

# Comments for Planning Application APP/2023/0872

## Application Summary

Application Number: APP/2023/0872

Address: Land Beside Woodside Croft Midmill Kintore Aberdeenshire

Proposal: Conditions 1 (a) Siting, Design, Layout, External Appearance, Finishing Materials; (b) Design Statement; (c) Landscaping; (d) Levels Survey and Site Sections; (e) Means of Access; (f) Car Parking and Turning Areas; (g) Footpaths to B994 and B987, including Bus Stops; (h) Flood Risk Assessment; (i) Details of Water Bodies, including Method Statements; (j) Foul and Surface Water Disposal; (k) Waste Management Plan of Planning Permission in Principle APP/2017/0288

Case Officer: Helen Atkinson

## Customer Details

Name: Mr IAN GOSHAWK

Address: 20 WYNESS WAY KINTORE INVERURIE

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The actual design of the housing development by Scotia Homes is fine. I have visited their recent development in Oldmeldrum, Chapel view Park which has visually attractive houses, well designed streets which fits in very well with the whole town but even more so with the immediate neighbourhood. The Kintore development appears to be of the same high standard.

The big debating point which has received dozens of comments and suggestions on social media is the use and design of the large parkland area, including whether this should be mainly for kids/young adults or adults.

The only things that have been ruled out are a play park (we have two reasonable ones already) and bowling club which we already have.

Suggestions have mainly been tennis courts, skate park, toilets and all weather football pitch.

Just leaving the area as a grass park would be unacceptable to most Kintore residents. The council cannot maintain existing grassed areas around the town and this would be no different.

There are already two all weather football pitches in Kintore, but what most residents do not know is that as they are both school pitches the general public even children attending the two schools cannot have general access to the pitches, which especially during school holidays is a disgraceful waste of a costly Kintore resource.

The ease and cost of upkeep is a major factor so grass is a no no. Skate parks are expensive to build but very easy to maintain, but probably more popular with boys than girls. The Kemnay park is well used but our own kids have to be driven there and back. This would be a popular option for younger kids up to young adults.

Toilets are essential. Again another disgrace pointed out to me by my 13 year old son and 14 year old daughter is that there are NO public toilets in Kintore. The planned building must have toilets.

My own personal preference would then be tennis courts, again very easy to maintain with an annual power wash. My son has pointed out a problem of vandalism of the tennis nets at other courts. I am however aware of plastic type nets that are much tougher than usual and nets that are easy to put up and down and then stored in the clubhouse. I have played tennis since aged 8 and after rugby I found it to be the best sport for fitness, enjoyment, self discipline, camaraderie and good manners, (the onus on honesty when calling "out" and doubles play). Tennis is not taught to any kind of an adequate standard at local schools and most kids including my own do not really understand what an excellent sport tennis is. A local club with proper kids coaching would be a tremendous asset to the town.

There is a further option of a football pitch with a tennis court included. I believe this was intended for Kintore primary schools rebuilt football pitch but it did not happen.

Full consultation with the Kintore community is essential before a final decision is made. This is the last significantly sized flat area of land left to be built on in Kintore and the Council must get it right. There are a number of options that would be acceptable, there is no "right choice" to satisfy everyone except I would assume a public toilet. There are however a number of wrong choices including no toilet and a large grassed area.

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Case Officer: Helen Atkinson

## Customer Details

Name: Mr Kenneth McEwen

Address: Savik Hill Of Balbithan, U68c B977 Near Waterside To C68c At Beechfield Cottage, Kintore, Aberdeenshire AB51 0UQ

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My understanding of the development that planning application APP/2023/0872 refers to, is that it was to be a 'Town Park enabling development'. In other words its prime purpose was to deliver a Town Park for Kintore.

As Kintore lacks many of the facilities that could be expected for one of Aberdeenshire's ten largest towns, this is the opportunity to provide a public park befitting a town of Kintore's status. It is therefore disappointing to note that the size of the park element has shrunk from 4.5 ha in 2006, to 3.8 ha and now in this planning application APP/2023/0872 it appears to be a little over 3.5 ha.

The Town Park brief offered Kintore the promise of public open space with sports and recreation facilities in easy walking distance of the town centre. The brief specifically says that the town park should be a single large open space with a large play area, semi-formal area and that it should allow for future expansion of sports facilities.

In 2015, the Garioch Partnership undertook a consultation to create an Action Plan for Kintore. The consultation included a live session in the public hall. This plan highlighted the need for a community sports centre and community hub, like the AXIS Centre in Newmachar. The report also called for a skatepark for our younger residents, a community garden and a nature reserve.

Eight years on there has been no progress in providing any of this. The Town Park Enabling

Development is surely the opportunity to address some of these unfulfilled requirements?

The Town Park enabling development looks like our last chance to satisfy some of these needs in Kintore. The other open space is Tuach Hill. However, the slopes of Tuach Hill are privately-owned farmland.

I think the informal landscaped open space for the people of Kintore to meet and enjoy the outdoors is perhaps the most important element of the Town Park, alongside the play area for youngsters.

I am not convinced that more football fields are the most pressing requirement. For example, youngsters from Kintore are cycling on busy roads to the skatepark in Kemnay. It would be safer and better for the lack of a skatepark to be addressed in Kintore itself. There is still a feeling that Kintore lost out when the tennis courts were sacrificed for the building of the new Kintore Primary School. Is the Town Park an opportunity to address this lack?

I am also concerned about the mix of housing proposed. I note the provision for affordable housing. But, I am concerned a the apparent lack of accessible housing. How many of the houses will feature access ramps front and rear? How many have wheelchair-width doors and rooms and corridors with manoeuvring space for wheelchairs?

Also there appears to be a total lack of single-level properties. At a time when disabled access is supposed to be a priority and we have a continuing trend of an ageing population, these seem to be glaring omissions in such a prominent housing development.

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Case Officer: Helen Atkinson

## Customer Details

Name: Mr Jim Reid

Address: Deer Park JOHNS FOREST Kintore, Inverurie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel that the size of the Town Park, the facilities shown, including the football pitches and the play park are not in keeping with what the people of Kintore wish to have in the way of facilities,

The size of the Pavilion is not suitable for Football Teams and keeping equipment there is not the parking places suitable for the amount of parents cars who will park and watch during a game .

Nor is the parking suitable for the amount of potential spectators arriving to watch, this could potentially cause issues with residents, drivers parking on speed humps and on pavements which is dangerous with a housing scheme designed for young families.

The people of Kintore have not had the opportunity to have their say and what they want on this 'enabling development' by way of a Public Consultation. The development should be rejected and the developer should have to resubmit 2 planning applications, one for the housing the other for the Town Park and allow the general public to have their say.

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Case Officer: Helen Atkinson

## Customer Details

Name: Miss Kim Wataon

Address: Taluslande Kintore

## Comment Details

Commenter Type: Member of Public

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

Comment Reasons:

Comment: The plan in principal does not meet the requirements needed for the social welfare of the residents of Kintore.

More need to be provided to sustain the amount of residents currently in Kintore, for example a community centre, tennis courts, skate park etc to cater for the current residents of the village.

We are all for expansion but basic recreational needs must be addressed to provide facilities for all age groups before this happens.

Many travel outside the village to facilitate these facilities when they really should be catered for and provided within the village with the current population.

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Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Katrina Allan

Address: 19 Wyness Grove Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I do not believe that these proposals deliver what is required of them in terms of a town park, following previous applications. A square of grass at less than 1.5 Ha and a small pavilion and playpark, with no proper outdoor leisure facilities, is insufficient for a development of this size, in a town that is already under-resourced in this respect. The totality of what is being presented as the town park - but is not truly a town park given the layout - is 3.53 Ha, which is smaller than the 3.8 Ha which I understand was originally planned.

The development is clearly geared towards families, which will bring an increase in children and young people who require a range of facilities on their doorstep for equal ease of access (not all families have the means to transport their children to and from facilities), to reduce environmental impact (transport to and from facilities should be minimised), and to encourage healthy, active living - as per Policy 15 of NPF4.

Kintore is rapidly becoming one of those towns that are simply a mass of residential properties with insufficient amenities and facilities to properly support the community, which leads to a number of socioeconomic challenges. The development and the wider community require and deserve a proper town park, one which includes a multi-purpose sports court, a properly equipped playpark, a skate park, an 'outdoor gym', a picnic area, and a fit-for-purpose pavilion. A patch of grass with a small pavilion is entirely insufficient and something that Kintore already has.

I also object on the grounds that the development appears not to have sufficient properties which

cater to the elderly or disabled buyer on the private market, as no single-storey properties other than ground floor cottage flats seem to be planned. The requirement to provide affordable housing at a proportion of 10% (17 properties as noted in the 'Housing Response') is positive, but it is concerning that it appears that those with specific needs are either bound to the ground floor of a two-storey property, or only have an option of a ground-floor flat.



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Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Anna Gilbert

Address: Teach Park Kintore INVERURIE

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'd like to OBJECT to the the planning application APP/2023/0872 On the basis that the town park provided is inadequate.

The provision of the town park for Kintore is key to this application. The village has few recreational facilities, and its population size means it deserves more. Kintore has been waiting for the delivery of this town park for some time.

Twenty years ago Kintore was a much smaller village it lost tennis courts in the re building of Kintore Primary school, and a number of housing estates later they haven't been returned.

Now the village is bigger, we need even more. I note from the site plan provided in this application, that the town park originally due in the 2006 development brief to be 4.5ha big, is now only 3.5ha small. Not a good start. And no, the other green areas around the housing don't count for our purposes but are normal soften expectations of a large housing developers to provide, we'd like our 4.5ha restored please.

We need adult outdoor gym equipment, a skate park, a better park for children with more play equipment to suit older age group children, we need robust picnic tables and other seating to help enjoy the outdoors. While a grass pitch is welcome, we need more, much more. Kintore is long overdue of some serious money being spent on it.

