

Mr A Wotherspoon
24 Airyhall House
ABERDEEN
AB15 7TF

2nd October 2013

P & SD, E P & I ACC, Business Hub 4
Ground Floor North
Marischal College
Broad Street
ABERDEEN
AB10 1AB

Dear Sirs

Planning Application Number 131354
5 Terraced houses by Bancon to the rear of Airyhall House

My apartment is on the top floor of Airyhall House facing to the rear therefore I will be overlooking this development.

My concerns / queries are as follows in no particular priority -

- 1 - Although these are not large houses, they will probably attract young families and others with pets. I think siting this between a nursing home for the elderly and Airyhall House which is restricted to residents aged 55 and over will lead to problems of noise and trespass in future.
- 2 - We already have instances of children and people exercising dogs trespassing therefore I feel a substantial fence or wall defining the boundary between the properties will be necessary.
- 3 - The entry lane to the new development from Northcote Avenue is poorly lit and is single lane. Will this be improved?
- 4 - I hope that the privacy of the residents of Airyhall House will be respected by not giving access to the new housing residents through the private property of Airyhall House

Yours Sincerely

A large black rectangular redaction box covering the signature of A Wotherspoon.

A Wotherspoon

8 Northcote Crescent
ABERDEEN
AB15 7TJ

10 October 2013

Dr Margaret Bochel
Head of Planning and Sustainable Development
Aberdeen City Council
Marischal College
Broad Street
ABERDEEN
AB10 1AB

Dear Dr Bochel

Proposals Affecting the Setting of Listed Buildings or the Character
of Conservation Areas (Sections 60 and 65of the Planning (Listed Building
and Conservation Areas) (Scotland)Act 1997)
Airyhall House Land north of Craigton Road Pitfodels
Aberdeen AB15 7TP Conservation Area 010
Construction of 5 Terraced Houses
and Associated Site Works
Bancon Developments Ltd - Ref.No. 131354

1. Preamble

With regards to the application noted above I submit a formal objection to the proposals.

The suggested construction of 5 Terraced Houses and associated Site Works is basically a rerun of a similar proposal submitted along with the planning application a number of years ago for the Care Home – Nazareth House. Whilst the Care Home received Planning Consent from the Committee against advice from the Planning Officers and is now built the Cottages part of the application did not proceed at that time to Committee. Instead of Cottages this application is for Terraced Houses on the same site.

2. Objections

1. The entrance to the Houses is up what in fact is a narrow Lane and I seem to recall the Emergency Services raised on the previous application concerns in that they would not have reasonable safe and quick access.
These concerns must still apply.
2. I have lived within the area for over 60 years and the proposed site has always been a Right of Way used by Walkers and Dog Walkers over that period
3. At the time of the previous application a Tree Survey was done and several Trees were felled as it was suggested these were diseased. At that time during a Site Visit I was assured by a Planning Officer that the remaining Trees were protected and no more could be removed.
In this proposal a large area of mature trees is suggested for felling. This should not be allowed particularly when the Council and Governments are recommending more Trees be planted.
4. This is a Conservation Area and although with the developments which have already happened in the area numbers have reduced wild animals are still seen in the area – Roe Deer etc. The Application must not be allowed to happen as it would further reduce the habitat for these animals.
5. In conclusion I trust my objection will be taken into account in determining the application.

I would also request to be allowed to address the Committee on the matter as the case in certain other Authorities. I am available at any time to also discuss my concerns with the Planning Officers. It does seem to be somewhat unfair that they discuss matters with Applicants but not any Objectors.

Yours sincerely



Fred Robertson.

Copy:- Councillor Ian Yuill
Mr Saemus MacInnes.

A.Mck.D.Innes
16 Airyhall House
Airyhall Road
Aberdeen
AB15 7TF
26/09/2013

P & SD, E P & I ACC, Business Hub 4
Ground Floor North,
Marischal College,
Broad Street,
Aberdeen
AB10 1AB


Dear Sir,

I write to make comments and ask questions concerning the planning of development of 5 terraced by our houses in the area of Airyhall House @ Pitfodels. The planning application number is 131354.

My queries are not in any order of importance or priority.

- 1/ I am concerned that permission will be given to build 5 houses that will sit between an establishment for people aged 55 and over and a nursing home for old and elderly people.
- 2/ Will there be a defining fence or border be built between the new properties and Airyhall House?
- 3/ There is an entry gate at east side of our walled garden that is used by our residents as access to the garden. This gate will have to continue to be used by our residents and not blocked off.
- 4/ The entry to new houses will be from Northcote Avenue via lane that was the old entrance to the original Airyhall House. I hope that there will be consideration that the new housing residents will **not** have access through the private property of Airyhall House.
- 5/Will Bancon be made to reconnect the lamp standards they disconnected during the construction phase of Airyhall House. This lane has no lighting and is extremely unsafe during winter months when getting access for local transport buses. This will effect the new residents of the 5 terraced houses as well as ourselves.

