

Planning Application 141026

Hotel, Spa, Conference Centre, Function Suite, Country Club, Equestrian Centre and Holiday Homes

I object to the proposed development on Application Site A

It is contrary to Green Belt Designation

The hotel, spa and conference centre do not provide recreational facilities compatible with a rural setting.

The development leads to fragmentation of the Green Belt (when taking into account other developments in the area such as Pinefield and Counteswells housing) which destroys its character.

The intensity of activity in the area would be significantly increased as a result of the development

The development provides no increase in public access to Hazlehead Park as claimed in section 3.3 of the Supporting Statement

Cannot see any example of the positive impacts on the Green Space network claimed in section 3.13 of the Supporting Statement.

Not adequately demonstrated that all suitable alternative sites been identified or considered, or considered objectively, particularly in Aberdeen City peripheral areas and in the adjoining areas of Aberdeenshire

3.14 Incorrect statement regarding the recycling centre at the Grove Nursery. This site was not Green Belt at the time of planning award. It was zoned for recreational / sports use, so there was a change in use associated with the planning approval but not approval to develop Green Belt. The remaining area of the Grove Nursery site could be considered for the hotel, spa and country club?

5.24 It is not assured that the Marcliffe site will be developed as offices. It would provide an alternative for the hotel and spa.

5.19 It is stated that access through a housing estate not acceptable for a quality hotel operator. So why is access along Hazledene Road acceptable?

Transport Assessment

This was based on traffic surveys in May 2014 and does not take into account the approved and under development offices hotel etc. at the Prime Four site. The currently completed developments have already contributed to significant additional traffic and congestion on Queen's Road and these further approved developments will add further traffic which should have been taken into account in

the study. Neither does the study take into account potential development of sports and leisure facilities at the remaining Grove Nursery site which designated for this use.

Option 1 is stated as preferred (access via Hazledene Road) but in section 4.5 it further states that service vehicle access is provided via Countesswells Road in this option. The report does not then proceed to assume that this will create a through route from Countesswells Road via Hazledene Road and onto Queen's Road and this will become a "rat-run" for commuter and other traffic which has not been modelled. Any development, if approved, must prevent this becoming a through route.

The report assumes that traffic related to the conference centre and function suite will arrive during the working day and depart by early evening. This is a wrong assumption and it can be reasonably assumed that functions, particularly at the weekend, will occur in the late evening and that vehicle departures will be around midnight, or later, to the disturbance of residents in Hazledene Road (which is a residential street).

The study has proceeded on the basis that the capacity of the hotel is 200 beds whereas all other documentation in the application refers to the hotel being 250 beds.

The basis and underlying assumptions of this study are seriously flawed and it cannot be used reliably in support of the application.

I have no objection to the plans for Application Site B

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P&SD Letters of Representation		
Application Number: 141020		
RECEIVED 20 AUG 2014		
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Case Officer Initials: JCG		
Date Acknowledged: 20/8/14		