

Kincardine & Mearns Area Committee Report 4 September 2018

Reference No: APP/2017/0875

Full Planning Permission For Erection of 5 Dwellinghouses and 4 Flats (Affordable) at Land At Garrol Place, Fettercairn, Aberdeenshire

Applicant: Langstane Housing Association Ltd, 680 King Street,
Aberdeen, AB24 1SL

Agent: Halliday Fraser Munro, Carden Church, 6 Carden
Place, Aberdeen, AB10 1UR

Grid Ref: E:364891 N:773710
Ward No. and Name: W19 - Mearns
Application Type: Full Planning Permission
Representations: 26
Consultations: 6
Relevant Proposals: Aberdeenshire Local Development Plan
Map
Designations: Rural Housing Market Area
Complies with: Yes
Development Plans:
Main Recommendation: Grant with Conditions



NOT TO SCALE

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1. Reason for Report

- 1.1 The Committee is able to consider and take a decision on this item in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.3.1f of Part 2C Planning Delegations of the Scheme of Governance as there have been valid objections from six or more individuals or bodies with separate postal addresses or premises.
- 1.2 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report and had no comments to make and are satisfied that the report complies with the Scheme of Governance and relevant legislation.

2. Background and Proposal

- 2.1 The application site is located at the end of a cul-de-sac (Garrol Place). The site which covers an area of 0.25ha, is mostly covered in grass and is partially dissected by a hammer head that is currently used as an informal car parking/turning area.
- 2.2 The site is surrounded by residential properties ranging from single storey to two storeys. The properties which adjoin the north (Crichie Place) and east (Garrol Place) boundary of the site are single storey. To the south there are 2 storey properties (Distillery Road) with 14m deep rear gardens backing onto the site. A site allocated in the Aberdeenshire Local Development Plan for 40 homes (site OP1) adjoins the site's west boundary.
- 2.3 Full planning permission is sought for the erection of affordable housing including:
 - Two 3 bedroom semi-detached two storey dwelling houses
 - Three 2 bedroom semi-detached bungalows.
 - A two storey block of four of 1 bedroom flats
- 2.4 The layout would see the hammerhead extended west to access the proposed properties. The bungalows would be sited to the north and the two storey blocks to the south of it. Sixteen off street car parking spaces, including 2 visitors' spaces are proposed.
- 2.5 The bungalows would be set back from the Crichie Place properties by approximately 10m and the two storey blocks from the Distillery Road properties by approximately 7m to 9m.
- 2.6 The drainage report submitted with the application stipulates that foul water drainage would connect to the public sewers and surface water would connect to public surface water sewer via filter attenuation trenches. Any maintenance

of the drainage infrastructure located within the boundaries of the application site would be the responsibility of the applicant and/or future house purchasers.

- 2.7 The applicant has submitted a street engineering review and quality audit and a safety audit.

3. Representations

- 3.1 A total of 26 valid representations (objection) have been received as defined in the Scheme of Delegation. This does not include multiple representations from the same household which equate to 42 letters in total. All issues raised have been considered. The letters raise the following material issues:

- Loss of residential amenity due to overshadowing, overlooking and increased noise.
- Impact on road safety (notably pedestrians including school children) due to increased traffic.
- Insufficient car parking to serve the development will lead to more people parking on the street.
- Lack of capacity at Mearns Academy.
- Overdevelopment.
- Development would be out keeping with the scale of surrounding dwelling houses.
- Loss of safe green amenity space.
- Proposal is out of keeping with the area.

4. Consultations

Internal

- 4.1 **Housing Service (Housing Strategy)** has commented that the proposal meets housing need as identified by Aberdeenshire Council waiting list 2017 and the Housing Need and Demand Assessment 2011. It is also in accordance with the Local Development Plan's Affordable Housing Policy providing an onsite contribution. The proposal of all units being for social rent will go some way to meeting housing needs within the Fettercairn area. Furthermore the ground floor one bed flats will assist in meeting the housing needs of households with particular needs.
- 4.2 **Business Services (Developer Obligations)** has advised that a financial contribution towards an extension to create additional capacity at the Laurencekirk Medical Group has been agreed with the applicant.
- 4.3 **Education and Children Services** has commented that the both the primary school and Mearns Academy have capacity for pupils generated from this application.
- 4.4 **Infrastructure Services (Roads Development)** has commented that the issues raised in previous responses have been addressed through the

submission of a Street Engineering Review and Quality Audit, including Road Safety Audit. The footway location has been moved to the boundary line and as this will form part of roads adoption it avoids any limitations that might arise should further permeability to the OP1 site ever be required. As such, this Service has no objections to the proposed development subject to planning conditions dealing with access geometry, surfacing, roads layout and car parking.

- 4.5 **Infrastructure Services (Waste Management)** has no objections to the development subject to the proposed layout being designed to the satisfaction of Infrastructure Services (Roads Development).

External

- 4.6 **Mearns Community Council** has no comment to make on the planning application.

5. Relevant Planning Policies

5.1 Scottish Planning Policy

The aim of the Scottish Planning Policies is to ensure that development and changes in land use occur in suitable locations and are sustainable. The planning system must also provide protection from inappropriate development. Its primary objectives are:

- to set the land use framework for promoting sustainable economic development;
- to encourage and support regeneration; and
- to maintain and enhance the quality of the natural heritage and built environment.

Development and conservation are not mutually exclusive objectives; the aim is to resolve conflicts between the objectives set out above and to manage change. Planning policies and decisions should not prevent or inhibit development unless there are sound reasons for doing so. The planning system guides the future development and use of land in cities, towns and rural areas in the long term public interest. The goal is a prosperous and socially just Scotland with a strong economy, homes, jobs and a good living environment for everyone.

