

N I G G C O M M U N I T Y C O U N C I L

A B E R D E E N

Dr. M. Bochel
Aberdeen City Council
Enterprise Planning & Infrastructure
Business Hub 4
Marischal College
Broad Street
Aberdeen

Date:- 4th January 2015

Ref. **Planning Application 141441**
Formation of a Gypsy Travellers transit Site, comprising 6
pitches and supporting facilities.

Dear Dr. Bochel,

Nigg Community Council wish to object to the above application on the
following grounds :-

- A)** The proposed site, is too close to the new housing development
at Loirston, which currently has planning permission in principle.
- B)** The proposed site, is too close to the site which ACC has identified
suitable for a new Primary school and Academy.
- C)** The use of Wellington Circle for access to the proposed site, would
be unsuitable for vehicles and trailers.

In addition to the above, the grant of permission for this application
would go against a previous ACC planning and council decision, when,
after accepting a recommendation from the "Gypsy Travellers
Stakeholder Group", a site at "Howes Road", was identified and deemed
acceptable by both the planning department and elected members, as
being suitable for a Gypsy Travellers Halting Site.

That site has subsequently been deemed unsuitable and the acceptance
withdrawn, as the proposed site was considered too close to an existing
school and back to back with a proposed new housing development.

12 JAN 2015

Please reply to

Mr. Alan Strachan
Chairman
Nigg Community Council
18, Redmoor Road,
Nigg, Aberdeen
AB12 3JN
Telephone 01224 897638

Mr. James Brownhill
Vice Chairman
Nigg Community Council
The Lodge, Charleston
Nigg, Aberdeen
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Telephone 01224 897273

Mrs. Jenny Gail
Secretary
Nigg Community Council
Lochinch Cottage, Charleston
Nigg, Aberdeen
AB12 3LL
Telephone 01224 897511

The situation at Loirston is exactly the same.

The proposed halting site is located directly across the street from the proposed new Loirston housing development and proposed new Primary school and Academy.

In considering the above, "Nigg Community Council", respectfully request, that this Planning application, should be "**REFUSED**".

We await your reply with interest

Yours faithfully



Alan Strachan chair
(for and on behalf of Nigg CC)

cc. Cllr's / N. Cooney / C. McCaig / A. Finlayson

Comment for Planning Application 141441

Name : Alan Strachan

Address : 18, Redmoss Road,

Nigg,

Aberdeen

AB12 3JN

Telephone : 01224 897638

Email : XXXXXXXXXXXXXXXXXXXXXXX

type :

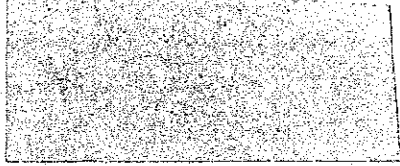
Comment : Sirs, as chair of Nigg Community Council I wish to intimate our strong objection to the above application.

Please be advised that the application will not be discussed until our next Community Council meeting on 13th November following which a more detailed objection will be submitted.

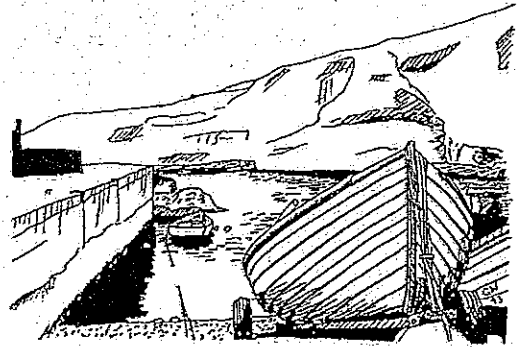
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COVE AND ALTENS COMMUNITY COUNCIL

Chair: Ms Michele McPartlin



Secretary: Ms Sue Porter
12 Stoneyhill Terrace
Cove Bay
Aberdeen
AB12 3NE
01224 897399



Website www.cove-bay.com

Mr Gavin Evans
Planner (Development Management)
Planning & Sustainable Development
Enterprise, Planning & Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

11th March 2015

Dear Mr Evans

Planning Application P141441

Formation of a Gypsy Travellers Transit Site comprising 6 pitches and supporting facilities, Loirston Nigg

Cove and Altens Community Council wishes to object to the planning application on the following grounds:-

- The proposed Transit Site is not suitably placed. It is a known fact that Travellers' like to be at a distance from the settled community and that the settled community does not wish Travellers to be sited near to them.
- Have Gypsy/Travellers been consulted on the suitability of this site?
- The site bounds directly with proposed new low-cost homes.
- There is a lack of clarity on who is responsible for running and maintaining the site and details re proposed length of stay.
- The amount of pitches does not satisfy the requirements of the Gypsy / Traveller community and runs the risk of overflow to the adjacent area.
- The site is in close proximity to and would appear to share the access road to the new proposed Secondary School at Calder Park.
- We believe the proposed site at Howes Road was rejected due to the close proximity to the school there which sets a precedent.

