

8. **LRB 460** – Notice of Review Against Refusal of Full Planning Permission for Erection of Dwellinghouse at Land Adjacent to Slains Lodge, Collieston, Ellon – Reference: APP/2018/2921.
 - (ii) Supporting Documents as submitted by the Planning Service. (Decision Notice and Report of Handling included with Notice of Review Documents).

Comments for Planning Application APP/2018/2921

Application Summary

Application Number: APP/2018/2921

Address: Land Adjacent To Slains Lodge Collieston Ellon

Proposal: Erection of Dwellinghouse

Case Officer: Laura Dingwall

Customer Details

Name: Mr Alan Dongworth

Address: 38 Bon Accord Terrace Aberdeen

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I often visit Collieston and also own property in the area. This planning application should be rejected on the following grounds -

1. Outwith the village boundry and will distract from the village
2. The plot size is massive and will totally dominate the area leading to the wildlife reserve
3. the house design is large, ugly and looks like a bunch of barns and will also distract from the vllage and the cliffs leading to the wildlife reserve
4. Additional building, earth movement and drain digging could impact on the already fragile cliff structure leading instability to nearby properties some that have been there since the 1800's. The Architect has commented on the fact that the cliff is fragile
5. Apart from the very large ugly structures that are to be built, the size and shape leaves me to believe that they are to be built as lodges for rental
6. The plot is farmland and should not be allowed to have buildings erected.

Comments for Planning Application APP/2018/2921

Application Summary

Application Number: APP/2018/2921

Address: Land Adjacent To Slains Lodge Collieston Ellon

Proposal: Erection of Dwellinghouse

Case Officer: Laura Dingwall

Customer Details

Name: Mr Andrew Clucas

Address: 4 Slains Cottages Collieston Aberdeenshire

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal because;

1. It is outwith the village boundary and would encourage further uncoordinated domestic sprawl
2. The village has Numerous other available brownfield plots and houses for sale, which if utilised would greatly enhance village life.
3. the coastal path is an important nature walk and entry to the village, and such an imposing building beside the path could put off walkers entering the village and utilising its services.
4. The proposal appears to reflect a financial investment business case and appears to be designed as a business potential not a family home.
5. The loss of greenfield, and unique ungrazed grass and wild flowers pasture (as opposed to bulk of the local flora on sand dune systems).
6. The design of this 'complex' is not in keeping with the 1.5 height, cottages typical of Collieston.

Comments for Planning Application APP/2018/2921

Application Summary

Application Number: APP/2018/2921

Address: Land Adjacent To Slains Lodge Collieston Ellon

Proposal: Erection of Dwellinghouse

Case Officer: Laura Dingwall

Customer Details

Name: Mrs Anne Craig

Address: 4 Hightown Collieston Ellon

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We note in the application form that private drainage arrangements are proposed, and are writing to express concern regarding this planning application.

The run-off of surface water from the roof area of such an extensive building, combined with foul water drainage from the house, may lead to slippage in the unstable sea-banks nearby, to the danger of existing houses.

Two of the documents submitted by the architect acknowledge this risk:

1) p-03 "Site plan as proposed".

The plan marks the point at which the "Discharge point to Coastal water" is proposed - at a place which is labelled on the same plan as "Steep and eroding cliff"

Last winter there were three substantial landslips below the field designated in this application.

2) The drainage report, also lodged on the 3rd December accompanying the planning application, says - at the top of page 7 - that "The percolation tests failed due to the impermeable nature of the subsoils". (which another part of the report confirms to be clay) "Therefore, a mini treatment system with a partial soakaway of 21.60 m² shall be constructed with an outflow to the field drain that discharges to coastal water via the cliff edge..."

Further down page 7 at point 4.4, the report continues "The water did not move during both infiltration tests; therefore, it is considered in the regions of TP2 and TP5 that a stand-alone underground infiltration system would be unsuitable. Therefore, a partial soakaway of 21.60 m² shall be constructed with an outflow to the field drain that discharges to coastal water via the cliff edge..."

These tests which the report says were undertaken on a dry day, appear to us to show that the ground is already waterlogged and unlikely to accommodate the additional drainage required.

