

From: [REDACTED]
To: [Planning Committee](#)
Subject: APP/2023/1641.
Date: 26 October 2023 16:42:04

You don't often get email from [REDACTED]

From Mark McLaughlin, [REDACTED]
23 Croftland
Pitmedden
AB41 7GN

To whom it may concern,

I am a resident of Pitmedden on Croftland and once again I have received a letter regarding the proposed development APP/2023/1641.

I wrote previously regarding my concerns regarding this plan with no response.

In my opinion I think public safety will be greatly reduced considering the increased traffic from this proposed development. Traffic around the co op shop, the school and the medical practice will greatly increase and it will only be a matter of time before there would be a major accident.

Considering environmental concerns of this day and age I feel if the field is not to be farmed then it should be re-wilded. This would ensure natural habitat for wild life and a greatly reduced carbon footprint that we are told is so important.

I feel this project is not well thought out and requires road access from elsewhere and not from the main road (B999) through Pitmedden so close to the school, shop and medical practice.

I feel this is the wrong location for this development.

Should you wish to discuss further please feel free to contact me again.

Yours faithfully
Mark McLaughlin
23 Croftland
Pitmedden
AB41 7GN

[Sent from Yahoo Mail on Android](#)

Comments for Planning Application APP/2023/1641

Application Summary

Application Number: APP/2023/1641

Address: OP2 Site Bonnyton Farm Pitmedden Ellon

Proposal: Erection of 49 Dwellinghouses (Change of Housetypes and Plot Layout to APP/2022/1429 for Erection of 64 Dwellinghouses with Associated Infrastructure, Landscaping and Open Space Without Compliance with Condition 1 (Off-Site Road Improvement Works) of Planning Permission Reference APP/2019/0753)

Case Officer: Sarah Graham

Customer Details

Name: Mr Michael Paterson

Address: 19 Croftland Pitmedden Ellon

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application for the following reasons:

The Planning Application refers to a Summary of Changes document, this is not listed in the available documents. This document should be made available to the public so we can see the full details of the proposed changes before any decision on the application is made.

No information has been provided as to how construction vehicles will access the Bonnyton site. Rumours abound that the bollards next to the Coop on Tarves Road/Ingleside will be temporarily taken down to provide access. If this is the case where will Co-op customers park? Has a risk assessment taken place?

The community cannot support additional population unless the council insist developers provide additional resources for the community, e.g. retail units. We are sleepwalking towards another lopsided community in Aberdeenshire i.e. plenty of houses but no/limited resources for the community.

There are speeding issues on the Tarves Road that should be addressed before additional housing in Pitmedden is built. Additional vehicles on Tarves Road will only make the speeding issue worse and proportionally increase the risk of accidents. Councillors will be further putting lives at risk if this is approved and suitable traffic calming measures are not implemented.

One vehicular access point for the existing housing (Tarves Road/Croftland junction) on this side of Pitmedden is not acceptable. This should be addressed before further housing is allowed. The developer made the point, in their previous application, that one vehicular access for this number of houses (existing houses and proposed houses) would be setting a 'precedent' for a housing development. That should have alarm bells ringing for anyone interested in their community.

The Tarves Road/Croftland junction is not safe for the existing volume of traffic, this will only be

exacerbated due to the increase in traffic generated from new housing both in Pitmedden and Tarves. There are existing visibility issues when exiting the junction from Croftland onto Tarves Road with difficulty viewing north bound traffic from the junction. Visibility issues should be addressed with a 20mph zone enforced on this section of Tarves Road if Councillors/Roads dept are intent on making the population all use the one junction.

Finally, I would like to make the point that there is growing apathy with Aberdeenshire Council from the population of Pitmedden and Tarves who see developments rail roaded through by Councillors despite objections from the local community. I would argue that Councillors are complicit in putting development first before the needs of the people in its community. At time of writing (20 days after notification), I am the only member of public to comment on this application. This is not because I am the only person against this application but because my neighbours have lost faith in the planning application process.