5.2 Aberdeen City and Shire Strategic Development Plan 2014

The purpose of this Plan is to set a clear direction for the future development of the North East. It promotes a spatial strategy. All parts of the Strategic Development Plan area will fall within either a strategic growth area or a local growth and diversification area. Some areas are also identified as

regeneration priority areas. There are also general objectives identified. In summary, these cover promoting economic growth, promoting sustainable economic development which will reduce carbon dioxide production, adapt to the effects of climate change and limit the amount of non-renewable resources used, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility in developments.

5.3 Aberdeenshire Local Development Plan 2017

Policy H2 Affordable housing

Policy P1 Layout, siting and design

Policy P3 Infill and householder developments within settlements (Including home and work proposals)

Policy C1 Using resources in buildings

Policy RD1 Providing suitable services

Policy RD2 Developers' obligations

5.4 Other Material Considerations

Supplementary Guidance: Affordable housing

Designing Streets: A policy statement for Scotland

6. **Discussion**

6.1 The main issues relating to this planning application are:

- Development principle;
- Layout, siting and design; and
- Technical matters.

Development principle

6.2 The application is within the settlement boundary of Fettercairn on land which is not allocated for any specific use in the Aberdeenshire Local Development Plan 2017 i.e. 'white land'. As such, subject to complying with all relevant planning policies, the principle of development is considered acceptable.

Layout, siting and design

6.3 Policy P1 Layout, siting and design seeks to ensure that new development is distinctive with a sense of local identity. The proposed design and proportions are generally in keeping with existing residential properties in the surrounding area. Although no details of finishing materials have been submitted, the agent has advised that they would be willing to have a condition attached to the planning permission. This would ensure that the most appropriate finishes for the site can be discussed and agreed in details. In terms of scale, the mix of single storey and 2 storeys dwelling houses is compatible with local development patterns.

- 6.4 Policy P3 Infill and householder developments within settlements (Including home and work proposals) seeks to ensure that new infill development is compatible with predominant surrounding land uses, does not significantly affect existing amenity and respects the character of the surrounding area. As stated previously, the proposed development is in keeping with existing patterns of development. In terms of potential impact on residential amenity, the main issues to consider are overbearing, overshadowing and overlooking.
- 6.5 In terms of overshadowing, the agent has submitted overshadowing diagrams which show the proposed development would not significantly increase existing impacts. Although these show the impact of the properties as originally proposed (2 storey properties to the south of Crichton Place and to the north of Distillery Road) the reduction in the scale of the properties to the south of Crichton Place to single storey would further reduce any potential impacts. Although the proposed scale of the properties located to the north of Distillery Road has remained unchanged, the proposed development would not exacerbate existing overshadowing being located to the north of these properties. All proposed buildings would be sufficiently set back from the windows of the existing properties (i.e. between 18m and 22m) to avoid any significant loss of light.
- 6.6 In terms of overbearing, all new properties will be sufficiently set back from the existing rear elevation of existing property to avoid any significant overbearing impacts.
- 6.7 Although it is acknowledged that some of the residential properties located along Distillery Road would be overlooked to some degree, on balance it is not considered that this would have a significant detrimental impact on residential amenity. Indeed, the angle of view from the windows, the fact that the Distillery road properties have 14m deep gardens (compared to around 8m for the properties on Crichton Place) and the window to window distance between existing and proposed properties being in excess of 21m all contribute to reducing the significance of any loss of amenity to a level that is not uncommon in a built up environment. There would be no overlooking of existing residential properties on Crichton Place from the proposed single storey dwelling houses.
- 6.8 A number of objectors are concerned that the development would lead to the loss of an area of open space which is being used as an informal play area/kick about area by local children. Although this may be the case, the site is not allocated for such a use and its enjoyment as such has only been due to no development proposals coming forward until now. By the same token, although access to the rear of Distillery Road properties, through private land, may cease as a result of the development, this is a private civil matter and therefore not a material planning consideration.
- 6.9 In terms of carbon neutrality, Policy C1: Using resources in buildings seeks to ensure that new development is designed to reduce carbon-dioxide emissions. Although no information has been submitted to demonstrate that the proposal

accords with the most current energy efficiency standards, the matter could be controlled through appropriate conditions.

Technical matters

- 6.10 Policy RD1: Providing suitable services seeks to ensure that new development can be serviced and accessed safely. Infrastructure Services (Roads Development) thoroughly assessed the information submitted with the planning application, notably a street engineering review, a quality audit and a road safety audit, and consider that the proposal is acceptable in terms of design and road safety. Although some objectors have raised concerns about the impact of the proposal on the road safety of elderly residents and school children accessing the school, the Roads Safety Audit that was carried out through a desk study and site visit identified no safety issues notably for non-motorised user provision. As such, it is considered that the proposed development complies with planning policy.
- 6.11 Policy RD1: Providing suitable services also seeks to ensure that new development can be drained with no adverse impact on the water environment or causing flooding. The drainage statement submitted with the application demonstrates that the site can be drained satisfactorily. Surface water run-off from the buildings would discharge to the Scottish Water sewers via filter attenuation trenches and in respect to the car parking and driveways these would be of porous construction. Foul water would be discharged to the Scottish Water sewer subject to formal Scottish Water approval. As such, it is considered the that the proposed development complies with planning policy

Conclusion

- 6.12 The proposed development would provide affordable housing located in a sustainable location and would be erected on unallocated land (white land), within the boundaries of Fettercairn settlement where there is a presumption in favour of development subject to compliance with all other relevant planning policies. As such, the proposal has been assessed in terms of its impact on the character of the surrounding area, the amenity of neighbouring residential properties and potential road safety implications. It is considered that on balance, the proposal is generally in keeping with local patterns of development and that residential amenity would not be significantly impacted as a result of the development. Finally the proposal is not expected to have a detrimental impact on road safety or prejudice access to adjoining land that is allocated for housing development. Accordingly, the application accords with all relevant policies of the Aberdeenshire Local Plan 2017 notably Policy P1 Layout, siting and design, Policy P3 Infill and householder developments within settlements (Including home and work proposals) and Policy RD1 Providing suitable services.