The report continues: "5.1 Foul water regulations

Every wastewater drainage system serving a building must be designed and constructed in such a way as to ensure the removal of wastewater from the building without threatening the health and

safety of people in or around the building..."

It is important to ensure the safety of existing homes which may be endangered by further land slippage on the cliff and fragile sea-banks.

This new wastewater could compound what is already a problem. We understand that the run-off drainage from the Forvie Court development already runs out to the cliffs in the area where the recent land slips occurred.

It seems to us both unwise and un-necessary to build in this particular green field site, creating more run-off and additional wastewater from the proposed soakaways accompanying this house-application.

There are houses of all sizes that have been on the market in Collieston for some considerable time, and others soon to be offered for sale, so in our view there is no need to expand the housing stock by building outwith presently designated limits.

Anthony and Anne Craig

Comments for Planning Application APP/2018/2921

Application Summary

Application Number: APP/2018/2921

Address: Land Adjacent To Slains Lodge Collieston Ellon

Proposal: Erection of Dwellinghouse

Case Officer: Laura Dingwall

Customer Details

Name: Ms Carol Malcolmson

Address: 15 Lowtown Collieston, ELLON, ABERDEEN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed structure is completely out of character with the surrounding buildings and due to its suggested placement, is very likely to add to the already significant land slippage on the nearby cliff edge.

The likelihood of this building being used as a holiday let/Airbnb/long term let seems highly probable, not only due to its design, but also as the owners live in Hong Kong.

This building, if it were allowed, would significantly impact on the view and daylight currently enjoyed by the residents of the historic Slains Lodge and the neighbouring Forvie Court.

Comments for Planning Application APP/2018/2921

Application Summary

Application Number: APP/2018/2921

Address: Land Adjacent To Slains Lodge Collieston Ellon

Proposal: Erection of Dwellinghouse

Case Officer: Laura Dingwall

Customer Details

Name: Mr Donald Gillies

Address: 9 Whiteness Cottages Collieston Ellon

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Primarily, the proposed development is not within the boundaries of the Local Development Plan and the land is not zoned for building use on the 'green belt' area between Slain's Lodge and the access road leading to 'Coastguard's Lookout' adjacent to the cliff at Perthudden Bay. It is also adjacent to a much valued and popular Nature Conservation Area with Collieston Residents and Visitors alike.

Without being technically specific with respect to the existing soil mechanics at the site, the proposed build site and the positioning and size of the required drainage system would impose an additional impact the current mechanical state of the surrounding area. There is little or no mention of the new build residential building which is currently under construction in an adjacent area, which may possibly exacerbate the impact. The path surrounding Coastguard's Lookout is seriously eroded as it is. Preservation of this area should be a high priority and water run off should be kept to a minimum order to maintain the integrity of this area.

The proposed building itself appears to be total incongruous with the existing buildings in the area (Slain's Lodge, Forvie Court and Coastguard's Lookout) which have been developed/renovated in a manner sympathetic to the architecture of the village of Collieston. The only wooden 'cladded' buildings which I have been aware of in the area are conservatories/garden sun houses, lock-ups and garden sheds. This is Collieston, not Shetland Norway or Texas.

In addition the statement that the building can be "easily adapted to future needs" requires clarification, definition and clarification.

Comments for Planning Application APP/2018/2921

Application Summary

Application Number: APP/2018/2921

Address: Land Adjacent To Slains Lodge Collieston Ellon

Proposal: Erection of Dwellinghouse

Case Officer: Laura Dingwall

Customer Details

Name: Mrs Elizabeth Hay

Address: 14 High Town Collieston Ellon

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The application contravenes Aberdeenshire's Local Plan for Collieston.

To grant a development here would create a dangerous precedent not just in Collieston but in other areas of Aberdeenshire.

Drainage-

The site borders the cliff edge of Perthudden Bay This already has an outfall from the 12 houses of Forvie Court There are already landslips here adding another outfall would greatly increase the probability of more landslips.

The cliff belongs to Scottish Natural Heritage. Have they been consulted?

