



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

12 July 2018

Dear Mr Leadbeater,

Planning Application 180974: Feu split, erection of 2 storey dwelling house and erection of separate double garage, Balgranach 269 North Deeside Road, Milltimber

I am writing on behalf of the Cults Bielside and Milltimber Community Council (CBMCC) to share our views on the proposed building of a new house in the grounds of Balgranach 269 North Deeside Road, Milltimber. The Community Council does not object to the proposed house being built but we would like to raise some aspects which we believe should be considered by the Planning Officer when making the assessment of the application.

1. Most of the feus in the area around 269 North Deeside Road have been subdivided, as has the feu at 269 North Deeside Road. This proposed further subdivision leads to concerns about setting a new precedent for the large feus along the North Deeside Road, of which there are many.
2. Another precedent we would wish to see avoided is the approval of house construction in close proximity to the Deeside Way. There have been a few applications approved which in our view are too close to the pathway and we would not wish to see a trend established. Some distance between private houses and the Deeside Way should be maintained to achieve the conditions set out in Policies D2 (conserve, enhance or restore existing landscape features) and H1 (unacceptable impact on the character and amenity of the surrounding area).
3. Should Planning see fit to approve the application we would wish to see a clear statement of condition that there will be no access or use of the Deeside Way for construction and that all equipment and materials should be moved through the existing driveway at 269 North Deeside Road.

We know the mantra of Planning, that each application is decided on its own merits and that precedents do not come into the decision; however we are also aware that applicants and planning officers will draw on the fact that something has already been approved elsewhere, hence our concerns noted above.

Please contact me if you have any questions.

Yours sincerely,

Peter Roberts

Peter Roberts
Planning Liaison Officer

Copy to: Councillor Marie Boulton, Councillor Phillip Bell, Councillor Tauqeer Malik