

Kennedy Consultants

144 Forest Avenue

Aberdeen AB15 4UN

Scotland

Tel/Fax : 01224 323572

Mobile : 07974 350958

Head of Planning and Infrastructure
Aberdeen City Council
Business Hub,
Marischal College
Broad Street
Aberdeen.

5th Sept. 2016.

Dear Sir,

Reference to Planning Application 160883

On behalf of my Clients, Mr and Mrs Colin Smith, residing owners of no 7 St Swithin Street, I wish to object in the strongest terms to the above application.

My clients house, at No 7 St Swithin St., sits diagonally opposite the street corner of the application site.

Although outwith the 20 m radius, which would justify official notice, this property and its occupants are without doubt, an affected neighbour.

The lack of direct communication, questions the Notifiable Planning Regulations.

Should it not have been for the residential uprising that has occurred, my clients would have been unaware of this onerous application.

It is not enough to say that A4 signage was posted.

There has been for some time now, severe invasive road works going on from end to end of St Swithin St. and another sign tied to a street pole would not necessarily attract a residents attention.

I enclose copies of the aforesaid notification from the other extremely concerned parties and wish to endorse all they say.

Further to this, I wish to highlight the following particular objections, made by my client. Real concerns for pedestrian safety, with very few cars keeping to the speed limit.

Potential extra cafe customers parking illegally and obscuring drivers vision at this busy junction especially during rush hour and school times.

In addition there are a number of children in buggy's and supervised walking.

Any pavement restriction would be detrimental to their safety.

Resident parking is already under severe pressure with the visitors to the existing coffee shops, let alone the taxis using the street corners as short term taxi ranks.

The area suffers already from considerable litter from the existing food and coffee outlets.

Sandwich wrappers, take away cups, juice bottles, polystyrene containers etc.

A further debris increase would not only be unbearable but surely undesirable.

Architecture

Interior Design

Refurbishment & Restoration

Project Management

Property development



The Stanley Street and Gladstone Place junction with St Swithin Street, is an extremely dangerous place to cross, requiring pedestrians to be ultra careful.
Additional potential distraction of a bustling outdoor cafe, should be avoided at any cost.

Further down St Swithin St. at Hartington and Devonshire Roads, vehicles are slowing down observing the oncoming traffic lights.
There is therefore less danger created in this zone by the comings and goings to the existing 3 cafe's and outdoor seating.
It is unavoidable that our Historical streets, on the outskirts of the City Centre, would suffer from similar unwanted applications. A massive precedent to be contested and avoided.

Many years ago, applications for cafe's and take aways in the Rose St., Thistle St. and Chapel St. area, were being refused.
A few slipped through the net and look at the streets in that area now.

Encouraging motorists to visit venues on the outskirts, instead of utilising existing multi storey car parks and City Centre coffee shops, contradicts Area Structure Planning.

Why entice shoppers away from these dedicated, purpose built car parks, by creating more meeting place facilities in residential areas.
Defeats the purpose of trying to breath new life into our nearly deserted 20th Century Union Street Hub.

The applicant, in the opinion of many, has pushed the boat out and asked for much more than he realistically expects.
7 am to 10 pm and 1.500 m high screening ?

This application should be refused in its entirety.

Thank you.
Yours sincerely



R Kennedy