

*Broombank
Kinellar
Aberdeen
AB21 0TL*

Planning & Sustainable Development
Business Hub 4
Marischal College
Broad Street
Aberdeen AB10 1AB

21 April 2017

Dear Sirs

Planning Application 170395
Burnside Poultry Unit, AB21 0TL

In Section 2.3 of the Supporting Statement of the previous planning application it says that there are a number of existing trees along the eastern boundary offering a degree of screening. The trees on this boundary of the property are all dead and have been for some years, indeed one of them has been uprooted and fallen over. They have no leaf canopy and provide no screening whatsoever! It now says that there are some lodge-pole pines on my property that provide screening. These trees are very poorly rooted and are unstable (as can be seen from their angle of growth). I have in the past had to have some of them removed or limited in height. They cannot be guaranteed to remain and due to their location provide only a minimum of screening to the proposed houses (none from my property).

In Section 5.15 of the Supporting Statement of the previous planning application it states that there will be no negative impact on the amenity of surrounding property. I have said above that the trees are dead and provide no screening effect. Also the land at Broombank is some two metres above the property in question and as such will be completely overlooking the house on Plot 1. If new trees are planted on the eastern boundary to provide a screen then they would need to be some 5 to 7 metres in height in order to be effective. Trees of this size would completely obviate the wonderful views down the valley to the SW from my property, a negative impact indeed! In the Supporting Statement of the this planning application this is completely omitted – a tacit agreement to my concerns!

As stated the Poultry Unit was last in use some 20 years ago and the Glasshouses were demolished over 30 years ago. However, the land within the old glasshouse

outline has been used recently as a vegetable plot / market garden and the land to the east of the main shed has had sheep running on it for a number of years. It is incorrect to say that the property is of no agricultural use.

Great play is made of the fact that the land is contaminated. The land to the west of the existing poultry shed may be but I do not believe the land to the east of the shed (which constitutes some 2/3 of the property) is contaminated in any way.

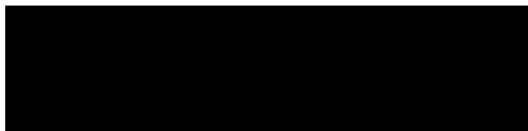
Access to travel and village facilities is also highlighted as a positive for this sight. It is true the village of Blackburn is only 1 mile away, however, it is the other side of the A96 dual carriageway and there is no light controlled crossing or over bridge available. Indeed in the last few years two neighbouring families have moved away due to the difficulties of children accessing the village school and facilities.

I would also like to comment on the access track and its junction with Clinterty Road. The track is a very rough and deeply rutted track which is constantly being used by the farmer to access his fields. The junction is quite close to a very sharp blind uphill bend and I do not think is a suitable access to housing.

The property is in the greenbelt and has recently been used for the raising of sheep. I think it would be inappropriate for a planning application for houses (especially with one of them so close to my my land) to be approved.

In the Delegated Report of the previous application the reasons for refusal were – Green Belt Policy, Transport/Sustainability, Design, and Precedent. Although the new application addresses the design issues the other reasons for refusal still remain.

Accordingly I wish to object to the this Planning Application.



Derek B Pinches