



290 North Deeside Road
Cults, Aberdeen
AB15 9SB

1 March 2010

Mr Garfield Prentice
Enterprise, Planning and Infrastructure
St Nicholas House, Broad Street
Aberdeen
AB10 1AR

Dear Mr Prentice,

100075: West Cults Road (rear of 8 Belvidere Road), Cults

I am writing on behalf of Cults, Bieldside and Milltimber Community Council to raise concerns regarding the recent application to split the curtilage at the above address and construct a second house.

The surrounding sites have a low density of development and allowing splitting of the curtilage would set a precedent for a second building line being established on West Cults Road. This would be to the detriment of the character of the area.

The application is for a substantial two storey building which would seem to be overly dominant in the surrounding environment and would adversely affect the amenity of neighbours.

I also have serious concerns about the suitability of West Cults Road to safely accommodate additional vehicle access points and any increase in traffic. This was a critical factor commented on when a previous application made for this site was refused in 1999.

I request that you take these concerns into consideration when reviewing the above application.

Yours faithfully

Christine McKay, Planning Coordinator

Copy to: Councillor Marie Boulton, Councillor Aileen Malone, Councillor Alan Milne

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 10/02/2010 22:37
Subject: Planning Comment for 100075

Comment for Planning Application 100075

Name : Cameron Allan
Address : 9 Belvidere Road
Cults
Aberdeen

Telephone :

Email : 

type : Objects to the Application

Comment : Please accept my objection to this proposal on the following grounds:

- 1) West Cults Road is very narrow there are few passing places for vehicles and no pavements for pedestrians - if this building was allowed to be built the number of vehicles on this road (both during and after building) would increase to a potentially hazardous level. Both car drivers and pedestrians would be put at risk.
- 2) Where would all the contractors' lorries, vans etc park whilst the building was going on? There is not enough room to accommodate these vehicles - this would result in the road being blocked for residents (This is exactly what happened when the developer sent in ONE vehicle to cut down all his trees and clear the land!)
- 3) If this proposal is accepted then it is very likely that even more houses would end up being built in an area that is already at capacity as far as the roads and waste systems are concerned.
- 4) The design of the proposed house is in complete conflict to the 100+ year old houses that it would neighbour
- 5) No new-build has been allowed in this area

19 West Cults Road
Culds
Aberdeen
AB15 9HQ

30th January 2010

Dear Sirs

Planning Application No. 100075 West Culds Road.

I wish to object to this application for the following reasons. This is a pure speculative development, in that the previous owner of No 8 Belvidere Road when selling the property some years ago set aside from that sale the lower part of the garden. He obviously saw the opportunity to make "a quick buck" at some later stage. That time has now arrived. As far as I am aware this intended development is not for the residence of that person, or for the occupation by the developer.

The road is very narrow, (single track) with no pavement or room for one, and lacks street lighting.

I have seen the plans, and can state that the triangular strip of land immediately below the site **does not belong to the developer**. (although he has to the annoyance of the owner mutilated some trees on this site) This strip of land makes it impossible to manoeuvre any vehicle onto/out of the site without making a three point turn **on every occasion**. To reverse out of the site with restricted vision would be a **pedestrian safety hazard** during the hours of darkness, and difficult during daytime. I see that the plans show the site as being capable of holding three cars at any one time. (Manoeuvrability and where ?)

West Culds Road (private road) at its lower end is single track with no room to widen it. My drive is used by cars to tuck in when cars in opposite directions meet. That should not be, and this proposal will only exacerbate that situation.

The granting of approval **would create a completely new building line, (and is alien to the character and pattern of development)** where none exist at present. I further notice that the property takes up an **extraordinary large proportion** of the site, with hardly any room left for gardening on this steep site.

If I lived on Belvidere Road as a neighbour to this site I would be taking a very keen interest in developments. All these neighbours have similar gardens to the site in question. If permission is granted, I would immediately apply for outline permission for development status **on the basis that you have created a precedent**, and as such it would be very difficult for you to resist.

