

Planning Application No. P141837

Proposed Residential Development at Cloverleaf Hotel Bucksburn

As the Planning Officer for the Bucksburn and Newhills Community Council I have been asked to write to you concerning four concerns we have regarding this development as now proposed. I am doing this on behalf of residents who have approached the Community Council with concerns that are mirrored by the views of the Community Council itself.

- 1) The initial Planning Application submitted for this development (No. 141134) was for fifty properties but this has now been increased in this application to an unacceptable number of sixty eight. This represents an over development of the site in question.
- 2) The flats, I believe, are now due to be four stories high and this is totally out of context with other properties in the area and is unacceptable both to the Community Council and the residents who live adjacent to the site. It should be noted that we complained, for the same reason, against the original proposal which was for three stories.
- 3) We are very concerned that these extra sixty eight properties, will put an unacceptable load on the new primary school being built in the area and on the existing very congested roads. We would strongly suggest that before allocating any more housing within this area that consideration be given to alleviating the already intollerable traffic loading on the A96 especially in the area of the Haudagin Roundabout.
- 4) We are also concerned that these properties are being built as "affordable houses" against developments in other areas of the City. We are firmly of the opinion that there should be affordable housing in every part of the City and not that certain areas should be excluded from this criteria, because their affordable houses are being designated, in a completely different part of the City.

- 1) I would ask that these views be made known to the Planning Committee before they make a decision on this application.

Charles Shepherd MBE  
Planning Officer (Bucksburn & Newhills Community Council)

16 JAN 2015

PI

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 20 December 2014 23:10  
**To:** PI  
**Subject:** Planning Comment for 141837

Comment for Planning Application 141837

Name : Marion Gwynn  
Address : 30 Sclattie place  
Bucksburn  
Ab21 9Qb

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I Strongly OBJECT to the proposed Stewart Milne plans for this site. 50 flats now 68. Clearly nobody is thinking of the added volume of traffic to kepplehills. 68 flats probably 2 cars each property, a new primary school across the road. No consideration has been taken to the surrounding areas or to the community. Also 3 story flats, this will be an eyesore. Bucksburn will be over developed with No infrastructure & i was under the assumption that Aberdeen city councils priority was keeping community's together. This will be a travesty if this is approved.  
Marion Gwynn

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 18 December 2014 20:31  
**To:** PI  
**Subject:** Planning Comment for 141837

Comment for Planning Application 141837

Name : Erika cowie  
Address : 42 Netherhills Avenue  
Bucksburn  
Aberdeen  
AB219DE 9DE

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I Object strongly to the Stewart Milne proposed development on the cloverleaf site. Bucksburn still has a strong community spirit & the cloverleaf is the heart of the Bucksburn community. Bucksburn is an ageing community it's also a growing community which is the natural progress but when progress harms a community how can that be called progress? My uncle is nearing 80, and for 10yrs he has went for his supper & a few pints & a few ovd's not because he has a drink problem but because otherwise he would sit in a house himself lonely. This is what the demolition of the leaf will cause. Our pensioners, widowers will have nowhere to go so will stay in by themselves which will lead to loneliness, depression & can lead on to dementia. I know Bucksburn still has 3 pubs but nothing up in our area so how do they get down & if they get down how do they get back home. Did you know the leaf was 50yrs old in November this year? I have had many happy & sad times in the leaf and to say I'm heartbroken is an understatement. Now for the reasons that don't involve the heart. If the cloverleaf has to go then why more flats? We need to think of our pensioners why not more cottages? We need to think of our elderly! All that seems to be getting built is flats or massive houses. This is unacceptable. I was told that the ground floor would be acceptable for elderly so tell me what 60+ yr old wants teenagers or 20 something's above them partying till all hours. The builders in Aberdeen are throwing up houses and flats without a single consideration to THE COMMUNITY, No infrastructure just houses!! Originally it was for 50 flats now 68, so possibly 1 to 2 cars per flat? Have you seen how busy the kepplehills road/drive is plus a new primary school to open in the next year that is an accident waiting to happen. Why are the house builders not obligated to put back into community's. Yes the leaf is tired, yes it probably needs flattened but if they even just built the pub in an area of the pounds. Please please don't destroy the Bucksburn community. Kind regards & every hopeful that 1day Aberdeen council will say no more. It's time to build our community's back up & have a sense of worth again. Please don't allow flats to be built. Thank you Erika cowie p.s the roads need to be sorted if this goes ahead for example traffic light from the top to the bottom on both the road & drive..

