



CULTS BIELDSIDE AND MILLTIMBER COMMUNITY COUNCIL



Planning and Sustainable Development
Aberdeen City Council
Business Hub 4, Marischal College
Broad Street
Aberdeen
AB10 1AB

29 May 2016

Dear Sir,

Planning Application 160552: Proposed development of 21 units with associated landscaping and parking at 3 South Avenue, Cults.

I am writing on behalf of the Cults Bieldside and Milltimber Community Council (CBMCC) to share our views on the proposed development at 3 South Avenue, Cults. A significant number of nearby residents have raised concerns about the impact the development will have on the community. The Community Council has considered the application and objects to the proposed development which contravenes Aberdeen City Council policies for the following reasons:

1. Policy H1 Residential Areas – the proposed building would have a detrimental impact on the character and amenity of the surrounding area. The development would lead to overlooking and a loss of privacy of the neighbouring properties.
2. Policy H3 Density – while the building will be a single structure, the construction of 21 x 2 bedroom apartments on the site will detrimentally increase the density of the local population along South Avenue.
3. Policy NE5 Trees and Woodlands – the proposed development will require the removal of a large number of trees. The site has already seen a loss of trees despite an existing tree protection order and we would not like to see the appearance of the area further diminished.
4. Policy R7 Low and Zero Carbon Buildings – the proposed design of the apartment building does not incorporate any provision for heat pump space heating or solar panels for electricity generation, which we would expect in a property of this type.
5. Medical Services Provision – while not strictly a consideration for a Planning Application we request that you ensure the Health and Social Care Partnership are aware of the application to gain their views on the impact the development will have on the provision of medical services in Cults.

Please contact me if you have any questions.

Yours sincerely,



Peter Roberts

Planning Liaison Officer

Copy to: Councillor Marie Boulton, Councillor Aileen Malone, Councillor Tauqeer Malik