

Comments for Planning Application 161769/DPP

Application Summary

Application Number: 161769/DPP

Address: Ardbeck House 384 North Deeside Road Milltimber Aberdeen AB13 0AJ

Proposal: Erection of indoor tennis court

Case Officer: Roy Brown

Customer Details

Name: Mr James Buchan

Address: 97 St Ronans Drive Peterculter Aberdeen

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning and Sustainable Development

Aberdeen City Council

Business Hub 4

Marischal College

Broad Street

Aberdeen

AB10 1AB

Dear Sir/ Madam, Date 08/01/2017

Your Ref: 161769/DPP Application for function hall/ indoor tennis court at Ardbeck House, North Deeside Road.

I James Buchan, resident and owner of 97 St Ronans Drive, Peterculter would like to lodge objection to the above application 161769/DPP.

My main concern's are the location of said function hall/tennis court, size (both foot print and height) and alternative use for the building.

Location: 1. The site is amenity land, enjoyed by all who live and overlook Peterculter, including Maryculter and lower Deeside.

2. The proposed site is to the north and west in an area of 63 established trees which I hope have not become diseased or dangerous over the last few months, perhaps viewing application 161554/TPO tree preservation might enlighten (I have), is

3.5 metres from residential property and not the site of the original temporary tent. The said tent was for exhibition purpose and residents were told it would be removed after the event but remained for 20 + years and was used for social functions until it collapsed.

3. Properties on St Ronans Drive, including mine to the north of the said site have had to contend with their back gardens constantly saturated and last year flooding to outbuildings for 10 months due to the construction of a wall built over open field drains for privacy by the applicant and respected by his neighbours at the time unaware of the future problems this would cause. That is why we now look to the council to consider the impact a building of this size and height would have with its concrete footprint on amenity land to its surrounding neighbours.

4. The site is 3 times the size of the area used from the original tent and offset in the opposite direction going east to west as opposed from north to south.

5. The proposed site is less than 500m from a public indoor facility in Peterculter and of equal distance to a private (welcomes new members) facility in Milltimber.

Size; 1. As touched on in location, the size of the footprint is twice the original temporary tent and twice the height of surrounding residential properties.

2. With the removal of the trees for construction this would have a major impact on not only immediate neighbours but for a large number of the community having a large industrial building taking the place of green and manicured gardens.

3. Having watched Sir Andrew Murray become world number 1 working out of a shoulder bag containing all his equipment, change of clothing, drinks and supplements I am confused as to why a tennis court requires 224 square metres of storage rooms, reception hall and car port with no obvious road and would like the council to perhaps find some answers to this.

4. As mentioned in location 4, Peterculter has an indoor sports hall which is used by the communities of Culter, Drumoak and Milltimber and has a smaller footprint and 3 times the distance from any neighbours property prior to its construction

Alternative Use. It is my belief that the plans submitted are

more in the line of a function hall, complete with grand entrance, car port, Ladies, Gents and disabled toilets along the north elevation. Bar area and kitchen complete with waiter doors already in place to the south. Four fire exits would imply numbers well exceeding that of a doubles match are expected in the hall and twice the amount in place at the previously mentioned Peterculter sports hall, which having used for many years with the local boys club was told had a maximum capacity of 30 and only 1 storage cupboard for trampolines, tennis and numerous other sports. With all of the above in mind I would like the council, if possible to guarantee that mixed or lost in the Christmas post (old architect trick) next year will not be a submission for change of use to Corporate/events hall for any successful application in regards to Private indoor tennis court at Ardbeck House. If that was to be the long term plans of the applicant, I would have hoped that honesty, respect for neighbours intelligence and privacy would have been considered above all else.

Yours.

James Buchan, Deborah Buchan