

PI

From: webmaster@aberdeencity.gov.uk
Sent: 14 September 2014 18:36
To: PI
Subject: Planning Comment for 141260

Comment for Planning Application 141260

Name : Mr and Mrs J Graham

Address : Westholme,
Nth Deeside Rd,
Pitfodels,
Aberdeen

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : We object to this development .This would be a further incursion into the Green Belt while the egress would be from a steep gradient onto a stretch of road with very poor visibility onto the very busy North Deeside Road.

IMPORTANT NOTICE: This e-mail (including any attachment to it) is confidential, protected by copyright and may be privileged. The information contained in it should be used for its intended purposes only. If you receive this email in error, notify the sender by reply email, delete the received email and do not make use of, disclose or copy it. Whilst we take reasonable precautions to ensure that our emails are free from viruses, we cannot be responsible for any viruses transmitted with this email and recommend that you subject any incoming email to your own virus checking procedures. Unless related to Council business, the opinions expressed in this email are those of the sender and they do not necessarily constitute those of Aberdeen City Council. Unless we expressly say otherwise in this email or its attachments, neither this email nor its attachments create, form part of or vary any contractual or unilateral obligation. Aberdeen City Council's incoming and outgoing email is subject to regular monitoring.

Jeff Nicol
28 Carnie Gardens
Elrick
AB326HR

Mr Tommy Hart
Planning Department
Aberdeen City Council
Marischal College
Broad Street
Aberdeen

17 September 2014

Dear Mr Hart

Planning application 141260, North Deeside Road

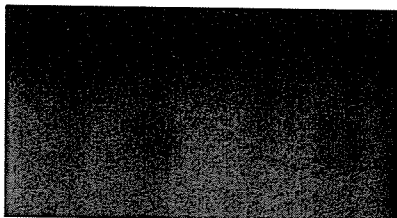
I am writing to note my objection to the above planning application for 3 houses on North Deeside Road.

I am a frequent user of the railway line walking route and am concerned on the impact that this development will have on the informal path down from North Deeside Road to the railway line. The informal path running down the east side of this site beside the existing treeline is well used and provides a vital link from the bus route.

Further I am not sure of current zoning as I am not a property expert, but the information that I have seen would suggest it is not zoned for development.

I would appreciate if you could confirm safe receipt of this objection.

Yours sincerely



Mr T.Hart - Planning Officer
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

15 Sept 2014

Dear Mr Hart

Planning application 141260 for three houses on North Deeside Road

I object to the above proposed development on North Deeside Road because it is not in the current local plan for development. It is zoned as green space and should remain as such.

I trust this forms a competent representation.

Yours Sincerely

A large black rectangular redaction box covering the signature of Paul Richardson.

Paul Richardson

Andrew Davidson
22 Woodlands Crescent
Cults
Aberdeen
AB15 9DH

Mr Tommy Hart
Planning application support team
Aberdeen City Council
Business Hub 4, Marischall College
Broad Street
Aberdeen
AB10 1AB

16 Sept 2014

Dear Mr T Hart

Application for three houses, planning application 141260

Further to the advert in the Citizen newspaper regarding the above planning application I am writing to note my objection to the proposals.

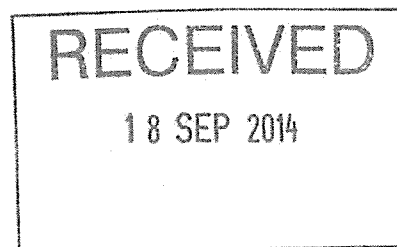
I use North Deeside Road regularly and the proposals will cause traffic issues at the entrance. This is also opposite the new international school which is already a traffic concern.

I hope that you will deem my objection valid and would appreciate if you could let me know that you have received this letter.

Yours faithfully



Andrew Davidson



PI

From: Sheena Wallace [REDACTED]
Sent: 19 September 2014 15:58
To: PI
Subject: PLANNING APPLICATION NUMBER 141260 - OBJECTION
Attachments: Planning Application No 141260 objection.pdf
Importance: High

Dear Sirs

Please find attached a letter of objection to Planning Application Number 141260.

I would be grateful if you would confirm receipt of this email.

