

CULTER COMMUNITY COUNCIL



St Quentin
18 Hillside Road
Peterculter
Aberdeen
AB14 0TX

31st January 2015

Mr Andrew Miller, Planning Officer
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4, Ground Floor North
Marischal College
Broad Street
Aberdeen AB10 1AB

Dear Mr Miller

Planning Application P14/1813: Aberdeen Pet Resort, Tillyoch, Peterculter: extension and change of use of part of stables to form dog kennels.

The members of Culter Community Council (CCC) discussed this application (P141813) and passed it to the CCC Planning Sub Group for further discussion and to formulate their objections, concerns and comments. It has fallen to me as Vice Chair of CCC to do this since our Planning Liaison Officer is on holiday.

The members of CCC were puzzled that this building was still standing as they were given to understand from the initial application for a cattery (for 120cats) and modern new stables (for 16 horses) this original stable block, put in place by the previous site owner, would be demolished. This old building is uninsulated and largely unsuitable for keeping domestic pets (dogs in this case) warm and dry as pet owners nowadays expect. It is also not sound proofed which is very necessary for dogs whose natural instincts lead to their frequent barking.

Veterinarian advice given to CCC tells us that:

- Dogs, with their keen hearing, will bark on hearing cars (or delivery vehicles, horse boxes etc) approach. These will be numerous with the cattery/pet resort having the capacity for 120 cats (or other small pets) which will be constantly changing
- Gymkhanas, Horse Shows occur frequently all summer in the evenings and at weekends. The noise from the PA System will also cause dogs to bark. (CCC has had several complaints on it disturbing the residents on the nearby Bucklerburn estate.)
- Dogs easily disturb cats with their barking causing stress in the cats which can lead to medical problems
- If any of the horses under training/schooling for horse shows, gymkhanas etc are of a sensitive nature they too may be disturbed by frequent barking, especially if they are housed in the same building as the dogs

- Nowadays advice given is that dogs and cats are not housed near each other, preferably not even on the same site

Another concern for the members of CCC is that the plans do not show how waste and waste water from the kennels, including the water used to hose them out, is dealt with and contained so there will be no run off from this hilltop site.

When the plans were first approved CCC was assured that the four large water treatment and storage traps/pits included in the designs were sufficient to contain and treat all the sewerage and rainwater from the house, cattery, new stables and large storage shed so there would be no run off on to Bucklerburn Road. By and large this did seem to work.

However since then a manege (a large outdoor training arena, competition and show ring) has been permitted as well as the storage shed being doubled in size. (We are told that this storage shed is now being used as an indoor training arena for horses.) Proper and realistic consideration does not appear to have been given to the extra waste water and its containment and treatment and the vastly changed contours of the site brought about by the construction of the manege and how any run off water from these changes would be contained. As a result in rainy periods run off from the site floods not only the next door neighbour's garden but also Bucklerburn Road, Malcolm Road and even across it to the Shoddy Road. The drains on Malcolm Road are continuously being blocked by the sand and silt carried down Bucklerburn Road. The ACC Roads and Environment Departments are both well aware of this but no improvements seem to have taken place.

The members of CCC also noticed that the location plan showed landscaping around the site. This was a requirement of the original planning approval but has never been completed. These led two members to query if completion certificates had ever been signed off?

The members of CCC are well aware of the need for quality boarding kennels in this area but do not consider this site to be suitable not only for all the points made above in the interests of animal welfare but also because the site is close to housing already built or to new housing that has been accepted into the Local Development Plan in the adjacent Woodend Farm Courtyard.

If however the Planning Officer or Development Plan Management Committee is of a mind to approve the application we plead that this is not given until the treatment of waste water and the excessive runoff from this site has been satisfactorily dealt with.

Lavina C Massie
Vice Chair
Culter Community Council

Cc Councillors Boulton, Malone and Malik

PI

From: webmaster@aberdeencity.gov.uk
Sent: 23 December 2014 10:27
To: PI
Subject: Planning Comment for 141813

Comment for Planning Application 141813

Name : Andrew Marsden
Address : 8 Bucklerburn View
Peterculter

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : It is anticipated that Noise pollution would be excessive if this application was approved. Barking dogs at all hours will be detrimental to ours and the neighbours wellbeing.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 23 December 2014 12:16
To: PI
Subject: Planning Comment for 141813

Comment for Planning Application 141813

Name : Mr Gregor Forsyth
Address : 2 Bucklerburn View,
Peterculter,
Aberdeen,
AB14 0XN

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I object to this application. We reside close to the current equestrian centre and the noise from their activities can clearly be heard. This disruption is tolerable as it normally only occurs at weekends and is relatively infrequent. Horses are also relatively quiet animals.