And access to the park too needs to be good with safe cycle and walking routes and plenty parking for those that live further outwith the town or on the edges with parking for those with babies and young children and the disabled being provided for too. Again I note from the site plan provided in this application there are only 18 spaces, how does this provide for match day parking? Davidson Park at Port Elphinstone has 55. And one disabled space is an error surely? Pick them up on these parking errors please.

I urge a rethink of this application. This shouldn't be an application for housing with a small field a small pavilion and minimal parking grudgingly attached as an afterthought. This should be the provision of a magnificent, copious, full of joy, well overdue town park with space to help provide healthy outdoor multiple sports and sociable spaces for our now huge village, and the developer can fit houses on the periphery. The town park needs to be the main event.

Seeing as this isn't yet what is proposed. I urge this application to be rejected.

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Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Janine Cracknell

Address: Greenhayes 29 School Road Inverurie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I run the Kintore Additional Needs Parent Support Group and am responding on behalf of parents/carers of children with additional support needs.

Looking at the plans for the Town Park there does not appear to be footpaths linking the parking area at the pavillion to the play area. This would make it very difficult/unsafe to push a wheelchair or a buggy from a disabled parking space to the play park and into Gauchill Woods. The application does not detail the play equipment to be provided, we would hope that there will be swings etc suitable for older children and those in wheelchairs.

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Case Officer: Helen Atkinson

## Customer Details

Name: Mr Trevor McIntosh

Address: 15 Elm Way, Kintore, Inverurie, AB51 0UP Inverurie

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Kintore has been let down massively over the past 20 years... allowing multiple housing developers build residential properties and failing to balance the size of the town with equal public amenities.

If you look at other towns in the NE of similar size (Banff, Huntly, Turriff etc). They have swimming pools, supermarkets, sports centres, tennis courts etc etc... The council seems to think Kintore is a suburb of Inverurie and not a town in its own right.

Letting yet another developer off the hook when it comes to the communities best interest simply cannot be allowed.

In terms of the pace in question, I would say there is no need for further open green space, or football pitches. I would like to see the following:

1. A modern play-park with climbing frames, swings, shoot etc (the one near the school is dated, and the one near co-op is limited).
2. Outdoor basketball hoop / half court
3. Skateboard park / ramps etc
4. With the rest of the area, a nice outdoor walking area - with a path, and flowerbeds etc - where children can ride bikes and people can enjoy a walk - with park benches etc...

Give us something our children can enjoy - not just another big square of grass... lets be honest there is a massive grass field next to the school already.

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Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Wilma Walker

Address: Shirradale, Tuach Road, Kintore, Aberdeenshire AB51 0UZ

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Unclear as to what is to be provided in terms of provision - too small for two football pitches and does not recognise the wider needs of the community. Area too small for whole community use. What had been offered is unacceptable. The pavilion and parking limits activities.

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Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Margaret Lindsay

Address: 7 Allandale Gardens Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There seems little intention on giving Kintore residents the town park they deserve for the size it is with further development. Area of park downsized and in a less accessible area for older folk to walk. Nevertheless, tennis courts, basketball skateboard/bmx track, something for all ages in Kintore are needed not just football area for the younger folk. Compared to many other towns we have been poorly served with facilities. To thrive as a community we deserve to be better served.<sup>1</sup>

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Case Officer: Helen Atkinson

## Customer Details

Name: Mr Robert Lindsay

Address: 7 Allandale Gardens, Kintore Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The leisure facilities planned for this development are extremely disappointing to say the least. YET AGAIN Kintore gets very little consideration in the needs of the community. Apart from the park being too small the last thing we need is another football field. Perhaps Tennis Courts, Basketball, Skateboarding, picnics tables, pond, exercising installations. IT WOULD BE GOOD TO SEE ABERDEENSHIRE COUNCIL LISTEN TO THE COMMUNITY MORE AND PAY LESS ATTENTION TO DEVELOPERS.



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Case Officer: Helen Atkinson

## Customer Details

Name: Mr sean wilson

Address: 11 Henderson Crescent Kintore Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is wholly inadequate

This will not satisfy the needs of the community, will not Address needs of young people with the community leading to extra travel outwith kintore to fulfil these needs

A similar skate park like Alford next to dry ski slope would be a start and well at tennis courts or similar

This proposal is the bare minimum and is wholly and unreversedly rejected

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Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Moira Ann Moran

Address: Camiestone Croft Thainstone Inverurie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The submitted plans do not appear to meet the brief for the Enabling Development for the town scale park that was promised. The area of green space has been reduced from the original plan although in a better location. It therefore does not meet the 40% green space requirement as required.

There is insufficient parking provision and visitors would park in surrounding streets. Should for example the open space be used for football games the pavilion appears to be too small to cope with the team numbers associated with that.

It is not clear what the access routes are that connect to the existing woodland to provide connectivity.

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Case Officer: Helen Atkinson

## Customer Details

Name: Mr Ethan Forsyth

Address: 60 Kingsfield Road Kintore Inverurie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: After looking at the current plans in detail I fail to see how this provides any meaningful amenities to a village that is already finding itself below par in comparison to other similar, local villages. The housing is bound to bring more families to the village, however the proposed "Town Park" does not provide adequately for children and families. Although there are benefits to green space this can already be found within the village, for example at the play park beside Kintore Primary school. There must be more consideration given to the needs of the community. At present there is very little that encourages participation in sports other than football or running. Other sports/interests should be considered, for example rugby, skating/bmx-ing, tennis, badminton. There are many children in the village having to travel outwith to participate in these sports/activities so surely having a facility like this would bring real benefit to the whole community, especially those currently unable to travel to facility in other areas (particularly given the current public transport service on offer in Kintore).

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Case Officer: Helen Atkinson

## Customer Details

Name: Miss Vicky Ironside

Address: 14 Brae Crescent Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this. There's absolutely NOTHING in Kintore for kids of any age. Not even a decent play park! Design a proper play park/skatepark or anything for the children. It might stop some of the teens hanging around the co-op intimidating people who enter the shop. And as for a bus stop, what's the point! The bus service in Kintore has gone from half decent to absolutely diabolical!!

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Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Jennifer Fraser

Address: 32 Castleview Avenue Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I don't believe the site proposal adequately meets the needs of the village of Kintore. The ear marked space is not big enough, the parking proposed is inadequate, this brings a number of problems not least a safety issue for children visiting the proposed recreational site crossing congested roads due to overflow from the carpark. Kintore is a large village and would benefit hugely from some diversity in terms of access to leisure activities for example basketball, netball, tennis or a skatepark in addition to more space for football.

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Proposal: Conditions 1 (a) Siting, Design, Layout, External Appearance, Finishing Materials; (b) Design Statement; (c) Landscaping; (d) Levels Survey and Site Sections; (e) Means of Access; (f) Car Parking and Turning Areas; (g) Footpaths to B994 and B987, including Bus Stops; (h) Flood Risk Assessment; (i) Details of Water Bodies, including Method Statements; (j) Foul and Surface Water Disposal; (k) Waste Management Plan of Planning Permission in Principle APP/2017/0288

Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Leanne Kitchener

Address: 11 Sunnyside view Kintore Aberdeen

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed plans for the town park are unacceptable. With the volume of houses to be built this only caters for a tiny portion of the community and does not add any amenities for the growing population of Kintore. You have an opportunity to have a meaningful impact to the community and are planning the bare minimum. I object wholeheartedly to these plans.

# Comments for Planning Application APP/2023/0872

## Application Summary

Application Number: APP/2023/0872

Address: Land Beside Woodside Croft Midmill Kintore Aberdeenshire

Proposal: Conditions 1 (a) Siting, Design, Layout, External Appearance, Finishing Materials; (b) Design Statement; (c) Landscaping; (d) Levels Survey and Site Sections; (e) Means of Access; (f) Car Parking and Turning Areas; (g) Footpaths to B994 and B987, including Bus Stops; (h) Flood Risk Assessment; (i) Details of Water Bodies, including Method Statements; (j) Foul and Surface Water Disposal; (k) Waste Management Plan of Planning Permission in Principle APP/2017/0288

Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Susan Duthie

Address: 33 Birch Wood Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The townpark has shrunk significantly in size compared to initial plans-the size of the town park does not fulfil the requirements of the village. The developer have not consulted the public in what the best use of the townpark would be. The council have a policy which states that any development should have 40% of good quality open space, but this development would only allow for 30%. To go from a townpark size of 4.5ha to 3.513ha is unacceptable. There has been no consideration for how the townpark will be used, and the impact additional traffic and noise will impact the immediately surrounding areas of Ceann Torr Park and Birch Wood.

# Comments for Planning Application APP/2023/0872

## Application Summary

Application Number: APP/2023/0872

Address: Land Beside Woodside Croft Midmill Kintore Aberdeenshire

Proposal: Conditions 1 (a) Siting, Design, Layout, External Appearance, Finishing Materials; (b) Design Statement; (c) Landscaping; (d) Levels Survey and Site Sections; (e) Means of Access; (f) Car Parking and Turning Areas; (g) Footpaths to B994 and B987, including Bus Stops; (h) Flood Risk Assessment; (i) Details of Water Bodies, including Method Statements; (j) Foul and Surface Water Disposal; (k) Waste Management Plan of Planning Permission in Principle APP/2017/0288

Case Officer: Helen Atkinson

## Customer Details

Name: Mr Andrew Taylor

Address: 20 Hallforest Drive Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The current proposal for the community space outlined fails to deliver improved facilities for the town. There are very limited recreational facilities in Kintore, the 10th largest community in Aberdeenshire, and additional new facilities should be considered such as a skatepark, tennis / padel courts, or play area with different facilities to the ones in the town's current play parks. A broader consultation of options with the KCC would be recommended. There is also unlikely to be sufficient parking next to the pavilion which is likely to be partly used by local residents and therefore not fully available to people coming to use the town park.