Yours faithfully
S Wallace
Middleton of Pitfodells, North Deeside Road, Aberdeen AB15 9PL
Telephone [REDACTED]

Middleton of Pitfodels
North Deeside Road
ABERDEEN
AB15 9PL

19 September 2014

Aberdeen City Council
Planning Applications
Planning and Sustainable Development
Enterprise, Planning and Infrastructure
Business Hub 4
Marischal College
Broad Street
ABERDEEN
AB10 1AB

Dear Sirs

Application Number	141260
Proposal Description	Three houses with landscaping
Application Type	Detailed planning permission

We wish to register our objection to the above plan on the basis that the site is within designated Green Belt and Conservation areas. Scottish Historic Environment Policy quotes conservation areas as "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance." This proposal appears to be in direct contravention of that policy.

This site would require a new access almost opposite the entrance to the International School. This location, on the already busy thoroughfare of North Deeside Road, has already been the subject of numerous traffic incidents. It appears foolhardy to create higher levels of risk at this point.

We sincerely trust that our City's Planning Department takes the protection of the Green Belt and the The Pitfodels Special Character Area seriously.

Yours faithfully

Mr and Mrs S Wallace

PI

From: webmaster@aberdeencity.gov.uk
Sent: 05 September 2014 15:42
To: PI
Subject: Planning Comment for 141260

Comment for Planning Application 141260
Name : Angus Carmichael
Address : 206 Deeside Gardens,
Aberdeen

Telephone :
Email : [REDACTED]
type :

Comment : Whilst it will be a shame to see that green space disappear, my primary concern is with the school opposite. The stretch of road is a 40mph limit with no traffic calming and the council has apparently made little effort to facilitate safe crossing to the school outside its gates. With additional driveways opening onto that section of the road, the opportunity for a young person to be hit by a car can only be increased.

IMPORTANT NOTICE: This e-mail (including any attachment to it) is confidential, protected by copyright and may be privileged. The information contained in it should be used for its intended purposes only. If you receive this email in error, notify the sender by reply email, delete the received email and do not make use of, disclose or copy it. Whilst we take reasonable precautions to ensure that our emails are free from viruses, we cannot be responsible for any viruses transmitted with this email and recommend that you subject any incoming email to your own virus checking procedures. Unless related to Council business, the opinions expressed in this email are those of the sender and they do not necessarily constitute those of Aberdeen City Council. Unless we expressly say otherwise in this email or its attachments, neither this email nor its attachments create, form part of or vary any contractual or unilateral obligation. Aberdeen City Council's incoming and outgoing email is subject to regular monitoring.

From: Martin Mckenzie [REDACTED]
Sent: 06 September 2014 16:04
To: Tommy Hart
Cc: Paul Williamson; Aileen Malone; Marie Boulton; M.Tauqeer Malik;
; PI
Subject: Objection to Planning Application 141260, Land Opposite International School,
Pitfodels, Aberdeen
Attachments: windows-1252"Objection to Planning Application 141260- Land Opposite International
School, Pitfodels, Aberdeen.pdf

Dear Mr Hart,

Please see attached a copy of my objection to Planning Application 141260 for the installation of 3 houses on the land opposite International School in Pitfodels, Aberdeen.
I would appreciate if you could confirm receipt of this e-mail and attachment and welcome any comments you may have in this regard.

Regards,

Martin

Martin McKenzie
Tel: [REDACTED]
E:mail: [REDACTED]

Middleton Lodge
Station Road
Pitfodels, Cults
Aberdeen
AB15 9PJ

Sent by e:mail and Royal Mail

tomhart@aberdeencity.gov.uk
Mr Tommy Hart
Aberdeen City Council
Ground Floor
Marischal College
Broad Street
Aberdeen
AB10 1AB

06 September 2014

Dear Mr Hart,

Objection to Planning Application: 141260, 3 Houses with Landscaping on Land Opposite International School, Pitfodels, Aberdeen

I lodge an objection to the above application for the proposed development for 3 houses on the land opposite the International School in Pitfodels, Aberdeen and would specifically refer you to the content and outcome relating to a recent planning application, No 131279, that was recommended for refusal by planning officer, Mr Paul Williamson which was unanimously supported by local councillors.

This most recent planning application aims to develop a section of Green Belt which is also located in a recognised Conservation Area. The following sections aim to position the applicant's proposal relative to current planning policy, guidelines and local observations.

1. **PITFODELS, Conservation Area 10 Appraisal, section 3.6,**
The 'Landscape Strategy Part 1 - Maintenance of Landscape Setting' states the following;

"it identifies the area south of the North Deeside Road, and between it and the river, as an area of local landscape significance. It therefore helps to support the existing designation of green belt to the southern part of the Pitfodels area. The green belt policies of the local plan will apply to control development that might otherwise affect landscape setting."

Objection: The proposed development is located in this area and that "**green belt policies of the local plan will apply to control development**".