7. Area Implications

- 7.1 In the specific circumstances of this application there is no direct connection with the currently specified objectives and identified actions of the Local Community

8. Equalities, Staffing and Financial Implications

- 8.1 An Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics.
- 8.2 There are no staffing and financial implications.

9. Sustainability Implications

- 9.1 No separate consideration of the current proposal's degree of sustainability is required as the concept is implicit to and wholly integral with the planning process against the policies of which it has been measured.

10. Departures, Notifications and Referrals

10.1 Strategic Development Plan Departures

None

10.2 Local Development Plan Departures

None

- 10.3 The application is not a Departure from the Local Development Plan or Strategic Development Plan and no departure procedures apply.
- 10.4 The application does not fall within any of the categories contained in the Schedule of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 and the application is not required to be notified to the Scottish Ministers prior to determination.
- 10.5 The application would not have to be referred to Infrastructure Services Committee in the event of the Area Committee wishing to grant permission for the application.

11. Recommendation

11.1 That authority to GRANT Full Planning Permission be delegated to the Head of Planning and Building Standards subject to:

- (i) Payment of all developer obligation contributions or completion of a suitable Section 75 agreement;

(ii) The following conditions:

01. No individual dwellinghouse hereby approved shall be erected unless an Energy Statement applicable to that dwellinghouse has been submitted to and approved in writing by the planning authority. The Energy Statement shall include the following items:

- a) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development;
- b) Calculations using the SAP or SBEM methods, which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with Policy C1 of the Aberdeenshire Local Development Plan 2017.

The development shall not be occupied unless it has been constructed in full accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and fully operational thereafter.

Reason: To ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and Policy C1 of the Aberdeenshire Local Development Plan 2017.

02. No dwellinghouse hereby approved shall be occupied unless the first 5m of its driveway (measured from the edge of the road or back of the footway), turning and parking areas (as shown on drawing reference A5168-P(00)002 and surfaced in hardstanding material) have been provided and surfaced in accordance with the details shown on the approved plans. In addition the first 5m of the new access shall not exceed 1 in 20. Once provided, all parking and turning areas and driveways shall thereafter be permanently retained as such.

Reason: To ensure the timely completion of the driveway to an adequate standard to prevent the carriage of loose driveway material on to the public road in the interests of road safety.

03. No works in connection with the development hereby approved shall commence unless the specification and colour of all the materials to be used in the external finish for the approved development have been submitted to and approved in writing by the planning authority. The development shall not be occupied unless the external finish has been applied in accordance with the approved details.

Reason: In the interests of the appearance of the development and the visual amenities of the area.

04. Waste water from the proposed development shall be disposed of via the public sewer as indicated in the submitted application and shall not

be disposed of via private means without the separate express grant of planning permission by the planning authority.

Reason: To ensure the long term sustainability of the development and the safety and welfare of the occupants and visitors to the site.

05. No dwellinghouse hereby approved shall be occupied unless the proposed foul and surface water drainage systems have been provided in accordance with the approved plans and the Drainage Statement by Cameron and Ross. The foul and surface water drainage systems shall be permanently retained thereafter in accordance with the approved maintenance scheme.

Reason: In order to ensure that adequate drainage facilities are provided, and retained, in the interests of the amenity of the area.

11.2 Reason for Decision

It is considered that the proposal is in keeping with local patterns of development and that residential amenity would not be significantly impacted as a result of the development. Accordingly, the application accords with Policy P1 Layout, siting and design and Policy P3 Infill and householder developments within settlements (Including home and work proposals) of the Aberdeenshire Local Development Plan 2017.

Stephen Archer
Director of Infrastructure Services
Author of Report: Aude Chaiban
Report Date: 20 August 2018

Aude Chaiban

From: Mearns Community Council <susie.mearnscc@gmail.com>
Sent: 05 February 2018 11:12
To: Aude Chaiban
Subject: Re: APP/2017/0875 | Erection of 6 Dwellinghouses and 4 Flats (Affordable) | Land At Garrol Place Fettercairn Aberdeenshire

Dear Aude,

Apologies for not having replied sooner - Dowrieburn has been the main focus of the CC in the last week.

Our members opted not to make comment on the Fettercairn Planning Application.

Regards

Susie

Susie Brown

On 22 Jan 2018, at 10:39, Aude Chaiban <aude.chaiban@aberdeenshire.gov.uk> wrote:

Dear Susie

I'm happy to agree and extension of time until 31st January 2018.

Kind regards

Aude

Aude Chaiban
Planner (Development Management)
Viewmount
Arduthie Road
Stonehaven
AB39 2DQ

Phone: 01569 768 269

From: Mearns Community Council [<mailto:susie.mearnscc@gmail.com>]
Sent: 19 January 2018 21:16
To: Aude Chaiban <aude.chaiban@aberdeenshire.gov.uk>
Cc: Mearns Community Council <susie.mearnscc@gmail.com>
Subject: APP/2017/0875 | Erection of 6 Dwellinghouses and 4 Flats (Affordable) | Land At Garrol Place Fettercairn Aberdeenshire

Dear Aude,

Mearns Community Council meet on 29th January 2018. As we are likely to wish to make comment on this application we would appreciate an extension until Wednesday 31st January 2018.