Yours sincerely,

Gary Allanach
Planning Officer

18 MAR 2015

Your Ref: 141441
Our Ref: CLA/1063/00140/EFB/TGGH/VB


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 **Burness Paull**

24 November 2014

Dear Sirs

**JOHN CLARK (HOLDINGS) LIMITED
OBJECTION TO PLANNING APPLICATION REFERENCE 141441
FORMATION OF GYPSY/TRAVELLER TRANSIT SITE ON LAND AT LOIRSTON,
NIGG, ABERDEEN**

We are instructed by John Clark (Holdings) Ltd to object to the above application for the formation of a gypsy/traveller transit site, comprising 6 pitches and supporting facilities on land at Loirston, Nigg, Aberdeen. The application site is to be accessed via Wellington Road and the roundabout on Wellington Circle.

Our clients became aware of the application by way of an article published in the Evening Express on 31 October 2014. The deadline for representations on the application is 25 November 2014. This letter of objection is therefore timeous.

John Clark (Holdings) Ltd is the main holding company for the John Clark Motor Group which is a family run and owned business which has 21 motor dealerships across Scotland, employing over 1050 members of staff. John Clark Motor Group dealerships showcase the latest range of new cars and stock a wide range of approved used cars. Our clients operate 8 dealerships from 8 sites in Aberdeen and have recently opened a new Nissan/Mini dealership on Wellington Road within the Balmoral Park site (consent reference P130477). They have a current application for planning permission for an Audi dealership also within the Balmoral Park (application reference P141512).