# Comments for Planning Application APP/2023/0872

## Application Summary

Application Number: APP/2023/0872

Address: Land Beside Woodside Croft Midmill Kintore Aberdeenshire

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Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Mary Ritchie

Address: Olybos, 10 Craighbank, Kintore, Aberdeenshire AB51 0UF

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection to planning application 2023/0872 is because the area provided for the town park, alongside the major housing development, seems to be in contravention of the Council's own policy Open Space and Access in New Development where it states "We will generally expect 40% of each major development site to be devoted to good quality open space. In each case the actual proportion will take account of the location, function and characteristics of the development proposal and site; the function of the open space proposed; and, where appropriate, the function and characteristics of existing open space in the area." 3.5ha (the area of the proposed town park) is only 30% of the overall 11.5 ha of the total site area. While the developer claims that there is 4.63 ha of public open green space in the site, I contend that green spaces among the houses and at the end of street do not qualify as "good quality open space". I also cannot find any application for specific planning permission for the town park, pavilion and parking. It seems to be assumed that what will be provided is two (somewhat small) football pitches and play equipment but, given that there are several football pitches already in the village, perhaps consideration should be given to alternative types of recreation. When our family was growing up in Kintore in the 80's and 90's, they had access to far more leisure amenities than are now currently available in the village - or should I say town, because Kintore has grown so much in the last 30 years? There were tennis courts available (which were well used) as well as far more open space simply for bairns to run around and play. Has there been any form of official public consultation to find out what recreational provision Kintore residents would like to see within the village? There are lots of other leisure activities beyond football. The same argument should be applied to the provision of play equipment - which age group will that be aimed at? I would also be

keen to see that the access from the proposed development to the woods at Gauchhill continues to be good because so many local people use that area as a circular walk and, as house developments continue around Kintore, the availability of places to go for exercise and fresh air is getting less.

# Comments for Planning Application APP/2023/0872

## Application Summary

Application Number: APP/2023/0872

Address: Land Beside Woodside Croft Midmill Kintore Aberdeenshire

Proposal: Conditions 1 (a) Siting, Design, Layout, External Appearance, Finishing Materials; (b) Design Statement; (c) Landscaping; (d) Levels Survey and Site Sections; (e) Means of Access; (f) Car Parking and Turning Areas; (g) Footpaths to B994 and B987, including Bus Stops; (h) Flood Risk Assessment; (i) Details of Water Bodies, including Method Statements; (j) Foul and Surface Water Disposal; (k) Waste Management Plan of Planning Permission in Principle APP/2017/0288

Case Officer: Helen Atkinson

## Customer Details

Name: Ms Malaina Taylor

Address: 21 Elm Way Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If more houses are built which house families, more facilities will be needed to offer and access safe spaces for leisure facilities.

Original plans indicated that this was what was going to be put in place but a grassy space is not going to be the right space for all ages and activities. More public consultation should be sought before this plan goes ahead.

# Comments for Planning Application APP/2023/0872

## Application Summary

Application Number: APP/2023/0872

Address: Land Beside Woodside Croft Midmill Kintore Aberdeenshire

Proposal: Conditions 1 (a) Siting, Design, Layout, External Appearance, Finishing Materials; (b) Design Statement; (c) Landscaping; (d) Levels Survey and Site Sections; (e) Means of Access; (f) Car Parking and Turning Areas; (g) Footpaths to B994 and B987, including Bus Stops; (h) Flood Risk Assessment; (i) Details of Water Bodies, including Method Statements; (j) Foul and Surface Water Disposal; (k) Waste Management Plan of Planning Permission in Principle APP/2017/0288

Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Lynsey Ross

Address: Muirfield Lodge Kinellar Aberdeenshire

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This appears to be a great opportunity to respond to the significant needs of the Kintore community. However, I do not believe the proposed plans will serve the community well. We already have a green space near Kintore Primary which is poorly maintained. It is disappointing to see the council taking little time and interest to really address the long term ongoing needs.

With a community of growing families further facilities to encourage positive time spent together is so needed. Tennis courts and skate park appear to be a couple of suggestions.

It is imperative that this continued growing community is supported with the appropriate facilities. These current plans fall far short of this.

# Comments for Planning Application APP/2023/0872

## Application Summary

Application Number: APP/2023/0872

Address: Land Beside Woodside Croft Midmill Kintore Aberdeenshire

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Case Officer: Helen Atkinson

## Customer Details

Name: Miss abbi bennett

Address: 4 Birch Wood Inverurie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hello, I work with primary school pupils from the Kintore area between the ages of 5 and 11. The children in the area have brought to my attention that they feel there is a lack of useful outdoor facilities for them to use, specifically older children from primary 5 upwards who may not want to play in play parks anymore.

Over the past few months myself and multiple children have been putting plans in place to reach out the council in order to discuss the possibility of a skatepark in our local area. These children have got little freedom when it comes to travelling to other neighbourhoods to use similar facilities, whether they lack the money or the transport to do so. Building a skatepark in this location could do amazing things for our community by giving children a new space to engage and learn new skills.

The new skatepark in Banchory can be taken as a brilliant example. Since opening last October, Banchory skatepark has received brilliant feedback from those in and around Banchory. The new space helped children become more active outdoors, make new friends and improve on valuable skills as well as just being able to have fun! Not only are skateparks suitable for children but there are a huge number of adults that participate in sports like skateboarding and bmx. Having a new skatepark could increase the amount of people who are visiting the town whether it be adults or children, thus hopefully improving the footfall in local businesses like The Hummingbird or The Crafty Cafe.

I understand that football is a much loved sport among all ages but kintore has already got multiple sufficient spaces to play football. As well as already under-used football space I feel like the pavilion we already have looks neglected and could use with being improved and then would become a sufficient building as it is.

I have a lot to say on this matter and I hope that the possibility of a skatepark can be explored as I know how much it would mean to the children in kintore to know that people are listening to them.

# Comments for Planning Application APP/2023/0872

## Application Summary

Application Number: APP/2023/0872

Address: Land Beside Woodside Croft Midmill Kintore Aberdeenshire

Proposal: Conditions 1 (a) Siting, Design, Layout, External Appearance, Finishing Materials; (b) Design Statement; (c) Landscaping; (d) Levels Survey and Site Sections; (e) Means of Access; (f) Car Parking and Turning Areas; (g) Footpaths to B994 and B987, including Bus Stops; (h) Flood Risk Assessment; (i) Details of Water Bodies, including Method Statements; (j) Foul and Surface Water Disposal; (k) Waste Management Plan of Planning Permission in Principle APP/2017/0288

Case Officer: Helen Atkinson

## Customer Details

Name: Mr MICHAEL ANDERSON

Address: 17 McFADDEN PARK KINTORE

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sirs

With reference to APP/2023/0872, please can you clearly register my objection to this application. The objection does not refer to the principle of housing on the site, but my objection refers to the Town Park Provision and the lack of detail available to myself and all the other residents in Kintore & surrounding area.

The residents have had no formal consultation on what will be provided as a "Town Park". There are a number of opinions as you would expect and I attended a recent meeting on the Kintore Community Council to hear these for myself.

I must say that there are some fantastic suggestions and that the approval should not proceed at this stage until more clarity is provided and also a Public Consultation to allow people to contribute.

Many Residents don't know what is happening with this application and I fear that the cart before the horse scenario is where we find ourselves, and a missed opportunity for many should not be rushed through for the sake of some more time to consult.

This application in its various forms has been ongoing for many years and I personally believe to get it right and not waste this opportunity would be the best action any interested local resident could hope for.

I thank you for registering my objections.

Best Regards

Michael Anderson



# Comments for Planning Application APP/2023/0872

## Application Summary

Application Number: APP/2023/0872

Address: Land Beside Woodside Croft Midmill Kintore Aberdeenshire

Proposal: Conditions 1 (a) Siting, Design, Layout, External Appearance, Finishing Materials; (b) Design Statement; (c) Landscaping; (d) Levels Survey and Site Sections; (e) Means of Access; (f) Car Parking and Turning Areas; (g) Footpaths to B994 and B987, including Bus Stops; (h) Flood Risk Assessment; (i) Details of Water Bodies, including Method Statements; (j) Foul and Surface Water Disposal; (k) Waste Management Plan of Planning Permission in Principle APP/2017/0288

Case Officer: Helen Atkinson

## Customer Details

Name: Mr John Fullerton

Address: 13 Craigbank, Kintore Inverurie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I object to this application for the following reasons

The area proposed is inadequate for facilities required.

There are no proposals for activities other than football such as tennis.

No play equipment has been specified such as swings and schutes.

Inadequate car parking facilities

From: [Sylvia Coutts](#) on behalf of [Planning](#)  
To: [Planning Online](#)  
Subject: FW: Objection - Application APP/2023/0872  
Date: 12 July 2023 13:52:27

---

Hi

Please register as rep

Regards  
Sylvia

Sylvia Coutts  
Admin Support Officer  
Aberdeenshire Council  
IS Embedded Planning Admin Team  
Planning and Economy  
Environment and Infrastructure Services  
Aberdeenshire Council

Telephone No: 01467 539425 Reception – Telephone No: 01467 534333  
Alternative email address: [planningadmin@aberdeenshire.gov.uk](mailto:planningadmin@aberdeenshire.gov.uk)  
Please note office working hours: Monday – Friday 8.45am – 5pm.

Website: <https://www.aberdeenshire.gov.uk/planning/>

Keep up to date online with any changes to Planning and Building Standards Services including those related to Covid 19

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Note: If your email is a Freedom of Information request, please resend to [foi@aberdeenshire.gov.uk](mailto:foi@aberdeenshire.gov.uk)

-----Original Message-----

From: Irene <[REDACTED]>  
Sent: 12 July 2023 13:43  
To: Planning <[planning@aberdeenshire.gov.uk](mailto:planning@aberdeenshire.gov.uk)>; Helen Atkinson <[helen.atkinson@aberdeenshire.gov.uk](mailto:helen.atkinson@aberdeenshire.gov.uk)>  
Subject: Objection - Application APP/2023/0872

Subject: Strengthening Objection to Planning Application APP/2023/0872: Town Park Provision

Dear sir/madam

I am writing to register my objection to the planning application APP/2023/0872, specifically concerning the Town Park Provision. I would like to emphasize that my objection does not pertain to the principle of housing on the site but rather focuses on the lack of sufficient detail and consultation regarding the proposed Town Park, which affects all residents in Kintore and its surrounding area.