Regards

Susie Brown

<https://upa.aberdeenshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ONVGT8CALJ500>

Susie Brown

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Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Mr Nicholas Anderson

Address: 12 Garrol Place Fettercairn Laurencekirk

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My wife and I have several concerns about this plan, to which we object strongly.

Our property is directly beside the proposed site for House Type B. We would no longer have access to our garden from our side gate, which causes two areas of concern: firstly, our egress would be restricted; secondly our oil tank is accessed by the oil delivery company via the gate. Under the plans access would therefore need to be via the garden of the proposed next door property.

The planned properties would be considerably taller than other properties in Garrol Place, meaning we will be overshadowed and our private garden overlooked, as will other residents in properties surrounding the proposed development. The proposed erection of an 6-foot fence will exacerbate the overbearing nature of this development, in the context of existing dwellings.

This application will lead to more noise, disturbance and loss of privacy and the density of properties in this application is out of keeping, and would have an adverse effect on the area. Garrol Place is a very quiet place with a mainly elderly population.

The likelihood that most of the adult residents of the development would be multiple car owners, given the lack of public transport to places of work outside Fettercairn, means the volume of cars on the completed development would have a detrimental visual impact on the cul-de-sac and create significantly more congestion in a narrow road already crowded with parked cars. There will be a significant shortage of parking spaces for both residents and visitors.

The plans will remove any green space for children to play in the west of the village; many children who use the space currently are too young to go off on their own to the playing fields at the end of

the village near the bowling green, approximately half a mile away. This would also lead to a loss of aspect and green space for everyone in Garrol Place.

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Mrs Liz Whitehead

Address: Mearnsview Burnside road Fettercairn

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The is not enough resources in surrounding area to take on more population.

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Mr Philip Tosh

Address: 23 Crichton place Fettercairn Laurencekirk

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Revised plans do not take into consideration the majority of concerns by objectors.

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Mr Philip Tosh

Address: 23 Crichtie Place Fettercairn Laurencekirk

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In addition to our previous objections dated 17th April 2017 and after reviewing the revised Design Statement and Drawings please find below our concerns:

Very minimal changes to plans with regards to height and distance of house Type "C" from neighbouring properties.

We will continue to be overshadowed, overlooked resulting in loss of privacy.

Design Statement Section 1.3 Planning Process have several comments which are incorrect one of which is "the development will not interfere with the existing neighbouring sites".

Design Statement Section 2.0 Site Analysis states that Garrol Place has a streetscape of two storey housing which is incorrect as Garrol Place consists of 6 x 1 Bedroom terraced housing, 4 x Bungalows 2 of which have loft conversions and only 2 semi detached two storey houses.

Langstane Housing lack of consultation with the local community.

The plans show no change to the 2 visitor parking spaces which may be required as a secondary vehicular access to the LDP site OP1.

Although we are not against development of this site we feel very strongly that the type of housing should be in scale with existing Crichtie and Garrol Place properties.

Comments for Planning Application APP/2017/0875

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Case Officer: Aude Chaiban

Customer Details

Name: Mr Philip Tosh

Address: 23 Crichtie Place Fettercairn Aberdeenshire

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We would like to object for the following reasons:

1. In the design statement the plans show Crichtie Place as a field, therefore no consideration was taken into account for the Kirkwood houses.
2. There are no Crichtie Place houses shown in any of the plans.
3. The proposed type and close proximity of Type "C" Cottage flats will cause excessive overlooking, overshadowing, loss of light, noise issues and complete loss of privacy to our property.
4. There is no access to our rear fence for maintenance purposes.
5. The proposed development will result in the loss of a local park amenity.
6. The proposed development will lead to increased traffic in the area creating safety and noise issues. This route is used by many Fettercairn primary school children.
7. The proposed development, especially the Type "C" Cottage flats with the side stair upper entrance is totally out of character with the existing Garrol Place housing.
8. There are already numerous properties for sale and rent in Fettercairn, also in nearby Laurencekirk there are large new build developments which include affordable housing.
9. Mearns Academy is already at full capacity.

10. To summarise, the proposed development will cause excessive overlooking, overshadowing, loss of light, noise issues and complete loss of privacy to all concerned Garrol Place, Distillery Road and Crichton Place properties.

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Mrs Helen Thomson

Address: 12 Dowrie Place Fettercairn Laurencekirk

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: While I would generally support the building of 10 houses in Fettercairn, I do not consider this space to be suitable for this development on the following grounds:

I have grave concerns in terms of the safety implications. There are already 25 houses accessing their properties off Dowrie Place and Garrol Place. This development of 10 houses increases this by 40%. The resulting traffic would undoubtedly exceed this. Dowrie Place leads off Distillery road, which is narrow and is an already congested area, owing to the amount of farm traffic and lorries accessing the distillery, and its close proximity to the school is already a safety concern.

The neighbouring development of Gladstone Gardens/Crichie Place has 38 houses compared with the 35 this new development would cause in Dowrie Place/Garrol Place. This constitutes a difference of just over 8%. The Gladstone Gardens/Crichie Place development has several more roads within the scheme for people to access their properties and its entrance off Cairn o' Mount Road is a less congested.

Further to this when the Gladstone Gardens/Crichie Place development was built a decision was taken, with the approval of Aberdeenshire Council, to put a footpath between the two housing schemes to allow for safer access to school. This development will make the walk to school less safe.

While this development does not affect me directly, I support my neighbours in their objections, as I would have the same objections, if the development were to be build next to my property.

Finally, in an age where the creation of 'Green Spaces' in Housing Developments is considered a benefit to the health and wellbeing of residents, the reduction in Green Space' to almost non-existent in Garrol Place contradicts this concept.