Comments for Planning Application APP/2018/2921

Application Summary

Application Number: APP/2018/2921

Address: Land Adjacent To Slains Lodge Collieston Ellon

Proposal: Erection of Dwellinghouse

Case Officer: Laura Dingwall

Customer Details

Name: Mr Euan Wilson

Address: 3 the cliff Colliestone Aberdeenshire

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel that the inclusion of this building will be a blight on what is bordering a nature reserve and is also totally different from the old Victorian lodge

Comments for Planning Application APP/2018/2921

Application Summary

Application Number: APP/2018/2921

Address: Land Adjacent To Slains Lodge Collieston Ellon

Proposal: Erection of Dwellinghouse

Case Officer: Laura Dingwall

Customer Details

Name: Mrs Fiona Chaplain

Address: Shearwater Cottage, 19 Low Town Collieston Aberdeenshire

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application is based on the use of an arable plot of land formerly used for farming. This land is on a green field site outwith Collieston's boundary, is not zoned for building and therefore contravenes Aberdeenshire's planning principles as set out in the Local Development Plan - such as:

- Only in exceptional circumstances and with good planning reasons, will we make decisions which do not follow the policies and land allocation in this plan.
- Recognises that green areas on the doorstep are very important to how people view where they live.
- The key planning objective is to preserve the amenity and character of the settlement (Collieston).

The development of buildings on this land would contravene these policies and may set a precedent for applications on other green field sites. There are both suitably sized houses available on the market for sale within the village boundary and zoned sites available for building. The site is also within an environmentally sensitive area, bounded by the Forvie Nature Reserve and coastal cliff tops. The cliff sides to the sea of this cliff top site have suffered several landslips, the evidence of which is clearly visible and therefore any addition to water outflow from this site may increase the likelihood of further erosion and damage to the surrounding land.

The scale of the buildings are disproportionate to their location and the character of the buildings are not in keeping with nearby dwellings.

There will be increased traffic relating to this sizeable group of buildings, on a road which is narrow with a sharp bend, with parked cars and leading onto a farm track road which is used daily by walkers to access the Forvie Nature Reserve. This development would require access for vehicles onto the farm track to enter the site.

I would urge the Planning Committee to refuse this application.

Comments for Planning Application APP/2018/2921

Application Summary

Application Number: APP/2018/2921

Address: Land Adjacent To Slains Lodge Collieston Ellon

Proposal: Erection of Dwellinghouse

Case Officer: Laura Dingwall

Customer Details

Name: Mrs GAIL PROCTER

Address: 6 Forvie Court Collieston ellon

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1.This Planning Application exedes the village Boundary and is within a greenfield site.

2. The scale and proportion of this building is vast and out of charater for the village.

3.There has been increased slippage of the cliffside in this area, a build on this site could cause potential and irreparable harm and errosion.

4.Increased volume of traffic in a limited area .

5.There is a public footpath alongside the proposed build site.

6. The water supply SSE system is very close to the proposed water drainage pipe system for the proposed build sight , causing some concern .

More details :

1.The scale and proportions of this build is totally out of character for the area that it is proposed to be built. It looks more like an industrial unit site , really not in keeping with the heritage of Collieston.

2.This is a Greenfield site outwith the village boundary,Boundary should not be overstepped in such a natural area . It will encroach on the clifftop site , therefore this negates Aberdeenshire Councils policy of not building on a greenfield site.

3. There has been a lot of land slippage uderneath the proposed build site and a lot of water has been seen going down to the cliff side below ,the land is often extreamly wet . I feel that this build has the potential for more errosion , and could be irreparable .

4.The increase in the volume of traffic alongside the road between Slains Lodge and Forvie court causes concern for the residents of Forvie Court and Slains Lodge , who already have difficulties due to limited roadside parking and access .

5.The pathway along side of the proposed build site is a public right of way for walkers wanting to enjoy Porthudden cliff top .

6. The water system for Forvie Court and High town is at the edge of the proposed build site , where a new pipe system for drainage starts , how close is this to the existing one ?

Conclusion .

