

**From:** [webmaster@aberdeencity.gov.uk](mailto:webmaster@aberdeencity.gov.uk)  
**To:** [PI](#)  
**Subject:** Planning Comment for 151807  
**Date:** 03 January 2016 17:09:15

---

Comment for Planning Application 151807

Name : Mr David Farquhar  
Address : Broadford Cottage  
Brodiach, Kingswells  
Aberdeen  
AB158QS

type :

Comment : PLANNING APPLICATION NO 151807

Proposal description - Agricultural ground improvement

Application type: Detailed Planning Permission

Address: Cairdhilllock, Kingswells, Aberdeen, AB15 8QS

Applicant : McIntosh Plant Hire, Birchmoss Plant Storage Depot Echt, Westhill , AB32 6XL

I write in connection with the above planning application. I have examined the plans and I know the site well as I live next to it. I wish to strongly object to the development of this ground.

The proposed site has, for many years been the subject of multiple development attempts by the owner and his father before him. The land is fundamentally a local flood plain and has successfully had both crops and animals (Cattle and sheep) feeding on it over the years. A proposal to convert the area to a golf driving range was rejected by you and also rejected on planning appeal by the Scottish Office, (2005). A large area in the middle of the site was deemed a District Wildlife Site in 2009 until it was set on fire I believe in about 2010 by the current owners father in an attempt to remove the habitat. In the past the burn edge of the field was fenced to stop the cattle wandering into the burn to drink. The lower end of the area has been raised hugely already.

I contacted SEPA last year in relation to the illegal dumping on this site which was part of a much larger effort to get this applicant to stop his illegal activity. Only the threat of court action brought this to the present situation. On visiting the site in May last year the SEPA officer was astounded at the rate of dumping with 8 lorry loads being dumped in the 15 minutes it took me to meet him at the entrance off the A944. The material that was dumped was run over with heavy machinery time and again in what appeared to be an attempt to pack the material hard, again stopping drainage which is the primary problem with the site.

The result of this illegal dumping has in my view, and I live here and have witnessed this abuse for years, already added hundreds of thousands of tons of illegal material to the site. This has raised the natural level of the land by over 4 meters in some areas and this application assumes that this is now to be forgotten about and further more added to.

Since the pre planning meeting for this proposal the farmer has deemed it necessary to create a manure dump in the corner of the site nearest my property and also to store in excess of 300 round bales wrapped in black polythene at a height of 4 high in front of my neighbours property creating a gross barricade, none of which has been necessary in the 22 years previously that I have lived here.

Also following the pre planning meeting a survey of the site was carried out to determine the levels of the site that existed after the illegal dumping so this can surely not legitimately be used in any part of this submission as correct.

My main concern is for flooding of my property and a continuation of the incessant noise and mess nuisance that has gone on for years on this site. Infilling as proposed will create a huge dam to hold water back and prevent it escaping into the adjacent Brodiach Burn hence putting my property at huge risk of catastrophic flooding. With my house facing east and the natural flow of the land from north to south, the field to the north is about 5 feet above the height of the adjacent road. Instead of allowing the continuous run this proposal will stop and retain runoff water from a huge expanse of fields heading towards Brimmond Hill to the north which already drain through the Brodiach Burn and others but the creation of this effective dam will throttle the flow and not only raise the natural ground water level but will put mine and neighbouring properties at huge risk of flooding. In the current situation of heavy persistent rainfall which is more recently becoming commonplace I already find myself monitoring water levels in the burn to ensure our safety without the added worry of what this application will bring.

Let us also not forget that this application, under the guise of Agricultural Improvement is nothing but a decoy to allow the mass dumping of material from a nearby industrial project which McIntosh Plant Hire has recently

received approval to progress.

This is an inappropriate site for this purpose and being on greenbelt land offers anything but improvement and definitely no planning gain. Creating this new raised area will only concentrate the poor drainage associated with this site and create a monster of a problem if allowed. The application gives no regard to timing allowed or quantity of material associated and a confusing set of drawings.

With regard to the timing and submission of this application due to the additional holiday period and the fact that the Council's website was unavailable to view the plans during part of this period (unavailable due to upgrades) I also request that this application be resubmitted allowing a full 21 day period for consideration.

Please reject this application at the earliest opportunity and also ensure that the material already illegally dumped be removed. I have no problem with the farmer genuinely trying to improve the return from his land but I find this application abominable in both conception and proposed execution. Reasonable work to provide suitable drainage to the original site is all that was required to achieve that.

Yours faithfully,

D Farquhar

**IMPORTANT NOTICE:** This e-mail (including any attachment to it) is confidential, protected by copyright and may be privileged. The information contained in it should be used for its intended purposes only. If you receive this email in error, notify the sender by reply email, delete the received email and do not make use of, disclose or copy it. Whilst we take reasonable precautions to ensure that our emails are free from viruses, we cannot be responsible for any viruses transmitted with this email and recommend that you subject any incoming email to your own virus checking procedures. Unless related to Council business, the opinions expressed in this email are those of the sender and they do not necessarily constitute those of Aberdeen City Council. Unless we expressly say otherwise in this email or its attachments, neither this email nor its attachments create, form part of or vary any contractual or unilateral obligation. Aberdeen City Council's incoming and outgoing email is subject to regular monitoring.