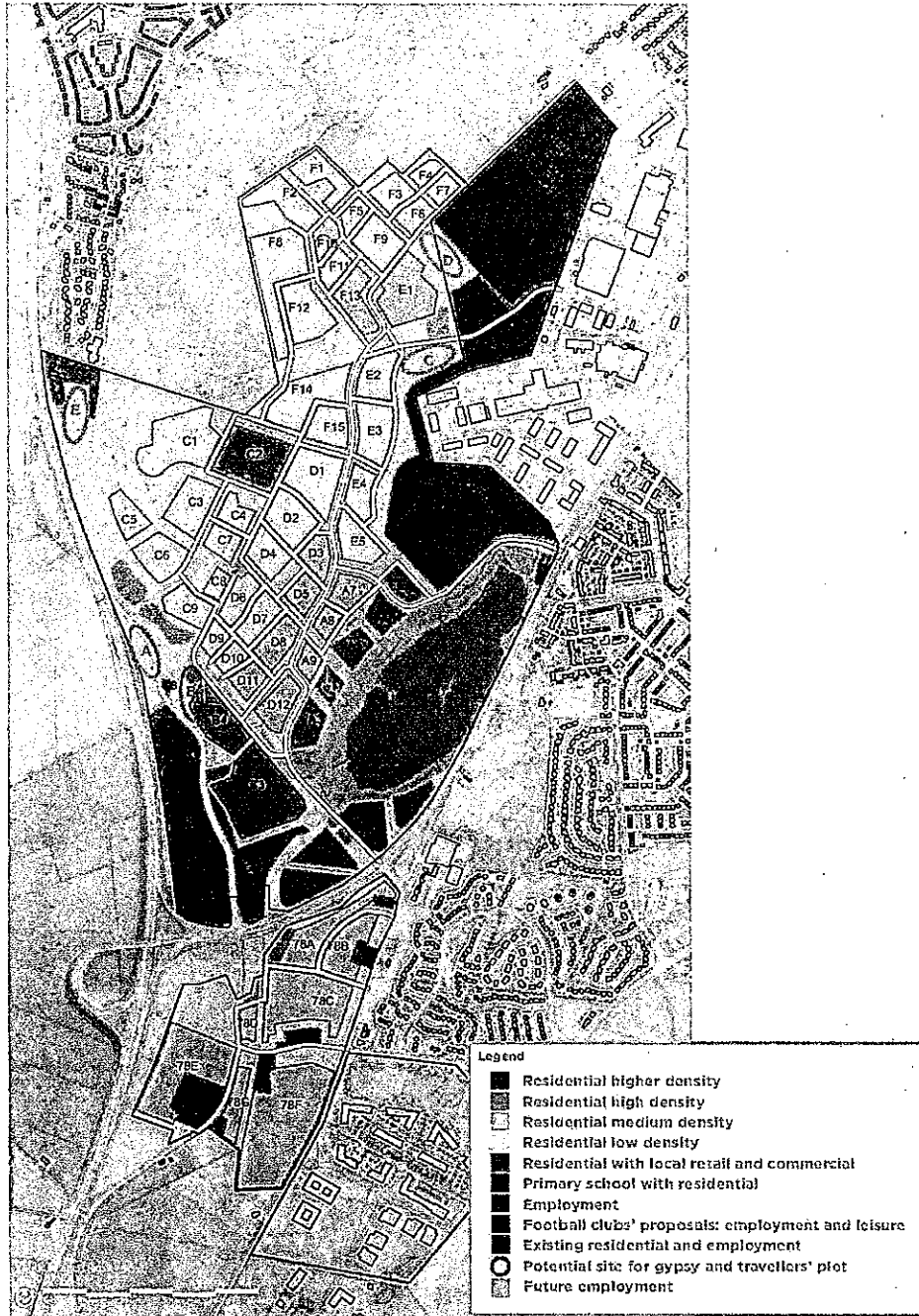
Aberdeen Edinburgh Glasgow

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Lawyers with offices in Aberdeen, Edinburgh and Glasgow.
A list of members is available for inspection at the firm's registered office.

Our clients object to the application for the gypsy/traveller site on the basis that it is not the most appropriate location within the OP77 site at Loirston.

The Loirston Development Framework, which was adopted by the Council in November 2012, pursuant to the Development Plan, identified 5 possible locations for the gypsy/traveller halting site as shown in blue oval shapes on the plan below, which sites are labelled A to E.



Our clients acknowledge that the terms of Policy H7 of the ALDP require the OP77 allocation to accommodate a 6 pitch site of approximately 0.5 hectares for a temporary halting site for gypsy/travellers. However, the location of the gypsy/traveller site requires to be considered in accordance with other policies in the Development Plan including Policy H6 and its related Supplementary Guidance which contains the detailed guidance on the delivery of gypsy/traveller sites.

Our clients believe that the application site (Site C on the above Framework) is not the most appropriate location for a gypsy/traveller site for the following reasons:-

1. Policy H6 indicates that sites for gypsies and travellers will be approved in principle if access to local services and schools can be provided.

The Design Statement suggests that existing facilities in Altens are generally 1.7 kilometres away and drawing reference 110295_Ph1_GT_003 purportedly indicates the distances to the nearest school, community centre and shops. These are all outwith the recommended distance for walking and would involve pedestrians crossing over Wellington Road, which is a major commuter route in and out of Aberdeen. A safe and convenient route to existing retail facilities from the application site is not provided.

Although community facilities and retail uses are proposed as part of the development of site OP77, the application site would be remote from these. The local retail centre identified in the Framework is to be provided in the south of the OP77 site. The Phase 1 Masterplan, produced in the context of application reference P130892, does not show any community facilities near the application site, apart from a possible secondary school. It is not known what community facilities are to be provided within the replacement secondary school.

Approving the application would run counter to a recent Council decision in respect of a permanent gypsy/traveller site at Howes Road, Bucksburn. The Howes Road site was rejected for inclusion in the Proposed Local Development Plan due to the proximity of the site to Heathryburn School and as it was adjacent to a school for children with special needs, which is to replace the Raeden Centre.

Our clients submit that this application should be refused given the proximity of the application site to the site for the replacement Kincorth and Torry Academies.

When compared with the other sites considered in the Framework, such as sites B and A to the south of the Loirston Framework area, the application fails to meet the first criterion of Policy H6.

2. The site layout plan submitted with the application shows the pitches surrounded by “*parkland specimen trees*” to the north and “*screening tree mix*” on the remaining sides of the site. Low maintenance mown lawn and woodland under storey planting are shown by the site access. It is not clear, however, how deep these areas of planting are to be nor whether this is in keeping with the character and appearance of the proposed development. In particular it is not clear if the landscaping proposed has had any regard to the design, layout and landscaping of Balmoral Park. The Council has required a very high standard of landscaping as part of our clients’ developments, but that approach does not appear to have been followed here. In our client’s submission criterion 2 of Policy H6 has not been satisfied.
3. The application is not supported by any proposals for sustainable energy infrastructure. Whilst the plans show water stand pipes, it is not clear how electricity and heat are to be provided to the site. The plans have a “*potential*” location for a toilet block but it is not clear if this will be adequate to deal with sewage disposal from the site. Criterion 3 of Policy H6 has not been met.
4. There is no information in the application on how the site will be managed. The layout plan simply identifies a potential location for an office/security block, but there is no further detail as to who will manage the site or man the office/security block. It is suggested that the requirement for this office/security accommodation to be provided is to be determined through the planning application process.

Our clients are aware of historic unauthorised gypsy/traveller encampments near Calder Park and the Balmoral Park industrial areas which have led to damage to property. Management of a gypsy/traveller site is key to providing confidence to surrounding land users.

The lack of this information makes the application contrary to criterion 4 of Policy H6, which requires information to demonstrate that the site will be properly managed to form part of an application.

