

PI

From: webmaster@aberdeencity.gov.uk
Sent: 19 August 2014 15:43
To: PI
Subject: Planning Comment for 141147

Comment for Planning Application 141147

Name : Martin Gillespie
Address : 4 Summer Place
Dyce

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Is this a domestic property or a guest house. It appears that it will be used for commercial purposes with 10 bedrooms and I do not see this in the application.

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.

Application No: 141147

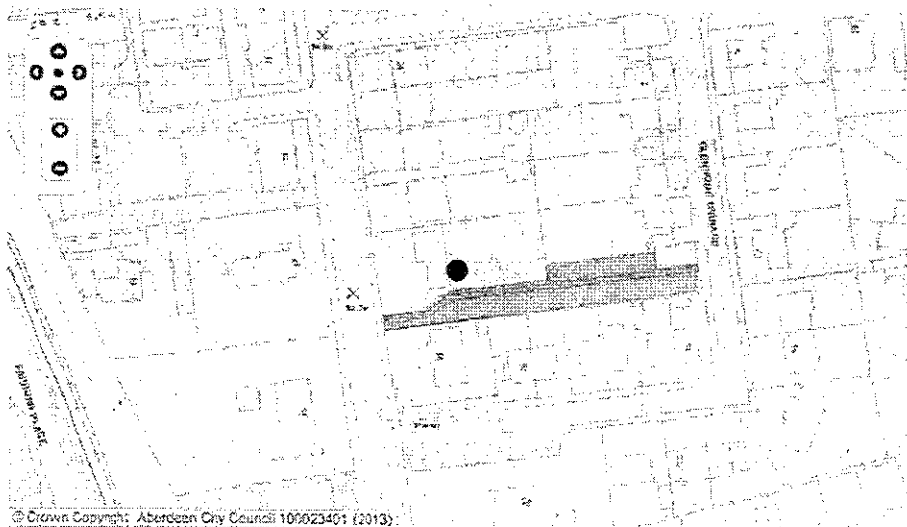
Date of Notice: 03 September 2014

Name: Scott Cumming & Michelle Cumming
Address: 20 Glenhome Terrace
Dyce, Aberdeen
AB21 7EB

Tel no:
email:

My wife and I strongly object to the proposed development of 16 Victoria Street Dyce to form a Bed and Breakfast

- We have lived at 20 Glenhome Terrace for 11 years and have spent several years renovating our property. We are most concerned that our efforts to create a secluded and child friendly garden for our young family is now in jeopardy as we are now going to be overlooked by bedrooms from the proposed Bed and Breakfast. The thought of a commercial building being erected in what is the back garden of a quiet residential area causes us great concern, unlike our neighbouring properties we won't know the people living at the Bed and Breakfast, we won't know their history, we feel very unsettled and unsafe that our garden, living space and bedrooms will be overlooked by complete strangers - invasion of privacy.
- We also feel the plans are an overdevelopment, the conversion would dominate the site as a result ourselves and surrounding Properties will be overshadowed by the huge scale of the proposed Bed and Breakfast.
- Victoria Street is very busy especially at peak times. There is a Bus Stop directly opposite 16 Victoria Street, Tesco Express and traffic lights within close proximity of the property. Traffic is often queued back past the entrance to 16 Victoria Street and with another proposed entrance to the property with 9 parking spaces for guests, will lead to more traffic and generate more highway safety issues in an already congested street.
- On the location map on the Neighbour Notification Letter there is a public footpath from north side of 14 Victoria Street which leads past 20, 18, 16, 14, 12 & 10 Glenhome Terrace, this Public footpath is now part of 16 Victoria Street's land, it has been since I moved into my property, but question why this has come about. Was the footpath council owned?? why was the footpath claimed by no 16?? was it sold to them?? should the footpath and land have been shared equally between neighbouring properties?? Questions that obviously need to be answered
see map below footpath and land in question highlighted in pink



- The development of this site would create extra noise/disturbance due to cars parking/additional occupants, odours from commercial bins. There is also an issue with poor drainage in the area and a development of this size would lead to further problems.

PI

From: Lucy Greene
Sent: 22 September 2014 08:29
To: PI
Subject: FW: P141147

Hi
Please could this be lodged as objection to 141147
Thanks
Lucy

From: DAVID STEELE [REDACTED]
Sent: 19 September 2014 12:53
To: Lucy Greene
Cc: Graeme Lawrence
Subject: P141147

Morning,
I note the contents of the road engineers report re the above application. The conclusion appears to be based on an understanding that this is a family house with 10 additional bedrooms being added to form a Bed & Breakfast business. That is not the case at present. The "family home" is currently leased out to an oil company to provide accomodation for its staff. If allowed this proposal will result in a 13 bedroomed bed & breakfast business.
How on earth will the bin storage be accessed with a row of cars parked across it?

