

From: [REDACTED]
To: [PI](#)
Subject: Planning Application 151260, Victoria Road School, Torry, Aberdeen.
Date: 01 February 2016 08:42:34
Attachments: [Torry letter of objection.doc](#)

Please find attached a personal objection to the above application

Regards,

George Wood



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2 Harrow Road
ABERDEEN
AB24 1UN

Development Management
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4, Marischal College
Broad Street
ABERDEEN
AB10 1AB

1st February 2016

Dear Sir,

Application Reference 151260, Victoria Road Primary School, Torry, Aberdeen.

I wish to object to the above application on the following grounds: -

1. The demolition of the Victoria Road School building would be the loss of a granite heritage building and would contravene Policy D.4 of the Local Development Plan.
2. The destruction of this locally important granite structure will have a negative impact on the area's visual character and the crushing of the granite material represents a loss which would breach current EEC Directives relating to the recycling of materials.
3. Due to its design, the proximity of the structures to the site's boundary line and the nature of the proposed finishes, the development would have an unacceptable detrimental effect on the character and amenity of the surrounding area and would breach Policy H1 of the Local Development Plan.
4. The development would lead to the loss of mature trees, in contravention of the principles expressed in paragraph 3.71 of the Local Development Plan.
5. The development will lead to the loss of a community resource, with the accompanying negative impact on community cohesion. The purely commercial nature of the proposal provides no offset of community gain and does not comply with the ethos of paragraph 3.51 of the Local Development Plan.

In the current economic climate, it is essential that civic efforts are made to preserve local visual and historic amenity in order to support tourism as an alternative source of income to the area. The townscape character of this area of Torry represents an untapped resource, showing the development which accompanied the fishing boom of the late 19th and early 20th Centuries and for this reason is worthy of preservation for future generations.

By reason of the clear breaches of Council Policy and to preserve our heritage and the community of Torry, I would appeal for the Planning Committee to refuse this application.

Yours sincerely,

George A. Wood

[put your address here]

Development Management
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4, Marischal College
Broad Street
ABERDEEN
AB10 1AB

272 GIRDLENESS RD
TORRY ABERDEEN
AB11 8TD

8th February 2016

Dear Sir/Madam

Application Reference 151260, Victoria Road Primary School, Torry, Aberdeen

I would like to object to the planning application to demolish Victoria Road Primary School.

The reasons I am objecting to this planning application are:

- We should not lose a valuable granite heritage building, one which is an important part of Old Torry, an area which has had its own identity for generations. The Aberdeen City Local Development Plan policy D4 states:
 - *'The City Council will encourage the retention of granite buildings throughout the City, even if not listed or in a conservation area.'*
- The design, closeness of the proposed buildings to the site's boundary line and the nature of the proposed finish of the development would have a detrimental effect on the character and amenity of the surrounding area. The Aberdeen City Local Development Plan policy H1 states:
 - *'proposals for new residential development and householder development will be approved in principle if it:*
 - 1. *does not constitute over development;*
 - 2. *does not have an unacceptable impact on the character or amenity of the surrounding area'*
- Mature trees are going to be lost. At a time when international research is showing that fumes from traffic are killing thousands of people in the UK alone, trees are an important way of combatting this health hazard. The Aberdeen City Local Development Plan policy 3.72 states:
 - *'We will protect and enhance Aberdeen's trees'*
- 5. The development will lead to the loss of a valuable community resource. The Council needs to consider its statements in the Aberdeen City Local Development Plan policy 3.51 and 3.52:
 - *'It is important that all sectors of the community enjoy access to a wide range of facilities which support and enhance health, safety and the overall quality of life by providing essential services, resources and opportunities. The Local Development*

Plan has a role to play in guiding the providers of services and facilities on the overalland by outlining where and how facilities might be provided within the context of creating and enhancing sustainable communities.'

- *'When existing facilities fall out of use, the possibility of using the premises for alternative community uses, for which there is a demonstrable local need, should be explored. In these cases the character of the original building should be retained where it is considered to be of architectural merit and an important townscape feature.'*

I am passionate about preserving the local visual and historic amenity in Torry in order to support tourism as an alternative source of income to the area. The character of Torry represents an untapped resource, showing the development which accompanied the fishing boom of the late 19th and early 20th Centuries and for this reason is worthy of preservation for future generations. In addition, destroying yet another key granite building is eroding our claim to be 'The Granite City' as outlined in tourist publicity material:

- *'The city is also full of historical buildings with their granite grey architecture, which is why Aberdeen is also nicknamed "Granite City".'* (a European leaflet)
- Education is a way out of poverty and I would like to see this Victoria Road building continue to help those living in Torry to access education to help them gain employment. I think that a community resource centre offering English language classes, housekeeping classes, access to health education etc could greatly help my community. Please consider revisiting the proposal by the Torry Heritage Trust for a change of use to residential units, community facility and open space.

In summary, I would appeal for the Planning Committee to refuse this application.

Thank you for considering my objection to Planning application 151260.

Yours faithfully,

[put your name here]



96 BALNAGASK AVENUE
TORRY
AB11 8SY

Development Management
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4, Marischal College
Broad Street
ABERDEEN
AB10 1AB

5-2-16
Date:.....