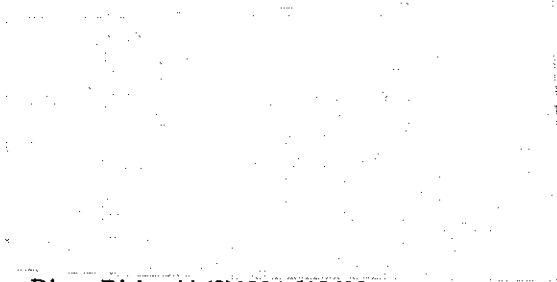
Conclusion

There are a lack of existing and proposed facilities for users of the gypsy/traveller site to access and locating the site nearby schools runs counter to a previous decision of the Council at Howes Road. It is not clear if the landscaping proposed has had any regard to the design, layout and landscaping of Balmoral Park and the very high design requirements of that adjacent area. The application is not supported by any proposals for sustainable energy infrastructure and there is no information in the application on how the site will be managed.

In light of the above, our clients believe that the application does not accord with Policy H6 of the adopted ALDP and the related Supplementary Guidance.

We trust that the points raised in this letter will be taken into account before determining the application in due course. Our clients reserve the right to expand on the points mentioned herein should further information be submitted by the applicant.

Yours faithfully



Direct Dial: +44 (0)1224 618538

Email: Theresa.Hunt@burnesspaull.com

Dr M Bochel
Head of Planning & Sustainable Development
Aberdeen City Council
Marischal College, Broad Street
Aberdeen AB10 1AB

21 November 2014

Our Ref: JF/IL

Email: ian.livingstone@ryden.co.uk

Dear Dr Bochel

**OBJECTION TO DETAILED PLANNING APPLICATION REFERENCE 141441 -
FORMATION OF A GYPSY TRAVELLERS TRANSIT SITE COMPRISING 6
PITCHES AND SUPPORTING FACILITIES ON LAND AT LOIRSTON, NIGG**

Edinburgh
0131 225 6612

Glasgow
0141 204 3838

Leeds
0113 243 6777

Dundee
01382 227900

Inverness
01463 717202

I write on behalf of Balmoral Park, part of Balmoral Group Holdings Ltd., who are in receipt of a Neighbour Notification in respect of an application submitted by Hermiston Securities, for the above development. I have reviewed the application and wish to strongly object on their behalf to the proposed development.

The Balmoral Group, established in 1980, offer a range of specialisms in the fields of engineering and manufacturing and are a major employer in Aberdeen. The company are based at Balmoral Park and share a boundary with the development site of the proposed gypsy traveller site at Loirston. The company objects to the proposal on the following grounds:-

1. Balmoral Group have previously had experienced difficulties with the presence of gypsy travellers in the area. These were well documented during a 5 month period from November 2012 when a group of gypsy travellers were encamped on a piece of land close to their premises at Calder Park. As a result, the company incurred additional costs as they were forced into increasing their levels of security personnel on site over the festive period to prevent loss or damage to their property. Despite having full time security in place, there was damage done to fencing and evidence of fouling etc. This was reported to the police.

During this time, several meetings were held between concerned local businesses, Community Council members, local Councillors and Aberdeen City Council in an attempt to resolve the issue. An agreement was reached between Aberdeen City Council and the gypsy travellers which sought to limit the time period which the group could remain on site before being legally obliged to leave. This agreement was blatantly disregarded by the travellers, who consistently had vastly over the agreed number of vans present on site and refused to move on after the expiry of the agreed time period. On their eventual departure, a mess was left on site, with rubbish and other items discarded, affecting the quality and appearance of the area. This was ultimately cleared by Aberdeen City Council, at the cost of tax payers and business rate payers.

Balmoral Group do not wish to be faced again with potential nuisance which is likely to arise through the location of the gypsy traveller site at the proposed location, which lies immediately adjacent to their premises.

2. Balmoral Group are based at Balmoral Park which lies south of Wellington Circle and west of Wellington Road, adjoining the proposed site at Loirston. It is part of Balmoral Business Park which is a prime new business location on the south side of Aberdeen. It is nearly completed and boasts Grade A office and business space at a highly accessible and well connected site. The area is accessed from the A956 Wellington Road which adjoins the A90, approximately 1.3km to the south west. On its completion, a major junction on the nearby AWPR will enhance the connectivity of the site further. It is contended that the approval of a gypsy traveller site at a location in close proximity to Balmoral Business Park is incompatible and has the potential to deter inward investment.
3. The development at the proposed location would be considered unsustainable in the context of Scottish Planning Policy (SPP), approved in June 2014. The provisions of this piece of national planning policy encourage local authorities to direct *'the right development to the right location'*. In the context of this application, this is simply not the case. The development will not be compatible or harmonious with its adjoining and surrounding land uses and the nature of the proposal possesses the potential to adversely affect the amenity of local people, businesses and the vitality of the local economy. This is due to the possible disruption, damage and loss to local businesses as previously experienced by Balmoral Group at their current location.

