

From: PI
To: [REDACTED]
Subject: FW: Objection re planning application P14136
Date: 15 September 2014 09:54:51

-----Original Message-----

From: Harrison, Dr William T. A. [REDACTED]
Sent: 13 September 2014 09:09
To: PI
Cc: [REDACTED]
Subject: Objection re planning application P14136

Dear Sir/Madam,

I am writing on behalf of Dyce and Stoneywood Community Council re planning application P14136 (Section 42 variation). We strongly object to this application because of road safety concerns, especially the serious risk to children attending Stoneywood Primary School.

Some time ago, the developer (Dandara) attended a meeting of our Community Council and clearly stated that they would improve the Stoneywood Road/Stoneywood Terrace/Market Street junction after the 50th house was occupied, which has now happened. We were therefore very surprised to see application P14136 and one of our ward members kindly sought further details from the planning department and received this reply:

"As you shall appreciate, the wider development at Stoneywood, is extremely complex, and there is more than one development which requires alterations to be implemented at the junction of Stoneywood Road, and Stoneywood Terrace. As such, this matter has been the subject of ongoing discussions between the respective developers and sections within the Council in order to find a mutually agreeable solution.

As you are aware, the developer of the Stoneywood Estate (Dandara) has now exceeded the figure of 50 units which is stipulated within one of the approved conditions as being the limit before junction works would have to be implemented. In considering breaches of planning permission, it is necessary to consider what measures can be undertaken in order to resolve that breach, and what matters if any are in the best public interest.

In addition to the scheduled improvements by Dandara, there are also further works scheduled as a result of the Goodman development (Offices), on the site of the former BP offices, car park, and Exel Club. These works would in essence require significant works to be undertaken to Stoneywood Road and the associated junction with Stoneywood Terrace, at separate periods. As such, an agreement in principle has been reached for one set of works to be undertaken (taking both schemes into account), thus minimising the impact on the local road network and the disruption caused to traffic that a double intervention would have over an extended period. This agreement is considered to be a pragmatic one, which takes the wider impacts associated with such works into account. As such, we as Planning Authority requested that Dandara should apply to vary the existing planning condition relating to the threshold of 50 units, together with an appropriate timescale inserted for the completion of the necessary junction works. Hence the position that we are in now with a new application having been received."

We totally reject this statement for the following reasons:

- 1) The Stoneywood (Dandara) and BP (Goodman) developments have nothing to do with each other and are nearly 1 km apart. Therefore, there is not "more than one development which requires alternations to be implemented at the junction..."
- 2) A full application for the BP site has not even been submitted yet and it could be a year or more before any work starts.
- 3) The role of the planning department is (among other things) to manage development and ensure

that planning conditions are complied with. The 50-house condition was put in place because of SERIOUS congestion and road safety issues at the Stoneywood Road/Terrace junction. The number of right-turns from Stoneywood Road to Stoneywood Terrace and vehicles exiting from Stoneywood Terrace has increased enormously since the houses were built and will get higher still as more houses are occupied.

4) As well as "disruption to (car) traffic" the safety of ALL road users (including pedestrians and even children!) must be taking into account in planning matters. Nights are now drawing in and the safety of children walking to and from Stoneywood School is paramount. This "mutually agreeable solution" (translation: delay for the convenience of the developers) would make a mockery of the Council's safe routes to school policy.

We urge the planning and development management committee and ward councilors to reject this badly misguided intervention from City planning staff and ensure that the agreed junction improvements are started immediately.

Best regards,
Bill Harrison (Secretary)

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Tha Oilthigh Obar Dheathain na charthannas clàraichte ann an Alba, Àir. SC013683.

From: webmaster@aberdeencity.gov.uk
Sent: 01 September 2014 14:03
To: PI
Subject: Planning Comment for 141316

Comment for Planning Application 141316

Name : Leon Grant
Address : 17 polo park
Bucksburn

Telephone :-

Email :

type :

Comment : I object to this application on the grounds that stoneywood terrace road and junction are not suitable for any increase in volume of traffic yet.

We can not yet safely travel this road due to increase of hgv and cranes that belong to dandarra.

The junction at stoneywood terrace needs upgrading so our kids and ourselves can safely cross the road to school in the mornings because at present work vehicles restrict our movements on a daily basis. There's an accident or injury to a child waiting to happen we feel/fear.

