

PI

From: webmaster@aberdeencity.gov.uk
Sent: 26 May 2015 17:43
To: PI
Subject: Planning Comment for 150161

Comment for Planning Application 150161

Name : Pamela Forgie
Address : 50 Gladstone Place
Queens Cross
Aberdeen
AB10 6XA

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I object strongly to this development for the following reasons:

There has been a drip feed of development at Albyn School, each one unacceptable to and with no consideration for the neighbours. Since this growth started, the conditions set to manage traffic issues caused by parents dropping off their children have not been implemented and therefore Albyn School does not warrant any further lenience. The council turns a blind eye to this and conveniently no traffic wardens are around at drop off or pick up times to catch them out. There is absolute disregard of the parents, who park illegally and unsafely, daily, and have utmost conviction that they have the right to. Unbelievable!

This latest development looks initially like a single story, but its height is almost equivalent to the two story residence nearby and from the plans looks about three times the height of the current wall. Although referred to throughout the documents as a cottage, there is nothing cottage like in either the shape or the materials. A very odd roof cable line/end and zinc and render walls with metal windows is more in keeping with an industrial estate. We in essence shall be looking at an ugly, overbearing wall, with not one, but two materials out of keeping with the surroundings. It is certainly not in keeping with a conservation area. All other developments in the area on the back lane are stone or granite walls and slate roofs. We do not want to look at an ugly overly modern metal and render building at right angles to the lane and visible from house back gardens. It is a concern that this will be just the start and eventually there shall be an application to double the height into this pitched roof to make a full two storey building. Can you absolutely guarantee this is not the case? There are also limitations to how developed an area can be i.e. a ratio of build to open space. Surely this exceeds those regulations. Can you confirm the status on this? I

dislike that area has been reduced, but is this enough?

When the previous build was done, the same wall opposite my back gate was opened up to allow trucks access. This shall be the case again. Last time there was no consideration of access for the residents along the back lane, access to our garages, also constant noise, substantial pounding and the vibration (as I work from home) was horrendous, all day long. Since then I have had cracks appearing in my house when everything for the previous twenty years was fine. Last time a construction lorry or truck hit my back garden wall (and they did not tell me) and it was only when I went to take out my wheely bin that I realised the wall had been hit and the wooden gate no longer opened, due to the caved in wall pressing on and distorting it. This was a health & safety matter as if there had been a fire in my house that may have been my only exit route, but it was blocked. When I did approach the builders they admitted it straight away and repaired the wall, but the gate is still damaged (it is only a few years old).

The information in the planning details is contradictory; In 4.0 Design Solution in the 4th paragraph, in one part it states the area selected is largely unused by pupils and then it says there is an unintentional benefit in keeping the pupils away from the wall, thereby reducing noise levels. How can this be if it is largely unused, anyway?

How much more do we in the neighbourhood have to accept from Albyn School. There has to be a point when enough is enough. I am not sure why they keep getting away with inappropriate builds. The council have to speak up this time and say NO. Nothing in their amendments have changed addressed any of my previous concerns.

PI

From: Gerald Cunningham [REDACTED]
Sent: 15 March 2015 13:06
To: PI
Subject: Engineering Science Facility at Albyn School --- Planning Application No. 150161

I am the owner and occupier of 62 Gladstone Place Queen's Cross Aberdeen which is a stones throw from my backgate on to Queen's Lane South. I wish to tender my objection to the above application on several grounds:-

1. The existing large extensions within the school site already constitute overdevelopment of the site and their design is quite out of keeping with the other buildings in this part of our Conservation area. Past objections on this ground have gone unheeded by the Planning Authority. This new proposed building, which to some extent will be hidden behind the existing boundary wall on the Queen's Lane South frontage, constitutes further overdevelopment of the site. The fact that it will be partially hidden is no excuse for allowing it in the first place!
2. The design of the proposed building is not in keeping with the rest of the actual buildings fronting the south side of Queen's Lane South which are of granite construction with slated roof (with the exception of the walls of the existing Science block approved last time round). Walls of zinc cladding and a metal roof seem quite inappropriate.
3. While the application stresses that the additional building will not increase the number of pupils attending the school and lead to further traffic problems the concerns which were raised at the time the last extension was mooted regarding traffic problems are still very real and have not been addressed. Despite the no parking signs in the Lane between 8am and 6pm Monday to Friday parents continue to park their vehicles at drop off and pick up times causing chaos at times for through traffic in such a narrow overused "thoroughfare". My driveway into the back lane is very often blocked at these times. What galls me is that at pick up times I cannot get my car parked in Gladstone Place caused mainly by parents (who have not paid for a parking ticket) using up spaces. This necessitates me on many occasions driving my car to park it in my back driveway only to find that I cant access my driveway on account of illegally parked vehicles. The School (and the Council, if I remember correctly) undertook to solve the parking and congestion problems but we are still waiting, waiting, waiting! If the traffic wardens timed their visits to the area at these critical times the council would make a fortune from illegal parking in Gladstone Place and queen's Lane South!
4. Apart from the problems of illegal parking above mentioned, Forest Avenue from Gt Western Road to Queen's Road is now used as an arterial route by the public at all times and at peak times gridlock occurs. This is due to the fact that parking on both sides of the street is allowed, thus narrowing the free flow of two way traffic. I think it is about time that the Traffic gurus at the Council bite the bullet and make Forest Avenue and other streets in the vicinity (with similar problems) One Way only.
5. When the previous extension was built over a period of 18 months or so, access to the building site was from Queen's Lane South and at times there was utter chaos with vehicles meeting face to face, damage to boundary walls and deterioration of the carriage way of the lane. While the construction of the proposed building hopefully would not take such a long period of time, if the project is given the go ahead there will still be the same temporary problems emerging. To ease the problem, I would suggest that there should be no access to Queen's Lane South from Forest Avenue and One Way Traffic only from St Swithin St. This may help educate the parents of the pupils not to park illegally in the lane as most of the offenders enter the lane from forest Avenue.