Furthermore, the proposal is in conflict with the objectives of the Aberdeen City & Shire Strategic Development Plan (SDP) (2014) which aims to promote economic growth and sustainable business development in appropriate locations. As such, the development of the gypsy traveller site at the proposed location is contrary to the strategic development aims for the North East as it possesses the potential to deter valuable business investment at Balmoral Business Park.

4. It is recognised that the provisions of extant Aberdeen Local Development Plan (LDP), approved in February 2012, require a gypsy traveller site to be incorporated within the allocated residential led development at Loirston under Policy 1 Land Release. However, it is firmly refuted that the proposed site represents the optimal location for its development on an allocated site area of circa 177 hectares.

The approved Loirston Development Framework has identified 5 potential gypsy traveller sites within the development area. Section 5.5.7 of this document states that these sites will be '*... considered in more detail in conjunction with ACC and local residents as the masterplanning process progresses*'. Within the Supporting Planning Statement accompanying the application, paragraph 1.3 acknowledges the contentious nature of traveller sites and states the intention to '*... hold a joint meeting with the three community councils in the area following submission of the application to inform them about the proposals*'. It would have been preferable if consultation with residents, businesses and community councils could have been undertaken prior to submission. This is considered to be in conflict with the provision of extant Aberdeen City Council Supplementary Guidance on the Masterplanning Process.

Of the options mooted in the Development Framework, it is considered that 'Site A', as illustrated on page 49 of the Loirston Development Framework represents a more appropriate location for a gypsy traveller site. This is due to its proximity to areas of open space, access and retail provision, as well as integrating and connecting appropriately within the context of the greater Loirston development area.

5. It is disputed that the selected location at 'Site C' is the most appropriate location for the gypsy traveller site. In the context of the extant Development Framework for Loirston, such land use at the proposed location would be incompatible with adjoining uses. The area to the north, at Calder Park, currently occupied by playing fields has been earmarked for the provision of a new primary and secondary school. The location of the gypsy traveller site

in close proximity to these educational facilities does not provide an ideal environment for pupils. Furthermore, parents of those students falling within the catchment for the schools may raise concern over the presence of the gypsy traveller site and attempt to have their children enrolled at an alternative school, increasing the need for private car journeys, contrary to the provisions of the SDP.

6. In the context of PAN 75 Planning for Transport and Circular 01/2006 for Gypsy and Traveller and Caravan Sites, alternative sites suggested by the Development Framework are considered to be more suitable. As mentioned previously, Site A is more appropriately located with regards to the wider Loirston development than the selected Site C. Site A lies in close proximity to proposed retail and commercial land uses, as well as leisure proposals and open space. It is comfortably within 1600m of a comprehensive range of amenities and facilities as advised by PAN 75, and is readily accessible, lying adjacent to the A90 to the west and an existing access road immediately east. The site also falls within 800m of Wellington Road to the south, where bus stops enable travel in both directions, in accordance with the Government planning advice note.
7. Locating a gypsy traveller site in close proximity to a potential community asset such as Aberdeen Football Club should not be considered as viable or appropriate. The presence of the site and its visual appearance holds the potential to deter supporters and visitors. We also envisage potential friction developing with supporters who will need to pass the proposed site on match days. In this context, it cannot be considered appropriate to locate such a site in the vicinity of a major sporting facility.
8. In terms of extant Aberdeen Local Development Plan (LDP) policy, the application is found to be contrary to point 1 of Policy H6 – Gypsy and Traveller Caravan Sites in that the development cannot be made compatible with the character and appearance of the surrounding area. This is due to the reasons discussed above regarding the existing and proposed nature of adjacent business, residential and educational land uses and the likely detrimental impact that the gypsy and traveller site will impose on the vitality and amenity of these. Furthermore, the applicant has not stated site management provisions post development and consequently has failed to demonstrate compliance with point 4 of Policy H6.

9. From section 4.1 of the Supporting Planning Statement site ownership appears to have been key to site selection. However, only one of the 5 option sites is not in the control of the applicant. Also, the fact that travellers have previously encamped in a similar location cannot be considered valid justification for the chosen site, especially when businesses, such as the Balmoral Group, experienced loss and damage to their premises as a result of this. If anything, this should be used as a justification for the site's location elsewhere in the Framework area. It cannot be denied that the chosen location is conveniently located to the proposed new schools situated directly north of the site; however, it is questionable if this will provide a suitable educational environment for the pupils attending these schools. As previously highlighted, the nearest bus stops to the site are located in excess of 800m away. Provisions are made within the proposed wider development at Loirston to improve service to the site in terms of public transport and health care, however the timescales and delivery of these are currently unknown which may result in the site's residents being isolated from essential services.

