

Gavin Evans

From: 
Sent: 
To: 
Subject: Planning Application Ref 161022

Dear Sir/Madam

Planning application 161022 (Hotel, Bar, Restaurant and Gym 55-57 Queen's Road)

I am writing in order to strongly object to the above development planned for our residential area.

I would urge you to consider and take account your own Aberdeen City Council policy documents, as well as Scottish Government policy, as you review and consider this planning application. Many of these issues were highlighted in a previous development P111912 (Maryfield Nursing Home Extension) close to the current application which was rejected. Likewise I feel reassured these conditions are in place to protect us, Aberdeen City residents, our local community and residential area.

Whilst there are two hotels on either side of this proposed planning this has certainly not been without loss of amenity to the local residents. Previous overdevelopment was exacerbated by the use of retrospective planning applications and historical licence agreements. Whilst I appreciate each application needs to be taken on its own merit I would urge you to be aware that this would cause an excessive availability of licensed activity with its public bar and the ensuing anti-social behaviour, customer smoking and noise pollution despite all best intentions. Having suffered first hand many of these issues it is important for everyone to reflect on all these issues. As this is a change of use (against council policy which would recommend return to office or residential use) then I would suspect the granting of an alcohol licence would be against policy too. This would be due to locality to nursery, primary and secondary school activity at Albyn School as well as playing fields at Harlaw used regularly by school children and the residential areas.

The grand size and architecture would be out of keeping with the local conservation area. It is grossly oversized and overdeveloped for the feu of land. It is intrusive and overlooks residential properties - looking into rear gardens and bedroom areas. It is essential there would be no outdoor socialising area for drinking, smoking or loitering nor any raised roof terrace due to the significant noise pollution which tends to come with the territory of hospitality and impact for local residents.

I have major reservations with respect to impact on traffic, parking and road safety. Increased numbers of visitor and service vehicles would be accessing the site. We have already experienced issues with regard to rear access for the Chester Hotel and the restrictions placed on these. Current parking and access to this site was for a residential home (which is planned to be demolished) and room for 2-3 vehicles to the rear. The plans have space for an number of vehicles. Further more not having enough parking results in increased congestion on Queen's Lane South and surroundings. There are parking restrictions in the local area but only Mon to Fri and up until 5pm. There is significant demand at the weekend when Harlaw and Rubislaw Playing fields are in use. The accompanying traffic report states the traffic flow calculations were undertaken only Mon to Fri due to the 'business use' of hotels and did not take into account any weekend activity. As you are aware there is an over abundance of hotel spaces and current under occupancy so there is certainly no demand for more hospitality spaces especially when it places huge loss of amenity to the local residents. I suspect we need to improve travel and tourism in Aberdeen which would mean the use of hotel spaces will be under revision and new developments should be directed towards the City Centre as outlined in your own Council Plans. There is an implication for road safety. Queens Lane South is a cycle route and often parents parking to drop their children off at Albyn School use this lane. It is a single lane road with little pedestrian access. Service vehicles and customer traffic would significantly affect safety.

One of the reasons the Chester Hotel does not have rear lane access is to stop revellers making their way home along this road and disturbing residents. There is huge concern that cooperation between hospitality venues and links could allow access between these areas and opening up of parking and Queens Lane South access.

We trust you will regard the development plan and the prevailing policies available at this time. In this instance, it is not considered that the proposal has been designed with due regard for its context, nor would it make a positive contribution to its setting. It would serve significant adverse impact on the amenity of residents at the adjacent properties.

Planning at this stage MUST consider what the purpose of the building is to be and the impact it will have our amenity.

Many thanks for your due consideration.

Best wishes

Mrs Wendy A. Bradford
2 Harlaw Place
Aberdeen AB15 4YW

I would appreciate if my email address is not included in correspondence and kept confidential (thank you)

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