

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.

(iii) Representations submitted by Interested Parties.

Re: LRB 460 Notice of Review (APP/2018/2921)

14 June 2019

09:25

Subject	Re: LRB 460 Notice of Review (APP/2018/2921)
From	A.Craig
To	Local Review Body Submissions
Sent	13 June 2019 14:54

Thank you for your email and letter.

We have read the applicant's representations made against the Planning department's decision. The disposal of surface water continues to be a concern, leading us to maintain our objection to this development, as it potentially endangers the slipping cliffs and nearby dwellings - see our earlier submission 8th January 2019

The letter from Scottish Water dated 9 May 2019, (p.397, Appellant Submission part 2) says "the above waste water assessment is based on a foul only connection. All surface water to be managed onsite. If a Sustainable Urban Drainage System (SUDS) outlet is required then attenuated discharge limited to 0.5 l/s to existing surface water sewer would be permitted. No discharge to the combined sewer permitted."

The revised plan for the site (p.399, ditto) shows a rainwater collection tank. We cannot find any adequate plan for how the water is to be managed after it is collected. The drawings most recently submitted still show run-off water being channelled into a field drain at the cliff edge.

Also, Scottish Water's capacity to process additional sewage needs further investigation. Correspondence was highlighted at the recent AGM of the Slains and Collieston Community Council on 5th June 2019, which indicates there are ongoing sewage problems in the village which thus far Scottish Water have been unable to resolve.

We would like to underline Mrs Elizabeth Hay's question in her objection dated 10th January 2019, asking whether Scottish Natural Heritage have been consulted as they own the sea banks and cliffs which adjoin the proposed site, and where the field drain outflow is situated.

We also agree with the reasons for the decision to refuse planning permission, as expressed on page 5 of the REPORT OF HANDLING

"The Planning Service do not consider that the reasons given would justify a house on a Greenfield site, outside the settlement boundary for Collieston. The proposed new house does not require a coastal location, as requested by Policy R1, other than to fulfil the applicant's desire to live in the area. In addition, the applicant has not provided any information that would discount existing available houses within the area or brownfield opportunity sites that would also allow them to visit family and spend money in the area. The social and economic impact a single house could have is of more benefit to the applicant than wider village".

Thank you for giving us the opportunity to read all the material and to respond.

Yours sincerely,

Anthony and Anne Craig

4, Hightown

Collieston,

AB41 8RS

F.A.O. Frances Brown

11 June 2019

11:59

Subject	F.A.O. Frances Brown
From	Carol Malcolmson
To	Local Review Body Submissions
Sent	11 June 2019 11:47

Dear Ms. Brown,

Ref.no. APP/2018/2921

-

I'm writing with reference to the above application for planning permission.

I'm disappointed that Ms. Wallace has gone against the views and feelings of the residents of Slains Lodge, Forvie Court and the general population of Collieston village and has decided to appeal against the decision to refuse her application for planning permission.

Ms. Wallace does not presently live in Collieston, but in Hong Kong.

I assume she is using her father's address to potentially add weight to her application.

Ms. Wallace has stated quite openly that she does not intend to live in Collieston, but rather that the house she hopes to build will be used as a business venture, namely for holiday and/or long term rentals.

If Ms. Wallace does indeed intend to live in Collieston, there are numerous properties for sale there, any of which could be an option for her.

The scale of the building Ms. Wallace hopes to build is completely out of character with the surrounding buildings and area and would most definitely compromise the daylight currently afforded to Slains Lodge and other homes in that area.

Ms. Wallace has clearly given no thought or indeed does not appear to care about the effect her proposed building would have on her immediate neighbours (in the unlikely event that she would choose to live there), as I would have thought the previous objections would have been enough to make any decent-minded person, think again about their application.

Regards,
Carol Malcolmson

-

-

Review: App/2018/2921

14 June 2019

09:24

Subject	Review: App/2018/2921
From	Lesley Stewart
To	Alison McLeod; Frances Brown
Cc	Laura Dingwall
Sent	12 June 2019 22:30

I would like to make the following two points relating to the above Review/application. Specifically planners describe the access road as private. However it does also include a section of a narrow unclassified Authority road which already has difficulties of egress and manoeuvring. Generally I believe the appellant's new arguments have not countered the Authority's clear planning principles relating to the protection of designated green field sites.

Yours faithfully

Lesley Stewart

Flat 3 Slains Lodge Collieston

Sent from my iPad

letter of objection

14 June 2019

14:22

Subject	letter of objection
From	Shirley.Morrison@shell.com
To	Frances Brown
Cc	stewartyymo10@yahoo.co.uk
Sent	14 June 2019 13:29

I would like to lodge my objection again to the proposed dwelling house planned for the site adjacent to Slains Lodge.

As mentioned in my last letter of objection one of my main fears is for even more land slippage between Slains Lodge and The Lookout due to excess traffic and runoff water drainage. All of these could contribute to major structural damage to both long standing properties.

Collieston is a traditional village with a particular style and I don't feel the proposed plans are fitting with the environment. Although I feel that the design of the house is very nice ,it does not belong in the proposed location.

Not only is the scale of the building excessive for its location it is not in a zone designated for building. The building that is currently being built in the grounds of Slains Lodge is smaller compared to these proposed plans and it has had a defined impact of the land slips on the surrounding cliffs.

I hope all of these objections are taken into consideration prior to a final decision being made.

Regards,
Shirley and Stewart

Planning Application APP/2018/2921

14 June 2019

09:28

Subject	Planning Application APP/2018/2921
From	yvonne hackett
To	Local Review Body Submissions
Sent	13 June 2019 09:02

I write to object profusely with regards to the application for planning on the ground opposite Slains Lodge, Collieston.

The land is not building land and planning has been refused.

yours sincerely

Yvonne Hackett

Review App/2018/2921

21 June 2019

11:11

Subject	Review App/2018/2921
From	Patricia Robinson
To	Alison McLeod; Frances Brown
Cc	Laura Dingwall
Sent	13 June 2019 16:44

We would like to refer to a couple of points with regards to the planning review of App/2018/2921. Firstly in the document from Grampian Geotechnical Investigations, Page 14 of 399 pages, the location of the field drain is shown to go to a discharge point down the cliff to coastal waters. This area of cliff has shown substantial erosion and land slippage since a recent development. Our concern is that there appears to be two additional soakaways added to the field drain which can only mean an increase of discharge onto an already vulnerable area.

Secondly the appellants review document does not give any change to the situation that the application is on a green field site and to grant this development to go ahead creates a precedent.

Yours faithfully

Peter and Patricia Robinson,

5 Slains Lodge, Collieston

Sent from my iPad