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Subject: Planning Comment for 160241
Date: 28 March 2016 22:55:49

Comment for Planning Application 160241

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Comment : I object to the above application which proposes a change of use from sports facility to residential development.

With unremitting residential development and an ever increasing population, promises have been made for some years now to the Cove community regarding provision of local sports facilities such as a Sports Hall which could accommodate varied physical activities and specific sports - but these have not been met. Rather than changing the use of Allan Park to yet more residential development, the relocation of Cove Rangers FC provides an opportunity for an alternative sports facility which would not necessitate change of use. This supports the aims of ACC's Wellbeing Team/Health and Social Care to have the city's residents, .."be as healthy as you can be, maintain or increase your physical activity and have social connections..". It is also in line with ACC initiatives such as "Fit For The Future" which highlight that sport and physical activity for all ages provides benefits to the city and its citizens which are social, (making connections, social inclusion, helping tackle anti social behaviour), educational and economic, in addition to improving both physical and mental health. This initiative, the benefits of which remain relevant, also aims to, "..work to raise the profile of sport and physical activity within the Community Planning process".

The planning site's history is that of a bequest to the community from a local farmer, Mr Allan, such that the land should always be used for the benefit of the community. For many years its use as a ground for the local football team who have enjoyed great success, are well known both within and outside Aberdeen and have already produced some household names in Scottish football, has served to bring the community together in such a way as Mr Allan intended. To change the site's use to that of residential property means the most likely beneficiaries yet again are land lords who will snap up flats to let - yet for it to remain a sports facility is to honour the wishes of the benefactor and provide a much needed amenity which continues the sporting tradition and can serve to bring our expanding community together. Exactly how it is possible for the land to be sold for residential development at all remains in question given this proviso in the deeds from the original benefactor.

Previous local media coverage and other publicity for potential residential development of Allan Park, (which in itself gives the impression of this being considered a "done deal" and calls into question the required standard of meaningful, democratic public consultation in planning), have mentioned, "storeys", which raises legitimate concerns about the height of the buildings proposed to be developed. This is a development which appears to obstruct, immediately to the east, the coastal landscape so inherent to Cove and on the grounds of which local residents have previously been denied planning permission to make changes/additions to their property. It would be unfair for this consideration to subsequently be waived for a large property developer.

I reiterate that for the Allan Park site to remain as a sports facility and be developed as such is the right thing to do and hope that Aberdeen City Council agrees.

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