

PI

From: webmaster@aberdeencity.gov.uk
Sent: 12 June 2015 15:50
To: PI
Subject: Planning Comment for 150819

Comment for Planning Application 150819

Name : Rosanna Buchan
Address : 9 Westdyke Terrace
Westhill
Aberdeenshire
AB32 6JA

Telephone : [REDACTED]

Email [REDACTED]

type :

Comment : I object to this planning application as I feel there is no consideration being given to the fact it is a green belt area and the destruction of mature trees would be inevitable

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 17 June 2015 08:00
To: PI
Subject: Planning Comment for 150819

Comment for Planning Application 150819

Name : Mr Ronald Edward Leggett

Address : 6 Friarsfield Walk

Cults,

Aberdeen

Ab15 9PW

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : The development does not ensure that the existing boundary trees will be protected and retained.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 12 June 2015 15:49
To: PI
Subject: Planning Comment for 150819

Comment for Planning Application 150819

Name : Lesley Sleigh
Address : Carn Kitty
Skene
Westhill
Aberdeenshire

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I object to this planning application as I feel this would once again make further inroads into what is meant to be a green belt area.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 12 June 2015 13:45
To: PI
Subject: Planning Comment for 150819

Comment for Planning Application 150819

Name : Raymond Craigie
Address : 32 Buchan Drive
Newmacher
Aberdeenshire
AB21 0NR

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I do not want any further development on any green belt areas.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 12 June 2015 13:49
To: PI
Subject: Planning Comment for 150819

Comment for Planning Application 150819

Name : Jacqueline Craigie
Address : 43 Springhill Road
Aberdeen
AB 16 6SA

Telephone :

Email : [REDACTED]

type :

Comment : As a lover of trees etc i no longer want to see our natural enviroment upset by any further development

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PI

From: Eric Brown [REDACTED]
Sent: 05 July 2015 19:58
To: PI
Subject: Application 150819 West Middlefield

Dear Sir,

With respect to the application for 2 dwellings by George Maxwell:

We have concerns about 2 dwellings with a total of 8 bedrooms on a plot that is not oversized for a single dwelling.

These concerns include:

- How the drainage and sewage will be accommodated.
- The extra domestic traffic caused by up to 10 or more people.
- Available parking space seems inadequate
- Access for service / fuel / moving lorries and vans.

All of these also apply for a single dwelling as well.

We accept that these issues are more to do with detailed planning rather than the change of use but feel they are key items at his point.

Regards,

Jean and Eric Brown
West Middlefield

19 June 2015

STRICTLY PRIVATE & CONFIDENTIAL

Aberdeen City Council
Planning Department
Marischal College
Broad Street
Aberdeen AB10 1AB

150819

Dear Sirs

**LOCAL AUTHORITY REFERENCE 000120789-001
PROPOSED DEVELOPMENT OF 2 HOUSES AT WEST MIDDLEFIELD
PLANNING OBJECTION**

I am writing to object to the planning application which has been submitted (local authority reference 000120789-001) in connection with the proposed development of 2 houses at West Middlefield, Skene Rd, Aberdeen.

The proposed site has been the subject of previous planning applications for residential housing development, all of which have been refused for being contrary to Aberdeen City Council Development and Green Belt Policy. The latest planning application on the site (local authority reference A7/2315) was appealed to the Scottish Office (planning appeal reference P/PPA/100/411) but was again rejected on the basis of being contrary to Green Belt Policy. A copy of the appeal decision notice dated 15 December 2008 is attached to this letter.

Green Belt Policy

The West Middlefield site is zoned as Green Belt (GB28) and Green Space Network (GSN29) in the adopted Local Plan 2008.

The Aberdeen and Aberdeenshire Structure Plan (NEST) and adopted Local Plan Policy 28: Green Belt state that no development will be permitted in the Green Belt for purposes other than those essential for agriculture, forestry, recreation, mineral extraction or restoration or landscape renewal. All development in the Green Belt should be of the highest quality in terms of siting, scale, design and materials. The current application is contrary to the Structure and Local Development Plans and there are no material considerations that would justify granting planning permission.

Policy 29: Green Space Network (GSN29) states that the council will protect and enhance the wildlife, recreational, landscape and access values of the GSN which have been identified as of particular importance in the GSN. Any proposals that would be likely to destroy or erode these values will not be permitted. The current application is contrary to the values of the GSN. The site has birdlife, deer, hare, rabbit etc all active on the site.