Firstly, it is crucial to highlight that there has been no formal consultation with the residents regarding what will be provided as a "Town Park." As a concerned member of the community, I recognise that there are multiple opinions and suggestions regarding the park's design and amenities. At a recent meeting held by the Kintore Community Council held to gain a better understanding of everyone's thoughts, there were some great suggestions and points raised. However, it is evident that more clarity and transparency are required before granting approval for this application.

Many residents, including myself, remain uninformed about the details of this application. It is disconcerting to

witness a situation wherein decisions are being made without adequate public awareness or input. I strongly believe that rushing through this application without allowing for a thorough public consultation would be a missed opportunity for the community.

Considering the prolonged duration of this application's various forms over the years, it is importance to get it right. Kintore is a great place to live and a comprehensive and inclusive consultation process would ensure that the Town Park meets the needs and aspirations of the residents, while also maximising the potential benefits for all stakeholders involved.

I request that you take my objections into consideration and prioritise a public consultation process, allowing residents to contribute their valuable insights and ideas. This additional time for consultation would allow everyone the opportunity to voice their opinions and ideas and create a Town Park that truly enhances our community.

Thank you for registering my objections. I trust that you will seriously evaluate the concerns raised by myself and other residents, ensuring that the final decision regarding this planning application is based on a thorough and transparent assessment.

Yours sincerely,

Irene Bruce  
17 McFadden Park, Kintore



Sent from my iPhone

From: [Helen Atkinson](#)  
To: [Planning Online](#)  
Subject: FW: APP/2023/0872  
Date: 13 July 2023 11:21:48  
Attachments: [image001.png](#)

---

Please can this be dealt with as a rep

Kind regards

Helen

Helen Atkinson  
Senior Planner (Development Management)  
Planning and Economy  
Environment and Infrastructure Services

Email: [helen.atkinson@aberdeenshire.gov.uk](mailto:helen.atkinson@aberdeenshire.gov.uk)  
Telephone: 01467 469880  
Website: <https://www.aberdeenshire.gov.uk/planning/>

Please note I work 9 day fortnight with every 2<sup>nd</sup> Monday being taken off.

Please remember to submit all planning applications, including revised drawings and additional supporting information via the [National ePlanning Portal](#)

Website: <https://www.aberdeenshire.gov.uk/planning/>  
Keep up to date online with any changes to Planning Services.

Your feedback is important to us and helps us to improve our service – we value your [comments](#).

Freedom of Information request: Please send your enquiry to [foi@aberdeenshire.gov.uk](mailto:foi@aberdeenshire.gov.uk)



---

From: Elizabeth Chrystall [REDACTED]  
Sent: Thursday, July 13, 2023 11:14 AM  
To: Helen Atkinson <[helen.atkinson@aberdeenshire.gov.uk](mailto:helen.atkinson@aberdeenshire.gov.uk)>  
Cc: Planning <[planning@aberdeenshire.gov.uk](mailto:planning@aberdeenshire.gov.uk)>  
Subject: APP/2023/0872

I refer to the above application relating to a site at Midmill, Kintore and must object to the proposal for a simple grassed area with a pavilion as part of this development. There is already a

large grassy area in Kintore with an underused and poorly maintained pavilion. The park area, immediately behind the primary school is also underused. Creating another similar area without a particular function such as tennis courts, a skatepark or similar is futile.

There is already a problem in the village with young people finding unpopular and, in some cases, illegal ways of passing their time so a focus on provision of suitable and attractive alternatives would be far more appropriate in such close proximity to the large number of family homes proposed.

Elizabeth Chrystall  
35 Henderson Drive  
Kintore  
AB51 0FB

Sent from [Mail](#) for Windows

From: [Helen Atkinson](#)  
To: [Planning Online](#)  
Subject: FW: APP/2023/0872  
Date: 13 July 2023 11:22:55  
Attachments: [image001.png](#)

---

Please can this be dealt with as a rep

Kind regards

Helen

Helen Atkinson  
Senior Planner (Development Management)  
Planning and Economy  
Environment and Infrastructure Services

Email: [helen.atkinson@aberdeenshire.gov.uk](mailto:helen.atkinson@aberdeenshire.gov.uk)  
Telephone: 01467 469880  
Website: <https://www.aberdeenshire.gov.uk/planning/>

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Freedom of Information request: Please send your enquiry to [foi@aberdeenshire.gov.uk](mailto:foi@aberdeenshire.gov.uk)



---

From [REDACTED]  
Sent: Wednesday, July 12, 2023 9:58 PM  
To: Helen Atkinson <[helen.atkinson@aberdeenshire.gov.uk](mailto:helen.atkinson@aberdeenshire.gov.uk)>  
Subject: FW: APP/2023/0872

Sent from my Galaxy

----- Original message -----

From: [REDACTED]  
Date: 12/07/2023 21:46 (GMT+00:00)  
To: [helen.atkinson@aberdeenahire.gov.uk](mailto:helen.atkinson@aberdeenahire.gov.uk)  
Cc: [planning@aberseenshire.gov.uk](mailto:planning@aberseenshire.gov.uk)  
Subject: APP/2023/0872

I am opposed to the above kintore development without the inclusion of community facilities.

Kintore has a population of around 5000 and seriously lacks facilities for that number of people. The population would go up substantially for the village. Which is acceptable with the right facilities added. The proposal is for family homes and families need community facilities.

1. Kintore needs a full size all year round football pitch. There are 300 children who would benefit from this, and this would likely increase substantially with more houses. The current pitch at midmill is not playable in winter and the club are likely going to lose it within 6months due to sepa demands. The new astro at midmill primary is not full size.

This would also be used by adults and teens.

2. A skatepark would be something for teens who spend their time wandering or not going out due to lack of options.

3. Outdoor exercise equipment.

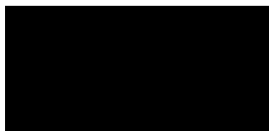
4. A clubhouse that could be multifunctional.

5. Ideally there would be a leisure centre, costly, but would be well used by all.

Greenspace and parks that can be utilised.

Kind regards

Joanne O'Connor  
9 hawthorne way  
Kintore  
Ab510sr



From: [Helen Atkinson](#)  
To: [Planning Online](#)  
Subject: FW: APP/2023/0872 - Kintore Town Park  
Date: 13 July 2023 11:23:27  
Attachments: [image001.png](#)

---

Please can this be dealt with as a rep

Kind regards

Helen

Helen Atkinson  
Senior Planner (Development Management)  
Planning and Economy  
Environment and Infrastructure Services

Email: [helen.atkinson@aberdeenshire.gov.uk](mailto:helen.atkinson@aberdeenshire.gov.uk)  
Telephone: 01467 469880  
Website: <https://www.aberdeenshire.gov.uk/planning/>

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Freedom of Information request: Please send your enquiry to [foi@aberdeenshire.gov.uk](mailto:foi@aberdeenshire.gov.uk)



---

From: Donna Cowie [REDACTED]  
Sent: Wednesday, July 12, 2023 9:37 PM  
To: Helen Atkinson <[helen.atkinson@aberdeenshire.gov.uk](mailto:helen.atkinson@aberdeenshire.gov.uk)>  
Cc: Planning <[planning@aberdeenshire.gov.uk](mailto:planning@aberdeenshire.gov.uk)>  
Subject: APP/2023/0872 - Kintore Town Park

Good Evening Helen,



I am writing to you in relation to the above reference planning application for the housing estate and town park proposed at Land Beside Woodside Croft Midmill Kintore Aberdeenshire.

While I have no objection to the new houses being proposed, I do have an objection to the town park and the road layout proposed.

Firstly, the town park is currently shown as a large grass area. There is already a large grass area in the midmill area, based at the kintore football club playing fields. The proposed town park needs to include facilities for children in the form of a playpark, skate park and / or other. There are no play park facilities at the midmill side of Kintore for children to use currently. Children would need to cross both the B994 main road, plus either Gauchhill Road or School Road to access playparks at Kintore primary or Midmill primary - both busy roads and significant distance from their own homes. The proposed housing includes a number of 2-storey homes which will undoubtedly attract families with children. The house builders need to support the community by providing facilities for these families.

Secondly, the proposed new junction at the B994/B987/new road is unclear and further consideration is needed for a safe, appropriate junction. This is a busy junction with heavy traffic. There is already a mini roundabout c.20m from the junction so careful consideration is required to manage the existing traffic with the increased traffic from the housing estate. Ideally removing the access road to the housing estate entirely and creating another access point further down the B987 road.

In addition to this, enhanced traffic measures should be considered on the B994 road for the safety of existing personnel in Midmill and new residents.

I trust the above is clear and my objections will be considered as part of the planning application process.

Kind Regards  
Donna Cowie

Shandwick, Midmill, Kintore AB51 0XA

From: [campaigning@woodlandtrust.org.uk](mailto:campaigning@woodlandtrust.org.uk)  
To: [Planning Online](#)  
Cc: [campaigning@woodlandtrust.org.uk](mailto:campaigning@woodlandtrust.org.uk)  
Subject: FAO Helen Atkinson - Woodland Trust comments on application APP/2023/0872  
Date: 13 July 2023 11:57:17  
Attachments: [Woodland Trust comments on application APP-2023-0872.pdf](#)

---

Dear Helen,

Thank you for the opportunity to comment on the above application; please find attached the Woodland Trust's response.