I have strong issues with the fact that The Adjacent fields both opposite Slains Lodge and the whole of Forvie court are outwith the Boundry for the village of Collieston and are Greenfield sites , therefore according to the land development policies this area should not be built upon, otherwise it is contradictory to the infrastructure of the councils local area plan.

I do believe tha tbuilding on this area will have an impact on the nature reserve as by building on a greenfield site encroaches on the peaceful nature and habitat, which the Aberdeenshire council's local development plan states it will protect and improve nature and local cultural heritage , recognising that

Quote " the green areas on the doorstep are very important to how people view where they live, their place"

Above all the plan tries to make sure that we are indeed delivering as stated in the Scottish planning policy " the right development in the right place "

Unfortunately I do not think that this is the right place for this development as it will spoil this beautiful area .

Do as it says in your policy Aberdeenshire Council

"Protect and Improve Assets and Resourses in Collieson village" Please think long and hard about granting planning on this application

Comments for Planning Application APP/2018/2921

Application Summary

Application Number: APP/2018/2921

Address: Land Adjacent To Slains Lodge Collieston Ellon

Proposal: Erection of Dwellinghouse

Case Officer: null

Customer Details

Name: Ms Gillian Moir

Address: Ebenezer Cottage Collieston Ellon Aberdeenshire

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this plan due to the large size of it. There are "extensive glazed gables" facing the sea, which are not appropriate in Collieston, due to the storms that we get.

There is already a problem with slippage of the sea cliff and building on a green field will increase the amount of impermeable areas leading to an increase in water run-off.

The road leading to the site is a private road, and extra traffic on this road will lead to increased maintenance.

The plans say that the building can be "easily adapted to future needs". I worry that this building may be separated into three individual buildings which could be rented out as "holiday" lets, in the future.

Comments for Planning Application APP/2018/2921

Application Summary

Application Number: APP/2018/2921

Address: Land Adjacent To Slains Lodge Collieston Ellon

Proposal: Erection of Dwellinghouse

Case Officer: Laura Dingwall

Customer Details

Name: Mrs Heather Clucas

Address: 4 Slains Cottages, Hightown Collieston, Ellon Aberdeenshire

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment:

If there is to be development of greenfield sites in and around Collieston, then I consider that any impact on the village, the nature reserve and / or the current road infrastructure should be carefully considered.

Comments for Planning Application APP/2018/2921

Application Summary

Application Number: APP/2018/2921

Address: Land Adjacent To Slains Lodge Collieston Ellon

Proposal: Erection of Dwellinghouse

Case Officer: Laura Dingwall

Customer Details

Name: Mrs Vivien Easton

Address: Primrose Cottage High Town Collieston

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

This application, for a significant group of buildings on a green field site outwith Collieston's boundary, is not zoned for building. The application contravenes Aberdeenshire's planning principles as set out in the Local Development Plan (LDP).

We believe the development would be detrimental both at local and wider levels, and also could set a precedent to build on other green field sites.

There are still sites available within the village boundary zoned for building.

The Authority's planning policy (LDP) is unequivocal in its planning objectives.

Aberdeenshire, from the mountains to the sea, is an exceptional place. This LDP has an important role...making sure that this contributes to generations to come. ...This plan (LDP) will maintain our high quality of life and our exceptional environment. ...what we do and how we live today should not leave our children unable to achieve a similar quality of life in the future. LDP p1

Only in exceptional circumstances and with good planning reasons, will we make decisions which do not follow the policies and land allocation in this plan LDP p3

(The LDP) Recognises that green areas on the doorstep are very important to how people view where they live. Right development, right place. LDP p5

The key planning objective is to preserve the amenity and character of the settlement (Collieston). LDP p295

Specific issues relating to this application:

The proposed site is in an environmentally sensitive area. It is bounded on the west by the access path to the Forvie Nature Reserve and the Sands of Forvie, a SSSI. The south and east boundaries of the proposed site lie along the coast and cliff-top which are included in the Buchaness to Collieston Coast Special Protected Area.

The rainwater run-off from the extensive roof areas of the buildings, is planned to go to a cliff

outfall where there is an existing landslip.

There will be increased traffic relating to this sizeable group of buildings. The increase of HGV vehicles through the village causes further damage to a road which already shows signs of subsidence.