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4. The development will lead to the loss of a community resource, with the accompanying negative impact on community cohesion. The purely commercial nature of the proposal provides no offset of community gain and does not comply with the ethos of paragraph 3.51 of the Local Development Plan.

These building should be kept as an irreplaceable piece of the granite heritage of Old Torry. Such fine example of old buildings, especially schools have been kept, restored and brought back into use. Possible future uses that will meet local needs and must be considered are:

- 1 Conversion into low-cost homes or offices for small businesses
- 2 A community hub with a focus on health and wellbeing, linked to the sports centre
- 3 Restored as a school to alleviate the chronic overcrowding in the local primary schools

By reason of the clear breaches of Council Policy, to preserve our heritage and the meets local needs of the community of Torry, I would appeal for the Planning Committee to refuse this application.

Yours sincerely,

[Redacted Signature]

Development Management
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4, Marischal College
Broad Street
ABERDEEN
AB10 1AB

Date:.....

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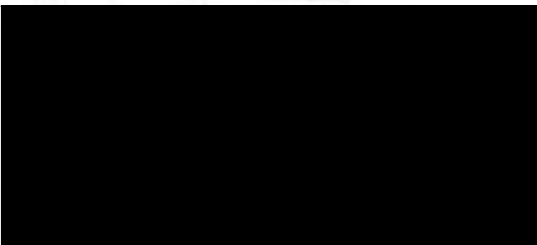
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Y



Development Management
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4, Marischal College
Broad Street
ABERDEEN
AB10 1AB

Ilma Senior
146, Balnagask Rd
Torry

Date: 8-2-2016

Dear Sir,

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Yours sincerely,

.....
[Redacted Signature]
.....

264 VICTORIA ROAD

ABERDEEN

AB11 9NV

Development Management
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4, Marischal College
Broad Street
ABERDEEN
AB10 1AB

Date: 8 FEBRUARY 2016

Dear Sir,

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[Redacted Signature]

[put your address here]

Development Management
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4, Marischal College
Broad Street
ABERDEEN
AB10 1AB

John HAIN
252 VICTORIA ROAD
ABERDEEN
AB11 9NU

8th February 2016

Dear Sir/Madam

Application Reference 151260, Victoria Road Primary School, Torry, Aberdeen

I would like to object to the planning application to demolish Victoria Road Primary School.

The reasons I am objecting to this planning application are:

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 - Mature trees are going to be lost. At a time when international research is showing that fumes from traffic are killing thousands of people in the UK alone, trees are an important way of combatting this health hazard. The Aberdeen City Local Development Plan policy 3.72 states:
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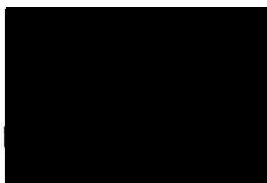
- *'The city is also full of historical buildings with their granite grey architecture, which is why Aberdeen is also nicknamed "Granite City".'* (a European leaflet)
- Education is a way out of poverty and I would like to see this Victoria Road building continue to help those living in Torry to access education to help them gain employment. I think that a community resource centre offering English language classes, housekeeping classes, access to health education etc could greatly help my community. Please consider revisiting the proposal by the Torry Heritage Trust for a change of use to residential units, community facility and open space.

In summary, I would appeal for the Planning Committee to refuse this application.

Thank you for considering my objection to Planning application 151260.

Yours faithfully,

[put your name



As Secretary for Old Torry Heritage Society I wish to object to the removable of the Granite Shell of Torry Primary School . This is part of Old Torry Heritage and the removal of this granite will be a sin.

Transport

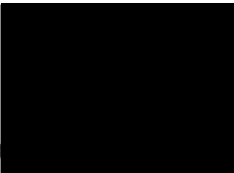
The now proposed path or road down the west side of the building really is not acceptable it will allow vehicles to come out on to Victoria Road where in the past we have had to move the bus stop because of this danger to the public.

The exit from the gate onto Victoria Road is on a bend and is obscured to traffic coming along from the west. Vehicles going into the city will have to cross onto the south side because 99% of these vehicles will be going into town. (photo enclosed)

I suggest for safety reasons that all traffic enter and exit on Abbey Road and between the houses on Abbey Place and the play field I am sure the folk in Abbey Place would be in favour of this because it will take children away from their property.

The existing building has stood for over 125 years and would stand for another without a problem. It is going to cost approximately one hundred thousand pounds to remove the building and replace it with a poorer structure which will only last about 30 to 40 years and will have kits of plastics fittings which is not good for health. This school could be reinstated for considerably less than the proposed build and a school is badly required

We lost to the Council by only a few votes and I am sorry to say. It should have been a closed vote and we would have won the day. Please think again and think of all the Torry folk who desperately wish to retain the granite building.