Kind regards,  
Nicole Moses

Nicole Moses  
Campaigner - Woods Under Threat

Email: [campaigning@woodlandtrust.org.uk](mailto:campaigning@woodlandtrust.org.uk)

[Woodland Trust, Kempton Way, Grantham, Lincolnshire, NG31 6LL](#)  
[0330 333 3300](tel:03303333300)  
[woodlandtrust.org.uk](http://woodlandtrust.org.uk)



Woodland Trust



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<http://www.woodlandtrust.org.uk>

Aberdeenshire Council  
Viewmount  
Arduthie Road  
Stonehaven  
AB39 2DQ

13<sup>th</sup> July 2023

Dear Helen Atkinson,

Reference: APP/2023/0872

Proposal: Conditions 1 (a) Siting, Design, Layout, External Appearance, Finishing Materials; (b) Design Statement; (c) Landscaping; (d) Levels Survey and Site Sections; (e) Means of Access; (f) Car Parking and Turning Areas; (g) Footpaths to B994 and B987, including Bus Stops; (h) Flood Risk Assessment; (i) Details of Water Bodies, including Method Statements; (j) Foul and Surface Water Disposal; (k) Waste Management Plan of Planning Permission in Principle APP/2017/0288 | Land Beside Woodside Croft Midmill Kintore Aberdeenshire

Objection – impact to Gauch Hill Wood

The Woodland Trust is the UK's leading woodland conservation charity. We have four main aims: ensuring no further loss of ancient woodland, restoring and improving woodland biodiversity, increasing new native woodland creation and increasing people's understanding and enjoyment of woodland.

We own over 1,000 sites across the UK, covering over 30,000 hectares (ha). In Scotland we own and care for around 60 sites covering in excess of 11,300ha which include the 4,000ha Glen Finglas estate and significant urban forestry holdings in Glenrothes and Livingston. We combine the promotion of public access with forestry, farming and conservation of the natural and cultural heritage. We have over 500,000 members and supporters.

We are an evidence-led organisation, using existing policy and our conservation and planning expertise to assess the impacts of development on ancient woodland and ancient and veteran trees. Planning responses submitted by the Trust are based on a review of the information provided as part of the application to the local authority.

#### Damage to LEPO Woodland

The Trust objects to this planning application due to the risk of deterioration of the ecological condition of Gauch Hill Wood (grid ref: NJ7871615002), a Long-Established woodland of Plantation Origin (LEPO) designated on NatureScot's Ancient Woodland Inventory (AWI). Our main concerns relate to:

- Intensification of human activity and recreational disturbance.
- Fragmentation of the woodland from adjacent semi-natural habitats.

Noise, light and dust pollution.  
Threats to long-term retention of trees from increased safety concerns.  
Adverse hydrological impacts.  
Potential introduction of invasive non-native species to the woodland.  
Potential for increased boundary issues.  
Cumulative effect of the above impacts resulting in long-term deterioration.

### Ancient Woodland

NatureScot's Ancient Woodland Inventory<sup>1</sup> has three main categories of woodland, all of which are of value for their biodiversity and cultural value by virtue of their antiquity:

Ancient Woodland (1a or 2a) - Interpreted as semi-natural woodland from maps of 1750 (1a) or 1860 (2a) and continuously wooded to the present day. If planted with non-native species during the 20th century they are referred to as Plantations on Ancient Woodland Sites (PAWS).

Long Established of Plantation Origin (1b or 2b) - Interpreted as plantation from maps of 1750 (1b) or 1860 (2b) and continuously wooded since. Many of these sites have developed semi-natural characteristics, especially the oldest ones, which may be as rich as Ancient Woodland.

Other woodlands on 'Roy' woodland sites (3) - Shown as unwooded on the 1st edition maps but as woodland on the Roy maps. Such sites have, at most, had only a short break in continuity of woodland cover and may still retain features of Ancient Woodland.

As detailed within the AWI, LEPO woodland can develop important characteristics and be considered as rich as ancient woodland. Where LEPO woodland sites are also recorded on the Native Woodland Survey of Scotland, it is likely that such sites will have a majority native canopy cover and should therefore be protected in line with national planning policy.

### National Planning Policy

Scottish Government adopted the National Planning Framework 4 (NPF4) on 13<sup>th</sup> February 2023. Policy 6 (Forestry, woodland and trees) states the following:

- “(b) Development proposals will not be supported where they will result in:
- i. Any loss of ancient woodlands, ancient and veteran trees, or adverse impact on their ecological condition
  - ii. Adverse impacts on native woodlands, hedgerows and individual trees of high biodiversity value, or identified for protection in the Forestry and Woodland Strategy;
  - iii. Fragmenting or severing woodland habitats, unless appropriate mitigation measures are identified and implemented in line with the mitigation hierarchy;

---

<sup>1</sup> <https://www.nature.scot/doc/guide-understanding-scottish-ancient-woodland-inventory-awi>

### Local Planning Policy

The Council should also have regard for Policies E1 (Natural Heritage) and E3 (Forestry and Woodland) of the Aberdeenshire Local Development Plan 2023 with respect to the protection of the natural environment.

### Impacts to LEPO woodland

This application is for a large-scale residential development adjacent to an area of LEPO woodland. We are therefore concerned about the following potential detrimental impacts:

Intensification of the recreational activity of humans and their pets can result in disturbance to breeding birds, vegetation damage, trampling, litter, and fire damage.

Fragmentation as a result of the separation of adjacent semi-natural habitats, such as small wooded areas, hedgerows, individual trees and wetland habitats.

Noise, light and dust pollution occurring from adjacent development, during both construction and operational phases.

Where the wood edge overhangs public areas, trees can become safety issues and be indiscriminately lopped/felled, resulting in a reduction of the woodland canopy and threatening the long-term retention of such trees.

Adverse hydrological impacts can occur where the introduction of hard-standing areas and water run-offs affect the quality and quantity of surface and ground water. This can result in the introduction of harmful pollutants/contaminants into the woodland.

Development can provide a source of non-native and/or invasive plant species and aids their colonisation of the woodland;

Where gardens abut woodland or the site is readily accessible to nearby housing, it gives the opportunity for garden waste to be dumped in woodland and for adjacent landowners to extend garden areas into the woodland. It can also create pressure to fell boundary trees because of shade and leaf fall and interference with TV reception. It also forces boundary trees to be put into tree safety inspection zones resulting costs for neighbours and increasingly comprehensive felling.

When land use is intensified such as in this situation, woodland plant and animal populations are exposed to environmental impacts from the outside of a woodland. In particular, the habitats become more vulnerable to the outside influences, or edge effects, that result from the adjacent land's change of use. These can impact cumulatively on LEPO woodland - this is much more damaging than individual effects.

We note that the Preliminary Ecological Appraisal (PEA) as outlined in the Construction Environmental Management Plan (CEMP) has not been submitted to accompany this development. We ask that this report is published to the planning portal for assessment.

### Mitigation

Detrimental edge effects have been shown to penetrate woodland causing changes in woodland characteristics that extend up to three times the canopy height in from the forest edges. As such, it is necessary for mitigation to be considered to alleviate such impacts.

Potential mitigation approaches for the protection of LEPO woodland are outlined in our Planners' Manual<sup>2</sup>. Such approaches would help ensure that the development meets policy requirement and guidance, including:

- Measures to control noise, dust and other forms of water and airborne pollution.
- Sympathetic design and use of appropriate lighting to avoid light pollution.
- Producing and funding an access management plan for the woodland, and/or providing alternative natural greenspace to reduce additional visitor pressure.
- Implementation of an appropriate monitoring plan to ensure that proposed measures are effective over the long term and accompanied by contingencies should any conservation objectives not be met.
- Adhering to BS 5837:2012 to provide adequate tree and root protection.
- Retaining and enhancing natural habitats around LEPO woodland to improve connectivity with the surrounding landscape.
- Introduction of sympathetic management for neglected woodlands or trees.

### Buffering

Buffering LEPO woodland can be an ideal mitigation measure as buffer zones can be used to establish distance between the development and habitat, which helps to alleviate harmful impacts, while also creating new areas of habitat around the woodland. This development should allow for a buffer zone of at least 50 metres to prevent adverse impacts such as pollution and disturbance and ensure avoidance of root damage.

The buffer should be planted before construction commences on site. HERAS fencing fitted with acoustic and dust screening measures should also be put in place during construction to ensure that the buffer zone does not suffer from encroachment of construction vehicles/stockpiles, and to limit the effects of other indirect impacts.

### Conclusion

The Trust objects to this planning application on the basis of indirect impacts to LEPO woodland. The applicant should seek to ensure that the adjacent woodland is sufficiently protected by providing a suitable buffer zone to the development. Where appropriate mitigation is not achievable then the application should not be taken forward.

Any development that has adverse ecological impacts on LEPO woodland should not be supported by the Council in line with the recently updated NPF4 and the Local Development Plan unless the applicant is able to demonstrate that loss and deterioration will be avoided.

If you would like clarification of any of the points raised above, then please do not hesitate to contact us via [campaigning@woodlandtrust.org.uk](mailto:campaigning@woodlandtrust.org.uk).

---

<sup>2</sup> <https://www.woodlandtrust.org.uk/media/46447/planning-for-ancient-woodland-and-veteran-trees.pdf>

Yours sincerely,

Nicole Moses  
Campaigner – Woods Under Threat  
Woods Under Threat Team

From: [Helen Atkinson](#)  
To: [Planning Online](#)  
Subject: FW: APP/2023/0872  
Date: 13 July 2023 16:01:04  
Attachments: [image001.png](#)

---

Please can you treat this as a rep too

Kind regards

Helen

Helen Atkinson  
Senior Planner (Development Management)  
Planning and Economy  
Environment and Infrastructure Services

Email: [helen.atkinson@aberdeenshire.gov.uk](mailto:helen.atkinson@aberdeenshire.gov.uk)  
Telephone: 01467 469880  
Website: <https://www.aberdeenshire.gov.uk/planning/>

Please note I work 9 day fortnight with every 2<sup>nd</sup> Monday being taken off.

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Website: <https://www.aberdeenshire.gov.uk/planning/>  
Keep up to date online with any changes to Planning Services.

Your feedback is important to us and helps us to improve our service – we value your [comments](#).

