

Consultation Responses

Pitfodels

Conservation Area

Rebecca Kerr

From: Susanne Steer [REDACTED]
Sent: 04 April 2014 09:44
To: LDP
Subject: Old Aberdeen and Pitfodels Conservation Area Character Appraisal Consultations

Good morning

Thank you for giving Scottish Water the opportunity to comment on the Old Aberdeen and Pitfodels Conservation Area Character Appraisal Consultations. As the contents will not have an impact on the provision of water and drainage, Scottish Water does not have any comments to make at this time.

Kind regards,

Susanne

Susanne Steer | Development Planner - Asset Demand Planning | Asset Strategy

Scottish Water | The Bridge | Cumbernauld Road | G33 6FB

T: 0141 414 7778 | M: [REDACTED]

E: [REDACTED]

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Rebecca Kerr

From: John Hall [REDACTED]
Sent: 05 April 2014 20:12
To: LDP
Subject: Pitfodels Conservation Area Draft Character Appraisal

Hello There,

Have read and support your Character Appraisal of the Pitfodels Conservation Area.

Regards

John Hall

Rebecca Kerr

From: Cowe, Ian [REDACTED]
Sent: 08 April 2014 13:08
To: LDP
Subject: Old Aberdeen and Pitfodels Conservation Areas - Draft Character Appraisals

Dear Sir/Madam

I write in support of the expansion to the Old Aberdeen and Pitfodels Conservation Areas. The expansion of these areas will include a great number of town and garden trees, town trees provide amenity, but also valuable habitat for a variety of priority species present in Aberdeen. Greater protection for these trees is welcomed by the Forestry Commission.

Regards
Ian Cowe

Ian Cowe - Development Officer
Forestry Commission Scotland
Portsoy Road
Huntly
AB54 4SJ

Phone: 01224 441664
Mobile: [REDACTED]
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Rebecca Kerr

From: Russell, Professor Elizabeth M. [REDACTED]
Sent: 05 May 2014 14:03
To: LDP
Subject: Pitfodels conservation area

Dear Aberdeen City Planning Department,

My husband and I are impressed by the detailed understanding of the Pitfodels area that is demonstrated in the appraisal and, as residents in a named house within it, are happy with your intentions.

However – and I realise that this may not be part of your remit but it is relevant to Pitfodels as a buffer zone – we remain unhappy about the decision not to install a link road from N Deeside to Garthdee Roads between Pitfodels Station Road and Auchinyell Road. I asked the Cults Community Council to look at it only to discover that we are one of 14 houses that have been added to Garthdee instead of, as formerly, to Cults Community area.

We understand why our fellow citizens of Garthdee voted for housing rather than a link road, but the effect of the extra houses will only increase the pressure on Pitfodels Station Road which is irrelevant to their transport needs. Importantly, there is no pedestrian access from north to south; the excellent footpath that you have put in from the railway line south to Garthdee Rd is not matched by one going north to N. Deeside and crossing the railway bridge is hazardous. We therefore ask please could you look at some way of allowing us to walk north from INchgarth Rd to N Deeside?

Yours sincerely
Elizabeth Russell
[REDACTED]

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[REDACTED]
[REDACTED]
[REDACTED]
8 May 2014

Dr Margaret Bochel
Head of Planning and Sustainable Development
Aberdeen City Council

Dear Dr. Bochel

Conservation Area Character Appraisals and Management Plan
Pitfodels

1. Having seen a news update by Councillor Aileen Malone in the May, June, July edition of the Milltimber, Bielside, Cults Magazine which mentioned the above Plan I requested a copy of the Report from Planning. I received the report but not I think the Strategy Overview or the Management Plan.
2. I consider this matter should have been advertised otherwise how are citizens supposed to learn about it. I found out quite by chance. I no longer have any Community Council in my area.
3. I do not wish to see any further large scale development in the area and certainly not the loss of open space between Aberdeen and Cults. I do not consider this would be to the benefit of the Citizens of Aberdeen or Cults.
4. With regard to the report I have seen I comment as follows;-
 - a. Page 15 3.2.2 mentions the International School. There is a current Planning Application pending for an extension.
 - b. Page 17 OP 64 Craigton Road / Airyhall Road, 20 Homes. I presume this is the Bancon development on Airyhall Road and should not be described as Craigton Road. To the north of the site is an open area with trees which runs through to Northcote Crescent. There was to be a path running through this area from the development to Northcote Crescent. I certainly would not wish to see this area developed.
To the rear of Nazareth House there is an application for 5 Terraced Houses to which I objected for the reasons given in my objection. The site is a right of way used by walkers and their dogs for all the time I have lived here.

- c. Page 28 –Under the heading New Streets Northcote Crescent (and Airyhall Cottage)are mentioned. I don't understand this. We moved into our house in Northcote Crescent in 1977 and the houses were built some 10years before that. It is certainly not a new Street. I don't know where Airyhall Cottage is. I didn't realise we were in the Conservation Area

5. Conclusion;-

I wish the area conserved eg. no large Scale developments. I am against turning the Marcliffe into offices.

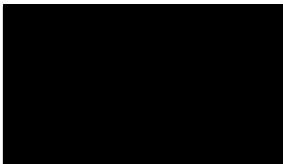
Foxes Lane, Bairds Brae etc., left as Lanes for Walkers etc. I do not wish them made into Roads! I am against therefore traffic using Foxes Lane for entering /exiting such as has been agreed for new houses in the Shell complex. Trees to be left and not felled under the excuse diseased as what happened between Nazareth House and the former Airyhall House.