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Miss Claire Smith

Address: 25 Distillery Road Fettercairn

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application as I am a direct neighbour of the proposed site.

The current area of land is a small area of quite, safe ground which is used by children and allows access to the rear of the properties for Distillery Road.

As I have no central heating I am reliant on wood deliveries for heat, this wood is delivered to the rear of the house as it is the only safe and practical place.

The plans are not in keeping with the existing properties in the area, and due to the height of the new properties, sunlight would be significantly blocked.

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Mrs Sheena smillie

Address: 21 Crichtie Place Fettercairn

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:; Are Langstane Housing Assoc. going to provide transport for them to Aberdeen --- perhaps even to Robert Gordons ??????.4 Inote that Aberdeenshire Council roads dept. are recommending planning refusal due to the application not complying with the required standards. 5. In my humble opinion this is the wrong type of development both in design and location and the councillors on the planning committee should inform Langstan Housing Assoc to go back to the drawing board and come up with a more suitable plan as the present is NOT SUIABLE

Comments for Planning Application APP/2017/0875

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Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Mrs Shirley Sherriffs

Address: 17 Crichton Place Fettercairn Aberdeenshire

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We consider that the plan to build 6 dwelling houses and four flats is totally unreasonable and completely unwanted by the existing homeowners nearby. The build area in question is far too small for the amount of houses and extra cars being considered. It also means extra commercial vehicles large and small requiring access to an already small turning area. The plan also increases noise and extra traffic. The houses also overlook the private build existing homes completely depriving the home owners of existing privacy. A far better idea would be to build smaller homes for seniors, which would be far more amenable to the community.

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Name: Mrs Shirley Sherriffs

Address: 17 Crichtie Place Fettercairn

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed building of houses at Garrol Place on the following grounds.

This development will remove a safe grassed playground for the local children. The only other play area is 1/2 mile away with 4 roads to cross to get there. Just not fair.

The many elderly and infirm seniors who live in the street and require walking aids etc will have to put up with even more traffic on the street.

We live in this quiet area and its is unfair to the residents to have more cars going up and down the road all the time.

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Mrs Irene Robertson

Address: 3 Dowrie Place Laurencekirk

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to the planning proposal for 10 dwellings at Garrol place due to the increase in traffic that will inevitably happen on Dowrie place, leading onto Garrol place. Parking can be an issue at the moment and would no doubt be worse with the addition of 10 dwellings.

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Mrs Sarah Rankin

Address: 29 Distillery Road Fettercairn LAURENCEKIRK

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I oppose the planning application on the green at Garrol Place.

This will significantly increase the population in Garrol Place. Due to the lack of public transport this will bring a large number of cars to the area. There is less parking spaces proposed than the amount of extra cars that will be brought to the area. There is already a lack of parking spaces and people on Distillery Road have to park their cars behind Distillery Road (proposed building development) especially on the weekends. The Fettercairn school is on Distillery Road and during school times there is a lot of cars parked for collection and pick up times, restricting the road to one lane. These extra cars will only increase the traffic, making it harder for cars to get up and down Distillery road.

I don't have a problem with the bungalows, but the other buildings are higher than the buildings in Garrol Place which is outkeeping with the buildings in Garrol place.

There is a lot of buildings proposed in a small piece of land. I think the number of buildings should be reduced.

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Mr Chris Rankin

Address: 29 Distillery Road Fettercairn

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Myself and partner both object to the proposed plan for the following reasons;

The planned buildings will overlook resulting in a loss of privacy.

The buildings and fence proposed on the rear of our property will overshadow our garden resulting in a loss of light.

We will lose access to the rear of our property which we use for deliveries of logs as the front of the property is not suitable.

We will lose, already finite, parking spaces in and around the property (which again attributes to the lack of suitable access to the front of our property for large deliveries etc).

While traffic may not see an increase on the road directly in front of our property it will increase in front of the school which is already confined to a single lane during busy times. This raises concern for the safety of children during school hours.

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Mrs Elizabeth McPherson

Address: 23 Distillery Road Fettercairn Laurencekirk

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We object to this proposed development as it is not in keeping with the existing houses in the surrounding area. There is already a strain on parking places for cars around this whole area and these extra houses/flats will just make it worse, whilst at the same time depriving the local children of a safe, grassy play area. We will also lose more natural light at the rear of our property. The way in which these properties appear to be crammed into the available space will make the whole area feel overcrowded and closed in.

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Miss Sarah McClenaghan

Address: 29 Distillery Road Fettercairn

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this housing development.

The height of the houses and the 1.8m fence directly outside my house would block out natural sun light to my property.

The 10 dwellings could bring an extra 20 cars to the area (based on 2 per house). Bringing extra traffic past a school which is often limited to 1 lane due to parking constraints.

The houses would bring extra noise to the area. Residents love this area due to the peace and quiet.

The area is currently used for children to play in the area. Losing this green area would be a loss to the community. There is also a lot of wildlife living nearby and this development would disturb their habitats.

People living on Distillery Road will lose access to the rear of their property.

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Ms Karen Mcaviney

Address: 10 Dowrie Place Fettercairn

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Way too many cars in one street!