Freedom of Information request: Please send your enquiry to [foi@aberdeenshire.gov.uk](mailto:foi@aberdeenshire.gov.uk)



---

From: Helen Lovelady [REDACTED]  
Sent: Thursday, July 13, 2023 3:52 PM  
To: Helen Atkinson <[helen.atkinson@aberdeenshire.gov.uk](mailto:helen.atkinson@aberdeenshire.gov.uk)>  
Cc: Planning <[planning@aberdeenshire.gov.uk](mailto:planning@aberdeenshire.gov.uk)>  
Subject: APP/2023/0872

Dear Ms Atkinson,



I am writing to voice my concerns over the proposed development at Midmill, Kintore. I understand that with the new train station and growing population, Kintore will very likely be developed, that makes sense, however, I am greatly troubled at the pressure to add more houses to a compact area, without providing recognising the positive impact of 'nature' and social provision to the people and children of Kintore.

The area proposed has long been an area where people have walked by themselves, with dogs or ridden bikes. It has been such a great area to meet people and make new friends. I've had some amazing conversations with people, just because we have bumped into each other whilst out walking.

The social part of the community is vital to our wellbeing and this is why I believe, the proposed 'Town Park' is simply not enough. The town of Kintore needs more, for existing and future generations. When I look at nearby towns, they have so much more accessible green areas, skate parks, tennis courts etc. Why should Kintore lose out to such amenities?

Looking at the plans, I am also concerned about other factors:

\*The number of parking spaces proposed. If there are going to be events on, more spaces will be required. When there is something on at the school playing field, the school car park is full, and cars are parked along School Road. I am a resident of Birch Wood and we already have problems with people parking along the initial part of the street, up to the corner. This has been brought to the attention of the council before, with no helpful result. My concern is that this will worsen with inadequate parking.

\*The road that is proposed to be built opposite the Sainsbury's/Rebecca Carr entrance/exit. This brings concern, as this area can be quite busy, especially at certain times of the day.

\* The roundabout proposed near the existing roundabout by Tumulus way. A bigger plan needs to be thought of regarding the amount of traffic that comes to and from this area. It is a main thoroughfare for traffic from Kemnay and Kintore, who wish to travel towards Aberdeen. There are also HGV's that regularly use these roads. I don't see how two roundabouts, so close together, will help the traffic flow.

Better access onto the A96 needs to be considered. There are often tailbacks along the B987, due to the amount of traffic already heading along the A96 towards Aberdeen, usually at speed. I recognise these latter points are likely too late to be considered, but felt I needed to add them.

I believe an open minded approach (along with Kintore Community Council), needs to be taken into the future development of Kintore, so that it becomes a thriving, positive community, making positive changes for current residents and generations to come.

Kind Regards,  
Helen Lovelady  
15 Birch Wood  
Kintore  
AB51 0QN

**From:** [REDACTED]  
**To:** [Helen Atkinson](#)  
**Cc:** [Planning Online](#)  
**Subject:** APP 2023 0872 representation  
**Date:** 13 July 2023 16:41:25  
**Attachments:** [APP 2023 0872 objection pd.pdf](#)

---

I submitted an online comment, but the notification indicated that my comments had been truncated, so I have submitted them as a letter of representation. See attached.

***Paul Davison***

[Sangara, Fullerton Farm, Thainstone, Kintore, Inverurie, Aberdeenshire, AB51 0YR](#)

[REDACTED]

Sangara, Fullerton Farm,  
Thainstone, Kintore, Inverurie,  
Aberdeenshire. AB510YR

13 July 2023

### APP/2023/0872 Kintore Town Park enabling development

Dear Ms Atkinson,

APP/2023/0872 is an enabling development for a Kintore town park. Its prime purpose is to deliver a Town Park for Kintore. This was established by approval of planning permission in principle in 2015.

The 2006 development brief states the town park should be "capable of accommodating "sports pitches, associated parking, a large play area, semi-formal areas and a pavilion. ..The sports provision and other elements should be related to current need within the area and planned in association with the community." It is unfortunate that the town park design has only been discussed between the council and the developer, and hasn't involved the community. It would appear that the majority public opinion in Kintore now is that the town park as proposed in APP/2023/0872 site plans and design and access statement does not meet the community's current requirements.

The proposed 120m x 120m grass square is insufficient to accommodate two full-size football pitches of the size we already have at Midmill, and does not meet the desires of a significant section of the community who consider outdoor tennis courts and/or a skateboard park would be more appropriate for our schoolchildren and adults. The LLA don't seem to have considered other options to the 20m square grass pitch - as they haven't consulted the Kintore community. Since 2006 Kintore has acquired three full-size football pitches with changing rooms, two artificial-surface multipitches and a rough grass football pitch, and lost its previous outdoor tennis courts. The proposed pavilion and car park are inadequate to support two football teams, officials, coaches and parents in any case, and would inevitably result in overflow parking in the new estate.

Outdoor tennis courts and a suitable pavilion and car park, both smaller than those required for 4 football teams could be built for not much more than the proposed expenditure on the grass pitches and football pavilion. A tennis club model of the type used in Aboyne, Banchory and Westhill would meet the strategies of Tennis Scotland, NESLTA and Kintore's own LTA tennis coach, to promote tennis as a sport benefitting our schoolchildren (and adults).

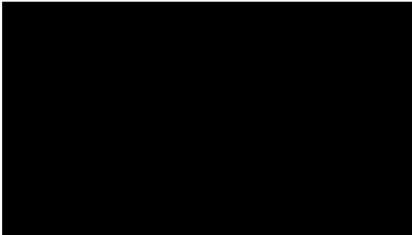
The 2015 Community Action Plan for Kintore, made following consultations made by the Garioch Partnership, highlighted the need for a community sports centre and community hub, like the AXIS Centre in Newmachar, and called for a skate park for our youths. Skateboard parks can be enjoyed by one person or many, and tennis played by a minimum of two players, not the 22 required for football. As skateboard parks and tennis courts have popular local support it is likely that the interested groups would apply for fundraising from the several sources available to provide any additional funding required on top of the developer's obligation to build their facilities. Tennis courts with a clubhouse and a skateboard park would provide more opportunity for people of all ages, but mainly teenagers, to mix socially in a safe and friendly environment.

The developer is now proposing a town plan 3.513 ha big, a reduction from the 3.8 ha proposed in 2020, and a big reduction from the 4.5 ha set out in the 2006 development brief. A minimum size 3.8 ha was size specified by the Garioch Area Committee in 2015, and was a condition of

approval of the planning permission in principle. This condition was removed by the council when they revised the planning permission in principle in 2019, because they said the minimum size specification of 3.8 ha was now part of the s.75 legal agreement between the developer and the council. This means that the town park must be a minimum size of 3.6 ha, not the 3.513 ha proposed in the application.

The Town Park enabling development is surely the opportunity to provide the community with the benefits a proper town park provides. The current proposals in APP/2023/0872 will not provide that, and as this is an enabling development to deliver a Kintore town park, planning permission should be refused.

Yours sincerely,



Dr Paul Davison

Ms. Helen Atkinson  
Planning Service  
Aberdeenshire Council  
Gordon House  
Blackhall Road,  
Inverurie, AB51 3WA

**From:** [Helen Atkinson](#)  
**To:** [Planning Online](#)  
**Subject:** FW: APP/2023/0872 Town Park Enabling Development  
**Date:** 14 July 2023 08:51:27  
**Attachments:** [APP 2023 0872 objection BAD.pdf](#)  
[image001.png](#)

---

Please treat me as a rep

Kind regards

## Helen

Helen Atkinson  
Senior Planner (Development Management)  
Planning and Economy  
Environment and Infrastructure Services

Email: [helen.atkinson@aberdeenshire.gov.uk](mailto:helen.atkinson@aberdeenshire.gov.uk)  
Telephone: 01467 469880  
Website: <https://www.aberdeenshire.gov.uk/planning/>

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---

**Sent:** Thursday, July 13, 2023 8:45 PM  
**To:** Helen Atkinson <[helen.atkinson@aberdeenshire.gov.uk](mailto:helen.atkinson@aberdeenshire.gov.uk)>  
**Cc:** Planning <[planning@aberdeenshire.gov.uk](mailto:planning@aberdeenshire.gov.uk)>  
**Subject:** APP/2023/0872 Town Park Enabling Development

Ms Atkinson,

Pease find attached my objection to APP/2023/0872, the enabling development for the Kintore Town Park

***Bridget Davison***

☒ Sangara, Fullerton Farm, Thainstone, Kintore, Inverurie, Aberdeenshire, AB51 0YR



Sangara, Fullerton Farm,  
Thainstone, Kintore, Inverurie,  
Aberdeenshire. AB510YR

13 July 2023

### APP/2023/0872 Kintore Town Park enabling development

Dear Ms Atkinson,

The site plan shows that vehicular access to the town park is made from the proposed roundabout on the B994/B987 via an estate access road which forms the boundary between the open space and the housing. The town park car park is next to the road. It is inevitable that visitors to and residents of the houses in the adjacent streets will use the car park if space is not available at their properties –indeed the design and access statement states this. The car park has 18 spaces, reduced from the 20-space car park proposed in 2020. This is totally inadequate for the traffic expected if there is football practice or football games on pitches on the grass square. Davidson Park has 55 parking spaces and is regularly full. Any sports operation on the pitches will require additional equipment to that which can be stored in the pavilion, Every similar pavilion in Garioch has an ISO shipping container next to it to store the equipment needed. The inevitable requirement for a container here will reduce the parking capacity even more or reduce the available open space.

The proposed 120m grass square area only appears to be suitable for use as two small football pitches, and therefore generally unavailable for use by other sports. The Sports Scotland pitch strategy three visions where sport is more widely available to all, where sporting talent is recognised and nurtured, and achieving and sustaining world class performances in sport. As we have adequate provision for football games and football training already in Kintore, it would be appropriate to provide facilities for another popular sport, such as tennis or skateboarding/BMX sports. Funding should generally be available to supplement any additional costs above the level of the developer's obligation.

Nature Scotland's *Developing Open Space Standards* states "the over-provision of certain types of open space either as a result of planning policy promoting these typologies (for example, equipped play areas) or simply because they are easy to specify and cost (for example, Multi-Use Games Areas). PAN 65 states: "The planning system performs two key functions in relation to open space: protecting areas that are valuable and valued; and ensuring provision of appropriate quality in, or within easy reach of, new development." The provision of tennis courts and/or a skateboard park in the Kintore town park could eliminate any concerns about not meeting the requirements of these two standards by providing another grass pitch.

