

Comments for Planning Application 170395/DPP

Application Summary

Application Number: 170395/DPP

Address: Burnside Poultry Units Little Clinterty Aberdeen AB21 0TL

Proposal: Erection of two detached dwellings, formation of associated private garden ground and car parking (Resubmission of previous application ref: 161777/DPP).

Case Officer: Robert Forbes

Customer Details

Name: Mr a e s wilson

Address: The Gables, Little Clinterty, Kinellar ab21 0tl

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I refer to planning application 170395/DPP and make the following comments and objections.

We object to the application as it does not comply or fit with existing policy In respect to preferred uses within the Greenbelt as acknowledged in the application ref para 6.4. The application also acknowledges in para 5.9 that the proposal does not propose a use which strictly fits with NE2 LDP,

We specifically refer back to the rejected planning permission for a dwelling house on an adjacent site council ref A2/2173 which was rejected on 10th April 2003.This rejection has we believe set a precedent for attempts to build in this particular area of rural land at Little Clinterty within the Aberdeen city council remit. Also approval of this application would reverse this precedent and lead to further potential undesirable development in the adjacent and surrounding rural area. In the application continued reference is made to planning application 141627 at the Mill. We consider this has little in common which this application apart from the demolition of an old building. The area at Mill is well set back from the road in a recess and the proposed dwellings are completely compatible with the existing adjacent comparatively new housing.

Of particular concern on the proposal to erect two dwelling houses at Burnside Poultry unit is the detrimental visual impact on the area, This will be particularly marked when coming from the North side from the A96. The two new proposed dwelling houses are completely incompatible with the surrounding area and existing dwellings and will be a sore blot on the landscape. There is reference in 2.4 to existing mature lodge-pine trees which will offer a degree of screening from Clinterty road, we consider this screening impact to be virtually non-existent.

Further concern to us is the access proposed from the new dwellings to the Clinterty road.

Currently the road area around the proposed junction is very dangerous and of increasing concern to existing residents. The Z bend is extremely hazardous and drivers continue to approach it

recklessly from both the north and south as the road is used a regular commute and cut through. The application acknowledges there is limited visibility to the south when using the new proposed junction. We consider the increased risk associated with the proposed access both during construction and subsequent dwellings to be unacceptable. Following on from construction there will be an increased risk due the increased traffic from the new residents (as vehicular use is the only real means of transport from this remote rural location) and also from post vans, house deliveries, oil deliveries etc.

We also note that the application makes reference to this being a commercial undertaking and acknowledges there will be a residual profit from this proposed development.