2. **Policy NE2 – Green Belt, states:**

*"1. Proposals for development associated with existing activities in the green belt will be permitted but **only if all** of the following criteria are met:*

- a) *the development is within the boundary of the existing activity.*
- b) *the development is small-scale.*

- c) the intensity of activity is not significantly increased.
- d) any proposed built construction is ancillary to what exists."

Objection: Points to note with respect to the proposal versus Policy NE2 guidance are:

1. The proposal is not part of an existing activity.
 2. Development is not small scale.
 3. Road and services activity will be increased.
 4. There is no existing building to enable the proposal to be ancillary to what exists.
3. PITFODELS, Conservation Area 10 Appraisal, Sections 3.2, 3.3, 3.4 & 3.5 highlight;

"that in addition to existing buildings, it is the theme of structural tree planting between and around them, along driveways and boundaries, and their relationship to the open spaces and the views they create across existing undeveloped fields which makes the character of the overall area so distinctive.

An important element that establishes Pitfodels as having a "sense of place"

New buildings within the area might tend to obstruct attractive views which help to give the area it's "sense of place".

Many open spaces in the Pitfodels area do not have significant tree cover except along some field boundaries. New buildings would tend to be very visible. New planting would be unable to mirror the parkland setting for which a large part of the conservation area has become recognised, leading to physical or visual coalescence with the urban areas on either side"

Objection: The proposal will remove forever, a significant "open space" from the Conservation Area. Any development will further detract from the "character" of the area, encouraging additional development within other open areas within the Conservation Area leading to an urban merger between Mannofield and Cults.

4. PITFODELS, Conservation Area 10 Appraisal, Section 3.8 states;

"The 'Memorandum of Guidance on Listed Buildings and Conservation Areas' 1993 published by Historic Scotland indicates that developments which can block or restrict important elements or views or generally change the visual setting may also have adverse effects. With this in mind it is not intended to amend the existing conservation area boundaries in other places."

Objection: The proposal will undermine the guidance within the current Policy where the council have recognised the need to maintain boundaries and limit development within the Conservation Area. Development would set a precedent for future development that would have diminished grounds for refusal.

5. PITFODELS, Conservation Area 10 Appraisal, Section 3.10 states;

"it should be noted that the existing road network within the Pitfodels area is very constrained and developments of any significant size may need associated road improvements to be carried out beyond the sites themselves. Assessments will need to be simultaneously carried out to show that they themselves will not have a significant impact on the environmental quality of the conservation area.

All development proposals will normally require that –

- a) *Supporting information shall be provided in the form of a comprehensive survey and assessment of buildings, walls and other enclosures, materials, pedestrian and vehicular access, traffic generation and parking, ground levels, landscape, trees, other vegetation and open spaces;*
- b) *Vehicular access shall be by means of existing arrangements. Upgrading may be permitted dependant on any associated environmental impacts being shown to be minimal. No new accesses shall be permitted unless and except where (i) it replaces another substandard one which shall subsequently be permanently closed off, (ii) it conforms to road safety and traffic standards, and (iii) will result in no loss of existing sound trees;*
- c) *Removal of existing sound trees will not be allowed except in exceptional circumstances with the written approval of the Council, and then only where adequate arrangements can be made for compensatory replacement planting around or in the same place;*
- d) *No developments shall commence unless a satisfactory landscape and management plan has been submitted and approved by the Council;*
- e) *Only high quality designs for buildings, materials and external spaces will be acceptable.*
- f) *Development will only be permitted where service arrangements for gas, electricity, water and other utilities can be made without any permanent loss or damage to existing trees, walls or local amenity.*
- g) *Boundary enclosures shall comprise good quality walls, fences trees or hedges that correspond with local or traditional character. Larch Lap style fencing will not be permitted."*

Objection: Based on the available information presented in the Planning Application immediately obvious objections can be listed as follows:

- Vehicular access is proposed directly on to an already busy road, placing additional congestion and traffic risk on an access point that has poor visibility adding to an already risky fast moving traffic area.
- The proposal will result in the removal of many mature trees and replaced with new buildings with no obvious tree replacement plan. Current policy is "Removal of existing sound trees will not be allowed except in exceptional circumstances".
- Removal of trees is counter to the guidance given in Section 3 above where new buildings would tend to be very visible. New planting would be unable to mirror the parkland setting for which a large part of the conservation area has become recognised.
- Service arrangements for gas, electricity, water and other utilities is likely to result in drainage and water course changes with unknown consequences for adjacent properties and surrounding landscape. Development at the Marcliffe of Pitfodels Hotel resulted in the appearance of springs in adjacent properties to the proposed site location that were not apparent prior to commencement of the building/foundation works associated with the Hotel's construction.