Developers have twice recently tried to develop the old curling pond, and the land some 100 metres to the West of this proposal. Both were refused on the basis of the road

situation, although I now see that contractors have very recently cut down all the trees on the curling pond site. Will there be a further application submitted in the near future for this site?

Yours faithfully

- David Crawshaw

From: "Grazyna" .
To: <pi@aberdeencity.gov.uk>
Date: 03/02/2010 15:13
Subject: Planning Objection Application No 100075

Dear Sirs,

Thank you for your Notice for Planning Development at West Cults Road rear of 8 Belvidere Road Aberdeen AB15 9HQ, as a resident of West Cults Farm , West Cults Road I strongly object for the development to be granted planning permission by Aberdeen Planning department.

Firstly the proposed new dwellinghouse the architected design of the house is not suitable for the area it not matching within surrounding houses .

Most important the West Cults Road is very narrow single track road without pavement or street lighting which is very big concern for safety of adults and children living in the area.

There is no access to the site for heavy vehicles without blocking West Cults Road to residence of four houses below proposed site , which also can be concern for any emergency vehicles (Ambulance , Police or Fire Brigade)having immediate access.

The triangle of land adjusted to the road and the development plot is not owned by developer , which means the developer is giving misleading information to Aberdeen Council, also he has been refuse to have a use of that adjusted piece of land.

The developer already caused obstructions to the residence of West Cults Farm during the period of the land being cleared .Developer block the access to residence of West Cults Farm many times also damaging Lighting on the road and refused to repair or compensate for the damages! He was very rude and not compromising to the residence of West Cults Farm, in one instance Police had to be called to intervene and enforce access. Which is already for concern if the development goes ahead, might cause to further problems with residence and Developer .

The access road to the proposed development is old farm track which has been upgraded to tarmac and funded by residence of West Cults Farm area. Any heavy vehicles and excess use of the road will create more damage to the surface which developer might not take responsibility for repair.

The road to proposed development is extremely narrow and do not have footpath or street lights, the West Cults Road and Park Road are already congested by people who are using in peak time as a shortcuts , by adding more traffic to the road is UNSAFE !!!and causing more pollution to the area

I would urge planners to visit the propose site to gain clearer understanding of access and land ownership issues .

By allowing this development to go ahead it opens the door to other residence to use their gardens for the same purpose and profiting from developments.

This will further exacerbate already difficult access and safety issues .

I hope all the above issues will be strongly consider by planners ,also they should take accountability for any safety problems which might arise when the development will be granted permission.

Yours Faithful

Grazyna Wood

Application Ref: 100075
for
West Cults Road
Rear of 8, Belvidere Road
Cults
Aberdeen AB15 9HQ

20 Park Road
Cults
Aberdeen
AB15 9HR

1st February 2010

Aberdeen City Council
Strategic Leadership
Planning and Infrastructure
8th Floor St. Nicholas House
Broad Street
Aberdeen AB10 1BW

Dear Sir/ Madam,

Planning Application Ref: 100075

I refer to the above planning application to build a detached dwellinghouse on a piece of land that was the bottom of the garden of No. 8, Belvidere Road, Cults and which borders on West Cults Road. I wish to raise a number of objections.

This part of West Cults is an old and well established area of housing that has loads of character and amenity and a few remaining open spaces that should be preserved. Even though it is a small and individual development the design is modern and totally out of sympathy with the character and layout of the area. It also represents what will become a new building line based on the ends of five more gardens to the West and possibly two to the East which could be developed. Once this degree of precedence is established will it be possible to refuse the application to build on site 9/ 09 of the 'Aberdeen Local Development Plan'?

Although the arguments about amenity, the importance of green areas and wildlife and the ugly mix of some modern designs with traditional houses are important, the major problem in this area is the lack of access. The whole area is served by a network of narrow lanes situated on steep gradients with few passing places. West Cults Road provides the access to this potential development, except that a 90deg bend at the top and steep gradients make it impassable to modern construction and building delivery vehicles. The only alternative is Park Road which is supposed to be a narrow, quiet, pedestrianised, and private home access road (Ref: The Highway Code). In reality it is a 'rat -run' which avoids all the traffic lights, obstructions and traffic calming measures between Inchgarth and the North Deeside Roads without any safety for pedestrians and children.