Comments for Planning Application APP/2023/1641

Application Summary

Application Number: APP/2023/1641

Address: OP2 Site Bonnyton Farm Pitmedden Ellon

Proposal: Erection of 49 Dwellinghouses (Change of Housetypes and Plot Layout to APP/2022/1429 for Erection of 64 Dwellinghouses with Associated Infrastructure, Landscaping and Open Space Without Compliance with Condition 1 (Off-Site Road Improvement Works) of Planning Permission Reference APP/2019/0753)

Case Officer: Sarah Graham

Customer Details

Name: Mrs Emma Garvie

Address: 6 Croftland Pitmedden

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development should absolutely not be allowed to proceed with only Croftland as an access point.

As a resident who lives at the top of Croftland, this junction is very dangerous already due to lack of visibility to the north, parked residents cars and the speed at which people drive into the existing estate. We cannot manoeuvre our vehicles safely on and off our drive with the current volume of vehicles that turn in at speed from the B999.

I also would add that in previous applications, an apparently random number of vehicles use this junction - I'm not sure when this was counted but I can assure you the actual volume of vehicles is far higher than the study would suggest. Existing residents already have to cope with the noise, fumes and vibration of every vehicle accessing this estate - why should we bear the brunt of yet more? My security camera shows a vehicle passing my home (at peak times) approximately every 10 - 20 seconds or so. There is no way Croftland residents nor the junction itself can cope with any more traffic given the current rate of road usage. This is also further demonstrated by the frequency of road repairs on Croftland, particularly at the first speed bump. It's constantly crumbling due to the volume of cars and lorries that race over it daily.

I have no real issue with the houses being built (assuming local amenities are increased to match) but I do strongly object to overloading a junction that cannot cope as it is.

Opening Ingleside isn't a perfect solution either - an entirely new access route could and should be provided. For the profit in one or two houses, a road could be built to the south and avoid ruining the quality of life of those who bought Kirkwood homes in the past.

Comments for Planning Application APP/2023/1641

Application Summary

Application Number: APP/2023/1641

Address: OP2 Site Bonnyton Farm Pitmedden Ellon

Proposal: Erection of 49 Dwellinghouses (Change of Housetypes and Plot Layout to APP/2022/1429 for Erection of 64 Dwellinghouses with Associated Infrastructure, Landscaping and Open Space Without Compliance with Condition 1 (Off-Site Road Improvement Works) of Planning Permission Reference APP/2019/0753)

Case Officer: Sarah Graham

Customer Details

Name: Mr Mark Robson

Address: Bonnybrook Bonnyton Road Pitmedden, Ellon

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Since the development borders properties that have suffered from flooding in the past it is important that the development does not build up any land that acts as a flood plain, however from the Proposed Sectional Elevations drawing 1958/P/000/XX/040 Rev C it shows that plot 33 increases the land elevation by 1.5m, the boundary of this plot is only 8.5m from the existing road so it is important to see details of how the land transitions from the new higher elevation at the plot boundary down to the existing road/level, even a steep 2:1 grading would impact the current flood plain so it is important that a guarantee from Kirkwood is received that no elevation build-up will take place between the stream edge and the nearest boundary to each plot. To confirm this I request that elevation drawings for all properties bordering the watercourse that runs along the north east of the development site are provided and submitted for review, and furthermore I request that these elevation details show not only the land build-up of each plot, but also show the transition in height from the plot boundary down to the edge of the stream, I require this for plots 23/26/27/28/29/33.

Will sewage lines from the development to the sewage works be via new or existing pipework?, if via new pipework how will the pipes cross the stream to the east of the site?, and will any crossing be sufficiently above the maximum elevation of the stream in flood conditions as to not further restrict flow?