Yours Sincerely



11 AIRYHALL HOUSE

A. Innes
Secretary Residents Association

Robert Vickers

From: webmaster@aberdeencity.gov.uk
Sent: 22 October 2013 14:12
To: PI
Subject: Planning Comment for 131354

Comment for Planning Application 131354

Name : David Clark
Address : 26,Gordon Road,
Mannofield,
Aberdeen

Telephone

Email : 
type :

Comment : Seems to me that this proposed development will greatly impact on the surrounding vegetation given that the only access to the site is by way of a narrow lane which would need to be widened considerably to allow construction traffic,notwithstanding the effect of the proposals on the site itself which will see many mature trees being felled.

The existing road network in the area is already strained so adding even more vehicles will only make this worse. Whilst not wanting to comment on behalf of the immediate residential dwellings I would have thought that with regard to those in Northcote Lodge,these houses would not be in their best interests.

Finally if granted would the development not simply add to the pressure on the green belt to the west of the site and give credence to future proposals thereon.

Robert Vickers

From: webmaster@aberdeencity.gov.uk
Sent: 13 October 2013 19:04
To: PI
Subject: Planning Comment for 131354

Comment for Planning Application 131354
Name : Lynne & Ian Martin-Beattie
Address : 16 Northcote Crescent
Aberdeen

Telephone :

Email :

type :

Comment : We wish to object against this planning application for the following reasons :

- 1 Loss of green space in the area - once lost this is irreversible. There are wild deer, foxes, and birds of prey which are all being squeezed into unsustainably small habitats
- 2 Further building on the Green Belt - the Green Belt seems to be disappearing completely in our area. This is hugely disappointing for all the local residents.
- 3 This will contribute further to the coalescence of Aberdeen and Cults, which we understood was to be avoided
- 4 If it is intended that the road coming out onto Northcote Crescent is to be reopened for vehicular access, which is not clear from the plans, then traffic in a quiet near culdesac will increase substantially. There are a number of small children who currently play in our street who will no longer be able to. In addition any overflow parking will likely be in our street, which is narrow and busy with parked cars. Our driveway is directly opposite the access road, and we already have difficulties manoeuvring in and out.
- 5 Aggravation of traffic problems in general e.g on Craigton Road & Airyhall Road, both of which are already busy.
- 6 Potential oversupply of housing - there are new houses at Airyhall Rd, Friarsfield and also proposed at Countesswells & Kingswells. Surely there is no need for more in this area?

Yours, Lynne & Ian Martin-Beattie

Dawn Ramsay

From: webmaster@aberdeencity.gov.uk
Sent: 14 October 2013 22:09
To: PI
Subject: Planning Comment for 131354

Comment for Planning Application 131354

Name : Sandra Macdonald
Address : 187 Craigton Road
Aberdeen
AB15 7UB

Telephone : _____

Email : _____

type : _____

Comment : I object to the application as I believe it is inappropriate to build in a wooded area with many protect4ed trees, with an historic pathway. The overdevelopment does not have adequate access to the site.

From: webmaster@aberdeencity.gov.uk
Sent: 01 October 2013 13:04
To: PI
Subject: Planning Comment for 131354

Comment for Planning Application 131354

Name : Dr Maureen Gillan
Address : 6 Airyhall House
Airyhall Road
Aberdeen
AB15 7TF

Telephone :

Email : 

Type :

Comment : I am concerned that the building of these 5 houses is inappropriate in the proposed location between an establishment for people aged 55 and over and a nursing home for elderly people.

Will there be a defining fence or border be built between the new properties and Airyhall House?

Access to the new houses appears to be from the lane leading onto Northcote Crescent (originally the entrance to the old Airyhall House). It has been poorly maintained and not of adequate width to permit two way traffic which will lead to traffic congestion from cars (albeit only from 5 houses) entering and leaving the development. It is poorly lit and is unsafe as an access route to the bus route on Craigton Road, especially in winter.

I hope that there will be consideration that the new housing residents will NOT have access through the private property of Airyhall House.

From:
Sent: 01 October 2013 16:09
To: PI
Subject: 131354: Airyhall: Construction of 5 No.terraced houses and associated site works

Dear Sir,

My house backs onto the road leading up to the proposed houses and I am writing to ask that Aberdeen City Council refuse this planning application 131354 from Bancon Developments Ltd.

Here are my comments and objections relating to this planning application. My main objection is the use of the road leading up to the proposed houses.

