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Subject: Planning Comment for 160571
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Comment for Planning Application 160571

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type :

Comment : The following objections are raised in relation to the above application:

1. An objection is raised to this proposed building as I believe it would be in conflict with The Code of Good Practice for the Prevention of Environmental Pollution from Agricultural Activity (Scottish Executive 2005), which stipulates a minimum distance of 400 metres between new livestock housing and residential housing. There are seven residential properties within the 400 metre exclusion zone, those being North Linn Farmhouse; North Linn Steadings 1, 2 and 3; North Linn Cottage; Ronene Cottage and Denmill Cottage. If approved, the proposed development would set an unwanted precedent for housing livestock within 400 metres of residential buildings.
2. A previous application for agricultural livestock housing on the site (reference 150664) was considered by the Planning Authority on 25 May 2015, when it was decided that the proposed development did not constitute a permitted development. It was decided that a formal planning application was required. However, no formal planning application was submitted and now a further application for a livestock housing has been submitted.
3. The proposed site is not bounded on agricultural land on all sides; as stated in the Application. The proposed site is bound by residential properties on the east side to North Linn Cottage and its residential grounds; on the southeast side to the residential properties and grounds of North Linn Steadings 1, 2 and 3; and on the south side to Ronene Cottage and its residential grounds. There is also an area of residential soakaways to the south side of the proposed location, which do not constitute agricultural land.
4. I believe no location in either field marked by blue boundary on the application is suitable for a building that's purpose is to house livestock as it would be in contravention of the 400 metre minimum distance of The Code of Good Practice for the Prevention of Environmental Pollution from Agricultural Activity (Scottish Executive 2005).
5. In my opinion, a significant Environmental Health risk exists for the proposed building with a high potential for noise and odour nuisance from housing livestock.
6. No Environment Health consultation or assessment has been included with the application despite the livestock housing being within approximately 200 metres or less from residential properties. This is not satisfactory.
7. The site at North Linn is exposed and often windy. I object to the application on the basis that the resultant odour nuisance from locating the building so close to residential properties will be considerable. Locating new livestock housing upwind and within 400 m of the residential housing is contrary to The Code of Good Practice for the Prevention of Environmental Pollution from Agricultural Activity (Scottish Executive 2005). No wind survey was included with the application to determine predominant wind direction and its effect on odours or noise but I believe the effects would be significant if this development was allowed to proceed.
8. The proposed livestock housing will be to the detriment of the amenity of the neighbouring residential properties.
9. The proposed development is not within the boundary of existing activity. No buildings have ever been present on the site meaning it has not been used for the indoor housing of livestock. In my opinion this is contrary to Green Belt Policy.

10. The proposed building will not be ancillary to what exists since no other buildings have historically ever been located in the field. I believe this is contrary to Green Belt Policy.
11. The design is not of the highest quality as required by Green Belt Policy. Instead the design has been drafted to be 'economic [and] simple'; which is I believe a direct contravention.
12. The proposed building is located very close to the Aberdeen City Local Nature Conservation Site of Culter Burn. It is my opinion that the proximity to the site makes the location unsuitable for adding additional buildings and will likely have an adverse effect on wildlife. The area is also a habitat for Red Kites and badgers.
13. There is a public footpath that passes in front of North Linn Farmhouse and is used by visitors to the Aberdeen City Local Nature Conservation Site of Culter Burn. The view of the landscape towards the Nature Conservation Site and Culter Burn, will be significantly damaged by the proposed development, as will the views towards Baads Moss and beyond.
14. I believe that insufficient justification for why the building needs to be close to the existing private road has been included. Indeed, by siting it near to the private road does nothing to respect the quality of the local landscape character. The scale is very much out of character as no other large buildings for housing livestock exist in the locality.
15. No plan was submitted to detail how utilities would be provided to the proposed livestock housing. No permission has been sought by the applicant for any earthworks, civil works, utility works or for any other reasons that may be required to be carried out on land owned by Mr Parker and Miss Durham (the road and drainage system leading from the bridge to the residential properties). It is not therefore correct that utilities are 'close to hand'; as claimed in the application. In my opinion there is no plan for how to establish utilities. No deed of servitude or wayleave has been sought or granted.
16. The proposed drain will empty into the drainage system of the private road owned by Mr Parker and Miss Durham. No permission has been sought or servitude or wayleave granted in respect of the planning application.
17. Unapproved and therefore illegal groundworks were previously undertaken without proper authorisation on land owned by Mr Parker and Miss Durham by the field owners in preparation for a previous planning application. This included the unapproved installation of a significant area of hard standing at the area marked 'EX GATE'; outside the northern end of the eastern field (beside the bridge over Culter Burn) and at the newly installed 'existing'; gate to the new proposed livestock housing.
18. The architect's plans have omitted an access gate at the north east of the field that is the proposed location of the livestock housing. The 'existing'; eastern gate was in actual fact a 'new'; gate only installed a few months prior to the April 2015 application. The existing eastern gate is not suitable for the turning of large agricultural or commercial vehicles and would create road safety hazards. The northeast gate has always been an established access into the field and therefore the architect's justification that the building should be situated where proposed to avoid construction of a new access gate is not justifiable and indeed false.
19. The size of the proposed livestock housing building is not small-scale and is in fact extremely large in relation to the field. The scale of the building is not in keeping with existing residential properties at North Linn.
20. North Linn is no longer a farm. The steadings of North Linn were considered redundant and all were converted into dwelling houses, and in my opinion large agricultural buildings to house livestock are not in keeping with the existing dwelling houses.
21. Due to the large size of the building in relation to the land, I believe the intensity of activity will be increased by the building. This will include significant increase in vehicular traffic on the private road owned by Mr Parker and Miss Durham. No assessment of vehicles, including number and weights have been included. The resultant increase in the volume of traffic will also lead to damage being incurred to the private road.