During an earlier application by Kirkwood for this development a temporary haul road between the A920 and the site for construction traffic access was mentioned, however unsurprisingly this was quietly removed from subsequent revised applications, how therefore does Kirkwood plan to move

machinery and materials to the site and has this been assessed and approved by the planning or roads department since all connecting roads to the site are inadequate for the size and volume of lorries that will be using them?. It should be noted for reference that during exploratory site drilling works a contractor of Kirkwood was using Bonnyton Road for delivery of heavy plant to site, this involved reversing large plant transporter lorries down Bonnyton Road (without guidance), blocking access to all traffic on Bonnyton Road while unloading was taking place, and most shockingly unloading the heavy plant while school children and other pedestrians were walking past less than 2 feet from the lorry, all of which constitutes very substantial safety concerns. Can the planning department therefore guarantee that Kirkwood will not be permitted to use Bonnyton Road for delivery of plant or materials to site, and will the Council enforce any breaches?

Comments for Planning Application APP/2023/1641

Application Summary

Application Number: APP/2023/1641

Address: OP2 Site Bonnyton Farm Pitmedden Ellon

Proposal: Erection of 49 Dwellinghouses (Change of Housetypes and Plot Layout to APP/2022/1429 for Erection of 64 Dwellinghouses with Associated Infrastructure, Landscaping and Open Space Without Compliance with Condition 1 (Off-Site Road Improvement Works) of Planning Permission Reference APP/2019/0753)

Case Officer: Sarah Graham

Customer Details

Name: Miss Louise Milne

Address: 14 Breckview Pitmedden Ellon

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposed planning permission for the housing development. There are many reasons as to why this development should not get granted. This would result in our privacy being taken away and it is a small stone wall at the end of garden as when building the development they must have not intended in building more, if granted would they be providing the houses that face onto it higher walls or fences. Not only will this have an impact on our privacy, but it will also have an impact to the people who have bought a house in the country, it will encroach into their privacy too. Looking at the plans for the development would mean that other houses are overshadowing our property, and this would also have an impact on the light we do get.

The main entrance which meets with B999 is busy and can be a fast road which makes it hard to get out the Croftland junction, there is no need to add more traffic. It is also hard to get see Northbound with bushes overgrown meaning that it can be hazardous. Adding more cars will mean entering and exiting the same area is not safe. The increased number of cars could cause accidents, especially with all junctions being on the narrow side. The road will become very easily worn with the speed bumps already been repaired. With the proposed entry to the new development would mean multiple cars will pass my house which is a quite street. It is also a cause for concern due to the limited space on the street. It makes it really hard for when you have visitors coming around, for example if houses on our side of the street and the other side have visitors at the same time, meaning that we have to park part of the car on the pavement which also isn't allowed but in cases this has to happen to ensure that there is space for other cars to pass as well as emergency vehicles. The Transport (Scotland) Act 2019 has Pavement parking prohibition which can be viewed online. It is therefore not a suitable road to be used for additional cars.

Unless they are going to make our street exempt from no pavement parking. In our street there is a few houses which have carers attended which adds volume to the street and me and my partner can struggle to reverse into our own drive. It will be much more dangerous adding more cars to the areas and it will more than likely cause an accident. Last time when traffic was reviewed it was reviewed at a quiet which meant that it was not a valid observation of the actual traffic. There has been times cars could not get down the street due to an emergency vehicle being parked on the street as well as other cars, where they have every entitlement to park. However most importantly the increased number of cars is also unsafe for the children who live here already. There is limited parking in the whole of Pitmedden as it, with the school car park being the main one, with it yet again having a narrow entrance to it. The proposed housing development which is getting built directly next to my house is a cause of concern to my family and neighbours' safety, I think it is a wrong move to build additional houses after years after completing this development. It is not the correct place to be building house.