My concern is that a dog kennel will subject ourselves, and others living in the area, to constant noise pollution of a far more unpleasant type. The noise from a dog kennel will be constant. There may also be odour issues. Living in the country you have to accept there will be 'country smells' but I do not consider the permanent odour of dog excrement as falling into this category.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 24 December 2014 15:05
To: PI
Subject: Planning Comment for 141813

Comment for Planning Application 141813

Name : Anne Moore
Address : Bucklerburn Cottage
Peterculter
Aberdeen
AB14 ONP

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I would like to ask that this application be rejected on the following grounds:
Noise Pollution from dog kennels will impact on all adjacent and surrounding residents; Increased traffic will be detrimental to local residents and inadequate, narrow access roads; Increased commercialisation of rural areas to the detriment of all residents of Peterculter.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 03 February 2015 18:17
To: PI
Subject: Planning Comment for 141813

Comment for Planning Application 141813

Name : steven k smith

Address: Parkhill cottage , peterculter , aberdeen , ab140nt

Telephone :

Email : [REDACTED]

type :

Comment : Being within 100 meters of the proposed site i am very concerned with noise pollution , the building is completely inadequate for housing dogs with any slight noise from vehicles,machinery,other animals or people will immediately unsettle the animals creating large amounts of noise on each occasion . as this is a busy site this will be a constant problem.

Proposed housing horses in same building is complete madness for the well being of both species.

Light pollution will also be an issue as our childrens bedrooms look directly onto proposed building (which should have been demolished according to original development plans) which during feeding times at both morning and evening will be an issue , especially in the winter months.

What procedures are in place for uncontrollable dogs that may escape to neighbouring areas with livestock ?

Horses on several occasions have been found on road and in our garden due to gates and doors being left open even after continual communication with staff on site , again a concern for animal well being.

have sepa been on site as drainage already is a huge problem , water treatment plant ?

our own septic tank/soakaway setup has been breached due to the new fencing which has been erected near our border.

The original development has not been finished as per plan and feel this needs to be attended to before any further thoughts of development.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 15 January 2015 12:21
To: PI
Subject: Planning Comment for 141813

Comment for Planning Application 141813

Name : Jess May
Address : Milltimber Farm Cottages
North Deeside Rd
Milltimber, Aberdeen
AB13 0AD

Telephone :

Email : [REDACTED]

type :

Comment : The owners of Aberdeen Pet Resort should not have any further planning, allowing them to keep more animals. There have been many complaints submitted re the welfare of the animals kept there, with regards to the cats in the Cattery (hence they are not very busy) and also to the welfare of horses kept there. I believe this planning application is for kennels in an existing stable block, which at one point was full of horses until owners took their animals away to a safer environment. Allowing a change of use for these people now to abuse and neglect dogs too (for money) would be a gross failing on the Aberdeen City Council's part. PLEASE DO NOT GIVE PLANNING TO PEOPLE WHO HAVE A PAST OF NEGLECTING ANIMALS!

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 24 December 2014 16:05
To: PI
Subject: Planning Comment for 141813

Comment for Planning Application 141813

Name : A.M. Kennedy
Address : Bucklerburn Farm
Peterculter
Aberdeen
AB14 ONP

Telephone :

Email :

type :

Comment : As a neighbour to the proposed development, residing approximately 200 metres from the building identified on the plan as the proposed kennels site, I would like to register my objection on the following grounds:

I am concerned about the increase in noise pollution that would be caused by the proposed kennels. The noise that currently comes from the equestrian centre and cattery generally finishes by about 10 pm, and the loudspeaker system is not in use every day. However a kennels would produce noise at any time, particularly over night and in the early morning. I feel that this would be much more disruptive to the local community.

As a dog owner, I also feel that the noise of many dogs barking would distress my pet and result in greatly reduced enjoyment of my own garden.

The building identified on the plan was the original stable block, which I understood was to be demolished once the new stables were constructed. At present I have no further details of the proposals as no supporting documents are provided so I am unclear as to whether it is intended that the current building be extensively altered to make it suitable for kennels, or demolished as the original planning permission for the equestrian centre required, and then a new kennels built in its place. This would change the nature of the application from a change of use to a new building, so I feel that this point should be clarified.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 14 January 2015 13:07
To: PI
Subject: Planning Comment for 141813

Comment for Planning Application 141813

Name : Karon Corsie
Address : North Linn Steading
PETERCULTER
AB15 0PD

Telephone :

Email : [REDACTED]

type :

Comment : Prior to Aberdeen Pet Resort being granted any further planning/extensions, I would hope that Aberdeen Council would review their current status. The current 'storage shed', with the added clause 'for use as an indoor school on occasion', is actually used daily and advertised as an indoor school and is regularly rented out for private hire, for noisy dog training every Monday and also to local riding clubs, North East Riding Club and Findon Riding Club. It is also used weekly as a warm up arena for dressage and showjumping shows. It has also been approved by the British Horse Society and British Showjumping as a indoor facility for use. Please see their website www.tillyochquestrian.co.uk

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