

ROSEMOUNT & MILE-END COMMUNITY COUNCIL

Head of Planning & Infrastructure  
Planning Department  
Aberdeen City Council  
Marischal College  
Broad Street  
Aberdeen AB10 1BW

September 2014

Dear Sir / Madam,

Planning References : P131363 & P 141246  
Former Police Station Midstocket Road Aberdeen .

In September 2013 I submitted a letter on behalf of Rosemount & Mile-End Community Council in respect of planning application P131363. This application was surprisingly approved by the Planning Committee. However a subsequent application P141246 has now been submitted & again the following points are made for your consideration.

- a) It was our view that the roof area should not be built upon. This latest application proposes an increase to the size of the building on the roof area which is inappropriate .
- b) This is a very limited site & offers no parking facilities being at a busy road junction. The planning authorities ignored this issue therefore we ask this to be reconsidered.

In our initial response we questioned the ownership of the ground adjacent to the former police building & the building to the east of the site. We received no reply from your department regarding this point. From the information obtained locally ownership has not been established. Therefore it is inappropriate for development to be further approved in accordance with this application.

A site visit seems to be in order for the planning committee.

Finally when the first application was submitted by the applicant in September 2013 it is clear that my home details were disclosed to the applicant. He subsequently visited my home when he conducted himself in a most unfriendly & threatening manner . I would ask the planning department to warn the applicant regarding his conduct in such matters as a repeat of this nature will be subject to a Police complaint.

Yours faithfully,



George A. Duncan  
( On behalf of the Rosemount & Mile-End Community Council )

8 Midstocket Road

Aberdeen

AB15 5NE

3<sup>rd</sup> September 2014

Planning & Sustainable Development

Aberdeen City Council

Marischal College

Broad Street

Aberdeen

AB10 1AB

Reference Application Number 141246 (amendment to 13163. Change of use to former police station to residential accommodation).

Dear Sir/Madam

With regard to the above amendment to the planning application reference, I hereby wish to object to its proposal for the following reasons:

- 1) Wheely Bin Stance to be added? This former police station owns no part of any adjacent grounds. Any stance added would mean the erection of this stance either on someone else's land, or in a public area.
- 2) The overdevelopment of this site due to the increase in size of the first floor and awareness of bulk of building from original.
- 3) The plans submitted are not detailed enough and consist of inaccuracy between the Plan and the Elevation (staircase enclosure).

I also list (again) my objections to you on my letter dated 4<sup>th</sup> October 2013:

- 1) Loss of amenity
- 2) Previous application (some time ago) for two storeys was refused.
- 3) No right of access to garden for either build purpose or maintenance.

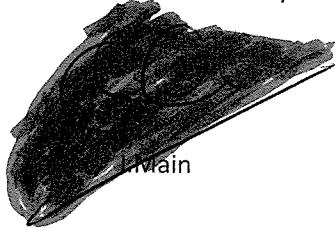
- 4) Lack of parking spaces (minimum requirement provision of 2 spaces)
- 5) Dangerous access from kitchen on to a busy back lane.
- 6) Two elevations land locked (north and east elevations)
- 7) The proposer has recently 'converted' another property next door to this one where several building regulations were contravened, to name but a few these included putting a window into a mutual gable wall (without other owners consent) on the boundary of a mutual piece of ground which the council gave him permission as he advised them that he solely owned this piece of ground. (I have the deeds to prove that this is not true).

I sincerely hope that his plans are treated with extreme caution by the planning department this time.

Please can you note my request that I wish to be notified of all further amended plans.

Thank you

Yours faithfully



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Aberdeen AB10 1BW

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Yours faithfully,



George A. Duncan  
( On behalf of the Rosemount & Mile-End Community Council )

**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 22 September 2014 18:48  
**To:** PI  
**Subject:** Planning Comment for 141246

Comment for Planning Application 141246

Name : Graham  
 Address : 9 Beechgrove Terrace  
 Aberdeen  
 AB15 5DR

Telephone :

Email : ~~jezley@gham.com~~  
 type :

Comment : We vehemently object to this applicants proposal to have a "sunroom"and "roof terrace"; built on the roof of the police box.

It encroaches on our privacy as the occupants will have a direct line of vision into our front room. We also think that having a "greenhouse" on the top of a "pillbox" is a potential traffic hazard, especially given its location at the "awkward" junction of Mid Stocket Road and Beechgrove Terrace and could result in a major distraction to all road users when they catch sight of this structure .

We have no objection to a another storey being built if the applicant so wishes.

I trust that whoever makes the final decision, will in their wisdom consider the potential result if they give their permission to build this kind of structure, it may open the way for any future applicants to have roof terraces and roof sun rooms on any building citing this application as a precedent.

Planning & Sustainable Development	
Mail ID	30939
RECEIVED	26 SEP 2014
REPLY	
Section	DM
Officer	PAU

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Invereg, 5 Beechgrove Terrace  
ABERDEEN  
AB15 5DR  
Telephone: [REDACTED]  
Fax: [REDACTED]  
E-mail: [REDACTED]

PTO

understand, now to matter.  
understand "care what's and why  
to be a car park stop on the  
lands of the road of us using the  
keys after using.

instead we are copying to download  
information appears to not properly  
I read and specifications would/would  
be saved.

The Planning Dept/committee is clearly  
convinced by the building specifications  
and I reiterate that if it can go as  
also and (and safety is same way)

If his course name/ specifications/  
unpleasantness as in his previous  
den appearance - he will be responsible  
and responsible otherwise

Case Off 16/09/14	RECEIVED
16 SEP 2014	14/246
REGISTRATION NUMBER	14/246
REGISTRATION	

You are very very  
welcome to come.  
I will be doing them  
to discuss them &  
let you "view" my  
views "view" my

PLANING TO USE 3 ROOMS TO WORK/RAIN PROS AT

Inverie, 5 Beechgrove Terrace, Aberdeen AB15 5DR

14/9/14

PLANNING OBJECTION REF 14/246  
APPLICANT TO REF. 13/1363  
FORNIEK SUBSIDIARY PARTICIPATION

CONFIDENTIAL - as before - several  
instances have occurred for which area  
proposals previously approved by the  
applicant have been refused due to  
concerns - no reason to assume they  
will be approved now either.  
Area concerns about proposals - firstly  
the existing noise (presumably the noise the  
the applicant own which should be made  
noted and factored in - proper regulations  
and very probably the other conditions  
No parking at all in the area.