There are little amenities in Pitmedden, and the shop is not big enough to cover the area of the village so it would mean the village needs to extend even more which will take it away from being a small village. The building of this development would have impact on the whole village, there would be a lot more changes needed other than just building the houses, the crossing wouldn't be suitable with potential of a crossing being needed near the school as well as the road layout to even to get to the houses, as with what we have at the moment is not viable. The school will not also be able to cope with the number of children that it may bring to the village meaning that the children who live here already or who move to here may have to go to a different school out with their catchment area as there is no capacity for children who live locally. This in turn will have an effect on Meldrum Academy's capacity of pupils which currently already has a large area of catchment area. It will have an effect on the doctor's surgery who are already overrun as they already cover a large area with the addition of Tarves already building a number of houses that will use it. There would be an increase in demand on the pharmacy in Tarves as Pitmedden does not have their own one.

Since the lockdown many people are working from home and the noise and disturbance could cause significant impact to their work with contracting work going on direction outside our home. Quality of life for current residents will be severely reduced during the constructions phase of this development

Most important is the safety of the local children, who live in this estate with construction traffic going around. It would not be safe for them to go out and play, thus taking away opportunities for them. I think it's absurd that you think this is the correct place to build these houses, it should have been done when the development was first built, not over 20 years later.

Therefore, I hope the planning permission does not get granted with there being far too many cons to the development than pros.

It is quite clear that the local community do not want this development time and time again but yet we don't get listened too, last year was a prime example. Our local councillors voted against the planning permission last time. I hope our views are listened too this time!

Comments for Planning Application APP/2023/1641

Application Summary

Application Number: APP/2023/1641

Address: OP2 Site Bonnyton Farm Pitmedden Ellon

Proposal: Erection of 49 Dwellinghouses (Change of Housetypes and Plot Layout to APP/2022/1429 for Erection of 64 Dwellinghouses with Associated Infrastructure, Landscaping and Open Space Without Compliance with Condition 1 (Off-Site Road Improvement Works) of Planning Permission Reference APP/2019/0753)

Case Officer: Sarah Graham

Customer Details

Name: Mr JOHN IRWIN

Address: 2 BRECKVIEW PITMEDDEN ABERDEENSHIRE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application for the following reasons:

The Planning Application refers to a Summary of Changes document, this is not listed in the available documents. This document should be made available to the public so we can see the full details of the proposed changes before any decision on the application is made.

No information has been provided as to how construction vehicles will access the Bonnyton site. Rumours abound that the bollards next to the Coop on Tarves Road/Ingleside will be temporarily taken down to provide access. If this is the case where will Co-op customers park? Has a risk assessment taken place?

The community cannot support additional population unless the council insist developers provide additional resources for the community, e.g. retail units. We are sleepwalking towards another lopsided community in Aberdeenshire i.e. plenty of houses but no/limited resources for the community.

There are speeding issues on the Tarves Road that should be addressed before additional housing in Pitmedden is built. Additional vehicles on Tarves Road will only make the speeding issue worse and proportionally increase the risk of accidents. Councillors will be further putting lives at risk if this is approved and suitable traffic calming measures are not implemented.

One vehicular access point for the existing housing (Tarves Road/Croftland junction) on this side of Pitmedden is not acceptable. This should be addressed before further housing is allowed. The developer made the point, in their previous application, that one vehicular access for this number of houses (existing houses and proposed houses) would be setting a 'precedent' for a housing development. That should have alarm bells ringing for anyone interested in their community.

The Tarves Road/Croftland junction is not safe for the existing volume of traffic, this will only be exacerbated due to the increase in traffic generated from new housing both in Pitmedden and Tarves. There are existing visibility issues when exiting the junction from Croftland onto Tarves Road with difficulty viewing north bound traffic from the junction. Visibility issues should be addressed with a 20mph zone enforced on this section of Tarves Road if Councillors/Roads dept are intent on making the population all use the one junction.

Finally, I would like to make the point that there is growing apathy with Aberdeenshire Council from the population of Pitmedden and Tarves who see developments rail roaded through by Councillors despite objections from the local community. I would argue that Councillors are complicit in putting development first before the needs of the people in its community. At time of writing (20 days after notification), I am the only member of public to comment on this application. This is not because I am the only person against this application but because my neighbours have lost faith in the planning application process slowing reasons:

The Planning Application refers to a Summary of Changes document, this is not listed in the available documents. This document should be made available to the public so we can see the full details of the proposed changes before any decision on the application is made.