The additional construction traffic, mill traffic, residents and mobile cranes using Stoneywood Terrace and RJ2 junction is a recipe for a major accident. The latter use by mobile cranes (on a non modified junction) is caused by Dandara stopping exiting traffic from what will be the RJ3 junction.

The road surface has started to deteriorate again and will only get worse causing yet more damage to our own cars.

Dandara have already broken the existing planning consent by having already breached the 50 house limit.

Dandara should not be allowed anymore houses to be occupied, at all, until the RJ2 junction is completely modified and the Toucan crossing for the school put in place.

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P&SD Letters of Representation		
Application Number: 141316		
RECEIVED 02 SEP 2014		
Nor <input checked="" type="checkbox"/>	Sou <input type="checkbox"/>	MAP <input type="checkbox"/>
Case Officer Initials: ?		
Date Acknowledged: 2/9/14		

PI

From: webmaster@aberdeencity.gov.uk
Sent: 02 September 2014 11:42
To: PI
Subject: Planning Comment for 141316

Comment for Planning Application 141316

Name : Margaret Stapleton
Address : 5 Polo Park
Bucksburn
Aberdeen
AB21 9JW

Telephone :

Email :

type :

Comment : My objection is as follows :-

The RJ2 junction at Stoneywood Road/Market Street/Stoneywood Terrace is already a nightmare for residents and commuters. Not even considering the emergency services.

An additional 90 house users will compound the disruption. However its less than 90 as Dandara have already breached the 50 house limit with no penalty by ACC.

Crossing Stoneywood Road is now even more dangerous especially for older residents, the young children and parents going to the school and nursery.

Additional construction at the Hydro substation (including parked vehicles), additional construction traffic, mill traffic, residents and mobile cranes using Stoneywood Terrace and RJ2 junction is a recipe for a major accident. The latter use by mobile cranes (on a non modified junction) is caused by Dandara stoping exiting traffic from what will be the RJ3 junction.

The winter and dark nights approaching causes further delays at this junction.

Dandara should not be allowed anymore houses to be occupied, at all, until the RJ2 junction is completely modified and the Toucan crossing for the school put in place.

Dandara has blatant disregard for planning conditions, local residents and commuters.

For ACC to say to do this work at the same time as any alteration of the junction at BP for the adjacent new office development is ridiculous. This will only cause more disruption at the time of the works and the existing Stoneywood Terrace junction remains dangerous for another 12-18 months, if not longer.

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P&SD Letters of Representation		
Application Number: 141316		
RECEIVED 03 SEP 2014		
Nor	Sou	MAP
Case Officer Initials: /		
Date Acknowledged: 3/9/14		

PI

From: webmaster@aberdeencity.gov.uk
Sent: 02 September 2014 11:39
To: PI
Subject: Planning Comment for 141316

Comment for Planning Application 141316

Name : H Stapleton
Address : 5 Polo Park
Stoneywood
Aberdeen
Ab21 9JW

Telephone :

Email :

type :

Comment : The RJ2 junction at Stoneywood Road/Market Street/Stoneywood Terrace is already a nightmare for residents and commuters. Not even considering the emergency services.

An additional 90 house users will compound the disruption. However its less than 90 as Dandara have already breached the 50 house limit with no penalty by ACC.

Crossing Stoneywood Road is now even more dangerous especially for older residents, the young children and parents going to the school and nursery.

Additional construction at the Hydro substation (including parked vehicles), additional construction traffic, mill traffic, residents and mobile cranes using Stoneywood Terrace and RJ2 junction is a recipe for a major accident. The latter use by mobile cranes (on a non modified junction) is caused by Dandara stopping exiting traffic from what will be the RJ3 junction.

The winter and dark nights approaching causes further delays at this junction.

Dandara should not be allowed anymore houses to be occupied, at all, until the RJ2 junction is completely modified and the Toucan crossing for the school put in place.

Dandara has blatant disregard for planning conditions, local residents and commuters.

For ACC to say to do this work at the same time as any alteration of the junction at BP for the adjacent new office development is ridiculous. This will only cause more disruption at the time of the works and the existing Stoneywood Terrace junction remains dangerous for another 12-18 months, if not longer.