The scale of the buildings is disproportionate to its location. Due to the unfavourable growing conditions on this very exposed site planting of any vegetation is unlikely to survive to offer screening.

We urge the Planning Committee to refuse this application.

John and Vivien Easton

Comments for Planning Application APP/2018/2921

Application Summary

Application Number: APP/2018/2921

Address: Land Adjacent To Slains Lodge Collieston Ellon

Proposal: Erection of Dwellinghouse

Case Officer: Laura Dingwall

Customer Details

Name: Ms Lesley Stewart

Address: Flat 3 Slains Lodge, Collieston Ellon

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Flat 3, Slains Lodge Collieston AB41 8RS

Planning Application 2018/2921 Objection

This application, for a significant group of buildings on a green field site outwith Collieston's boundary, is not zoned for building. The application contravenes Aberdeenshire's planning principles as set out in the Local Development Plan (LDP). We believe the development would be detrimental both at local and wider levels, and also could set a precedent to build on other green field sites.

The application makes reference to existing buildings outwith the Collieston boundary. These were built over a century ago.

The Authority's planning policy (LDP) is unequivocal in its planning objectives.

Aberdeenshire, from the mountains to the sea, is an exceptional place. This LDP has an important role...making sure that this contributes to generations to come. ...This plan (LDP) will maintain our high quality of life and our exceptional environment. ...what we do and how we live today should not leave our children unable to achieve a similar quality of life in the future. LDP p1

Only in exceptional circumstances and with good planning reasons, will we make decisions which do not follow the policies and land allocation in this plan LDP p3

(The LDP) Recognises that green areas on the doorstep are very important to how people view

where they live. Right development, right place.

LDP p5

The key planning objective is to preserve the amenity and character of the settlement (Collieston).

LDP p295

Specific issues relating to this application:

The proposed site is in an environmentally sensitive area. It is bounded on the west by the access path to the Forvie Nature Reserve and the Sands of Forvie, a SSSI. The south and east boundaries of the proposed site lie along the coast and cliff-top which are included in the Buchanness to Collieston Coast Special Protected Area.

The rainwater run-off from the extensive roof areas of the buildings, is planned to go to a cliff outfall where there is an existing landslip.

There will be increased traffic relating to this sizeable group of buildings. There are difficulties on the access road to the proposed development due to roadside parking and egress from two new drives onto this narrow unclassified road.

The scale of the buildings is disproportionate to its location. Due to the unfavourable growing conditions on this very exposed site planting is unlikely to survive to offer screening.

We urge the Planning Committee to refuse this application.

Lesley Stewart and Alan White

Comments for Planning Application APP/2018/2921

Application Summary

Application Number: APP/2018/2921

Address: Land Adjacent To Slains Lodge Collieston Ellon

Proposal: Erection of Dwellinghouse

Case Officer: Laura Dingwall

Customer Details

Name: Miss LOUISE SHARP

Address: Flat 4 Slains Lodge Hightown, Collieston

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As stated this piece of land is grazing land and is outwith the village boundaries.

The proposed buildings are an absolute eyesore and are not in keeping with the village.

Planning should be refused due to the issues and concerns with the cliff.

Comments for Planning Application APP/2018/2921

Application Summary

Application Number: APP/2018/2921

Address: Land Adjacent To Slains Lodge Collieston Ellon

Proposal: Erection of Dwellinghouse

Case Officer: Laura Dingwall

Customer Details

Name: Ms Lucie Ross

Address: Flat 4, Slains Lodge High Town Collieston, Ellon

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a tenant living at Slains Lodge I'd be very concerned about an additional property so close to this property. The reasons are based on the existing infrastructure which we have problems with in terms of drainage, sewage and overflow for logged water in wet conditions. There is already evidence of land slippage against the footprint of the new house being built adjacent and slightly to the front of Slains Lodge. What would be the impact on the existing infrastructure of another new property onto an already stretched support system? What would the impact be on the disk away and land stability if another significant construction is undertaken? The proposed plan layout would also completely block the incredible view front this unique building and the proposed property is degibatrly NOT in keeping with the existing properties therefore detracting from the history of Slains Lodge and the original steaming area (now Forvie Court).