No information has been provided as to how construction vehicles will access the Bonnyton site. Rumours abound that the bollards next to the Coop on Tarves Road/Ingleside will be temporarily taken down to provide access. If this is the case where will Co-op customers park? Has a risk assessment taken place?

The community cannot support additional population unless the council insist developers provide additional resources for the community, e.g. retail units.

We are sleepwalking towards another lopsided community in Aberdeenshire i.e. plenty of houses but no/limited resources for the community.

There are speeding issues on the Tarves Road that should be addressed before additional housing in Pitmedden is built. Additional vehicles on Tarves Road will only make the speeding issue worse and proportionally increase the risk of accidents. Councillors will be further putting lives at risk if this is approved and suitable traffic calming measures are not implemented.

One vehicular access point for the existing housing (Tarves Road/Croftland junction) on this side of Pitmedden is not acceptable. This should be addressed before further housing is allowed. The developer made the point, in their previous application, that one vehicular access for this number of houses (existing houses and proposed houses) would be setting a 'precedent' for a housing development. That should have alarm bells ringing for anyone interested in their community. The Tarves Road/Croftland junction is not safe for the existing volume of traffic, this will only be exacerbated due to the increase in traffic generated from new housing both in Pitmedden and Tarves. There are existing visibility issues when exiting the junction from Croftland onto Tarves Road with difficulty viewing north bound traffic from the junction. Visibility issues should be

addressed with a 20mph zone enforced on this section of Tarves Road if Councillors/Roads dept are intent on making the population all use the one junction.

I have a personal concern also in that the dry stoned dyke in our back garden which was previously owned by the farmer is unsafe should any of the large stones be dislodged. I would like to ensure this issue is addressed with the both Council & housebuilders to avoid any future Risks to any child

Finally, I would like to make the point that there is growing apathy with Aberdeenshire Council from the population of Pitmedden and Tarves who see developments rail roaded through by Councillors despite objections from the local community. I would argue that Councillors are complicit in putting development first before the needs of the people in its community. on speaking with my neighbours sadly they have lost faith in the planning application process.

Comments for Planning Application APP/2023/1641

Application Summary

Application Number: APP/2023/1641

Address: OP2 Site Bonnyton Farm Pitmedden Ellon

Proposal: Erection of 49 Dwellinghouses (Change of Housetypes and Plot Layout to APP/2022/1429 for Erection of 64 Dwellinghouses with Associated Infrastructure, Landscaping and Open Space Without Compliance with Condition 1 (Off-Site Road Improvement Works) of Planning Permission Reference APP/2019/0753)

Case Officer: Sarah Graham

Customer Details

Name: Mrs Kelly Anne Eccles

Address: 2 INGLESIDE PITMEDDEN ELLON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the building of further houses at Bonnyton. The area of Pitmedden is getting larger and larger and is now losing its identity as a village. More houses equal more strain on public services such as the GP surgery of which it takes weeks to get an appointment anyway. How will the surgery cope with even more residents?

In addition there are limited facilities for families such as places at the local school and nursery provision.

I have also heard that the parking bollards by the Co-op at Ingleside would be temporarily removed? I STRONGLY OBJECT TO THIS, this would have a direct impact on us as the residents at number 1 Ingleside. At the moment there is very little parking with people using the shop and dropping/picking up kids from school who end up parking in Ingleside. If the bollards were to be removed, the situation would be worse. My husband is community based for the NHS and we fear we would not be able to get out of our driveway if the bollards are removed. Indeed, my neighbour is also a nurse for the NHS and may not be able to get out when she needs to.