The eleven properties at the west end of the housing estate have gardens that butt right up to the trees at Gauchhill wood. These are likely to be harmful to the trees and to wildlife in the woods; there should be a significant buffer zone, say 20-30 m of the woods, where no houses or gardens should encroach, as recommended by the Woodland Trust. This would avoid the problems experienced in the Beech Wood houses where branches overhang their gardens and have required extensive tree surgery and tree removal.

The design and access statement states that only 10% of the total 169 houses will be 'affordable homes', i.e. 17 affordable homes, as this is all the section 75 agreement requires. However only a few of these, believed to be 8, will be single floor cottage flats. There is no indication as to how many of these flats or other houses will be accessible by wheelchair or compliant with government's Age, Home and Community strategy. There should be more consideration for accommodation for older people with accessibility needs.

As this is an enabling development to deliver a town park for the Kintore community and the Kintore community haven't been consulted on the current needs for the town park, this application only allows us to accept or reject the third party proposals. As the proposed arrangements clearly don't meet our needs, I prefer the status quo, which offers 11.7ha of open space for recreation alongside Gauchhill wood, and, in particular dog-walking. The popularity of this use is shown by the strong desire lines across the site, which have been accepted by the community council as candidates for adoption by Aberdeenshire Council as core paths if this development doesn't go ahead. The developer responded "No" to the question: "Are you proposing any change to public paths, public rights of way or affecting any public right of access?" on the application form. The design and access statement highlights the pedestrian links to

Gauchhill woods, shows informal pedestrian path links to the housing to the north of the site, and a route to the NE to link to Tuach Hill, as specified in the 2019 Open Space audit, but the pedestrian link to the SE, to the Tuach Burn and Midmill industrial estate paths is inadequate. However the development will also remove the existing informal network of paths, and the paths connecting the existing open space with the east and the south. The experience of walking on the site will be much diminished for many people if this application is approved.

Therefore please refuse this application.

Yours sincerely,



Bridget Davison

Ms. Helen Atkinson  
Planning Service  
Aberdeenshire Council  
Gordon House  
Blackhall Road,  
Inverurie, AB51 3WA



From: [Helen Atkinson](#)  
To: [Planning Online](#)  
Subject: FW: Kintore Town Park  
Date: 14 July 2023 09:00:25

---

Please treat me as a rep

Kind regards

Helen

Helen Atkinson  
Senior Planner (Development Management)  
Planning and Economy  
Environment and Infrastructure Services

Email: [helen.atkinson@aberdeenshire.gov.uk](mailto:helen.atkinson@aberdeenshire.gov.uk)  
Telephone: 01467 469880  
Website: <https://www.aberdeenshire.gov.uk/planning/>


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Sent: Thursday, July 13, 2023 4:34 PM  
To: Helen Atkinson <[helen.atkinson@aberdeenshire.gov.uk](mailto:helen.atkinson@aberdeenshire.gov.uk)>  
Cc: [planning@aberdeenshire.gov.uk](mailto:planning@aberdeenshire.gov.uk)  
Subject: Re: Kintore Town Park

>  
> APP/2023/0872  
>  
> I object to the idea that a town park is a stretch of grassland (if that)  
>  
> We need investment into the people that will use the area, an outdoor gym, space for clubs (e.g the use of Kellands has both rugby and cricket) tennis courts that have been promised to be returned and a skate park/bike track should all be part of the planning for a town park suitable for the size of the town that Kintore is swiftly becoming.  
>  
> There is little for younger people in the area and the over use of the tiny play park near Hallforest Place shows the demand is there.  
>  
> Also, our spaces cater for younger people, we need to invest in the older children. They already have to be bussed to the nearby academy rather than have their own academy in the village, despite the fact we have not one, but 2 primaries! The route for them to reach spaces in Kemnay or Inverurie makes it precarious for them to get there without getting on the roads. If they were given the opportunity for recreational spaces in the village it

would prove a draw for others to come and spend time/money in the area.

>

> If possible, I would like a response to this email address of what the future plans may be after the closing date for the application.

>

> Kind regards,

>

> Sarah Heathcote

21 Price Close

Kintore

Aberdeenshire

Ab51 0ns

From: [Helen Atkinson](#)  
To: [Planning Online](#)  
Subject: FW: APP/2023/0872  
Date: 14 July 2023 08:59:46

---

Please add address to this rep - received in time : -)

Kind regards

Helen

Helen Atkinson  
Senior Planner (Development Management)  
Planning and Economy  
Environment and Infrastructure Services

Email: [helen.atkinson@aberdeenshire.gov.uk](mailto:helen.atkinson@aberdeenshire.gov.uk)  
Telephone: 01467 469880  
Website: <https://www.aberdeenshire.gov.uk/planning/>

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-----Original Message-----

Sent: Thursday, July 13, 2023 6:11 PM  
To: Helen Atkinson <[helen.atkinson@aberdeenshire.gov.uk](mailto:helen.atkinson@aberdeenshire.gov.uk)>  
Cc: Planning <[planning@aberdeenshire.gov.uk](mailto:planning@aberdeenshire.gov.uk)>  
Subject: Re: APP/2023/0872

\* email edit - Address added

Mrs Gwen Urquhart  
10 Kingsfield Road  
Kintore  
Inverurie  
Aberdeenshire  
AB510UB

>

> Good afternoon,

>

> Following a review of the proposed town park plans, I reject these current plans as the grass area allocated for sports is not sufficient.

>

> Additional areas should be allocated for the opportunity of the community to fundraise to erect a skate park or other permanent feature.

>

> I would like to highlight the fact that this is due to be the LAST green space available for development within Kintore.

> The council have the responsibility to ensure land is allocated and used wisely for the Community. Thus with the Community having the majority say as to how it is used.

>

> The overall area allocated is insufficient to accommodate the growing village. There has also been no foresight with regards to allocating an area easily accessible for an Academy, sporting amenities, petrol station.

>

> Kind regards

> Gwen Urquhart

From: [Helen Atkinson](#)  
To: [Planning Online](#)  
Subject: FW: Planning Objection at Kintore Town Park 2032/0872  
Date: 13 July 2023 17:07:33  
Attachments: [image001.png](#)

---

Please action – think she missed her address of first email

Kind regards

Helen

Helen Atkinson  
Senior Planner (Development Management)  
Planning and Economy  
Environment and Infrastructure Services

Email: [helen.atkinson@aberdeenshire.gov.uk](mailto:helen.atkinson@aberdeenshire.gov.uk)  
Telephone: 01467 469880  
Website: <https://www.aberdeenshire.gov.uk/planning/>

Please note I work 9 day fortnight with every 2<sup>nd</sup> Monday being taken off.

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---

Sent: Thursday, July 13, 2023 4:18 PM  
To: Helen Atkinson <[helen.atkinson@aberdeenshire.gov.uk](mailto:helen.atkinson@aberdeenshire.gov.uk)>  
Subject: Re: Planning Objection at Kintore Town Park 2032/0872

Home address Included

On Thu, 13 Jul 2023 at 14:31, [REDACTED]

FAO Helen Atkinson and the Planning Team

I object to the above current Kintore Town planing proposals.

I would definitely not like to see another football pitch. We already have a pitch with plenty of parking spaces already at Midmill next to C&M McDonald car sales.

I would like to suggest 2/4 tennis courts with a pavilion so that a local tennis club could be set up. This would cater for the young and old tennis fans in the Kintore area.

I would also like to suggest an allocated green space eg picnic area with wooden benches/tables and shrubs/trees. This would allow all ages of the local community to enjoy the Town Park - not just those interested sport related activities.

Yours faithfully

Linda McIntosh , 3 Harthills View, Kintore, Aberdeenshire AB51 0SH

From: [Helen Atkinson](#)  
To: [Planning Online](#)  
Subject: INVALID REP APP/2023/0872  
Date: 14 July 2023 14:33:17  
Attachments: [10588197-Public Comment-INVALID REP - NO POSTAL ADDRESS - THOMSON, KENNY.pdf](#)  
[image001.png](#)

---

Please can you make this rep valid – the chap has left a voicemail message advising his address

5 Newlands Drive  
Kintore  
AB51 0AF

Kind regards

Helen

Helen Atkinson  
Senior Planner (Development Management)  
Planning and Economy  
Environment and Infrastructure Services

Email: [helen.atkinson@aberdeenshire.gov.uk](mailto:helen.atkinson@aberdeenshire.gov.uk)  
Telephone: 01467 469880  
Website: <https://www.aberdeenshire.gov.uk/planning/>

Please note I work 9 day fortnight with every 2<sup>nd</sup> Monday being taken off.

Please remember to submit all planning applications, including revised drawings and additional supporting information via the [National ePlanning Portal](#)

Website: <https://www.aberdeenshire.gov.uk/planning/>  
Keep up to date online with any changes to Planning Services.

Your feedback is important to us and helps us to improve our service – we value your [comments](#).

Freedom of Information request: Please send your enquiry to [foi@aberdeenshire.gov.uk](mailto:foi@aberdeenshire.gov.uk)



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From: [helen.atkinson@aberdeenshire.gov.uk](mailto:helen.atkinson@aberdeenshire.gov.uk) <[helen.atkinson@aberdeenshire.gov.uk](mailto:helen.atkinson@aberdeenshire.gov.uk)>  
Sent: Friday, July 14, 2023 2:25 PM  
To: Helen Atkinson <[helen.atkinson@aberdeenshire.gov.uk](mailto:helen.atkinson@aberdeenshire.gov.uk)>  
Subject: IDOX EDRMS: 'Email to Me'

From: [Helen Atkinson](#)  
To: [Planning Online](#)  
Subject: FW: APP/2023/0872  
Date: 14 July 2023 08:59:14  
Attachments: [image002.png](#)  
[image001.png](#)

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Please treat me as a rep too....