Over time I have been increasingly concerned at how the site at no 16 has been "developed"
The public right of way was closed on the basis that no building work would be undertaken on the land acquired as a result.
Mature trees on the site were felled on the basis that -they were dead- they were not
- the owner wanted a low-maintenance garden-yet he replanted much smaller ornamental trees.
The issue re the harling of a my/late mother-in-laws retaining wall to make it "appear" as if part of the property.
The previous plans circulated locally to develop the site did not agree with the plans submitted to the Council those years ago.
The sale of no 16 with no obvious indications of a sale.
This latest application submitted initially with no change of use applied for.
The impression that this will be a family home with 10 additional bedrooms.

Why the subterfuge unless all along the intention was to enlarge & clear the foot-print of the site to make the application appear possible.

David Steele
18 Victoria Street
Dyce
Aberdeen

PI

From: Lucy Greene
Sent: 22 August 2014 12:57
To: PI
Subject: FW: Planning ref - 141147 16 Victoria Street Dyce
Attachments: Number 16 Victoria Street - ref 141147.doc

Hi
Please could this be input as an objection
Lucy

From: [REDACTED]
Sent: 22 August 2014 12:55
To: Lucy Greene
Subject: Planning ref - 141147 16 Victoria Street Dyce

Dear Lucy,

Please forgive me for contacting you this way but I was a little unsure what to do and my neighbour gave me your contact details.

My name is Mr Michael Kennedy and I live at 20 Victoria Street, Dyce Aberdeen AB21 7DY.

Upon receiving a Neighbour Notification Notice (141174) I have responded with my reasons why I do not wish this proposed development to go ahead.

I have attached a word document for your attention / review.

Please contact me if the attached is suitable or not to be placed in the objection section for the Proposed Development or if I need to forward / submit any thing else.

Thank you,
Best Regards
Mike Kennedy

Michael Kennedy
20 Victoria Street
Dyce
Aberdeen
AB21 7DY

22 August 2014
[REDACTED]
[REDACTED]

Your Ref: 141147 Proposed development at:
16 Victoria Street
Dyce
Aberdeen
AB21 7DY

Dear Aberdeen Planning Department,

I am writing to you with reference to the proposed development, ref 141147 at 16 Victoria Street, Dyce Aberdeen, AB21 7DY and whilst Objecting is a strong word, I would like to point out below, my reasons that I think this proposed development should not go ahead.

Having lived and raised my family in Dyce, we have for many years enjoyed the peaceful, yet convenient life style that Dyce has to offer and also for giving us a safe environment allowing us to achieve this and whilst my home is primarily a home it is also an investment for my children's future and I fear a commercial property of this size, in this residential location will have a long term impact on the future value of my property.

1. Number 20 and 18 Victoria Street share the same land drainage system through the gardens in our properties, in turn running on to connect to the field drains at number 16 Victoria Street and as there is a considerable difference in ground height not only between the three properties but from the road side down to the rear of no 16 Victoria Street my concern here is the land drainage and dispersal of water in what was a known water catchment area in years gone by, the additional hard standing that will be created at number 16 Victoria Street will add to this potential problem.
2. As we live in a residential area of Dyce the current family 3 bed room property at number 16 Victoria Street fits in well with the surrounding properties in the area, and to move towards the proposed development and to have had to change the "Change of ownership" category in to one of a Business / Hotel, I believe this would make it more than just a guest house with the proposed new development. Not sure of my statutory right of being informed but at no time in the past, other than this current proposed development notice have I ever been informed of any change of usage for the said property. The property was even sold without any estate agents signs going up and it wasn't until the recent events have unfolded that we, the neighbours, found out that the old owners had sold it to a builder and that it was currently being used as accommodation for one of the service companies in Dyce to house some of their travelling staff. In short, this would effectively be a commercial property right in the heart of a residential area and would be better suited in a more commercialised area.
3. Access to and from no 16 Victoria Street, with the proposed development, will have the potential for heavy congestion, with having 13 bedrooms, probable staff, and deliveries along with any refuse collection vehicles all requiring access in and out, it looks like there may be not enough parking and / or space to cater for all eventualities.

This area of Victoria Street is already very heavily congested on both sides of the road and with the bus stops, and the traffic lights being only a few meters away from the proposed entrance and the new proposed exit, it will only add to the congestion and as a family man, I do not like the idea of my children's safety being put at risk when passing this area.