Should the bollards be removed this will create further issues with parking, I can see the road being obstructed, further noise for residents (especially if loud works vehicles will be going by). In addition, there are safety fears for the children that go to the primary school. At the moment the road outside the school is dangerous enough anyway with many cars not observing the speed limit. I have been advised that two children have been previously knocked over on this junction. It seems madness to consider opening up these bollards when you will have a blockage of vehicles

for the shop, residents and school, in addition, children trying to cross the road to get to school, there will be accidents.

Regards,

Kelly Eccles

Comments for Planning Application APP/2023/1641

Application Summary

Application Number: APP/2023/1641

Address: OP2 Site Bonnyton Farm Pitmedden Ellon

Proposal: Erection of 49 Dwellinghouses (Change of Housetypes and Plot Layout to APP/2022/1429 for Erection of 64 Dwellinghouses with Associated Infrastructure, Landscaping and Open Space Without Compliance with Condition 1 (Off-Site Road Improvement Works) of Planning Permission Reference APP/2019/0753)

Case Officer: Sarah Graham

Customer Details

Name: Dr Richard Aspden

Address: Bonnyton Farm Bonnyton Road, Pitmedden Ellon

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I appreciate that the original application for 64 houses has already been approved but I wish to register again that I feel continuous enlargement of the village is slowly destroying the nature of the village and turning it into a dormitory town. However, I am now highly suspicious that this proposal for a reduced number of dwellings is a cynical attempt to avoid commitments by the developer; such as planning gain or to reduce the number of affordable houses, or to dodge some other restriction that may come with a larger number of houses in order to maximise profits for the developer. In due course I fully expect an application to be made to fill in the gaps left by this proposal and those gaps to be filled by higher value houses! There is still an increased flooding risk to areas surrounding the proposed site due to more rapid run-off and still an increased volume of traffic exiting onto the B999, which is getting increasingly busy due to developments in Tarves and beyond. I know these objections have been over-ruled in the previous application but I wish to make them again and wonder at the motives underlying this change in the development.

Comments for Planning Application APP/2023/1641

Application Summary

Application Number: APP/2023/1641

Address: OP2 Site Bonnyton Farm Pitmedden Ellon

Proposal: Erection of 49 Dwellinghouses (Change of Housetypes and Plot Layout to APP/2022/1429 for Erection of 64 Dwellinghouses with Associated Infrastructure, Landscaping and Open Space Without Compliance with Condition 1 (Off-Site Road Improvement Works) of Planning Permission Reference APP/2019/0753)

Case Officer: Sarah Graham

Customer Details

Name: Miss Fiona Mitchell

Address: 16 Breckview Pitmedden Aberdeenshire

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I strongly object to this application for the following reasons:

The Planning Application refers to a Summary of Changes document, this is not listed in the available documents. This document should be made available to the public so we can see the full details of the proposed changes before any decision on the application is made.

No information has been provided as to how construction vehicles will access the Bonnyton site. Rumours abound that the bollards next to the Coop on Tarves Road/Ingleside will be temporarily taken down to provide access. If this is the case where will Co-op customers park? Has a risk assessment taken place?

The community cannot support additional population unless the council insist developers provide additional resources for the community, e.g. retail units. We are sleepwalking towards another lopsided community in Aberdeenshire i.e. plenty of houses but no/limited resources for the community.

There are speeding issues on the Tarves Road that should be addressed before additional housing in Pitmedden is built. Additional vehicles on Tarves Road will only make the speeding issue worse and proportionally increase the risk of accidents. Councillors will be further putting lives at risk if this is approved and suitable traffic calming measures are not implemented.

One vehicular access point for the existing housing (Tarves Road/Croftland junction) on this side of Pitmedden is not acceptable. This should be addressed before further housing is allowed. The developer made the point, in their previous application, that one vehicular access for this number of houses (existing houses and proposed houses) would be setting a 'precedent' for a housing development. That should have alarm bells ringing for anyone interested in their community.