In the early 1980's Park Road was drained and paved to take light traffic at the joint expense of the roads department and the homeowners. It soon became a popular short cut. About 10 years later we contributed to having the road resurfaced as the surface was breaking up. Around 1995 the Water Authority carried out some work at West Cults Farm which resulted in severe damage to the surface of Park Brae, Park Road and West Cults Road due to the use of heavy vehicles. There was also noise, dirt, obstruction, unacceptable delays and anger at the damage caused which led to confrontation, obstruction by us and the threat of legal action as the contractors refused to accept any

responsibility.

Eventually, the Roads Department stepped in and calmed matters but they had to pick up the bill.

There is an outstanding contract to provide 'Flood Prevention' measures at West Cults Farm which could be on the same scale as the work for the Water Authority that caused so much damage to our roads. I have already written to the Roads Department to forewarn them and to remind them of the previous occasion. However, it must be pointed out that West Cults Farm must count as a planning failure: it is and always was 100 % floodplain. No doubt the taxpayer will have to pick up some of the bill..

Our roads do not meet the needs of the current homeowners. Even medium sized delivery vehicles are unable to negotiate these roads. I have to fetch building materials by car (7 journeys for a ton of sand in bags, at three times the normal cost) or hire a van. A recent planning example is No.2 Park Brae which shares a boundary and entrance with Park Road. After more planning applications and objections than I care to remember it was demolished and rebuilt in line with the existing housing. Thank you for not allowing another house in the garden. It was over two years in the building; the construction caused us endless obstruction, delays and inconvenience in spite of the reasonable access.

Access to the site in connection with this planning application is very restricted. According to the neighbours the applicant, Mr. McRae, and his workers who cleared the ground last year in preparation for the development are well remembered for the disruption, noise and road blocking not to mention some confrontation and intimidation. History appears to have repeated itself. The roads in this area were only built to take light domestic traffic. They cannot support the weight of vehicles used by the construction industry today without damage to the surface and foundations. Park Road has considerable foundations on the south side which are the responsibility of the individual frontagers. Would Mr. McRae be prepared to guarantee the condition of these supporting walls for the period of his construction work and make good any damage to the road surface? This is part of the arrangement that, hopefully, will be arranged between 'CHAP' and the Roads Department before they commence work at West Cults Farm.

It is usual in civilised countries to have weight limits on sub standard roads. It seems unreasonable to grant planning permission on this scale which involves the use of such a road for access purposes, when those responsible for the upkeep of its foundations have no right to restrict the weight of the vehicles in use or the right of access. In other words, the Roads Department should place a weight limit on Park road and make it enforceable. This would save us all a lot of expense should the road subside. At the same time contractors should be made responsible for any damage they cause. In 1995 they refused to accept any responsibility which is not acceptable should it happen again.

I hope this has explained the problems of the roads in our area I feel there should be a delay on further development until the issues of vehicle size and weight and the acceptance of responsibility for damage to the roads and structures are accepted by developers and contractors. They must also accept that they have no right to park or cause unnecessary obstructions on these narrow roads. The roads are just one issue: best wishes with the whole planning problem.

Yours Sincerely

(P. J. T. BENSON)

Planning & Infrastructure
St Nicholas House
Broad Street
AB10 1BW

Rainer & Lindsay Goldbeck
8 Belvidere Rd
Cults
Aberdeen AB15 9HP

25th January 2010

Dear Sir,

We are writing regarding the proposed development on West Cults Rd, AB15 9HQ, Application Number 100075. We would like to object on the following grounds:

1. Building permission on this site has previously been rejected.
2. If permission is granted then a precedent is set for the remaining houses in Belvidere Road to sell the lower part of their gardens for development.
3. Road safety, access and parking on West Cults Road are already a major concern and the proposed development will add further traffic. Access for service and emergency vehicles are an ongoing issue and it would seem irresponsible to allow a property to be built where the safety of old and new residents may be further compromised due to poor accessibility. There is no pavement/path on West Cults Road which makes it unsafe for pedestrians and it does not make sense to encourage further building in this area which will in turn increase through traffic.
4. The proposed house is to be three storeys high which will mean loss of privacy for the surrounding houses.

