application No. 131777

Objection regarding the plans for 4 Westfield Terrace

I am the owner of No 23 Craigie Loanings and have been advised of this application as an affected person by the Factor of the adjacent properties (Nos 15-23 Craigie Loanings). I am objecting to the proposed development at 4 Westfield Terrace on the following grounds:

The proposed development is unacceptable because it :

1. would present an inappropriate development of 'greenspace' land containing mature soft landscape features and habitats.
2. is an inappropriate density of occupation of the land
3. positions a substantial structure in direct view of my three south-facing windows in No 23 Craigie Loanings, which currently have an unobstructed view of landscaped ground and receive substantial beneficial natural light from the sky.
4. proposes 'screening' in the form of 3 trees whose foliage will, when mature, further reduce the availability of natural light to my windows
5. requests 'screening' whose presence could obstruct fire/emergency vehicle access along the south face of No 23 Craigie Loanings
6. requires access from Craigie Loanings, which entails destruction of a portion of an existing traditionally constructed wall on the west side of Craigie Loanings typical of the irreplaceable architectural heritage of Aberdeen.
7. The stretch of Craigie Loanings to which the pedestrian access is proposed is a major through road and bus route which is inappropriate and potentially unsafe for pedestrian egress, particularly the obstructive effect of the inevitable use of the road at that location for vehicle loading/unloading.

Regards
Wendy Sutherland
No 23 Craigie Loanings

PI

From: Dave Scott [REDACTED]
Sent: 29 December 2013 09:59
To: PI
Subject: Application No. 131777, 4 Westfield Terrace

My submission regarding the application is as follows:-

A. I am the owner of No 15 Craigie Loanings and have not been advised of this application as an affected person. The application was drawn to my attention only by the Factor of the adjacent properties (Nos 15-23 Craigie Loanings). I do not believe due process is being followed in this matter.

B. The proposed development is unacceptable because it :

1. would present an inappropriate development of 'greenspace' land containing mature soft landscape features and habitats.
2. is an inappropriate density of occupation of the land
3. positions a substantial structure in direct view of my three south-facing windows in No 15 Craigie Loanings, which currently have an unobstructed view of landscaped ground and receive substantial beneficial natural light from the sky.
4. proposes 'screening' in the form of 3 trees whose foliage will, when mature (which will be in a long timeframe) further reduce the availability of natural light to my windows
5. position windows in the new building which overlook intrusively the windows in No 15 Craigie Loanings which currently enjoy privacy without need for substantial window coverage.
6. requests 'screening' whose presence could obstruct fire/emergency vehicle access along the south face of No 15 Craigie Loanings
7. requires access from Craigie Loanings, which entails destruction of a portion of an existing traditionally constructed wall on the west side of Craigie Loanings typical of the irreplaceable architectural heritage of Aberdeen.
8. The stretch of Craigie Loanings to which the pedestrian access is proposed is a major through road and bus route which is inappropriate and potentially unsafe for pedestrian egress, particularly the obstructive effect of the inevitable use of the road at that location for vehicle loading/unloading.

David J Scott
15 Craigie Loanings
ABERDEEN AB25 2PS
[REDACTED]

10 Craigie Park
Rosemount
Aberdeen
AB25 2SE
6th January 2014

Development Management
Enterprise, Infrastructure
Aberdeen City Council
Marischal College
Broad Street
Aberdeen
AB10 1AB

Ref: Erection of 2 storey dwelling house within garden 4 Westfield Ter. Aberdeen.

To whom this may concern.

I am writing to register my objection to the proposed plans on planning application 131777 to erect a 2 storey building in the garden of 4 Westfield Ter.

The issue I have is that in my opinion the site would be over developed with a 2 storey building being built in the rear of number 4 Westfield Ter. and the proposed balcony would intrude on the residents' privacy when used by the occupants.

My main and other residents concerns are the access to the site which would be off Craigie Park and Craigie Park PI which have not been adopted by the council.