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Miss Marion Hill

Address: 7 Garrol Place Fettercairn

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am opposed to the construction of 10 dwellings at the end of Garrol Place. I feel there is absolutely no need for even more housing to be built in the area with already hundreds in Laurencekirk and still another 30 Kirkwood homes to be erected in the field at the end of this street. The area concerned is the only green space at this end of the village where children can play safely and should be left. Once the houses are built by Kirkwood homes this small area will be surrounded. Leave it green. This is a village. Then there is the issue of parking, there has been 18 spaces catered for where there is every possibility there could be upwards of 20 cars before visitors are even taken into consideration due to the fact there is no public transport and anyone living here has to have a car or they would be totally isolated. Parking can be a problem even now. The dwellings also are not in keeping with the area with the proposal of two storey houses and the flats where the majority of dwellings adjoining the site are single storey meaning they will overlook everyone around taking any privacy all the present residents had and opted for when choosing to live here. Also extra vehicular activity will become a danger due to the vicinity to the school with children using this route to and from there and the elderly who enjoy feeling safe while walking. There is never at any time room for two cars to pass each other whilst driving due to parked cars on the road and surrounding roads at present which can become a problem for bigger vehicles without adding even more to the mix. The increased noise and movements would not be pleasant for all in the area, and then there is the problem with our £25 million+ state of the art academy which opened in 2014 and is full to capacity already with homes being built all over the catchment area, absolutely no more are needed, we chose to live here to enjoy quiet safe village life not to see every available bit of green space be developed.

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Mrs Dorothy Gordon

Address: 2 Dowrie Place Fettercairn Laurencekirk

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am very concerned and worried by the prospect at the amount of extra vehicular traffic that 10 dwellings will create in this very quiet area of the village.

10 dwellings are most unlikely to add only 10 more cars to the daily traffic, and there will also be the extra traffic caused by visitors in vehicles to the new dwellings.

This is a very peaceful area of the village, inhabited mostly by elderly residents or those with young families.

It has been a cul de sac where children including mine, have been relatively safe to learn to ride bikes and play in the street, I would fear that this part of village life would no longer be the same.

There is also the issue of extra noise for the current residents, especially the more elderly of us...

Whilst I am not totally against the prospect of a small number of houses, in keeping with the rest of the current street, I rather consider 10 dwellings to be beyond what seems realistic for such a small area.

Thank you.

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Mrs Rosina Gavin

Address: 2 Crichtie Place Fettercairn Laurencekirk

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposal as it stands due to the following:

While it is good affordable housing is being considered for Fettercairn, the needs of those requiring the housing and those already living in the street have to be considered. It seems unfair to both parties to squeeze in this number of homes into such a small space and is not in keeping with the area.

Transport/ parking is a particular concern as, sadly, there is no bus service to and from Fettercairn so the likelihood is that many of the new homes will have 2 cars - there is not the space in the proposed arrangement for this.

On the RHS of the road bungalows terraced or otherwise would be more appropriate, be in keeping with houses beside and behind. Additionally they would be more suited to people with disability or mobility difficulties.

On the LHS there is so little room for the 2 semi detached buildings they have broken the visual 'the line of the street', this is the case with the end one in particular.

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Mr Derek Duncan

Address: 15 Crichton place Fettercairn

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We strongly object to this proposal due to the volume of traffic this will cause. Lack of parking areas. Children use this area to play as the nearest play area is over 1/2 a mile away with road safety being an issue.

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Mr Steven Dunbar

Address: 14 Crichtie Place Fettercairn

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The planned revisions pay little more than lip service to my original objections. A drop in ridge height that looks to be in the order of 30-40cm is inadequate. Any development carried out on this site should be single storey to maintain existing density levels and keep the character of the location. I further note that the design has been amended to permit future development of the field to the rear. If that were to proceed, this would result in the loss of the two parking spaces shown on the revised plan, and it should be also be noted that any future development of the rear field would in essence, prevent any pavement parking on the Street, again putting further pressure on limited parking.

Whilst I disagree with the multi storeyed elevations, I do note the improvement made by removing the external staircase access.

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Mr Steven Dunbar

Address: 14 Crichtie Place Fettercairn' Laurencekirk

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst I support the principle of development within this gap site, I wish to object to the specific proposals submitted.

The Design Statement submitted by Messrs Halliday Fraser Munro contains inaccuracies:

At paragraph 1.3 I disagree with the assertion that the development respects the existing scale, density and character of its surroundings.

At paragraph 2.0 there is an incorrect statement. The land to the North of Garrol Place is not currently being developed. No development on this land has taken place since 2014.

Paragraph 3.0 states as constraints "requires sensitive design, particularly regarding the site levels and subsequent proposed development heights". Whilst they state this as a constraint, the elevation plans submitted clearly shows that they have completely ignored their own stated constraint.

I note that the houses on Distillery Road are all of two storey character, although these properties do front onto a principal road. Clearly Garrol Place is a service road to housing only and it must be noted that there is a preponderance of single storey properties within Garrol Place, and additionally on the south side of Crichtie Place. The planning officer will also note that the neighbouring single storey properties within Garrol Place have a particularly low pitched roof.

I would therefore contend that the proposed plans are not in keeping with the vernacular for this particular location, and would suggest that if the developer wishes to continue, they should resubmit with a design more appropriate for the location.

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Ms Susan Dow

Address: 27 distillery rd Fettercairn Aberdeenshire

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hi, I object to this as the green is at my back garden gate which I use on a daily basis & it will be very closed in if they develop on this land.

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Ms Susan Dow

Address: 27 distillery road Fettercairn Aberdeenshire

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will overshadow my garden .

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Mr Scott Douglas

Address: 8 Crichtie Place Fettercairn

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Our family object to this planning application for the following reasons:

- Physical impact due to the increase in vehicular traffic.
- Physical impact due to Increased numbers of vehicles parked.
- Scale of the plans are out of keeping for the area.

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Mrs Jill Donaldson

Address: 16 Gladstone Gardens Fettercairn

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Looking at the original and updated plans of the proposed development from Langstane Housing, I can see that the changes proposed are minimal with no real improvements at all.