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 20 December 2014 23:22  
**To:** PI  
**Subject:** Planning Comment for 141837

Comment for Planning Application 141837

Name : Scott Johnston  
Address: 42 Netherhills Avenue  
Bucksburn  
Aberdeen  
Ab21 9de

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I object to the plans. Don't fit in with the surrounding area. Increased volume of traffic to an already busy road. houses being thrown up but nothing for the people of Bucksburn. The cloverleaf is the heart of our community why don't they build us a new pub & get rid of hotel & build a cafe. Put back into our community instead of bulldozing it!

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AM1

**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 30 January 2015 18:16  
**To:** PI  
**Subject:** Planning Comment for 141837

Comment for Planning Application 141837

Name : Ashleigh Lancaster  
Address : 38 Howes View  
Bucksburn  
Aberdeen  
AB21 9BL

Telephone :

Email : [REDACTED]

type :

Comment : I object. I object to your "plans" to build flats where the Cloverleaf. My reasons are you are destroying my home city in Aberdeen by building far too many houses for the capability of the city and now you have decided to invade my home village!! I have grown up living through various events - happy and sad times at the leaf. Whether that was Birthday Parties, Wedding Receptions, Anniversaries or Funeral wakes. You are damaging a close community by bringing this to Bucksburn. Destroying the views of the village I have grown up in. An increase of traffic on an already bad road with poor junctions. I would like to bring your attention particularly close to the school children who have to cross these roads. Whether this is the Academy pupils or younger Primary and Nursery children who will be moving to Brimmond. What will happen to the bus route? The busses clearly find the roads hard enough - I'm sure you are aware of the crash due to ice. This has not been properly thought of. I object.

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 30 January 2015 17:54  
**To:** PI  
**Subject:** Planning Comment for 141837

Comment for Planning Application 141837

Name : Angela Strong  
Address : 4 Hopetoun Grange  
Bucksburn  
Aberdeen  
AB21 9RB

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I object to this application on the grounds that this does not need a new housing development.

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From: webmaster@aberdeencity.gov.uk  
Sent: 15 December 2014 19:57  
To: PI  
Subject: Planning Comment for 141837

Comment for Planning Application 141837

Name : steven fraser  
Address : 72 sclattie park bucksburn  
aberdeen

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment :

What to raise objection about the stuart milne development at cloverleaf hotel bucksburn as I have seen proposed drawing which are 3 stores high outside my house at 72 sclattie park bucksburn which will block my view and sun light into my bedroom & living room @garden at front of house as there is only 10m PL to PL and 15M my window to the wall at the cloverleaf carpark also I have been checking web site of acc planning every night nothing on web site till 15/12/14 or no letter from acc yet closing date 29/12/14 which does not give me 21 days to object plus acc shut xmas

yours

stevefraser

72 sclattie park bucksburn

aberdeen

ab21 9qj

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From: webmaster@aberdeencity.gov.uk  
Sent: 18 January 2015 18:44  
To: PI  
Subject: Planning Comment for 141837

Comment for Planning Application 141837

Name : steven fraser  
Address : 72 sclattie park bucksburn  
Aberdeen  
ab21 9qj

