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From:

Sent:

Nigel Kenrick 31 August 2014 21:00

To:

Subject:

Application Number 141149

Attachments:

Planning Objection ref Stables & House.pdf

Dear Sir

Please find attached our objection letter.

Regards

Nigel Kenrick

Planning Dept Aberdeen City Council Aberdeen AB10 1AB The Elms, Hillcrest Courtyard
Peterculter
Aberdeenshire
AB14 0PP

30th August 2014

Dear Sir

Re: Removal of Condition 1 (Control of Occupancy) from Planning Permission Ref:P120873

Proposed Development at: Baads Farm, Peterculter

I would like to object to the above application on the following grounds:-

- Increase in traffic to the single track road
- Safety
- Noise

We wish to reject the above application on the grounds that nothing has changed since the previous rejected application.

The reference to mortgage refusal does not alter the fact that this is green belt land. The previously approved application was based on establishing a viable stud farm business (how this changes the Green Belt status I do know!), should remain applicable.

Within the planning submission by Suller & Clark there is the statement, "..... the single house and garage in association with the proposed stud farm was not considered to have an adverse impact on the surrounding landscape." As the site of the proposed buildings is in a raised prominent location the buildings would be clearly visible standing above the height of the hill behind it and would be seen from the main Deeside Road and Malcolm Road. Clearly then, this would have an adverse effect on the surrounding landscape! The proposed building will be higher than the existing adjacent properties.

The Culter Community Council have well established, detailed knowledge of the needs and aspirations of Peterculter and the surrounding area. With this in mind, it becomes clear that when the planning officer from Culter Community Council recommended rejection of the application in their report to Aberdeen Council for the reasons stated above, then their view should be given full consideration.

There has never been a building on the site as far as any Ordnance Survey and local knowledge can determine.

The Aberdeen City planning department and the Scottish Executive, with good reason, have rejected a previous application in the adjacent field. This is a quiet rural area and of late we have had a number of planning applications approved, (recently including the relocation of Oldfold Stables into the area) all of which has resulted in increased the traffic on the single track access road which is struggling to cope.

There are some very young children here at Baads / Hillcrest Courtyard who frequently play on the private roadway. The neighbours are all fully aware and take due care. However, we have real safety concerns, as customers, deliveries and trader visitors to the stables would be unaware of the children.

The increased traffic would, of course, have a noise impact in itself and also put a further burden on the single track road through Anguston which is already in a poor condition and is struggling to cope.

For the above reasons we request that the planning application is rejected.

Yours faithfully

Mr & Mrs Kenrick