It is already bad enough trying to gain access into or out of my property and the additional congestion would not be good especially also as frequently the Emergency Services have to use Victoria Street to serve the public and our Airport Security.

Victoria Street, in Dyce is already a nightmare with barely a day passing without a parked car's wing mirror being knocked off, Tesco customers park all over in Victoria Street, and whilst currently, we do not have enough Yellow Line Parking restrictions to try and combat this. People just park wherever they want any way, including as far down Victoria Street as number 16 where the Proposed Development has been applied for.

4. With a Development of this size there would be noise and considerable disturbance not in keeping with the residential status for the area along with vehicles potentially arriving day and night and probable security lighting going on during the hours of darkness.
5. It would also not be pleasing to look over this very large property after its completion as it would domineer' the view from the rear of my property and block the precious Sun light along with my privacy. There are many windows at the rear of the property (number 16) that will over look my, and all my neighbours private rear gardens and as such would be an invasion of privacy.
6. There used to be a public path through from Glenhome Terrace to Victoria Street, this seems to have mysteriously disappeared and a walled rear garden area erected at the rear of number 16 Victoria Street making public access no longer available and as such many established trees were cut down.

Thank you for taking the time to look over my comments.

Regards:

Michael Kennedy

P&SD Letters of Representation		
Application Number: 141147		
RECEIVED 25 AUG 2014		
Nor	Sou	MAp
Case Officer Initials: JCG		
Date Acknowledged: 25-8-14		

PI

From: Lucy Greene
Sent: 08 September 2014 09:35
To: PI
Subject: RE: Planning ref - 141147 16 Victoria Street Dyce

Hi

Please could you input this to APP as another objection to application 141147

Thanks

Lucy

From: [REDACTED]
Sent: 04 September 2014 20:41
To: Lucy Greene
Subject: Fw: Planning ref - 141147 16 Victoria Street Dyce

Hi Lucy,

I am sorry to have to contact you again, but I have just received another Neighbour Notification Notice for the proposed development at 16 Victoria Street Dyce Aberdeen AB21 7DY and although the notice says the main changes were that it was to include use as bed and breakfast, I am not sure if I have to resubmit my original objection to you again, if so this I now do as my reasons remain the same even more so now one of your engineers has approved a second vehicle access to the property even though it's only a few meters from a busy bus stop and pelican crossing along side traffic lights at a major junction in Dyce..
If two busses or more were in a queue ether picking up passengers and or waiting at the busy traffic lights they would back right up the proposed second exit to No 16 Victoria Street, the proposed new development, this would be unsafe as well as frustrating.

Thanks again for your help.

Best Regards
Mike Kennedy

----- Forwarded Message -----

From: [REDACTED]
To: "lgreene@aberdeencity.gov.uk" <lgreene@aberdeencity.gov.uk>
Sent: Friday, 22 August 2014, 12:54
Subject: Planning ref - 141147 16 Victoria Street Dyce

Dear Lucy,

Please forgive me for contacting you this way but I was a little unsure what to do and my neighbour gave me your contact details.

My name is Mr Michael Kennedy and I live at 20 Victoria Street, Dyce Aberdeen AB21 7DY.

Upon receiving a Neighbour Notification Notice (141174) I have responded with my reasons why I do not wish this proposed development to go ahead.

I have attached a word document for your attention / review.

Please contact me if the attached is suitable or not to be placed in the objection section for the Proposed Development or if I need to forward / submit any thing else.

Thank you,
Best Regards
Mike Kennedy

P&SD Letters of Representation		
Application Number: 141147		
RECEIVED 08 SEP 2014		
Nor <input checked="" type="checkbox"/>	Sou <input type="checkbox"/>	MAp <input type="checkbox"/>
Case Officer Initials: LG		
Date Acknowledged: 9/9/14		

PI

From: Barry Gray [REDACTED]
Sent: 28 August 2014 13:39
To: PI
Subject: Fwd: Objection to planning application 141147

From: "Emma Gray [Aberdeen]" [REDACTED]
Date: 28 August 2014 13:32:35 BST
To: "Barry Gray" [REDACTED]
Subject: FW: Objection to planning application 141147

From: Barry Gray [REDACTED]
Sent: 28 August 2014 12:30
To: Emma Gray [Aberdeen]
Subject: Objection to planning application 141147

Dear Sir/Madam

We wish to formally express our objections to the above mentioned planning application for the following reasons;

Amenity:

The close proximity of the proposed extension to our dwelling house at 14 Victoria Street will:
Restrict natural light from my property
Loss of privacy with windows facing into our garden
There will be an increase in noise levels at the side and rear of our property during construction and even more so once the bed and breakfast is operational.
This is a commercial development in a residential area and a previous proposed 2 storey extension was refused planning permission in 2007.