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P&SD Letters of Representation		
Application Number: 141316.		
RECEIVED 03 SEP 2014		
Nor <input checked="" type="checkbox"/>	Sou <input type="checkbox"/>	MAp <input type="checkbox"/>
Case Officer Initials: /		
Date Acknowledged: 3/9/14		

From: webmaster@aberdeencity.gov.uk
Sent: 08 September 2014 10:58
To: PI
Subject: Planning Comment for 141316

Comment for Planning Application 141316

Name : Jason Byles
Address : 14 Polo Park

Telephone

Email :

type :

Comment : I object to the delay in the works to the RJ2 junction at Stoneywood Road/Market Street/Stoneywood Terrace as a matter of public and transport safety for the following reasons.

At any time of the day not just peak time traffic (despite the calculations given within the Application letter 141316) there is a real danger of an accident for road users turning across the flow of traffic coming from Stoneywood Road and turning right onto Stoneywood Terrace.

As the road is not quite wide enough to let other road users past (which obviously includes articulated Lorries, Buses etc) you are either -

- (a) Forced to block traffic behind you before the opportunity presents itself to move off onto Stoneywood Terrace, or
- (b) Sit slightly over to the right of the lane (and effectively the opposite side of the road) to let other cars squeeze past.

My concern over (a) is that for drivers turning right there is a rear end accident from drivers approaching the junction. There is a slight curve in the road approaching the junction and the waiting traffic are at high risk due to the waiting line of traffic that cannot pass.

In addition a driver may attempt to squeeze past or accidentally mount the pavement to hurry their journey creating either minor damage to the waiting car (or major damage depending on speed) or a danger to pedestrians.

My concern over (b) is that a larger vehicle passing may clip the waiting car and push it into oncoming traffic or simply that oncoming traffic coming from the BP Offices direction miss-judges the space available and there is a head on collision.

I realise that this is all down to the attitudes of drivers and their driving ability, but with the dark nights approaching (poor weather, poor visibility etc) and the increase in traffic, there is a real and live danger that this junction is an accident waiting to happen.

I believe that Dandara has already breached their 50 homes limit before alteration to this junction, so with additional traffic created from the recent works to the Hydro Sub-Station, the construction traffic to the Dandara sites, the Paper Mill traffic and of course the vehicles for existing residents in the area, this junction is already becoming a problem area so as a responsible road user and parent who carries children in my car, I certainly do not want to see any more reason to compound this with the addition of another 90 homes in the area before something is done.

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P&SD Letters of Representation		
Application Number: P14-1316		
RECEIVED 09 SEP 2014		
NGr	384	MAC
Case Officer Initials:	PAU	
Date Acknowledged:	11-9-14	

From: webmaster@aberdeencity.gov.uk
Sent: 22 September 2014 21:12
To: PI
Subject: Planning Comment for 141316

Comment for Planning Application 141316

Name : Julie Tumelty
Address : 4 Polo Park
Bucksburn
Aberdeen
AB21 9JW

Telephone :

Email :

type :

Comment : Representation Objects Comments for Application 141316:

Julie Tumelty

4 Polo Park, Bucksburn, Aberdeen, AB21 9JW.

Objection to the lack of adequate Public Notification Planning application 141316 concerns the road junction at Stoneywood Road/Stoneywood Terrace/Market Street and is a frequently used junction by a lot of Public who live and work in the locality of Dyce, Stoneywood and Bucksburn.

I see that the supporting letter with Planning Application 141316 states that Dandara have hand delivered to all households within the red line boundary of P110790; in other words sent out letters which notified their own residents of the proposed application 141316.

However, other non-Dandara residents, and businesses, in the local area near the junction, and who will be affected by the new proposal, have had no such notification therefore, the importance of a requirement for proper adequate public notification in the local press if ACC have not sent out neighbour notification letters. I have already discussed my concerns about this via email with Mr Williamson (ACC Planning Officer).

Regulation 20 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 requires that in certain circumstances the planning authority must publish a notice in a newspaper circulating in the locality in which the neighbouring land is situated;

The Aberdeen Citizen no longer is distributed in the Dyce/ Bucksburn/ Stoneywood area, and has not been since June 2012. I made the Council Planning Department aware of the Aberdeen Citizen not circulating in the area back in July 2013 and requested that future public notification for the Stoneywood Estate Development is placed in the Press & Journal and/or Evening Express.

Application 141316 was advertised in the Aberdeen Citizen (10th Sept 2014) under the Section Proposals where Neighbour Notification has not been possible;

The proposal stated: Application to vary Condition 16 (i) to amend the number of houses that may be occupied on the application from 50 houses to 140 houses;. The application statement in the Aberdeen Citizen makes no mention that it is proposing a delay to road junction works which is a Public Concern.