To conclude, the proposal to form a gypsy traveller transit site at this location is unsustainable in terms of SPP and will have detrimental effect upon the amenity and vitality of its existing and proposed surrounds, ultimately posing a threat to future investment into the area. Difficulties with gypsy travellers within Aberdeen have been well documented in the local press over the past 2 years, with community assets and recreational facilities affected as a result. Incidents have occurred at Aberdeen Sports Village and Aberdeen Wanderers' Rugby Fields during 2013, with gypsy travellers encamping on privately owned land. Further similar occurrences were experienced at Nigg and Balnagask Golf Clubs in early 2014. The gypsy traveller community also occupied land at Royal Aberdeen Golf Club in May 2014 prior to the club hosting the Scottish Open. This was considered a real threat to the success of the tournament.

The application, if approved at the proposed location, would have a detrimental effect on the visual and environmental aspects of the proposed wider development at Loirston due to its incompatibility with adjoining land uses and has the potential to threaten the success and delivery of the wider scheme.

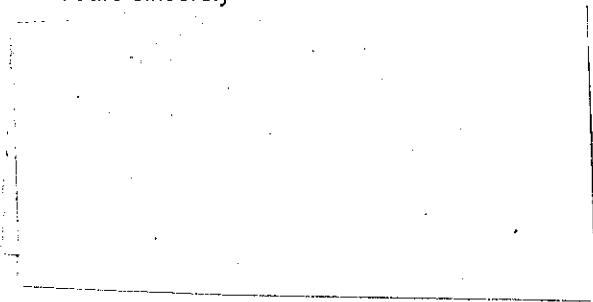
21 November 2014

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The application fails to comply with the extant Aberdeen Local Development Plan in the context of Policy H6 and relevant supplementary guidance on the Masterplanning Process and Gypsy and Traveller Sites. The applicant has failed to follow the prescribed procedure in the selection of the site as laid out in the extant Development Framework for Loirston and has given little consideration to the merits and suitability of the 4 alternative sites, ultimately choosing the current location based on a number of untenable and unsubstantiated criteria.

It is respectfully requested that the proposal is refused.

Yours sincerely



cc: JS Milne, Chairman & Managing Director, Balmoral Holdings Group.

Your Ref: 141441
Our Ref: ABE/1056/00109/EFB/TGGH/VB

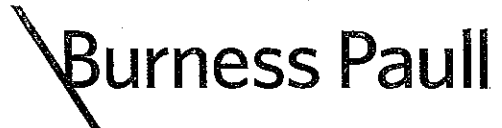
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The logo for Burness Paull, featuring the company name in a bold, sans-serif font with a diagonal slash through the letter 'B'.

25 November 2014

Dear Sirs

**ABERDEEN FOOTBALL CLUB
OBJECTION TO PLANNING APPLICATION REFERENCE 141441
FORMATION OF GYPSY/TRAVELLER TRANSIT SITE ON LAND AT LOIRSTON,
NIGG, ABERDEEN**

We are instructed by Aberdeen Football Club to object to the above application for the formation of a gypsy/traveller transit site, comprising 6 pitches and supporting facilities on land at Loirston, Nigg, Aberdeen.

Our clients became aware of the application by way of an article published in the Evening Express on 31 October 2014. The deadline for representations on the application is 25 November 2014. This letter of objection is therefore timeous.

Our clients wish to object to the application on the following grounds:

1. Conflict with the Club's proposals for a new community stadium at Loirston;
2. Lack of facilities for users of the transit site; and
3. Lack of information on the management of the site, with consequential concerns with impacts on the surrounding area.

Aberdeen Edinburgh Glasgow

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Lawyers with offices in Aberdeen, Edinburgh and Glasgow.
A list of members is available for inspection at the firm's registered office.

The application requires to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Our clients wish to object to the application.

We will deal with each point of objection in turn.

1. Conflict with stadium proposal

On 23 February 2011, the Council granted the Club a willingness to approve application reference P101299 for a new 21,000 capacity sports and leisure stadium, including associated car parking, access arrangements and landscaping at Loirston. The proposal would allow the Club to relocate from Pittodrie Stadium. The terms of a legal agreement securing the funding and implementation of several transport related measures, planning gain, and the extension of a public plaza in the event of the adjacent land (Loirston) being developed as a new community have been agreed, but the agreement has yet to be signed due to landownership issues.

The proposal for a new stadium is of strategic importance and as such is identified in the Strategic Development Plan 2014 as one of the projects, listed in Schedule 2, which will help achieve the vision for the North-East and which will bring economic, social and cultural benefits. The site at Loirston was selected in conjunction with the Council and after considerable public consultation.

The proposed stadium was central to the allocation of the wider Loirston development opportunity OP77 and is identified in the approved Loirston Development Framework.

Notwithstanding this background, the current application for the gypsy/traveller transit site is located on land which it is intended would form part of the access and bus drop-off/parking area for the new community stadium. The Supporting Planning Statement goes on to state that:

"The status of the AFC proposals is not known following the decision by the Council to take control of the land at Calder Park previously leased to Cove Rangers and the issue of a refusal of Landlord's Consent for the revised development proposals on the site. For the purposes of the revised Development Framework, the AFC scheme which was minded to grant was slightly altered for functional reasons and to better integrate the stadium parking areas into the development. Due to the continuing uncertainty over the status of the AFC proposals, the gypsy and traveller site area is partly located on land identified for parking (see Gypsy and Traveller Site: Design Statement)".