Traffic:

Victoria Street is already a very, very busy main road which has been previously identified by the council with traffic calming measure being introduced. The proposal includes to gain a road way access to the rear of the property. We are extremely concerned at the levels of both private vehicles and commercial service, delivery wagons and taxi's passing close to our home and the ensuing disturbance re noise and fumes.

Also Victoria Street is already very congested with traffic already and this development can only make the situation worse due to increased traffic and even more on street parking as the onsite parking shows 9 places for a 13 bedroomed guest house! This concerns us re the level of

parking provision for residents, staff and commercial vehicles

Environmental:

The waste bins for this commercial development will potentially be a health hazard by attracting birds and vermin and creating unsavoury smells which appears from plans to back onto our property.

Regards

Barry & Emma Gray
14 Victoria Street
Dyce
Aberdeen
AB21 7DY

P&SD Letters of Representation		
Application Number: 141147		
RECEIVED 29 AUG 2014		
Nor <input checked="" type="checkbox"/>	Sou <input type="checkbox"/>	MAp <input type="checkbox"/>
Case Officer Initials: LCG		
Date Acknowledged: 11/9/14		

PI

From: webmaster@aberdeencity.gov.uk
Sent: 05 September 2014 11:49
To: PI
Subject: Planning Comment for 141147

Comment for Planning Application 141147
Name : Brian Donald & Vivien Donald
Address : 18 Glenhome Terrace
Dyce
Aberdeen

Telephone : [REDACTED]
Email : [REDACTED]
type :
Comment : Date of Notice 3 September 2014

We are writing to express our objections to the plans for the proposed Bed and Breakfast at 16 Victoria Street. Our objections are as listed below.

Invasion of privacy, we will be overlooked by the guest bedrooms from the Bed and Breakfast.

Loss of light if the proposed development was to go ahead.

There is no need for another Bed and Breakfast in Dyce, we already have several on Victoria Street and 5 Hotels 2 of which are within a few minutes walk from the proposed site ie The Marriott and Menzies Hotel + another 2 huge hotels which are under construction at the airport area.

Overdevelopment of site. The proposed development is double the size of the existing property, it will be out of proportion impairing residential environments.

Guest Car Park would add to an already congested Victoria Street with Traffic Lights and Bus stop at one side of the Property, a Bus Stop Adjacent and with Tesco Express at the other I can only foresee more problems with the volume of traffic within the Dyce Area.

Increased noise levels and disturbance - with additional car parking spaces at front and the rear of the property we will be subject to noisy supply deliveries and comings and goings of guests at all hours.

Odours from bins.

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

YOUR REF:

141147

MR. & MRS. W. REITH

8, GLENHOMIE TERRACE

DYCE,

ABERDEEN

AB 21 7 EB

23. 8. 14

Dear Sir / Madam,

I wish to register my objections to the above development for the following reasons:

1/ We have lived here for over 20 years, & have no wish to overlook or be overlooked by a commercial property some carpark. I feel that this would intrude on our privacy.

2/ With only 9 car-parking spaces, & 13 bedrooms + staff, there would

2

be parking problems - there already
exists problems with oil-workers
parking in the area. Also entry &
exit on to Victoria Street from
No. 16 would be extremely difficult
especially during peak times

Your Faithfully



Ms Lucy Greene
Planning and Sustainable Development
Aberdeen City Council
Marischal College
Broad Street
Aberdeen
AB10 1AB

18 Victoria Street
Dyce
Aberdeen
AB21 7DY

25 August 2014

Dear Ms Greene

Objection to Planning Permission Application 141147

I write to formally express my objections to the above planning application for the following reasons:

Boundaries

1. The retaining/boundary wall of my property lies entirely within the area of my title deeds. The original fence which marked the boundary line between the properties of No 18 and No 16 Victoria Street was removed by the owners and occupants of No 16. In addition they also, without permission, harled the retaining/boundary wall to my property which they had no right to do. The legal letter sent to the occupants of No 16 regarding this matter is available if required.
I enclose photographs of my retaining/boundary wall.
2. When the Right of Way to the South of No 16 Victoria Street was closed off, the residents of Nos 2 to 20 Glenholme Terrace were asked to sign agreeing to the closure. This document contains a statement which clearly states that the owners of the two properties who took 'ownership' of the Right of Way
"will not erect or construct any building on the respective areas of the Right of Way which they own"

Some of the signatories still reside in these houses.