The developments in the area have reduced the wildlife considerably.

Land on which Rights of Way built up over the years by Walkers etc., should not be developed.

Please let me know should you wish to discuss the Plan or clarification regarding any matter.

Yours sincerely



Fred Robertson

Copy; Councillor Ian Yuill
Councillor Aileen Malone
Mr Saemus MacInnes (former Secretary Braeside/Mannofield Community Council)

Our ref: PCS/132567
Your ref: CAA_Pit
Consultation

Laura Robertson
Masterplanning, Design and Conservation Team
Planning and Sustainable Development
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Aberdeen
AB10 1AB

If telephoning ask for:
Alison Wilson

12 May 2014

By email only to: ldp@aberdeencity.gov.uk

Dear Ms Robertson

Public Consultation
Draft Pitfodels Conservation Area Character Appraisal

Thank you for your consultation e-mail which SEPA received on 27 March 2014. We have no comments to make on the Draft Pitfodels Conservation Area Character Appraisal.

If you have any queries relating to this letter, please contact me by telephone on 01224 266656 or e-mail at planning.aberdeen@sepa.org.uk.

Yours sincerely

Alison Wilson
Senior Planning Officer
Planning Service



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HALLIDAY FRASER MUNRO
PLANNING

P1937/Letters/SC/lc

12 May 2014

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Dear Sir

**PITFODELS CONSERVATION AREA APPRAISAL: RESPONSE TO THE DRAFT
MARCH 2014
ON BEHALF OF CLIENTS: GIBSON MCARTNEY LTD**

Halliday Fraser Munro act for clients Gibson McCartney Ltd who are applicants for a proposed development at the Marcliffe of Pitfodels .

We refer to the consultation on the Draft Pitfodels Conservation Area Appraisal [the '2014 Appraisal'] published in March 2014. We note that this is an update to the Appraisal for Conservation Area 10 published in 2011, which in turn borrowed from the original Appraisal carried out in 2002 as a precursor to what became the 2008 Local Plan. We also observe and recall that the 2002 Appraisal was the first appraisal to be carried out since the designation of the Conservation Area in 1977.

This consultation exercise requests comment upon the new Appraisal carried out in 2014. These comments are noted below.

1. We note that the 2014 Appraisal references other documentation on its cover. It suggests that the 2014 Appraisal should be read in conjunction with "Section 1: Strategic Overview and Section 2: Management Plan. Only one such document is available on the Aberdeen City Council Website and it relates to other conservation areas in Aberdeen. Pitfodels is mentioned once, but only in a list of all the conservation areas in Aberdeen. In the absence of confirmation it is assumed that a separate document is intended to be available for the Pitfodels Conservation area – but is simply not yet available. We would submit that this consultation, if it is to be meaningful, should have available all the documentation that is relevant to the purpose and promotion of the Pitfodels Conservation Area. Until such time this present consultation cannot carry any significance other than to seek comment upon the description in the 2014 Appraisal.

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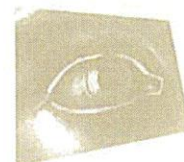
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2. We understand and recognise that planning authorities are required from time to time to determine which areas meet the definition for conservation areas; namely that they can be defined as **"areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance"**. Such a requirement not only means that areas are designated, but also existing designated areas are reviewed with a view to establishing whether or not they still merit designation as a conservation area.
3. We make no judgement upon the **special architectural or historic interest** criteria for the Pitfodels Conservation Area at this juncture, except that the area around The Marcliffe Hotel and International School no longer reflect the description used in the Appraisal and haven't for some time. This is both as a result of the existing developments and the approved developments in this area. The special architectural or historic interest is simply described within the 2014 Appraisal. There are no value judgements made as to the relevant merits, whether there is any dynamic, or whether the status quo pertains. Indeed there is very little reference to the architectural or historic significance of the area at all, nor comparison with other such areas in Scotland [e.g. Colinton in Edinburgh].
4. We also note that no assessment has been made of the performance of the Conservation Area – is it achieving its policy objectives, whatever those may be? It would be quite simple to quantify the number of planning applications for instance. The number of buildings in 1977, in 2002, in 2014 for instance too. In that respect we note the continuing development pressures which are resulting in considerable additional development taking place. We also note the continuing coincidence of objectives reflected in the overlaying of separate policy designations including Conservation Area; Green Belt; Greenspace Network; Core Path; *inter alia*. In other words there is plenty to review. Yet the 2014 Appraisal has simply avoided reporting or commenting on these matters.

Taking note of the above comments it is our recommendation that the Character Appraisal 2014 be put on hold until such time as the relevant Conservation Area-specific Strategic Overview and Management Plan [SO&M Plan] has been prepared. This document must reassess the significance in 2014 (and not rely on the 1977 significance). The SO&M Plan must also make sense of the confusing policy framework. It should pose the question whether all the overlapping policy layers are really necessary. It should ask whether the aims and objectives couldn't be better delivered through a single channel, be it Green Belt or Conservation Area. Until such time as the whole picture is available we would maintain that it is impossible to comment constructively.



We would be perfectly willing to meet and discuss these matters. However, we reserve the right to further comment once the additional information becomes available.

Yours faithfully

Halliday Fraser Munro

Halliday Fraser Munro