A similar statement is contained in the Design Statement at section 2.1.

The Club is disappointed by these comments. The Club remains committed to developing the new stadium and is working with the Council to progress with the project. Approving the gypsy/traveller development on part of the car parking and bus/drop off area for the stadium will

prejudice delivery of the stadium, contrary to the stated aims of both the Strategic Development Plan and the Local Development Plan.

The applicant appears, at paragraph 4.1 of the Supporting Planning Statement, to disregard a potential location for the gypsy/traveller site due to the impact which it would have on the design and layout of the proposed secondary school to the north. The same approach should be followed in respect of the impact on the community stadium.

Given that the stadium was approved by the Council before the OP77 site was identified in the 2012 Local Development Plan, and was central to the mixed use allocation, it would appear perverse for the Council to approve development as part of the OP77 allocation which would prevent the stadium development from going ahead.

The Development Framework identifies other potential locations for a gypsy/traveller transit site and our clients submit that options A or B would be preferable. As well as not impacting directly on the land required from the stadium, these locations would avoid unnecessary conflict between football supporters/ traffic associated with use of the stadium, and users of the gypsy/traveller site.

2. Lack of facilities for users of the transit site

In addition to the impact which the proposed gypsy/traveller site will have on our clients' proposals for a new community stadium, our clients also believe that the application site is generally not an appropriate site having regard to the other sites put forward in the Framework and when measured against the requirements of Policy H6 and the related Supplementary Guidance

Approving this application would run counter to a recent decision by the Council to avoid locating gypsy/travellers sites next to schools. A site at Howes Road, Bucksburn was rejected for inclusion in the Proposed Local Development Plan due to the proximity of the site to Heathryburn School and to a school for children with special needs, which is to replace the Raeden Centre.

Our clients submit that this application should be refused given its proximity to the site for the replacement Kincorth and Torry Academies and to the new primary school to be located on the OP77 site further west.

The Design Statement suggests that existing facilities in Altens are generally 1.7 kilometres away and drawing reference 110295_Ph1_GT_003 purportedly indicates the distances to the nearest school, community centre and shops. This is outwith the recommended distance for walking and would involve pedestrians crossing over Wellington Road, which is a major commuter route in and out of Aberdeen.

Although community facilities and retail uses are proposed as part of the development of site OP77, the application site is in fact also remote from these facilities.

When compared with the other sites considered in the Framework, such as sites B and A to the south of the Framework area, the application fails to meet the first criterion of Policy H6.

3. Lack of information on management of site

There is no information in the application on how the site will be managed. The layout plan simply identifies a potential location for an office/security block, but there is no further detail as to who will manage the site or man the office/security block. It is suggested that the requirement for this office/security accommodation to be provided is to be determined through the planning application process. This appears to be contrary to Policy H6 Criterion 4, which requires information to demonstrate that the site will be properly managed to form part of an application.

Conclusion

Approving this application would prejudice the delivery of Aberdeen Football Club's new community stadium at Loirston. This is the Council's preferred location for the stadium. The stadium is of strategic importance to the region.

When measured against the requirements contained in Policy H6 of the adopted ALDP and related Supplementary Guidance, it is clear that the application site fails to meet some of the criteria.

The Development Framework identifies other potential locations for a gypsy/traveller transit site, such as options A or B, which would not impact directly on the land required from the stadium and would avoid unnecessary conflict between football supporters/traffic and users of the gypsy/traveller site.

We trust that the points raised in this letter will be taken into account before determining the application in due course.

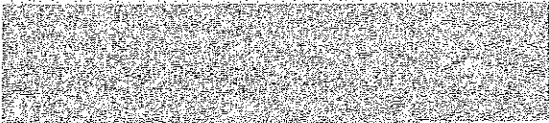
Email: Theresa.Hunt@burnesspaul.com

PI

From: webmaster@aberdeencity.gov.uk
Sent: 03 November 2014 15:02
To: PI
Subject: Planning Comment for 141441

Comment for Planning Application 141441

Name : Steve Birnie
Address : 2 Whitehills Way
Cove Bay
Aberdeen
AB12 3UJ



Comment : I wish to place on record my objection to this planning application. I would be concerned that this proposed site is far too close to the proposed Secondary school that is also intended to be built in close proximity to this location and would be on the walking route to the secondary school for children from Cove. surely it would be better to defer this planning application until it becomes clear what is happening with the school and Stadium and nearby housing plans so that the local community can see the bigger picture.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 12 November 2014 10:29
To: PI
Subject: Planning Comment for 141441

Comment for Planning Application 141441

Name : Rod McFarlane
Address : 18 Creel Drive
Cove
ABERDEEN
AB12 3BU

type:

Comment : Why???? Why would we provide a facility that the travellers don't want and will not use. The site already provided is not used so why would anyone think this one will. Why can't this land be used to provide facilities for people who actually live in the area and pay their taxes?