The proposed development from Langstane Housing is far too ambitious for the area they have earmarked, and is not sympathetic or in keeping to the surrounding area. I believe Kirkwood Homes had to have a row of bungalows for their plans to be approved on the side of the Cairn Grove Development which backs on to the existing Fettercairn houses for them to get the go ahead and to keep in with the existing housing and surrounding areas. Surely the Planning Department in Aberdeenshire Council has consistency in their rules for new developments next to existing ones? For Langstane to propose the elevations they have and suggest the type of properties to be built is absolutely absurd. The people who live in the existing houses that will be directly affected by this proposed development will be severely overlooked, have a major loss of light and major loss of privacy.

The amount of increased traffics is a great concern to us. Our children attend the local primary school and walk through Crichtie Place and onto the route proposed for this extra traffic to go through. It is a safety risk at the moment as for a good bit of School Road it is single lane and there is obviously increased traffic activities when parents drop off and collect their children. We live in a rural village where some people have to drive to take their children to school. To add in potentially 20+ extra cars to this already built up area is again absurd. The parking in the areas surrounding this proposed development is already congested with only on street parking available for the majority of residents. I realise that on the proposed plans there are a few parking spaces going to be available for these 10 houses/apartments however it is not enough. The infrastructure just isn't in place and I would be very very concerned about road safety if construction was to take place on this proposed development. Huge construction traffic constantly coming and going in this already built up area, having to pass the school all day, this could potentially be fatal as there

would be no doubt, at times, that these vehicles would have to mount pavements to come and go and to pass other stationary vehicles. Distillery Road and School Road are busy not only with passing traffic but also parked cars. Please note we do live in a farming community and we have all types heavy farm vehicles driving up and down these road regularly.

Best regards

Jill

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Miss June Davidson

Address: 10 Garrol Place Fettercairn Laurencekirk

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned for the increased traffic and turning point being abused and also being affordable housing it will devalue our property

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Mr Robert Colquhoun

Address: 1 Gladstone Gardens Fettercairn

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This objection should be read in conjunction with my previous objection dated 1 February 2018.

The Design Statement associated with these plans says that Aberdeenshire's LDP policy supports infill development under the following conditions 'the nature of the development will not erode the character or amenity of the surrounding area through over or under-development'

This site is 0.251 hectares, (approx 50 metres x 50 metres) and is situated at the end of a cul de sac, Garrol Place which exits on to Distillery Road through Dowrie Place another cul de sac. Fettercairn Primary and Nursery School is on the corner of Dowrie Place and Distillery Road.

Firstly on density the proposal now, (third iteration), is to build 2 x 3 bed, 5 person semis; 4 x 1 bed, 2 person flats and 3 x 2 bed, 4 person flats; a total occupancy level of 30 persons. Whilst this is a slight improvement on the previously proposed occupancy level of 36 persons in the previous iteration of the plans it still means an occupation density of 120 persons per hectare which is significantly higher than anywhere else in Fettercairn.

National Records for Scotland shows population densities within settlements, (that is a combination of urban and rural areas, not total areas), as follows: for Aberdeenshire 24.47 persons per hectare, for Angus 27.6 persons per hectare and for Aberdeen City 31.13 persons per hectare. The expectation would be that rural areas such as Fettercairn would be well below these averages so that this can only be seen as significant over-development likely to erode the character of the surrounding area.

This revised proposal includes in addition to the properties a total of 16 parking spaces, (again within this quarter of a hectare site). Both Garrol Place and Dowrie Place already have significant

level of on-street parking as most of the houses pre-date off-street parking. Similarly most of the houses on Distillery Road have no off-street parking such that Distillery Road already has significant on-street parking levels particularly around the school at which point Distillery Road is at its narrowest. Distillery Road is also frequently busy with farm traffic and traffic for the distillery. Dowrie Place is also the recognised pedestrian route for mothers and children from the Cairn Grove development going to and from the school and for the older children going to the village for the Mearns Academy bus.

To add another 16, (minimum) vehicles in Garrol Place will significantly increase both on-street parking in this already crowded small area and traffic levels on Distillery Road at and around the school.

In this sense the additional traffic, (and on-street parking), will increase the risk, especially to the much younger children and erode the character and amenity of the surrounding areas of Garrol Place, Dowrie Place and Distillery Road.

Yours sincerely,
Robert Colquhoun



Monday 22nd January 2018

Ms Aude Chabain
Aberdeenshire Council Planning
and Building Standards
Viewmount
Arduthie Road
Stonehaven
AB39 2DQ

Dear Ms Chabain

Garrol Place Affordable Houses APP/2017/0875

We are writing in response to the consultation about this development

The increased traffic will particularly impact the walk to and from school for children using the walkway from Crichtie Place and for all residents in Dowrie Place and Garrol Place.

Most residents in Dowrie Place and Garrol Place. Including myself, only have access to on-street parking. Although the plans include a number of car-parking spaces for the new houses, it is inevitable that Dowrie Place and Garrol Place will become more congested and affect visitor parking.

The buildings will also be 2 storeys high, but most of Garrol Place and Crichtie Place are bungalows - which will have a big impact on light, overshadowing and the privacy of existing residents.

The scale of the plans is disproportionate to the space available at Garrol Place and out of keeping with the rest of the street.

Yours sincerely

Ms Frances Clark
1 Garrol Place
Fettercairn
AB30 1YY



Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Mr Ernest Christie

Address: 9 Gladstone Gardens Fettercairn

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Totally unsuitable building style for the area. There has to be a consideration given to residents already living in the street. The street will be completely congested with traffic if all these houses are occupied.

The children going to and from the school in the meantime have to go along a narrow congested street with lots of vehicles in the area, this development will just add to the possibility of a child being hurt. There are many elderly people living in the street and quite frankly they don't need or indeed deserve the extra problems this will cause. One of the question being asked about the building of this development is WHY.

