

Representation on Application no 151766 (Local Authority Reference: 000133654-001)

Proposed two storey Extension to side of existing dwelling house (Lower Kennerty Mill)

Submission made on 14th December 2015 on behalf of:

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1 Background

1.1 This document is primarily a response to invitation to submit representations on the proposed extension to Lower Kennerty Mill. Having received the notification in the post, a number of us (residents of The Paddock) met with Mr Gordon Brown of Drumrossie Land Development (the developer) to discuss the proposal and a number of additional issues of mutual interest. This note may therefore also be treated as an *aide memoire* on the full extent of our discussions.

2 The Proposed extension to the building

2.1 We have no objection to the proposed extension to the mill property, as outlined in the documents available at <http://planning.aberdeencity.gov.uk/planningdetail.asp?ref=151766>. The extension will not be visible from any of the properties in The Paddock and so presents negligible impact on the amenity of our properties.

3 Possible impact on flood risk

3.1 The mill occupies a site on the south bank of the Culter Burn ("the burn"). The Paddock properties are all on the north bank. On receiving notification of the planning application, our immediate concern was the possible impact of the development on flow of the burn when it is in spate; specifically, any possible flood protection measures for the mill that would place the north bank at greater risk of flooding. This can be illustrated by the photograph below (Figure 1) which was taken on 23rd December 2012 when the river was in flood. The mill is on the left hand side and No 1 The paddock on the right.

Figure 1



3.2 The water was able to spill over the raised strip of land between the burn and the mill tail race downstream of the mill and this provided a measure of protection for the properties in The Paddock. The

southern bank of the mill stream itself, is higher than the north bank of the burn and so the area of the proposed extension is likely to be adequately protected in any case.

3.3 Downstream of the mill are a number of fallen trees which could impede the flow of the burn (see Figure 2). Mr Brown (of Drumrossie) indicated that he would remove these. He also suggested that he may clear the mill tail race itself, so improving the water flow. This would probably be done in conjunction with a refurbishment of the mill lade (head race) and the mill wheel itself, should this be viable. The mill workings (wheel, lade, sluice gates, diversion weir etc.) are in a dilapidated state and their renovation would be a welcome development.

3.4 **For clarity, we wish to state that it is our understanding that the proposed development does not include any flood defence measures that would increase the risk to properties in The Paddock and it is on this basis we that record no objection to the proposal.**

Figure 2



3.5 With respect to flood risk on **both** banks of the burn in the vicinity of the mill, we noted that the constricted flow at the bridge (Figure 3) is a problem as it causes flood water to back up. This is not the responsibility of the owner of Lower Kennerty Mill but we consider it worthy of mention in this context as all parties would benefit from improved water flow under the bridge.

Figure 3



4 Trees

4.1 There are a number of trees on the south bank of the burn which have caused us concern for a number of years. Our meeting with Mr Brown provided an opportunity to discuss these. Some of the trees have root systems which have been progressively undermined by the water flow. (See figures 4, 5 & 6) These potentially weakened trees, were they to fall, could damage the mill itself or No 1 The Paddock. Mr Gordon Brown (Drumossie Dev.) agreed to ask his arboricultural consultant to investigate this further and advise accordingly.

Figure 4 Trees with exposed roots (a)



Figure 5 Trees with exposed roots (b)



Figure 6 Trees with exposed roots (c)