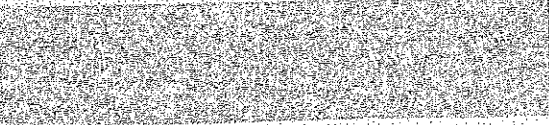
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From: webmaster@aberdeencity.gov.uk
Sent: 28 October 2014 13:10
To: PI
Subject: Planning Comment for 141441

Comment for Planning Application 141441

Name : Scott Lawrie
Address : 5 Cassie Close
Cove Bay
Aberdeen



Comment : I wish to object to the above application for a Gypsy/Travellers halting site.
This is not an appropriate area for such site. This should be moved away from local housing areas and placed in a less built up area.

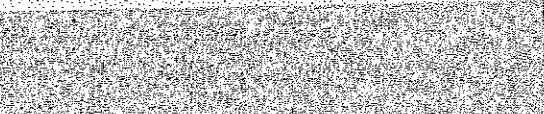
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PI

From: webmaster@aberdeencity.gov.uk
Sent: 04 November 2014 07:56
To: PI
Subject: Planning Comment for 141441

Comment for Planning Application 141441

Name : michael gordon
Address : 20
LOCHINCH GARDENS COVE



Comment : The application contains a substantial part of a separate planning application ref: 101299.
I object to this application on the grounds that procedure is not being followed as this should be deemed an amendment, not a new application.

There is a blue line on the application plan, inferring ownership of the entire site.
Again, I object to the application on the grounds that procedure is not being followed.
There is insufficient detail on the drawings to determine the application

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 15 November 2014 11:21
To: PI
Subject: Planning Comment for 141441

Comment for Planning Application 141441

Name : David More
Address : 41 Shieldhill Gardens
Altens

Comment : I understand the need of the requirement for a gypsy/traveller site at Loiriston Development and the needs of the site to be near and accessible to schools. However I feel I have to object to this planning application on the basis that it is situated so close to the proposed new secondary school. Within reasonable distance is acceptable but directly next to a school will ultimately lead to anti social issues between school pupils and travellers, therefore that is the reason that I object to the application.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 25 November 2014 16:09
To: PI
Subject: Planning Comment for 141441

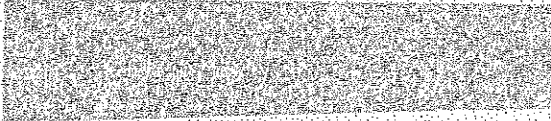
Comment for Planning Application 141441

Name : Michelle Robb

Address : 3 Newlands Lane North

Cove

Aberdeen



Comment : Given the rapid increase in the size of Cove and the amount of development which is only proposed at this current time in this area I believe that it would be beneficial for this decision to be delayed until there are certain other planning permissions and actual building started. It seems at this current time there is a lot of uncertainty still in regards to Aberdeen FC moving to the area and the position of the travellers site may impact on their existing plans. As it currently stands a primary and secondary school are planned but at this point not 100% confirmed. Cove is already struggling to cope in regards to Education, Medical and Leisure facilities and therefore it should be priority to finalise these crucial amenities prior to allowing further housing and a travelling site.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 11 November 2014 10:46
To: PI
Subject: Planning Comment for 141441

Comment for Planning Application 141441

Name : Caron Lennox
Address : 26 Todhead gardens
Altens
Aberdeen
AB12 3JE


Type :

Comment : I object to the above planning for a gypsy travellers site at Calder park.

My objections are as followed-

1, isn't there already a proposal for a new academy for cove/Kincorth/Torry children?

2, A new football ground for Cove Rangers FC?

Who would be paying for this travellers site & who would pay & be responsible for the cost of cleaning up the mess that the travellers make / leave behind?

Why do you think that it's a good idea to put a travellers site so close to a community (people who pay there council tax for there amenities)?

The site @ Clinterty didn't work so why use tax payers money once again to fund another site when it could be better spent elsewhere?

I really don't think that it is a good mix with the above two proposals.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 03 December 2014 20:46
To: PI
Subject: Planning Comment for 141441

Comment for Planning Application 141441

Name : Michele Binnie
Address : 5 Whitehills Rise
Cove
Aberdeen
AB12 3UH

type :

Comment : I object to the proposed new travelling site as it will be next to new academy that is to be built and also new sports facility that will be used by all ages, young children to adults, the site is to close to both of these sites. The area has seen a large number of new residential and industrial developments within the area with absolutely no upgrading of the already over crowded roads and also no new community facilities being added to sustain all of the new residents and increased traffic in the area.

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