In the event of the planning application being granted the residents would require written assurance that any repairs required would be carried out to their satisfaction as developers are not prone to having this condition written into the agreement when the application is approved.

When Cala 's planning application was presented to the council to build the flats on the previous site the ownership must have been established as to who owned the area which is now the one way system from Craigie Park Place to its end at Craigie Loanings.

I have reason to believe the residents have been paying for the upkeep of this area since the flats were first established.

Having collected the household waste from the residents on Craigie Park Place by reversing from Craigie Park into Craigie Park Place then exiting it by driving out onto Craigie Park these vehicles have never ventured into using the one way system as it's not really built for that type of vehicle.

If the council grant planning permission the mind boggles as to how much damage the HGV vehicles will cause to all the roads affected by them gaining access to the site.

The drawing shows that the household waste bins are at the rear of the building which means the resident would either have to take them to Craigie Loanings or onto Craigie Park Place unless the council can be persuaded to use the one way system but is that part of the road capable of having this type/weight of vehicle continually using it.

With the one way system established it is vital it stays as there were problems when two vehicles came in different directions as there wasn't room for either vehicle to pass and it ended up with someone having to reverse back to where they came from.

The one way system has never been known as Craigie Park Lane as it has always been part of Craigie Park Place and the name is still visible to the naked eye at the end of the road at the Craigie Loanings end.

If the one way system had a name change when did this] happen and by whom as the residents were never giving the opportunity to voice their opinions to any name change??

In conclusion:

2 storeys dwelling house over developed for size of proposed site.

Balcony would be an intrusion of their privacy for any of the residents who would be affected when used by owners.

With the volume and the comings and goings of HG Vehicles they are going to destroy the road surface so the residents will need written assurance that the roads will be repaired to everyone's satisfaction should this development get the go ahead.

Yours sincerely

A solid black rectangular box redacting the signature of Willie Jaffray.

Willie Jaffray (Resident)
Rosemount

Lorna McDonald

From: Ewan Smith [REDACTED]
Sent: 20 December 2013 14:23
To: PI
Subject: Planning Application 131777

I am writing to strenuously object to planning application number 131777.

This development will have a massive detrimental effect on my existing property and how I live.

The proposed dwelling house will look directly onto both my kitchen and my living room meaning a complete loss of privacy.

With the proposed property being two story it will also eliminate any daylight that I enjoy just now.

I bought my property based on its relative seclusion from neighbouring buildings, this application will destroy this. Not only will I lose my privacy I will probably not be able to re-sell the property due to the intrusion of the proposed building.

Can you please reply to confirm this has been recieved.

Yours distressed,

Ewan Smith
17 Craigie Loanings
Aberdeen
AB252PS
[REDACTED]

Robert Vickers

From: webmaster@aberdeencity.gov.uk
Sent: 19 December 2013, 19:35
To: PI
Subject: Planning Comment for 131777

Comment for Planning Application 131777

Name : Alastair Ritchie
Address : 6 Craigie Park Place
Aberdeen
AB25 2SF

Telephone :

Email : [REDACTED]

type :

Comment : Sir I would like to strongly object to this application.

Increased traffic on Craigie Park Place and its lane during construction a safety issue.

Access to the proposed property from the lane, removal of part of the existing boundary wall.

removal of long established trees

Very close proximity to the boundary wall of the new build

PI

From: webmaster@aberdeencity.gov.uk
Sent: 18 December 2013 23:05
To: PI
Subject: Planning Comment for 131777

Comment for Planning Application 131777

Name : Iain Latta
Address : 19 Craigie Loanings
Aberdeen
AB25 2PS

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : This will impinge on the property with windows immediately adjacent to our bedroom windows. It will effect the lane which runs at the side of our property which is narrow enough at present with no room of cars and pedestrians.

As my partner has vascular dementia it could have a detrimental effect on her well being. I therefore object vigorously to this application.