Amenity

The close proximity and dimensions of the proposed extension to the house at No 16 Victoria Street, the proposed access road to the proposed rear car park and the location within the development of kitchens and laundry as adjacent to my property will mean a loss in amenity due to:

- restricted light to my south facing windows and garden
- undoubted increase in noise levels in front of, to the south side and to the rear of my property throughout the construction phase and subsequent operation of the business
- loss of privacy particularly to my south facing windows
- potential venting from kitchen and laundry directed towards my property
- lighting for the road access and associated car park
- a door access is shown in the North gable exiting the proposed kitchen. That may be a fire escape exiting onto the proposed driveway and/or delivery point to the proposed kitchen. This doorway is opposite my ground floor bedroom window resulting in a loss of privacy if it is used as a delivery point.
- the adequacy of 9 parking spaces to cope with occupants of 13 bedrooms, staff and allowing access for vehicles to service the business.
- this is a commercial business operating within a residential area.

Congestion

Vehicles, not owned by residents, are regularly left parked on Victoria Street and adjacent roads for lengthy periods.

In the immediate vicinity of the proposed development are traffic lights, bus stops either side of the street, existing street access points, traffic calming measures, a Bank, a store & a pedestrian crossing.

I enclose some photographs taken during the morning, lunchtime and evening of the 18th August 2014 which illustrate the existing congestion problems. The day, date and time are immaterial, this is a continuous problem.

On occasion and particularly at around 5pm, both myself and my wife have found it impossible to turn right into our driveway due to the double queues of traffic heading south. In this situation, and to allow north bound traffic to flow, we have to drive into Dyce, find a turning point, turn and drive south in order to gain access to our driveway. Access is only possible if no one has parked outside No 20 our neighbours to go off shore or to the nearby shop etc. as we cannot left turn sharply enough to gain access to our drive.

Emergency vehicles trying to attend incidents get caught in this congestion.

The creation of a second access point across the pavement at No 16.

The poor sight lines for the proposed access road to the rear car park due to the up-hill section being blanked by my retaining/boundary wall means danger to both pedestrians and road traffic.

Simply labeling access points as Entry and Exit in no way means they will be used as labelled.

The additional traffic generated by the proposed development.

All the above combined with the existing congestion will inevitably lead to an unsustainable and hazardous conclusion.

Building Concerns

I realise the following points are not strictly Planning Permission issues but would want them noted and addressed at this stage. I would address them directly to the relevant agency/department if need be and directed accordingly.

I am very concerned that, should Planning Permission be granted, the foundations of my retaining/boundary wall & the wall itself suffer damage during both the construction phase and the subsequent operation of the business.

I know my site used to be very wet before my house, No 18 was built. However, due to the extensive drainage work and building up of my site by my late Father in Law, the site is dry and has remained so for almost 40 years.

My field drains connect with those at No 16. I am concerned any hard landscaping in No 16 site may affect the drainage to my property & that of my neighbours.