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Ms Helene Campbell

Address: 4 crichie place Fettercairn

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Increased traffic on school walk and too crowded with not a good infrastructure or bus route either

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Mr Andrew Brown

Address: 4 Dowrie Place Fettercairn

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Since Langstane and Grampian Housing merged I cannot support this due to false promises and changes of circumstance without consultation.

One need only look at what happened in the Laurencekirk development after the merger. I moved here to get away from those problems.

①

Anglesyde,
Distillery Road,
Fettercairn.
23-4-17.

Re 10 dwelling on the green at Gaird Place.
22 APR 2017.

1. This is our only communal green space at this end of the village, it is a very dangerous walk to the Public Park, crossing 4 busy road and between parked cars

2. The volume of extra cars anything from 10 to 30/40 depending on ages of occupants. It is very difficult getting passed the school at certain times without all these extra cars trying to get to their homes or away to work etc. Departing from Downie Place is often difficult at present due to parked cars and cars turning. Not help by Sat Nav Putting people

up School Road / Distillery Road for ②

The Cairn O' Mount which means they have to turn and retrace their journey.

The houses in Distillery Road are going to be overlooked and their garden can be shadowed at present.

It will spoil our views and that's why we live here, with very little public transport.

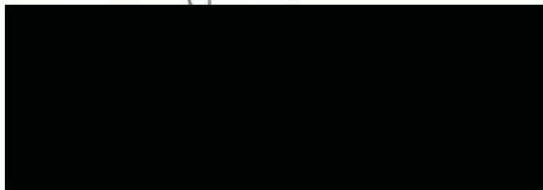
How on earth are they going to get Building Materials there, can see Trusses arriving, may be by helicopter. It is going to be very noisy during construction and we have just got back to a peaceful village.

We would have preferred more parking there and our green space parking is a terrible problem at the moment.

③
Please also remember we live in
a Farming Community, we have tractors
and Trailors, combines, balers, pea
Viners, animal transportation, xmas trees
also artic lorries going to the distillery,
This developement would put more
parked car on to Distillery Road
and even more chaos.

Hope you will take time to
assess the situation for the present
Villagers.

Thank you



Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Mrs Amy Anderson

Address: 12 Garrol Place Fettercairn Laurencekirk

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although some of the height issues have now been amended, we feel that this proposal, now in its third version, is still not in-keeping with the village and does not address the concerns we have previously expressed about traffic and parking issues.

There are an insufficient number of car-parking spaces in the Proposal - 14 plus two visitor spaces that look difficult to access. However, the Proposal could increase the population of Garrol Place by up to 30 and up to 25 cars.

Most adults will need their own car as there is now no public transport serving Fettercairn and the bus stop signs have recently been taken down.

There is already a lot of on-street parking around Dowrie Place and Garrol Place and this will lead to Garrol-Place becoming very congested with parked cars and create a car-parking density of urban proportions.

The new housing plans for Fasque will increase the number of children walking to school via Crichtie Place and Dowrie Place, which could put them at risk with higher traffic flows.

This will also affect the ability of residents, bin lorries, oil deliveries and emergency vehicles to access and turn around in the street.

Overall, we feel the plans are too large for the immediate local area to cope with sustainably with regard to traffic and parking capacity. A local petition on the previous version of this proposal attracted 73 signatures on the basis of traffic/parking concerns and the implications for traffic have not been resolved with this latest version of the Plans.

We are not against the land being built on and feel that keeping some green space and feel that a smaller number of properties for a much smaller number of people would benefit the area.

Amy and Nicholas Anderson

Comments for Planning Application APP/2017/0875

Application Summary

Application Number: APP/2017/0875

Address: Land At Garrol Place Fettercairn Aberdeenshire

Proposal: Erection of 6 Dwellinghouses and 4 Flats (Affordable)

Case Officer: Aude Chaiban

Customer Details

Name: Mr Nick Anderson

Address: 12 Garrol Place Fettercairn Laurencekirk

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Letter of Representation from Mr and Mrs NJ Anderson, 12 Garrol Place, Fettercairn, AB30 1YY

Thank you for your Planning Notification dated 8th January 2018, informing us of the revised plans for to build on the land at the end of Garrol Place.

Having studied the information on the updated plans we feel there has been minimal revision to the original plans of March 2017 and we still have several concerns about this plan, which we have detailed below.

The planned properties would still be considerably taller than other properties in Garrol Place in the revised plans; the exact changes in measurements are not provided, however it is clear that existing properties around the development, notably in Garrol Place, Crichtie Place and Distillery Road will still be overshadowed and private gardens overlooked. The number and density of properties proposed is out of keeping and disproportionate to the rest of Garrol Place, Crichtie Place and Distillery Road dwellings.

The proposed new parking spaces adjacent to Crichtie Place will affect the privacy and levels of noise for the affected residents because of an increase in cars from Garrol Place parking and turning.

The likelihood that most of the adult residents of the development would be multiple car owners, given the lack of public transport to places of work outside Fettercairn, means the volume of cars on the completed development would - even with the revised plans - create significantly more congestion in a narrow road already crowded with parked cars.

This will particularly have effect during times of day when parents are dropping off or collecting children from school on Distillery Road. Parents turning around in Dowrie Place already cause congestion, added to commuter traffic from Garrol Place and Dowrie Place. This added burden of traffic will increase access issues and is potentially hazardous to road-users and pedestrians, including children making their way to school from Crichton Place via Dowrie Place. There will be a significant shortage of parking spaces for both residents and visitors as only a minority of Garrol Place residents have off-street parking.

We are not against the land being used for houses per se, but we feel any development should be more in keeping with the current landscape and built community.