Comments for Planning Application APP/2018/2921

Application Summary

Application Number: APP/2018/2921

Address: Land Adjacent To Slains Lodge Collieston Ellon

Proposal: Erection of Dwellinghouse

Case Officer: Laura Dingwall

Customer Details

Name: Miss Megan Chalk

Address: Coastguard Lookout Collieston Ellon

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Objecting as The design and size of the house is not in keeping with the rest of the village. They've had a number of landslides in previous years on the banks adjacent to the proposed site which should be a cause for concern in such a development.

Comments for Planning Application APP/2018/2921

Application Summary

Application Number: APP/2018/2921

Address: Land Adjacent To Slains Lodge Collieston Ellon

Proposal: Erection of Dwellinghouse

Case Officer: Laura Dingwall

Customer Details

Name: Mr Michael Bowie

Address: Flat 2, Slains Lodge, Hightown Collieston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Percolation test and Infiltration tests both failed with the proposed solution being a 21.6m² soakaway on the cliff edge.

On the 'Proposed Site Plan', the soakaway discharge has been positioned beside a quoted 'Steep and Eroding Cliff'. This 'Steep and Eroding Cliff' has eroded in the last year (April 2018) and there is time stamped photographic evidence of this which can be provided if requested.

The drainage and slippage issue should be sufficient to reject the application due to:

- a) The extra weight being placed near to two currently eroding cliff edges
- b) The failure of both the percolation and Infiltration testing leading to additional displaced surface water moving towards both the cliff edge and Coastguard Lookout for the soakaway discharge.
- c) Further water displaced to surface / cliff due to extensive concrete foundations/ Mass of proposed structure.
- d) Natural erosion which has already removed the path that used to surround the coastguard lookout and is on the boundary of the proposed development.
- e) As this field normally floods (as proven by the failed percolation test), the natural flood water may move closer to the surrounding properties, 'Coastguard Lookout' and 'Slains Lodge' causing potential damage to foundations and localised flooding.

What is not mentioned in any of the planning documents is that there is another building currently being constructed (within the village boundaries), which is putting extra water runoff onto this particular cliff face (including where the proposed soakaway runoff is.)

There are multiple photographs of where the land has eroded around this area recently and

consideration must be given to this point.

The proposed development is not in the boundaries of the Local Development Plan and the land is not zoned for building use. There is currently other land available that can be developed on and multiple houses available to rent / purchase in the village.

I also have a similar fear to others, that this construction does not lend itself to a small coastal community and could very quickly be split into smaller developments and rented out as summer lets. Therefore the proposed 3 parking spaces would not be sufficient for the small private road that this sits on.

As others have mentioned, we live near to the cliff and worry that this extra unnecessary development will cause slippage, causing a negative effect on our quality of life and urge you to reject this application.

Mike and Heather Bowie

Comments for Planning Application APP/2018/2921

Application Summary

Application Number: APP/2018/2921

Address: Land Adjacent To Slains Lodge Collieston Ellon

Proposal: Erection of Dwellinghouse

Case Officer: Laura Dingwall

Customer Details

Name: Mrs Patricia Robinson

Address: 5 Slains Lodge Collieston Ellon

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Your Ref. App/2018/2921

We wish to object to the application App/2018/2921

a) Firstly the site chosen for this development is not within the agreed settlement plan for the village of Collieston as shown on the Local Development Plan. The key planning objective is to maintain the amenity and character of the settlement. To build outwith the boundary would be against the LDP. This application continues a very untidy trend of ribbon development along the clifftop/sea's edge, which in the past has not been a feature of Collieston, and detracts from its fishing village character.

b)The design chosen is of a property which is not in keeping with any other building in the village and would appear to be five different buildings.

c)The Geotechnical Investigation states that the subsoils are impermeable and therefore "a mini treatment system with a soakaway be constructed with the outflow to the field drain that discharges to coastal water via the cliff edge" As stated in the developers report there is already erosion on the cliff mentioned, so a further flow of water from 5 different roofs would be of great concern to the surrounding buildings on the cliff edge

d)The access road is already a concern with the increase in traffic, and to add further traffic onto this track which is also a popular walking route for locals and visitors to the village would cause a hazard for those using this track.