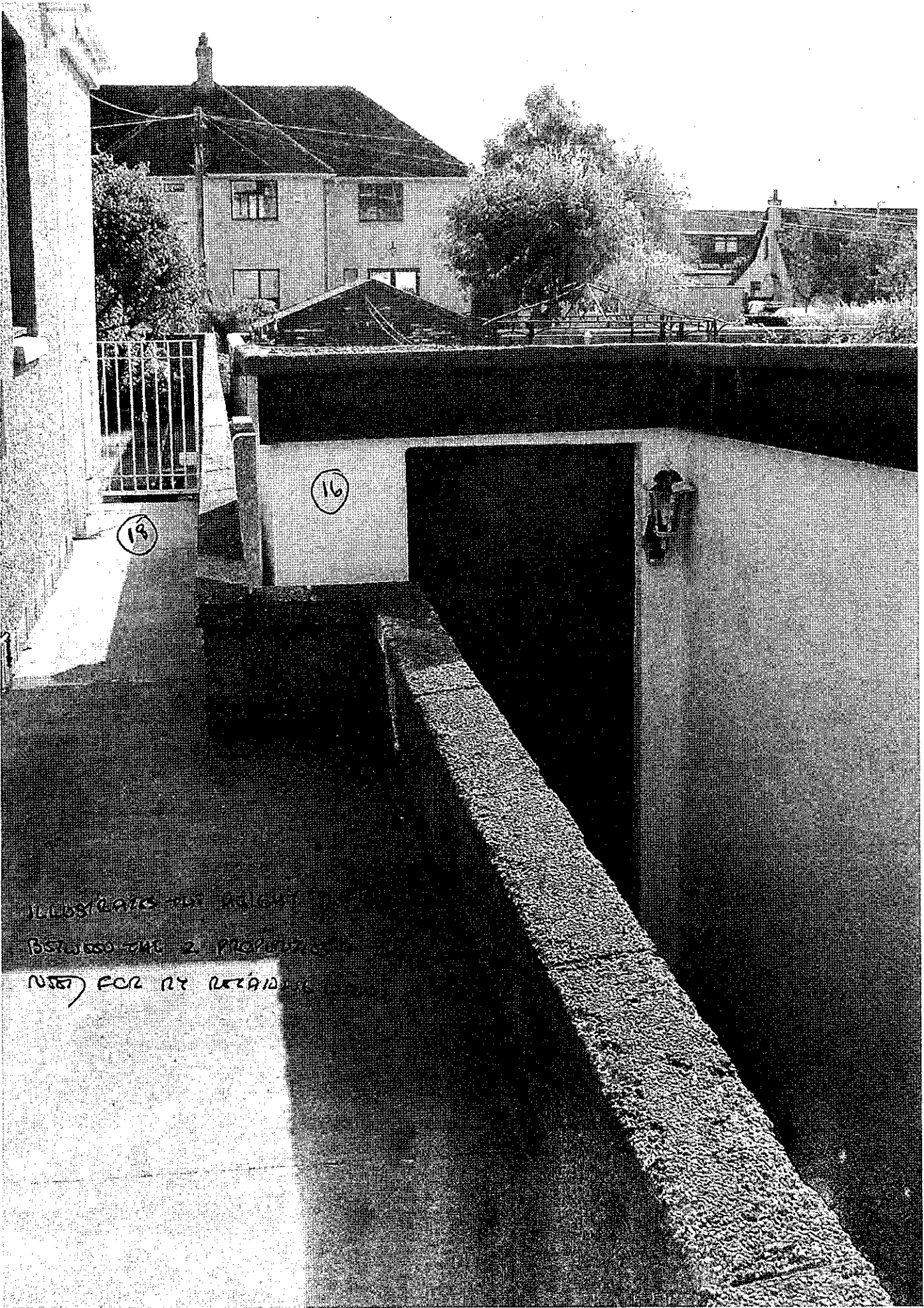
DAVID STEELE

18

16



THE MISCELLANEOUS WALL WAS BUILT BY THE LATE
 FATHER IN LAW, BEFORE THE HOUSE WAS BUILT.
 IT LIES ON A KEY WHICH AT BOUNDARY RECORDS
 THE LINE OF A FENCE WHICH STOOD HERE, THE FENCE
 WAS BURNED DOWN AT SOME POINT.
 AT 17 AND 18, IS LINDSAY STREET, THE WALL TO
 BOUND THIS WALL DESPITE IT NOT BEING HIS WALL,
 HOWEVER BEING AN APPROACH. A FORMAL LEGAL
 OPINION STATES TO THAT EFFECT.
 ALTHOUGH IT APPEARS TO BE PART OF THE BOUNDARY
 WALL OF NO 16 IT IS NOT.



ILLUSTRATE THE HEIGHT OF
BUILDING AND 2 PROPORTION
NOTE FOR NY RECORDS

THIS WALL WAS RAISED TO
THIS HEIGHT 2 YEARS AGO
SINCE WE WERE LOOKING AT
UNFINISHED BLOCK WORK

ILLUSTRATES THE HEIGHT
DIFFERENCE IN GARDEN LEVELS.