John Ma 
17 2 2016







Victoria Road
School

Primary School















PI

From: webmaster@aberdeencity.gov.uk
Sent: 20 August 2015 09:43
To: PI
Subject: Planning Comment for 151260

Comment for Planning Application 151260

Name : Aberdeen Civic Society
Address : c/o 5 Louisville Avenue
Aberdeen
AB15 4TT

Telephone : [REDACTED]

Email : info@aberdeencivicsociety.ork.uk type :

Comment : Aberdeen Civic Society objects to the proposed re-development of the former Tory Primary school. The blocks of flats, particularly the central block which is 4 stories high, is bland and uninteresting. It is blocky in appearance, and appears to be a standard design of property which has been built in many places around Aberdeen recent years and as a result does little to reflect the character of this particular site, which is fairly steeply sloped. The roofline has nothing on it to show interest and variation and introduce a vertical emphasis. In addition there is limited, if any, attempt made to re-use granite which will be taken down from the original buildings.

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From: webmaster@aberdeencity.gov.uk
To: [PI](#)
Subject: Planning Comment for 151260
Date: 09 February 2016 22:01:36

Comment for Planning Application 151260

Name : Joanna Kemp

Address : 16 Prospect Terrace

Aberdeen

AB11 7TD

Telephone :

Email : [REDACTED]

type :

Comment : This is a historic building, loved by many and is part of Aberdeen's unique character as the granite city.

Aberdeen City is supposed to be committed to preserving and celebrating its granite architectural heritage.

The council has let the building decay, despite having many years to find an alternative use. It could even have been used as a school again given that the number of children in Torry went up and the other schools became over-full.

It would be scandalous to demolish it and another example of council ineptitude and lack of commitment to sustainable development.

Cramming in a large number of new flats at a time when the local economy is suffering does not make economic or social sense either.

IMPORTANT NOTICE: This e-mail (including any attachment to it) is confidential, protected by copyright and may be privileged. The information contained in it should be used for its intended purposes only. If you receive this email in error, notify the sender by reply email, delete the received email and do not make use of, disclose or copy it. Whilst we take reasonable precautions to ensure that our emails are free from viruses, we cannot be responsible for any viruses transmitted with this email and recommend that you subject any incoming email to your own virus checking procedures. Unless related to Council business, the opinions expressed in this email are those of the sender and they do not necessarily constitute those of Aberdeen City Council. Unless we expressly say otherwise in this email or its attachments, neither this email nor its attachments create, form part of or vary any contractual or unilateral obligation. Aberdeen City Council's incoming and outgoing email is subject to regular monitoring.

From: [REDACTED]
To: [PI](#)
Subject: Application Reference 151260, Victoria Road Primary School, Torry, Aberdeen
Date: 08 February 2016 15:22:46

Dear Sir/Madam

Application Reference 151260, Victoria Road Primary School, Torry, Aberdeen

I would like to object to the planning application to demolish Victoria Road Primary School.

The reasons I am objecting to this planning application are:

We should not lose a valuable granite heritage building, one which is an important part of Old Torry, an area which has had its own identity for generations. The Aberdeen City Local Development Plan policy D4 states:

o *'The City Council will encourage the retention of granite buildings throughout the City, even if not listed or in a conservation area.'*

The design, closeness of the proposed buildings to the site's boundary line and the nature of the proposed finish of the development would have a detrimental effect on the character and amenity of the surrounding area. The Aberdeen City Local Development Plan policy H1 states:

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Mature trees are going to be lost. At a time when international research is showing that

fumes from traffic are killing thousands of people in the UK alone, trees are an important way of combatting this health hazard. The Aberdeen City Local Development Plan policy 3.72 states:

- *'We will protect and enhance Aberdeen's trees'*

5. The development will lead to the loss of a valuable community resource. The Council needs to consider its statements in the Aberdeen City Local Development Plan policy 3.51 and 3.52:

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I am passionate about preserving the local visual and historic amenity in Torry in order to support tourism as an alternative source of income to the area. The character of Torry represents an untapped resource, showing the development which accompanied the fishing boom of the late 19th and early 20th Centuries and for this reason is worthy of preservation for future generations. In addition, destroying yet another key granite building is eroding our claim to be 'The Granite City' as outlined in tourist publicity material:

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Education is a way out of poverty and I would like to see this Victoria Road building continue to help those living in Torry to access education to help them gain employment. I think that a community resource centre offering English language classes, housekeeping classes, access to health education etc could greatly help my community. Please consider revisiting the proposal by the Torry Heritage Trust for a change of use to residential units, community facility and open space.

Please Note:

I'm advised that Torry Academy has been Re-zoned for housing and Walker Primary is already overcrowded; however, some views of Torry residents believe that Torry Academy will be used for educational use to address the Primary education demand.

The council bureaucrats advise/orientate of a *community hub* need in Torry, part of this so-called "Shaping Torry". If the function of planning is to *anticipate change*, why was Victoria Road School site not been maintained for various uses – even if that meant renting on the short-term such as office space to keep it secure and lower the risk to the asset (e.g. fire)? Where is this community hub to go and at what cost?

We have a situation where a suitable civic building is proposed to be lost and houses built in its place – these dwellings will contribute towards a higher demand for the civic building that this planning application aims to remove permanently; how can this be 'best value'?

In summary, I would appeal for the Planning Committee to refuse this application.

Thank you for considering my objection to Planning application 151260.

Kind regards,

Simon