We therefore feel that this area should be preserved as a green field and therefore urge that the planning committee refuse this application.

Peter and Trish Robinson

Comments for Planning Application APP/2018/2921

Application Summary

Application Number: APP/2018/2921

Address: Land Adjacent To Slains Lodge Collieston Ellon

Proposal: Erection of Dwellinghouse

Case Officer: Laura Dingwall

Customer Details

Name: Mr Robert & Julie Chalk

Address: Coastguard Lookout Collieston Ellon

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The application for the proposed dwelling house causes concern as it is to be built on a greenfield site, outwith the zone for building within the village of Collieston. The site for the proposed development is on the boundary of Forvie Nature Reserve and access to the site would be from the public path leading to the reserve. The sheer size and appearance of the dwelling house and buildings would not only be detrimental to the natural surroundings of Forvie Nature Reserve but also disproportionate to all houses nearby. The design and proposed building materials are out of character with any neighbouring properties or houses within Collieston. A major concern regarding our house, Coastguard Lookout, and neighbouring properties, is the proposed drainage of surface water by a cliff outfall. There is already evidence of extensive landslips on the cliff bordering the proposed site. This is most evident at the top of Perthudden (the Coastal path is no longer accessible) and also on the cliff between Coastguard Lookout and Slains Lodge.

I trust Aberdeenshire Council will consider these points and reject this application.

Robert & Julie Chalk

Comments for Planning Application APP/2018/2921

Application Summary

Application Number: APP/2018/2921

Address: Land Adjacent To Slains Lodge Collieston Ellon

Proposal: Erection of Dwellinghouse

Case Officer: Laura Dingwall

Customer Details

Name: Ms Shirley Morrison

Address: Flat 1 Slains Lodge Hightown, Collieston Ellon, Aberdeenshire

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposed build.

The sheer size and design of it is completely out of keeping with the village and it would be an eyesore for residents and visitors to Collieston.

Is this actual going to be used as a 'family home' or is it to become part of a business venture i.e. Airb&b.....

Over the last few winters there have been numerous bad land slips around the coast in Hightown, I fear that the building of this monstrosity would encourage further movement/damage to our cliffs and put permanent, long standing properties/residents in danger.

The architect has marked on the 'Site Plan as Proposed' that close to where it is to be built there is a 'Steep and ERODING Cliff'.....

Comments for Planning Application APP/2018/2921

Application Summary

Application Number: APP/2018/2921

Address: Land Adjacent To Slains Lodge Collieston Ellon

Proposal: Erection of Dwellinghouse

Case Officer: Laura Dingwall

Customer Details

Name: Ms Yvonne Hackett

Address: 4 Slains Lodge Hightown Collieston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As stated this piece of land is grazing land and is outwith the village boundaries. There are a few building plots available for sale in Collieston at present, maybe Ms Wallace should consider one of these.

The proposed buildings are an absolute eyesore and are not in keeping with the village at all. Planning should be refused due to the issues and concerns with the cliff

Susan Smith

From: Ward Pages <no-reply@sharepointonline.com>
Sent: 08 March 2019 00:02
To: Susan Smith
Subject: [Ward Pages]: Planning Consultation Results: Land Adjacent To Sla...
Importance: High

Dear Susan Smith,

Your planning consultation entitled Land Adjacent To Slains Lodge Collieston Ellon for Planning Application Reference APP/2018/2921 on Ward Pages has closed, your proposal for this application to be determined by officers using delegated powers has been Accepted. Full results are shown below:

Councillor	Response	Comments	Interest Declared
Cllr. Richard Thomson	Agree Officer Delegation		• No Interest Declared
Cllr. Gillian Owen	No Response		• No Response
Cllr. Anouk Kahanov-Kloppert	Agree Officer Delegation		• No Interest Declared
Cllr. Isobel Davidson	Agree Officer Delegation		• No Interest Declared

Please do not reply to this email - you can see full details of responses to this consultation on Ward Pages.