Yours sincerely

From: "Rose Hartley"
To: <pi@aberdeencity.gov.uk>
Date: 30/01/2010 17:40
Subject: Application: P100075 .West Cults Road,Rear of 8 Belvidere Road

Application P100075. Proposed Development at: West cults Road, Rear of 8 Belvidere Road, Aberdeen.

I wish to OBJECT to this planning application and ask that it be rejected on the grounds that:

- 1) This site is not a development option site in Aberdeen City Council's Local Development Plan and so does not comply with local policy.
- 2) A previous application for a smaller building on this site, has already been rejected.
- 3) It is not compatible with other uses in the area. Along West Cults Road the current use is for private gardens. There is no "building line" nor any other building fronting on to the lower half of West Cults Road.
- 4) Lower West Cults Road is a private road. It is less than 3m wide, has no pedestrian footpaths and has no street lighting.
- 5) There is extremely limited access for Emergency Vehicles. Fire engines and ambulances, cannot negotiate the bend, from the north end of West Cults Road. Access from Park Road is feasible but in the evenings and weekends it is usually impassable to anything other than cars because of the parked cars on Park Road.
- 6) Access to West Cults Road is severely restricted and local roads cannot support any increase in Traffic. Three cars are allowed for on the submitted plan. The access from Park Road and from North Deeside Road is single lane only with no pedestrian footpaths. Hence any increase in traffic has an impact on road safety in the general vicinity.
- 7) There is a specific impact on road safety due to the narrow access to the site from West Cults Road. West Cults Road is less than 3m wide. Currently the only access to the proposed car port is via a narrow drive way 2.5m wide by 8m long. Any medium sized car would have to make one or more shunts to access the driveway. The submitted plans do not correctly represent this. The triangle of land at the foot of the development site is not owned by the applicant. Even with the misleading detail represented in the submitted drawings the access would be unsafe.
- 8) The design of the driveway is inappropriate and not fit for purpose.
- 9) The boundary of the subject site includes land not currently owned by the applicant, but owned by Mr Alexander McKenzie.

I appreciate the opportunity to comment on this planning application.
I request that the application be rejected.

Thanking you for your careful consideration of the points I have raised,
Yours faithfully
R J Hartley (Mrs)

Aberdeen City Council
Strategic Leadership
Planning and Infrastructure
8th Floor St Nicholas House
Broad Street
Aberdeen AB10 1BW.

19 Park Road
Cults
Aberdeen AB15 9HR.
2nd February 2010.

Dear Sir,

Yr. Ref: Application Reference 100075

We wish to object to this development. Access in the area of West Cults Road and Park Road is difficult due to the narrowness of these roads which have no pavements. Any increase in housing around here is bound to increase traffic on roads that are not fully adopted by the city. Thus it will increase the financial burden for maintenance on the local people here by increased damage to the already crumbling roads. In addition there will be increased noise pollution + road blockages etc during the construction period and thereafter. Worryingly it could set a precedent for future developments in this area for which the infrastructure is utterly inadequate and will nigh impossible to upgrade.

Yours faithfully,

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 10/02/2010 22:36
Subject: Planning Comment for 100075

Comment for Planning Application 100075

Name : Douglas Allan

Address : 9 Belvidere Road

Cults

Aberdeen

Telephone :

Email :

type : Objects to the application

Comment : Please consider the following ref the above proposal.

- a) Protected Green Belt area
- b) Past rejection of application for new house on same site
- c) Unsuitable road structure/design
- d) House plan out of character with setting
- e) Negative environmental impact
- f) Precedent set for future development in area