22. The drainage survey included with the application concludes that due to the compacted very clayey/silty sandy ground conditions of the underlying strata they are not considered suitable for the construction of standard sub-surface soakaway systems for the disposal of surface waters from the proposed development. However, the drawings continue to make reference to a soakaway system. The drainage report states drainage layout is shown on Fig 3. with indicative soakaway construction shown on Fig. 4. However, no figure 4 has been included. In my opinion, the drainage/effluent run off will be considerable and it has not been correctly planned for, increasing the potential for significant discharge of effluent into the Culter Burn. No Drainage Impact Assessment has been included.

23. The proposed application is in contravention of planning policy and guidance including Green Belt Policy, Green Space Network and Landscape Protection.

24. The proposed building would create an undesirable precedent and is likely to have a cumulative impact.

25. The proposed building will neither protect or enhance the quality, character, or landscape setting of the area. The proposed livestock housing would in fact have the opposite effect on the residential dwelling houses of North Linn.

26. No assessment from Scottish Water was included with the application to determine whether local water supplies could cope with the considerable livestock demands.

27. The proposed building is out of keeping with the locality, the historical farm buildings present at North Linn were all converted for residential use a number of years ago. The proposed development does not respect local context and, in particular, the scale and proportions of surrounding buildings, and would be entirely out of character of the area, to the detriment of the local environment.

28. The proposed building is at the crest of a hill which will adversely affect the landscape when viewed from the B979.

29. Neighbour notification of the application was not carried out correctly. No residents of North Linn were informed of the proposed development. As owner of the private access road, I believe I should have been consulted regarding the application.

30. No environmental statement was included with the planning application. We believe the development would have a significant environmental impact relating to noise, odours and high potential to pollute the nearby Culter Burn due to substandard drainage. It would create a substantial environmental hazard if Culter Burn became polluted with runoff with potential for pollution into the River Dee.

31. No consultation has been carried out with the Scottish Environment Protection Agency (SEPA) who, along with the River Dee Trust, are actively involved in re-establishing salmon spawning grounds and native habitats in the Culter Burn system (e.g. <http://www.sepaview.com/2014/10/culter-dam-fish-pass/>). The Culter Burn is a very important tributary of the River Dee system. Any increased pollution risk could have considerable environmental and economic impact on the River Dee system.

32. The site is within the Pipeline Notification Area but no consultation has been made.

33. Waste water drainage by soakaway is not suitable for foul water, but no drainage design was actually included. The only mention in the design is for rainwater overflow, not waste water and slurry from livestock.

35. Development would have an adverse impact on the Green Space Network.

36. The proposed building would affect the amenity of North Linn by removing green landscape from the area.

I therefore request Aberdeen City Council refuse the application for this development.

Yours sincerely,

Mr Christopher Parker

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