

92 Malcolm Road,
Peterculter,
Aberdeenshire,
AB14 0XB.

25 March 2015.

Mr Tommy Hart,
Enterprise, Planning and Infrastructure,
Aberdeen City Council,
Marischal College,
Broad Street,
Aberdeen,
AB10 1AB

Dear Mr Hart,

Planning Application P150329: Nether Anguston Farm, Peterculter, Aberdeenshire,
AB14 0PN
Conversion of Existing Farm Steading to Residential Dwelling Houses.

The members of Culter Community Council (CCC) Planning Sub Group have discussed this planning application and have asked me to make the following comments.

Whilst having no objection to the application as it is presented we do have concerns on two fronts.

The first of these is the current state of the unclassified road between the A93 North Deeside Road and Nether Anguston Farm. The road is narrow with deep ditches in some places and it can be difficult for two cars to pass each other safely. There are no pavements and very few places where pedestrians can step on to the verge to get away from traffic.

Taken on its own merits this development will contribute a modest increase in vehicular traffic. However, we would wish the matter of the road to be examined in conjunction with Planning Application P150110 (The Formation of Riding School with Associated Buildings, Car Parking and Landscaping at Nether Anguston Farm) which has the potential to considerably increase the amount of vehicular and pedestrian traffic on the road.

Added to this we note that within the Proposed Aberdeen Local Development Plan at OP108 that it is proposed that there is the opportunity for six houses on a site at Mid Anguston. This site borders Nether Anguston Farm and will again lead to an increase in traffic on the road. There is no alternative route to any of these proposed developments.

Our second concern relates to drainage from the site. We note that rainwater from this site is to drain into the same system as the Riding School and then into the Gormack Burn. In addition, within the Local Development Plan relating to the possible development at Mid Anguston it states that "Drainage Impact Assessment required to consider protection of nearby Gormack Burn part of the River Dee SAC catchment..."

25 MAR 2015

A fish ladder has recently been installed further downstream to allow migrating salmon into the system of streams and ditches in the Anguston area and beyond(including the Gormack Burn) to spawn. It is essential therefore that the Gormack is given every protection from pollution.

Development within the Green Belt is a serious and contentious matter and it is our belief that these three developments need to be considered together in order that a proper assessment of the local infrastructure can be carried out to protect the quality of life of residents, the safety of visitors, the habitat and the Green Belt itself.

Yours sincerely,

Brian Yule

(Note: This stamp is crossed out with a large handwritten 'X')

RECEIVED	
28 MAR 2015	
Application Number:	1502200
B&S Estates of Representation	
Name:	
Case Officer Initials:	JMK
Date Acknowledged:	27/03/2015
Source:	MAP

PI

From: webmaster@aberdeencity.gov.uk
Sent: 30 March 2015 18:13
To: PI
Subject: Planning Comment for 150329

Comment for Planning Application 150329

Name : Fraser Gordon

Address : Fermoy

Dalhehity

Baillieswells Road

Bieldside

Aberdeen

AB15 9BQ

Telephone :

Email : [REDACTED]

type :

Comment : Dear Sirs,

We write to offer our support to the proposal to convert the farm steadings at Nether Anguston. It is a high-quality design, demonstrating the use of locally-sourced materials, and respects the character of the original building. Essentially, the design reinstates what was originally there and creates a development which, we believe, fully fits the policy principles in the Local Development and would enhance the area.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 27 March 2015 20:27
To: PI
Subject: Planning Comment for 150329

Comment for Planning Application 150329

Name : Kirsten Horne
Address: 7 Devanha Gardens South
Aberdeen
AB11 7UG

Telephone :

Email : [REDACTED]

type :

Comment : Dear Sirs,

We write to offer our support to the proposal to convert the farm steadings at Nether Anguston. The design demonstrates the use of high-quality materials. The use of modern timber and glass respects and differentiates the new from the old to good effect.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 26 March 2015 21:51
To: PI
Subject: Planning Comment for 150329

Comment for Planning Application 150329

Name : Laura Hamilton
Address : 20 Broadstraik Drive
Elrick
AB32 6JG

Telephone :

Email [REDACTED]

type :

Comment : I think that the proposed application should be granted as it is clear from the planning permission for the site that it is an appropriate choice for the current building.

The overall design is good and is quite clearly a suitable choice to make the existing steading buildings into residential properties. The location is an ideal opportunity for families to live in a rural area with close access to the local community.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 30 March 2015 21:34
To: PI
Subject: Planning Comment for 150329

Comment for Planning Application 150329

Name : Rebecca Stevenson

Address : 4 St Devenick's Terrace

Cults

Aberdeen

Telephone :

Email : [REDACTED]

type :

Comment : I write to offer my support of the development of nether anguston farm steadings. I believe the plans are in keeping with planning policy and the plans would suit the surrounding area.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 27 March 2015 10:47
To: PI
Subject: Planning Comment for 150329

Comment for Planning Application 150329

Name : Mr Richard McKnight

Address: Oldfold Farm, Milltimber, AB13 0HQ

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I wish to support to current application 150329.

My first reason is that this is the only suitable type of development- residential, which would be sympathetic and preserve the current building.

The size of the development is sensible for the size of the plot and the area in which is situated.

The materials and the plans appear to be high spec, which would enhance the current building and bring it back to life, with a modern purpose and would preserve the green belt rather than leaving the building to decay.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 25 March 2015 11:00
To: PI
Subject: Planning Comment for 150329

Comment for Planning Application 150329

Name : Barbara Ward
Address : 402 Great Western Road
Aberdeen
AB10 6NR

Telephone : [REDACTED]

Email [REDACTED]

type :

Comment : Dear Planners.

My planning application is part of the development of the location to turn it into a viable riding school and accommodation is really important for this.

For that reason alone, as an avid rider who has come to this sport later in life, I would be putting my voice behind supporting it.

However having seen the drawings and the location, I have to say that the treatment being proposed for the steading is really attractive. I am firmly in support of giving old buildings like this new life and I particularly like the way the design incorporates Timber and glass to beautiful effect.

I truly believe that this plan will give new life to an old building, that it is appropriate to the site and to the area and that as a residential building, it will be a wonderful home to staff at the school in a perfect location for a long time to come.

Please support this application and this business, With our oil industry in jeopardy, we need new sustainable opportunities for our children and this business will breath fresh air into the lives of many many people.

With best regards
Barbara Ward

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