Impact on parking

At certain times of the day parking can be a problem along the top end of Northcote Crescent. There is plans for 10 spaces but now a days 2 cars per household is the norm. This would mean visitors would park on Northcote Crescent which would further increases the parking issue.

Impact on road safety

The pedestrian road leading up to the houses is a well known area for dog walkers who tend to let their dogs off the lead. Increasing car traffic will lead to a safety hazard for motorists, dog owners and dogs.

In addition this road is used by children in the area to play in. There is minimal traffic as this road is currently not being permanently used. This a safe area for children to ride their bikes and scooter. If this was used as a through road then increased traffic can lead to a safety hazard for children.

Impact on traffic

Currently this application is just for 5 houses but there is the potential for more houses. This would increase traffic along Northcote crescent substantially causing traffic and safety hazard problems.

Destruction of greenery

I have been informed that the current pedestrian road will have to be widened to accommodate traffic and large vehicles, this will lead to trees and plants being removed. Currently this path forms a nice pleasant safe area for the elder people in this vicinity to walk along. Removing trees and plants will have a detrimental impact on the visual appeal of the area.

Further to the visual appeal there are a number of mature trees in the area.

Noise/Privacy

The entrance road leading to the houses is adjacent to my home and garden which will increase noise, pollution and dust. The current road/pederstian walkway was not built to accommodate constant traffic and has not been used for a number of years. It is a quiet secondary road leading to Airyhall house. This is a quiet area and widening this road to accommodate more vehicles will increase my exposure to noise and traffic. I have a bedroom window a few metres from the entrance road and increased traffic will disturb my sleep. My garden will back onto the road, increased traffic will increase noise and impact the peacefulness.

In addition the hedges that back onto my garden provides privacy from the public who walk their dogs along this road. If the hedges were to be removed due to the widened of the road this would effect my privacy.

From: webmaster@aberdeencity.gov.uk
Sent: 26 September 2013 20:35
To: PI
Subject: Planning Comment for 131354

Comment for Planning Application 131354

Name : Brian & Mary Morrison

Address : 5 Airyhall House

Airyhall Road

Aberdeen

AB15 7TF

Telephone :

Email : _____

Type :

Comment : We wish to object to planning permission being granted on the basis that we feel that the development would be intrusive to the development at Airyhall house . On looking at the plans it looks like a large number of mature trees would have to be cut down which is not good for the environment. We have only move to this property in August and one of the factors which helped us make up our mind to move here was that the property was secluded and private which this proposed development would deprive us of.

Brian & Mary Morrison

From: webmaster@aberdeencity.gov.uk
Sent: 21 September 2013 19:33
To: PI
Subject: Planning Comment for 131354

Comment for Planning Application 131354

Name : Andrew Liddle
Address : 23 Northcote Cr.
Aberdeen
AB15 7TE

Telephone : _____
Email : _____
type :

Comment : Dear Sir/Madam,

I have viewed the proposed plans and would wish to make two observations.

1- The plan that is being used is out of date, 2 of the 3 fields in the diagram (SSE,SE) of the proposed development are no longer vacant. These have now been developed and have people residing in them.

2- The Proposed development does not match any of the existing houses in the surrounding area.

The questions I wish to be answered are;

a - Were only documentation without the recent developments reviewed by the council? And if this is not the case can you provide me with documentation showing the new development in relation to all the property in the area.

b - Where were these documents for the development design obtained from, if it was the council, what management of change process do the council use to update their records of real-estate development? and were they followed here?

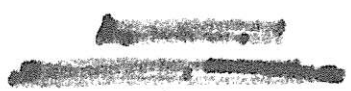
c - Do the addition of the recently developed properties affect the density of housing here in character of this area?

I believe it is strange that myself was initially denied a housing redevelopment proposal, due window sizes being "too small" and therefore not fitting the character of the street. This was later reviewed and it was found to be a mistake by an individual in the planning department. Following this logic, how does this development (terraced housing) fit within the character of the area of low density housing.

I am aware that in the past that this area was denied development for sports field, and now I find planning has been accepted for terraced housing.

Regards

Andrew Liddle



P&SD Letters of Representation		
Application Number: 131354		
RECEIVED 23 SEP 2013		
Nor	Sou ✓	MAp
Case Officer Initials: GDL		
Date Acknowledged: 23/9/13		

PI

From: webmaster@aberdeencity.gov.uk
Sent: 23 September 2013 15:27
To: PI
Subject: Planning Comment for 131354

Comment for Planning Application 131354

Name : Steven Fraser
Address : 185 Craigton Road
Aberdeen

Telephone :

Email :

type :

Comment : We would like to highlight our objections to the this plan due to traffic and access concerns. If the access is to be off Northcote then this would cause issues for what is a small busy road at the best of times. There is also a small grass area which is used by many kids for the playing and any additional traffic would raise safety concerns.