THIS WALL WAS ORIGINALLY 6/7
FEET HIGH BY MR MURRAY
NO 16. IT MAY BE THE
ACTUAL BOUNDARY LINE,



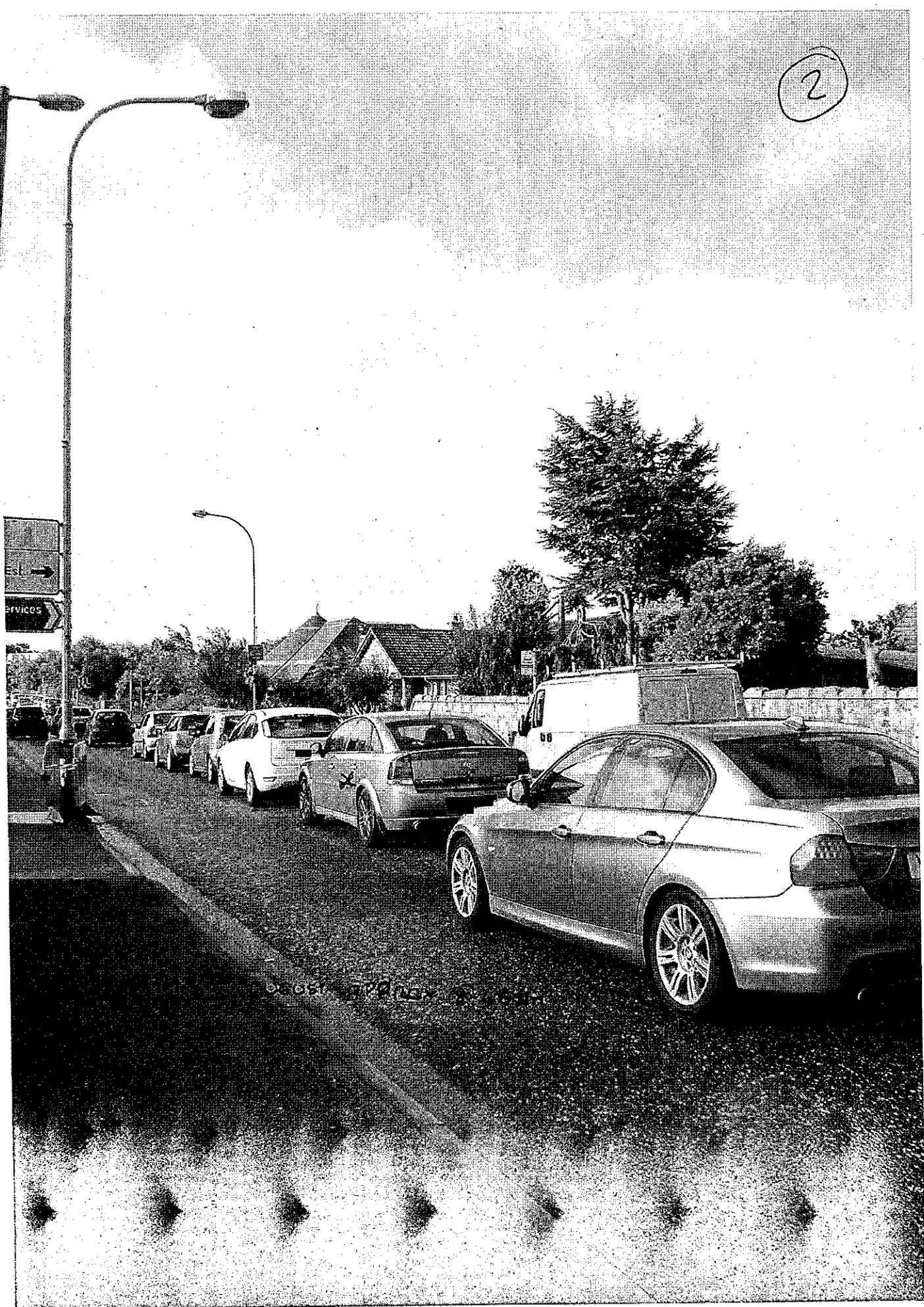
①



SAT 16th AUGUST APPROX 3-00 PM

OIL WORKERS OFF SHORE
FOR AROUND 2 WEEKS AT
A TIME

2



6)

3

d. Est. →
st.

Services
P.

THIS VEHICLE IS NOW UNABLE TO GET THROUGH THE GAP HAVING GAINED FROM THE TURN OFF TOWARDS THE AIR PORT. IT HOURS UP THE VEHICLES WAITING AT THE LIGHTS TO COME INTO TRUCK. THEY BLOCK THE RIGHT TURN FOR THE VEHICLES WAITING TO TURN RIGHT.



MONDAY 18TH AUGUST APPROX 8-47 AM
* THE SILVER VEHICLE IS THE * CAR AT 8-45

4

MONDAY 18TH AUGUST APPROX 1-00 AM

I AM WAITING FOR A GAP IN THE TRAFFIC FLOW TO GET
OUT ONTO VICTORIA STREET
NOBODY CAN USE THE RIGHT HAND FILLOW LANE TO
TURN RIGHT DUE TO THE TRAFFIC FLOW COMING INTO THE G