6. Local Development Precedent

A review of historical planning applications in the Deeside area demonstrates the Aberdeen Planning Department's stance regarding the type of planning approved versus those refused. Of those applications listed in the planning website, a total of 65 applications were refused within the Lower Deeside area from 1984 to 2014. Overall the applications refused were for the following reasons:

- Change of land use to residential.
- Requests to build a new house within an existing garden.
- Replacement houses that were not in keeping with existing character

More specifically, refusals of note that pertain to this application are:

- 1. Previous application for a similar development on a nearby site on Pitfodels Station road.**
Application: 842676, Denis Christie, 55 Fountainhall Road, Aberdeen, Dec 1984.
Request: To erect 2 dwelling houses within a site lying between north Deeside road and the disused Deeside railway line.
Refused: No information available from website, believed to be Green belt and access issues.
- 2. Previous application for a similar development on same site as above on Pitfodels Station road.**
Application: 131279, Eric Yule, 30th Aug 2013.
Request: To erect 3 dwelling houses within a site lying between north Deeside road and the disused Deeside railway line.
Officer: Mr Paul Williamson. Recommendation by planning officer: REFUSAL.
Refused: Contravening conservation and greenbelt policy.
Refused unanimously by council members when presented as item 2.6 in Planning Development Management Committee meeting on Thursday 20th March 2014.
- 3. Application by a neighbour on an adjacent site.**
Application: 991087, Mr & Mrs D. Bain, Middleton Steading, July 1999.
Request: to replace an existing garage.
Refused: Refused on the basis of possible damage to tree root system.

There is no known case of a similar planning application being approved anywhere in the Lower Deeside area, with applications within the Pitfodels Conservation area being assessed against a more stringent planning policy.

Objection: Based on this information and recent applications the proposed development should be refused on the following basis;

- The site falls within the Green Belt within which no new development is permitted.
- There are no known precedents for this type of proposal within the Green Belt.
- The proposals do not meet any of the policy criteria for exception to this policy

7. Environmental Considerations

Policy NE1 – Green Space Network states;

“The City Council will protect, promote and enhance the wildlife, recreational, landscape and access value of the Green Space Network. Proposals for development that are likely to destroy or erode the character or function of the Green Space Network will not be permitted.”

“measures shall be taken to allow access across roads for wildlife and for access and outdoor recreation purposes”.

“Development which has any impact on existing wildlife habitats, or connections between them, or other features of value to natural heritage, open space, landscape and recreation must be mitigated through enhancement of Green Space Network.”

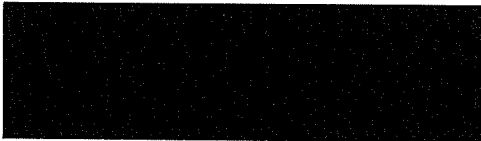
Objection: The proposed development is firstly, in Green Belt, secondly, in a Conservation Area and thirdly, adjacent to a recognised Green Space Network. The proposed development will have a significant impact on the current wildlife and landscape environment within the area. Green space policy encourages the linkage of recognised green space networks with existing green belt to ensure that

wildlife corridors are maintained and encouraged. This development will have a significant adverse effect on maintaining this policy within the proposed development area. On an environmental basis the proposal should be refused for the following reasons:


- Wildlife impact, numerous deer (with fawning does within the site), several foxes, pheasants, buzzards, rabbits, bats in addition to an abundance of bird species including woodpeckers all frequent the proposed development site.
- The site provides local wildlife opportunities to eat, breed and travel through the Pitfodels conservation area unhindered. Any development will remove this facility altogether.
- Bats traverse this site in the evening at an elevation as low as a few feet, large buildings will have an adverse on their ability to feed and reduce their ability to breed unhindered.

Can you please confirm receipt of my objection and inform me of any consultation meetings that may be tabled in relation to this application.

Yours sincerely,



Martin McKenzie

Telephone: 

E: mail: 

CC: Mr Paul A Williamson
PaWilliamson@aberdeencity.gov.uk

Councillor Aileen Malone
amalone@aberdeencity.gov.uk

Councillor Marie Boulton
mboulton@aberdeencity.gov.uk

Councillor M Tauqeer Malik
mmalik@aberdeencity.gov.uk

Peter Roberts, Planning Liaison Officer, Cults Bieldside and Milltimber Community Council (CBMCC)
