

Your Ref: 000133654-001 & 002 Our
Ref: CCC/DJW/P151766 & 7
Contact: David Wakefield

David J. Wakefield
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Aberdeen City Council

**Planning & Sustainable
Development**

**Communities Housing and
Infrastructure**

Aberdeen City Council Business Hub
4, Ground Floor North, Marischal
College, Broad Street Aberdeen
AB10 1AB.

Attn: Ross McMahon, Case Officer

Dear Sir,

The Town & Country Planning (Scotland) Act 1997; Application Numbers P151766 (Listed Buildings Consent) and P151767 (Detailed Planning Permission) Lower Kennerty Mill, 8 Burnside Road, Peterculter: - Alterations to form swimming pool/ sauna/ steam room/ changing room and garden store to lower ground floor, with kitchen/ garden room at ground floor and Proposed two storey extension to side of existing dwelling.

These Applications were reviewed in detail together by Culter Community Council Planning Sub-Group (CCCPSG). The following objections and concerns were raised and approved by members of CCC:

- CCC object to these proposals on the grounds that the plans are not in keeping with the architectural heritage of the original building, the only surviving building of this unique design in Culter and part of its industrial and agricultural heritage. A key feature of our Community and local walks it is highlighted in The Culter Heritage Centre (a Community owned charitable trust dedicated to recording and preserving the heritage of Culter and its environs which attracts many visitors annually).
- The design, appearance, massing and finishes of the proposed external alterations are out of keeping with the original building. The double height glazed screens joining the extension to the Mill and scale of glazing to the east side of the proposed extension are out of character and context.
- Deep concern was expressed regarding the long term integrity of the original structure if swimming pool, sauna and steam rooms are incorporated into this listed building. Precautions required to ensure long term survival of original materials of construction in the environment created by such facilities involving the processing, chemical treatment and heating of water and the use of steam creating levels of humidity in which the original structural woodwork and lime based mortars cannot survive for extended periods are not

specifically addressed. CCC feel that such facilities should be incorporated in a completely separate building.

Should ACC Planning Development Management Committee (PDMC) seek to approve these applications then CCC urge that development be conditional on a separate building which preserves the original building external features and either boldly contrasts or is in keeping with the original architecture.

CCC urges ACC PDMC to investigate the sub-strata of this site as it has been advised by long term local residents that much of the original Culter Burn flood plain area to the east and south between Culter Burn and the old Deeside Railway Line was (now Deeside Way) used as a general dump and landfill for the now defunct Culter Paper Mill in years gone by. Apparently ground levels were raised considerably but the nature and extent of waste involved is not clear therefore caution is advised.

It is also noted that ongoing work by Dee Salmon Fisheries Board in the Culter Burn catchment area, sponsored by local business interests and donors, has led to an increase in salmon and sea trout migration up the Burn beyond the current limits of the River Dee Special Conservation Area at the Culter Dam. Work is currently underway throughout the catchment area to enhance fish migration and spawning and understood to lead to inclusion of the whole catchment in a revised Special Conservation Area.

Yours faithfully,

DJWakefield

David J. Wakefield

Chairperson and Planning Liaison Officer,

Culter Community Council

CC: Councillors Malik, Boulton & Malone.

Will Burnish, ACC Flood Prevention Team Leader

River Dee Salmon Fisheries Board

SEPA