Please acknowledge receipt of this letter of objection and confirm that its contents will be placed before the Planning Committee for consideration.

Gerald Cunningham, 62 Gladstone Place, Aberdeen AB10 6XA

PI

From: George Booth [REDACTED]
Sent: 16 March 2015 20:43
To: PI
Cc: Jennifer Stewart
Subject: Engineering Science Facility Queens Road - P150161

Dear Sirs,

As a resident of Forest Road I wish to put forward my thoughts on the above planning application.

I am surprised to see yet another planning application from Albyn School being made when there is still a serious issue of illegal parking by school parents.

The school has a drop off and pick up point at the Queens Road entrance, if this is not sufficient for the roll call of the school/pre-school then this has to be solved before any further planning applications are accepted. Also, the pre-school on Forest Road has caused further problems on Queens Lane South as parents are using this lane as an unofficial car park. I feel this too must be resolved before any additional services can be added to the school.

A possible solution to the above problem would be to make Queens Lane South one way with a pavement similar to the Queen's Lane junction with St Swithin Street. This is a public thoroughfare and should be safe for pedestrians also.

Finally, could you please advise me of when a by-law was passed to allow parents of the school children attending Albyn School 10 minutes amnesty to park on the 2 yellow lines, street corners and pavements for the purpose of dropping off their children to the school and pre-school? This was information given to me by one of your traffic wardens when I drew the illegal parking outside my property to his attention.

I look forward to hearing from you.

Kind regards,
George Booth

PI

From: webmaster@aberdeencity.gov.uk
Sent: 17 March 2015 13:28
To: PI
Subject: Planning Comment for 150161

Comment for Planning Application 150161

Name : Graeme Hetherington
Address : 46 Gladstone place
Aberdeen
AB10 6XA

Telephone :

Email : [REDACTED]

type :

Comment : I object on the following basis

- whilst the facility is described as being a one storey building the heights and the use of materials will give the appearance of a two-storey building
- The materials used zinc cladding and the pitched roof are not in keeping with a conservation area and will further detract from that area
- The additional facility will add to an already overdeveloped area

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PI

From: Faye Hamilton [REDACTED]
Sent: 17 March 2015 17:49
To: PI
Subject: Planning application Albyn School P150161

To Planning Department,

I am writing to you with regards to the planning application for the above & my concerns for the application.

My main concerns are the construction & what happens during this with parking. At present, especially during school hours traffic is very bad. Parents park on double & single lines along the lane where the construction will take place. They give no consideration to residents that require access to their property. With past experience I know that construction companies & their vehicles will adopt the same attitude. I feel strongly with regards to this & would need assurance from yourself & the school that traffic will not be parking on our lane, The lane is in a very bad state, lots of potholes & not wide enough for large vehicles. If emergency vehicles had to get down the lane it would be extremely difficult to pass with cars, vans & lorries parked.

Having looked at the proposed building I feel that the school is already over developed & leaves very little space for a playground. I understood that this area of Aberdeen was conservation area & planning would be more restrictive.

This area of Aberdeen is residential & should be encouraged to remain this way.

Regards,

Faye Hamilton
186 Forest Avenue.
[REDACTED]

Sent from my iPad

PI

From: Brian Hamilton [REDACTED]
Sent: 17 March 2015 17:23
To: PI
Subject: Fw: Planning Application P150161 at Albyn School

I made a typo in my original email. I have corrected it.

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

From: Brian Hamilton
To: pi@aberdeencity.gov.uk
Cc: Brian Hamilton
Sent: Tuesday, March 17, 2015 4:50 PM
Subject: Planning Application P150161 at Albyn School

To/ The Planning Department

live at 186 Forest Avenue, which is on the corner with Queens Lane South.