The Tarves Road/Croftland junction is not safe for the existing volume of traffic, this will only be exacerbated due to the increase in traffic generated from new housing both in Pitmedden and Tarves. There are existing visibility issues when exiting the junction from Croftland onto Tarves Road with difficulty viewing north bound traffic from the junction. Visibility issues should be addressed with a 20mph zone enforced on this section of Tarves Road if Councillors/Roads dept are intent on making the population all use the one junction.

Finally, I would like to make the point that there is growing apathy with Aberdeenshire Council from the population of Pitmedden and Tarves who see developments rail roaded through by Councillors despite objections from the local community. I would argue that Councillors are complicit in putting development first before the needs of the people in its community.

We live in an elevated site and the rear of our house will be on full view due to this this is losing our privacy as a family a 6 ft fence will not make any difference as we are above that level giving full view access into our home which we feel is violating our rights to privacy in our own home this should have been considered when our house was built for when they planned for the new houses!!

We are very against the planning of these houses and feel the plans make no sense and this application has been very poorly managed!!!

Comments for Planning Application APP/2023/1641

Application Summary

Application Number: APP/2023/1641

Address: OP2 Site Bonnyton Farm Pitmedden Ellon

Proposal: Erection of 49 Dwellinghouses (Change of Housetypes and Plot Layout to APP/2022/1429 for Erection of 64 Dwellinghouses with Associated Infrastructure, Landscaping and Open Space Without Compliance with Condition 1 (Off-Site Road Improvement Works) of Planning Permission Reference APP/2019/0753)

Case Officer: Sarah Graham

Customer Details

Name: Mr James Beaton

Address: 16 Breckview Pitmedden Aberdeenshire

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application for the following reasons:

The Planning Application refers to a Summary of Changes document, this is not listed in the available documents. This document should be made available to the public so we can see the full details of the proposed changes before any decision on the application is made.

No information has been provided as to how construction vehicles will access the Bonnyton site. Rumours abound that the bollards next to the Coop on Tarves Road/Ingleside will be temporarily taken down to provide access. If this is the case where will Co-op customers park? Has a risk assessment taken place?

The community cannot support additional population unless the council insist developers provide additional resources for the community, e.g. retail units. We are sleepwalking towards another lopsided community in Aberdeenshire i.e. plenty of houses but no/limited resources for the community.

There are speeding issues on the Tarves Road that should be addressed before additional housing in Pitmedden is built. Additional vehicles on Tarves Road will only make the speeding issue worse and proportionally increase the risk of accidents. Councillors will be further putting lives at risk if this is approved and suitable traffic calming measures are not implemented.

One vehicular access point for the existing housing (Tarves Road/Croftland junction) on this side of Pitmedden is not acceptable. This should be addressed before further housing is allowed. The developer made the point, in their previous application, that one vehicular access for this number of houses (existing houses and proposed houses) would be setting a 'precedent' for a housing development. That should have alarm bells ringing for anyone interested in their community.

The Tarves Road/Croftland junction is not safe for the existing volume of traffic, this will only be

exacerbated due to the increase in traffic generated from new housing both in Pitmedden and Tarves. There are existing visibility issues when exiting the junction from Croftland onto Tarves Road with difficulty viewing north bound traffic from the junction. Visibility issues should be addressed with a 20mph zone enforced on this section of Tarves Road if Councillors/Roads dept are intent on making the population all use the one junction.

Finally, I would like to make the point that there is growing apathy with Aberdeenshire Council from the population of Pitmedden and Tarves who see developments rail roaded through by Councillors despite objections from the local community. I would argue that Councillors are complicit in putting development first before the needs of the people in its community.

We live in an elevated site and the rear of our house will be on full view due to this this is losing our privacy as a family a 6 ft fence will not make any difference as we are above that level giving full view access into our home which we feel is violating our rights to privacy in our own home this should have been considered when our house was built for when they planned for the new houses!!

We are very against the planning of these houses and feel the plans make no sense and this application has been very poorly managed!!!