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I wish to to object to the 68 flats on cloverleaf site after seeing the plans I notice that they are 2&3&4 stores high also there is only 55 car parking space which is less than the amount of flats also most families have more than one car now so where are they parking .keppleshill road is busy road with traffic with out any more and it next to school and there is only one exit point.plus in the plans the buildings are two,three,four store high and out side my house they are three store high which willblock my sun light and people will be looking in to my bedroom and living room as I am only 10m away and no were in this part of bucksburn is there four store high ever house is two stores .at the open day by stuartmine told us three stores high and that was a lie also two carparking space for private flats and one for afford flats and only 55 flats not 68 I fell the whole thing is a pack of lies .also the cloverleaf is the heart of the community.for a lot of people and three&four store will be a eye sore as it is the highest point of bucksburn therefore I strongly object to this site

yours

steven fraser & Jackie fraser

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 30 January 2015 17:38  
**To:** PI  
**Subject:** Planning Comment for

Comment for Planning Application

Name : Mr John Craig  
Address : 38 kingsway  
Bucksburn  
Aberdeen

Telephone : Ab21 9bp

Email : [REDACTED]

type :

Comment : I wish to object to the change of use of the site allocated for this development. If the council allows the demolition of the cloverleaf & it's replacement with these flats then there will be very little left for the community of Bucksburn in this area.

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 30 January 2015 17:34  
**To:** PI  
**Subject:** Planning Comment for

Comment for Planning Application

Name : Mrs Jean Craig  
Address : 38 Kingsway  
Bucksburn  
Aberdeen

Telephone : [REDACTED]  
Email : [REDACTED]  
type :

Comment : I feel that the building of flats on this site would make it harder to have a good view of traffic in both directions at an already difficult junction. When sitting at the junction of scattie park with kepplehills road the view to the right of traffic coming down from the Newhills side is already obscured by the existing houses to the right. I feel that to build flats which will be 3 storeys high & much further forward towards the road than the existing hotel would make an already challenging junction extremely dangerous!  
Therefore I wish to make my objection felt.

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 30 January 2015 18:34  
**To:** PI  
**Subject:** Planning Comment for

Comment for Planning Application

Name : Miss Hannah Lancaster

Address: 38 Howes View

Bucksburn

Aberdeen

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I would like to object to your proposals to build 68 flats on the site of the cloverleaf hotel. I see no requirement for extra housing in this area of Bucksburn which will also bring with it an increase in traffic in an area of the village which is used by a large number of the community. If you build these flats there will be an increase in people coming to the village but less community facilities to be utilised. The Cloverleaf is an establishment which is well used by many locals in this area.

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 30 January 2015 17:24  
**To:** PI  
**Subject:** Planning Comment for 141837

Comment for Planning Application 141837

Name : Mrs D Nelson  
Address : 38 Howes View  
Bucksburn  
Aberdeen

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I wish to object to this application as it is taking away an establishment which is currently the "heart" of Bucksburn for many locals. It is a great place for locals to meet socially. It is sited on a strip of land which consists of other community based establishments. ie Bucksburn Academy, Beacon Community Centre, Bucksburn Library & Bucksburn Swimming Pool. As well as this there has been a site adjacent to this allocated to the community council for the development of a community garden. I personally feel that any development of this site should be within the community feel of this area. There has already been sites beside the Hopetoun area of Bucksburn & further up the Newhills area earmarked by the council for further development. Why would the council be looking at developing these areas while also considering to deplete the existing community facilities?

As well as this, on viewing the plans it appears that the application has been submitted for 68 flats, however, it appears only 55 parking spaces have been allowed. While you may argue that not everyone owns a vehicle it is also fair to say that many couples may have more than one, therefore I do not believe that enough consideration has been given to the influx of vehicles to this area. As mentioned earlier this area is predominantly a community area - if there are not enough parking spaces allowed to these flats this will encourage parking in the surrounding areas increasing the risks to the many people (of all ages) using the community facilities. I have already witnessed many vehicles fail to stop at the zebra crossing further down Kepplehills road so to increase the traffic in this area would most definitely be an accident waiting to happen!

I hope you will give due consideration to my objections.

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