With reference to the above planning application, I have the following concerns:-

- (1) Traffic congestion on Queens Lane South, which will undoubtedly increase during the construction period, particularly during the morning (8-9am) & the afternoon (3-4pm) which is when school parents park on the lane (illegally on a single yellow line, I add) to drop their children off or pick them up.
- (2) Access to our garage which is opposite the Albyn School rear exit on Queens Lane South. We do not want construction vehicles parking in the lane blocking access to the garage.
- (3) Damage to the road surface by construction traffic. The road surface is currently in a poor state with many potholes. Construction traffic can only further damage the surface.

How will these issues be managed? The planning application does **NOT** address them.

I look forward to hearing from you.

Regards Brian Hamilton

186 Forest Avenue
[REDACTED]

PI

From: Bill Laver [REDACTED]
Sent: 09 March 2015 14:26
To: PI
Subject: Planning Application - Engineering Science Facility (P150161) - Objection

Dear Sir/Madam,

I write to object to the above planning application on the following grounds:-

1. The external appearance of the building is out of character to the West End i.e. zinc cladding for the walls and pitched roof. No doubt this selection has been made by the Architect/Engineers based on cost i.e. use the cheapest materials that you can get away with instead of using traditional granite and slate which is West End. The building should be made of traditional West End materials.
2. The disruption to Gladstone Place/Queens lane over past years due to Albyn School developments has been enormous in term of traffic management and disruption. Frankly we are fed up with the School as they make no attempt to engage with the Residents and just take us for granted completely, and feel they can ride rough shot over our opinion.
3. The West End is increasing being overdeveloped and as Resident in Gladstone Place since 1989 (26 years) we see this in deterioration of the road (full of potholes) and uneven surface due to frequent bus use, they should be banned from using the street. Any Developer should be made to resurface the road after they have finished.
4. No matter what assurance the Builders give to minimising disruption we know this is never enforced by the Council (no staff) and as soon as permission is given any assurances go out the window and the builders do their own thing. Assurance are never policed.
5. In my opinion Aberdeen Council and the Planning Department ignore any objections anyway, so would not be surprised if yet another Development gets the nod.

Lastly the Residents of Aberdeen are fed up of an incompetent Council and Councillors, and an inept Planning Department that over the years have let many carbuncles through the system such as the Stewart Milne Kepplestone Development, the Ice Box Library at the University of Aberdeen, the extension to the Art Gallery, the Three Kirk Development, the proposed Muse Development (shame on you for ignoring Public Opinion and the wind turbine erected at the 14th hole at Royal Aberdeen Golf Club. The Golf Club were not even given the courtesy of objecting since they were not advised in writing, another Planning Department blunder, one of many this Council has made.

Yours sincerely

Bill Laver

[REDACTED]
13 Gladstone Place
Queens Cross
Aberdeen AB10 6UX
Home Tel: [REDACTED]
Mobile Tel: [REDACTED]
Skype: [REDACTED]

Graham Thom
15 Queens Road
ABERDEEN
AB15 4YL

19.02.2015

Aberdeen City Council,
Planning Reception,
Marischal College
Broad Street
Aberdeen
AB10 1AB

Attention : Mr Sepideh Hajisoltani,

Dear Sir,

Re : Application Number : 150161 Applicant : Albyn School, 17-23 Queens Road

Thank you for the Notification document regarding the above application.

We are the owners of the property at 15 Queens Road and the Coach House at 15 Queens Lane South which borders Albyn School and is affected by the above planning application.

I wish to register my objection to this development on the basis that it shall significantly impact on the limited natural light which the Coach House enjoys and will completely reduce the outlook of our property and its amenity.

My reading of the plans show that the building runs in a north to south direction where it seems logical that if it ran from east to west, there would be far less disruption to our property.


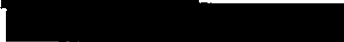
We also enjoy telephone access from a telegraph pole which is situated in the Queens Lane South and there has been no notification on how this would be dealt with if the development were to go ahead.

We have not been consulted in any way by the School or their appointed agents, which is of course very disappointing as an immediate neighbour.

I look forward to hearing from with regard to this objection

Yours sincerely


Graham Thom

Home Telephone Number 
Mobile Telephone Number 
Email Address

PI

From: webmaster@aberdeencity.gov.uk
Sent: 21 May 2015 14:05
To: PI
Subject: Planning Comment for 150161

Comment for Planning Application 150161

Name : Graeme Hetherington
Address : 46 Gladstone Place,
Aberdeen
AB10 6XA

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I objected to the previous application on various grounds, none of which I believe are being addressed by this revised planning application.

- I reiterate that the current design
- is not in keeping with a conservation area
- the materials used are not in keeping with a conservation area
- the building detracts from the area
- It adds to the over development of the Albyn school site in particular and the area in general
- the height of the building proposed is not in keeping with the area

In addition will the increase in class space provided by this accommodation lead to increased student numbers and has any impact of this been assessed on the local traffic situation which is frankly at breaking point at peak times.

Regards,

Graeme

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