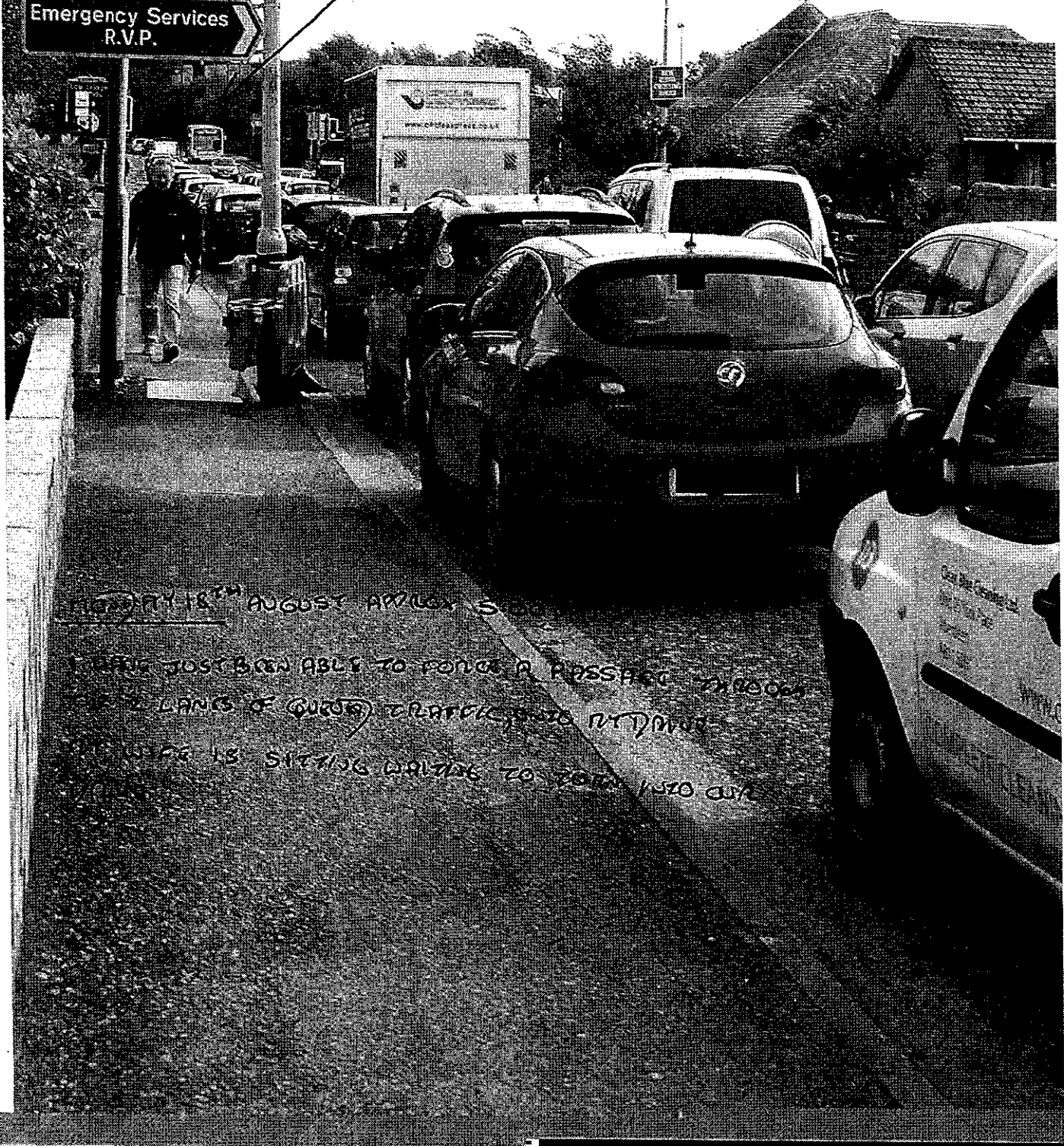
5

↑ Aberdeen
A947 (A96)

Airport
Wellheads Ind. Est. →
Kirkhill Ind. Est.

Emergency Services
R.V.P.

THIS BUS IS ABOUT TO GET STUCK TRYING TO
COME UP VICTORIA STREET



MONDAY 18TH AUGUST APPROX 5.30 PM
I HAVE JUST BEEN ABLE TO FORCE A PASSAGE THROUGH
THE LANKS OF (CARS) TRAFFIC TO MY HOME
THE BUS IS SITTING WAITING TO TURN INTO OUR



AUGUST 1992
 3:00 PM TAKEN AT THE SP
 THIS AS (5)
 IS WAITING TO
 LIGHT INTO OUR
 * LATER AND PAGES OF
 OF SOCIETY
 UP BY AT THE
 GAS THROUGH THE
 NOW BE ANSE OF

NOT

7A



QUEENSLAND AVENUE DYCE
THURSDAY 21ST AUGUST APPROX 3-30
THE VAST MAJORITY OF THESE CARS ARE NOT LOCAL TO
THEY TEND TO BE PARKED FOR UP TO 14 DAYS.

ULSTONIA STREET
↓