Instead, should Application 141316 have been more suitably placed in the Section called Projects of Public Concern; to raise awareness that the application did contain a proposal that was of public concern?

I am making strong objection to this application, and any other application for the area, being placed in the Aberdeen Citizen as a way of informing the public especially as it is not a newspaper circulating in the locality so is not an adequate media for Public Notice.

Objection due to road safety/congestion concerns In the supporting letter with the application it states “The original surveys undertaken for the Transport Assessment showed that the junction was used by 1868 vehicles in the morning peak and by 1626 vehicles in the evening peak” When was the date that this original survey was undertaken? This is important because does it then take into account the already Bancon Home (Polo Park) residents vehicles and the now occupied Dandara residents vehicles who presently use the junction? Along with Stoneywood Paper Mill employees and works traffic, residents of Polo Gardens, Market Street, Dandara construction/works traffic, etc.

The supporting letter with the application also states “For 90 houses that equates to an additional 14 trips in and 46 trips out during the AM peak and 40 trips in and 21 out during the PM peak”.

I am not sure of the validity of these numbers?

What I do know is that I use the Stoneywood Road/ Stoneywood Terrace junction everyday and that it is an already busy junction. During PM times when using the junction for a right hand turn to get off Stoneywood Road and onto Stoneywood Terrace my car, or other cars waiting to do a right hand turn, can wait for quite a period of time to turn right to get onto Stoneywood Terrace. This is usually due to waiting for a gap in the traffic flow coming to the junction from Dyce so that we can turn right, or is more usual, having to wait for the light to go on red to stop the on-coming traffic so we can turn right onto Stoneywood Terrace. During this “waiting time”, even though my vehicle is positioned over to the right hand side of the road lane, traffic can build up behind my vehicle or others turning right, leading to road congestion. With another proposed 90 householders’ vehicles using this junction before any work is done on it this type of congestion will become a lot more frequent.

Also, whilst waiting to do a right hand turn some vehicles drive past on the passenger side of the car. There is a definite road safety concern here especially with 4x4 vehicles, vans and lorries going past which can frequently be the case on this road. Twice I have had my passenger side wing mirror clipped whilst waiting to turn right.

I therefore, have strong objections to a delay in junction works.

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P&SD Letters of Representation		
Application Number: P141316		
RECEIVED 23 SEP 2014		
Nor	Sou	MAp
Case Officer Initials:	PAO	
Date Acknowledged:	25/9/14	

PI

From: webmaster@aberdeencity.gov.uk
Sent: 24 September 2014 23:17
To: PI
Subject: Planning Comment for 141316

Comment for Planning Application 141316

Name : Morag Forrest
Address : 24 Foresters Avenue
Bucksburn
Aberdeen
AB21 9JB

Telephone :

Email :

type :

Comment : I am writing as a resident of Stoneywood who works in Dyce and wish to object to planning application P141316.

I use the junction of Stoneywood Road / Stoneywood Terrace / Market Street on a daily basis, both as a pedestrian and road user. In recent months congestion at that junction has become worse, even outwith the morning and evening peak times. This is in part due to the volume of traffic coming out of Stoneywood Terrace and the number of vehicles turning right down Stoneywood Terrace from Stoneywood Road, which can stop the flow of traffic along the main road even when the traffic lights are at green, causing long tailbacks.

Although we know from the planning application that there are now more than the 50 houses agreed in the original application occupied, the Planning Department was unable to tell me exactly how many were occupied at this time.

Work is also well under way on the retail units in the area opposite Stoneywood Primary School. As this is not part of the planning application there is the potential for these units to be in use before the junction has been upgraded. This would increase the volume of traffic at the junction even more as all traffic going towards Dyce would have to use the Stoneywood Terrace junction.

All of this presents a real danger to children crossing the road to go to and from school. Council policy is surely to encourage children to walk to school, not make it more dangerous for them to do so. It is also increasingly unpleasant for local residents to use the crossing due to the increased volume of traffic throughout the day.

I would therefore urge both the Development Management Committee and my ward councillors to reject this application and ensure that the agreed junction improvements can be started immediately.

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P&SD Letters of Representation		
Application Number: 14 1316		
RECEIVED 25 SEP 2014		
Not	Sou <input checked="" type="checkbox"/>	MAP
Case Officer Initials: PAO		
Date Acknowledged: 26/9/14		