Policy 1: Design states that new development must be designed with due consideration for its context and make a positive contribution to its setting taking into account *inter alia* scale, massing, proportions and landscaping. The current application involves the construction of 2 residential units which are not in context with the surroundings.

Policy 73a: Vehicular Access to New Development. Applicants will be required to mitigate traffic impacts of new development and demonstrate that they would not compromise road safety or unduly disrupt the flow of traffic particularly on primary distributor roads. The current application presents significant road safety concerns as the proposed site access is on a dual carriageway and in very close proximity to a extremely busy roundabout that includes a full speed bypass lane.

Impact on Amenity

The current application will cause a significant loss of privacy for surrounding residents.

Precedent

The current application would set a precedent for development on green belt land which is completely contrary to the stated government and local policies. Where to next? "West Middlefield has been developed, why not some additional development on the surrounding fields". The current application would set a precedent for development on green belt land which is completely contrary to the stated government and local policies and I strongly object to the proposed residential development at West Middlefield on this basis.

Yours faithfully

JEAN MARTIN

Jean Martin
Hazleden
West Middlefield
Kingswells
Aberdeen
AB15 8PX

Enc. Copy of Scottish Office appeal decision notice dated 15 December 2008

P&SD Letters of Representation		
Application Number: 150819		
RECEIVED 22 JUN 2015		
Nor	So: <input checked="" type="checkbox"/>	MAp
Case Officer Initials: SWO		
Date Acknowledged: 22/06/2015		

Directorate for Planning and Environmental Appeals

Appeal Decision Notice

T: 01324 696 400

F: 01324 696 444

E: dpea@scotland.gsi.gov.uk



Decision by Gerry Farrington, a Reporter appointed by the Scottish Ministers

- Planning appeal reference: P/PPA/100/411
- Site address: Holm View, Middlefield, Kingswells AB15 8XP
- Appeal by Mr and Mrs G Maxwell against the decision by Aberdeen City Council
- Application for planning permission A7/2315 dated 21 November 2007 refused by notice dated 24 April 2008
- The development proposed: new dwelling house
- Application drawings: 1987/01 site plan; 1987/02 proposals; and 1987/03 location plan
- Date of site visit by Reporter: 20 November 2008

Date of appeal decision: 15 December 2008

Decision

I dismiss the appeal and refuse planning permission.

Reasoning

1. The determining issues are (1) whether the proposal accords with the development plan and (2) whether approval or refusal is justified by other material considerations.
2. The Development Plan is comprised of the 'North East Scotland Together' Aberdeen and Aberdeenshire Structure Plan 2016 (NEST) and the adopted Aberdeen Local Plan 2008 (ALP). The site lies within the Green Belt and the Green Space Network (GSN) delineated in the ALP. There has been no demonstration that the proposed house is essential for the specific rural activities identified in NEST policy 28: Development in the Green Belt and ALP policy 28: Green Belt. Therefore, it would add unnecessarily to the build-up of development contrary to the strategy outlined in NEST policy 27: Green Belt aimed at protecting and enhancing the landscape setting and identity of urban areas and the prevention of coalescence. Likewise, it would not accord with ALP policy 29: Green Space Network aimed at the protection and enhancement of the wildlife and landscape value of the GSN.
3. **Other considerations:** The support claimed for the application with reference to SPP15: Planning for Rural Development fails to take adequate account of the specific guidance in SPP21 that there should continue to be a strong presumption against



inappropriate development in the Green Belt. Since scrutiny of the ALP by Scottish Ministers is complete and the plan has been adopted, I agree with the council that hypothetical discussion based on adjustment of ALP policies is unhelpful. It is unclear whether or not some twenty years ago the house adjacent to Bellfield Farm was permitted contrary to Green Belt policy but, in any case, this of itself would not justify further erosive breaches of that policy. The appellants' submissions that the proposed house is of traditional appearance and would form part of a cohesive group or cluster of buildings carry minimal weight when balanced against Green Belt policy and do not persuade me that the crucial policy objections identified in paragraph 2 can be set aside.

4. **Conclusion:** Taking into account the considerations set out above and that legislation requires that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise, I conclude that the appeal should fail and that planning permission should be refused.



GERRY FARRINGTON
Reporter