Kind regards

Helen

Helen Atkinson  
Senior Planner (Development Management)  
Planning and Economy  
Environment and Infrastructure Services

Email: [helen.atkinson@aberdeenshire.gov.uk](mailto:helen.atkinson@aberdeenshire.gov.uk)  
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Freedom of Information request: Please send your enquiry to [foi@aberdeenshire.gov.uk](mailto:foi@aberdeenshire.gov.uk)



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From: [REDACTED]  
Sent: Thursday, July 13, 2023 8:24 PM  
To: Helen Atkinson <[helen.atkinson@aberdeenshire.gov.uk](mailto:helen.atkinson@aberdeenshire.gov.uk)>  
Cc: [REDACTED]  
<[planning@aberdeenshire.gov.uk](mailto:planning@aberdeenshire.gov.uk)>  
Subject: APP/2023/0872



Today is the deadline day for submissions relative to the above application.

Below are a few observations from me, from my experiences of what's happened over the years.

The Comm Council tried hard to get an Academy in Kintore. It adds status to a town and provides opportunities for e.g. recreational facilities and a swimming pool.

Kintore lost out on that, with Kemnay Secondary expanded and the old Inverurie one replaced by a fantastic building (incl a swimming pool). So, end of story re a pool here then.

However, Kintore got another (really good) Primary school and the possibility of a pedestrian and cycle track to Kemnay Academy is being explored, I believe!

To get to the point though!

120m x 120m is not a large open space (ave size of a UK football pitch), so that dictates its usage. Some debate was had as to whether that area should include the suds. Sorry, I can't recall the outcome.!

The generosity of the McDonalds (garage), who own the land, and Pitbee (turf suppliers) got us the grass pitches at Midmill. Arguably and combined with those at or near the school, there's enough football facilities!

More debate was had regarding the pavilion, which will be single storey. An early request (by the Community Council) was that the foundations and walls be made strong enough to add a further storey if thought necessary in the future (maybe a function facility etc) - not supported though.!

However, someone else has suggested public toilets in the area. With a bit of creative thinking by the planners / developers, maybe something could be agreed for the pavilion toilets to be 24 hour accessible to the public, whilst not compromising the security of the building itself.

So, and going back to past requests for facilities. With limited space, a skate park perhaps, in an area as far away from the houses as possible to limit disturbance.

Tennis courts have been high on wish lists, since the original 2 courts were sacrificed to make way for the new school (Kintore Primary) and not replaced. There were plenty of people showing an interest when we last asked whether courts would be used.

Having seen and been impressed with outdoor gym equipment in other towns (Nairn in particular readily springs to mind) and not requiring much of the available land, surely it's a possibility, as is a running track/s and for the same reason.

It's not a big space, so realism required, but the above, small scale additions may be possible. Also, squeeze in a basketball court maybe.??!

Please add these comments, from a Kintore resident and past Community Councillor member

Thanks

Kenny Thomson



# Comments for Planning Application APP/2023/0872

## Application Summary

Application Number: APP/2023/0872

Address: Land Beside Woodside Croft Midmill Kintore Aberdeenshire

Proposal: Conditions 1 (a) Siting, Design, Layout, External Appearance, Finishing Materials; (b) Design Statement; (c) Landscaping; (d) Levels Survey and Site Sections; (e) Means of Access; (f) Car Parking and Turning Areas; (g) Footpaths to B994 and B987, including Bus Stops; (h) Flood Risk Assessment; (i) Details of Water Bodies, including Method Statements; (j) Foul and Surface Water Disposal; (k) Waste Management Plan of Planning Permission in Principle APP/2017/0288  
Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Louise Young

Address: 11 Wyness Place Kintore

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hello, I don't object to the land being used for residential housing but I do object to the lack of bungalows on the plans. Are there any bungalows in the plans? I feel there is a real lack of suitable housing for the older gen/grandparents who would like to move to the village or for the ageing residents who perhaps want to down size and move to a single story house...I think the village could really benefit from having a broader range of residents. Seems to be mostly families with working parents. Attracting the older generation would surely benefit the local businesses too (day time trade) and be great for families to have grandparents closer by so they can help each other out. Bungalows get sold so quickly here that there is clearly a demand for them in the village.

# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Mr Paul Young

Address: 6 Golfview Road Bieldside Aberdeen

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: It's about time this site stopped being a political football and was developed to deliver the community facilities for Kintore.

# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Margaret Lindsay

Address: 7 Allandale Gardens Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: When looking at housing development that has been allowed by the council over the past 10 and more years I feel the community has been badly served. Not even mentioning the debacle of our supposed central town park..there is a lack of variety in types of housing. There seems no thought to an aging population who need single story housing the lack of which has pushed up the prices of 3/3bedroomed bungalows so high that downsizing is made difficult for those with larger family houses. Many have been lured into Kintore by previous plans of higher education school, better shopping facilities etc. More thought should go into a balanced development of Kintore.

# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Mr Martyn Blackburn

Address: 2 Price Close Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal as I feel there has been no public consultation with the local community to decide what we actually feel our community would want to utilise this space.

Personally I would like to see a modern play park for the youngest generation- toddlers to juniors, as opposed to facilities for solely aimed at teenagers and above.

# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Ms Lynsey Nicol

Address: Iona Cottage Midmill, Kintore Inverurie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development for several reasons.

The first regards the Pedestrian Crossing Assessment, which I consider to be inaccurate. It only took into account 9 properties. There are 37 houses that are located at the south side of the B994, the traffic island is too far up for the majority of those that cross on a daily basis. Also the assessment of pedestrian usage was conducted in the depths of winter, February of 2021, during Covid restrictions. This factor will have affected results considerably.

The survey does not seem to address the possibility of pedestrians crossing in the opposite direction. The houses proposed will no doubt have families, and many of those will want to cross the B994 to access the Midmill football field.

The speed restrictions are rarely adhered to, it is extremely dangerous trying to cross. I have witnessed on several occasions cars passing on the wrong side of the traffic island so as to not slow down. For this reason, I would highly recommend a Puffin crossing over a Zebra crossing.

A second issue are the plans are very vague regarding the junction of the B994 and the B987. Being the main road into Kintore and a main route to Kemnay, this needs much more clarity.

An issue which does not seem to have been addressed at all is consideration about access to education for these new houses. Kemnay Academy is over capacity and will be unable to cope

with a sudden influx of many more pupils.

The town park. There has been no public consultation for the residents of Kintore, whom this park is for, and it now appears to be too late for that. Building a park without talking to the people who want to use it, is senseless.

Obviously Kintore want, and deserve, a Town Park - but one that serves our needs. The pavilion is too small by far. The parking facilities are completely inadequate, so those using the park will most likely park on those new residential streets. There is also no provision for public toilets.

The area is currently in constant use by walkers, dog walkers and children. It is full of wildlife and wildflowers. It provides access to the Gaughhill Woods from all directions. Retaining some of the perimeter of this wild area, with proper accessibility, would be a huge boon to the many that use this area. A playpark for younger children would be most welcome. There is a lot of support for tennis courts, and also a multi-wheel area for older kids. It needs to serve all of Kintore.

# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Amy Forsyth

Address: 60 Kingsfield Road Kintore Inverurie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The developer hasn't given true consideration to the needs of the community. There needs to be more consultation with members of the community to find out what is needed, not just the bare minimum of the expectations on the developer.



# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Mr Mark zhang

Address: 40 Birch Wood Kintore Inverurie

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: More public parking spaces are needed for town park. It will also need more facilities for people of Kintore, such as tennis court with lights, allotment etc.

# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Louise Young

Address: 11 Wyness Place Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If I recall correctly, when the original plans came out for this housing estate it included a skate or play park or similar, but this seems to have been replaced with a large patch of grass. Many children will reside in the new housing estate and will have to cross one of 2 busy roads (Gauchill road or School road) to access either Kintore play park or the play facilities at Midmill school. For a village the size of Kintore, we have a total lack of facilities for families and older children, therefore a skate park, tennis courts or similar would seem a more appropriate option. I appreciate these come with maintenance costs, but I don't believe the housebuilders should be permitted to build more family houses in a village that is already short on facilities. Perhaps if they were catering to the older generation and building mostly 2 to 3 bedroom bungalows, these plans would be acceptable, but it appears most of the housing is aimed at families. I'm sure the housebuilders stand to make huge profits from this development. I believe it is only right that some of that money should be invested into the community space to counterbalance the negative impact of additional residents putting strain on our already limited facilities.

# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Mr Donald Paterson

Address: Wester Tillybin Cottage Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Kintore is lacking play and activity space for children and teenagers, an appropriate playspace, skate park, basketball or football area would be a much better solution. Appropriate sized parking area, and picnic areas.

# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Mr Angus Cameron

Address: The firs midmill Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: More facilities for the size of town are required rather than an open space. The tennis courts that were removed to make way for the school carpark have never been reinstated. Use of the AstroTurf at the school was mentioned during this plans but is not freely accessible. A skate park or other facilities for the youth of the town with consultation with them is needed.

# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Lillian Paterson

Address: Wester Tillybin Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a shocking example of not wishing to truly generate a supported community.

The present facilities in the village are inadequate for the volume of users, if building more housing creates further pressure on existing services and facilities it is a failure on the part of the council to allow this to happen. In the proposed plans there is nothing to support avoidance of social issues which are already being seen at present, these can be navigated by creating a space that has a variety of equipment for all ages appropriate to occupy themselves. If we do not support an environment such as this, what else can we expect but antisocial behaviour as there is not a platform provided to release mentally or physically for the youth of the village.

A multifaceted facility that incorporated a ninja assault course for older children, a traditional playpark for younger children, a small bump track, skatepark, basketball area, exercise equipment, picnic seating with partially under cover area, grassy space and possibly a tennis court would be an asset to the whole community and utilised by all generations. The current proposal is not forward looking, and the community is unhappy with the poor effort in making the space truly beneficial.

There are also health and safety issues in the fact that any children in newly developed houses would have to cross several roads to access the current feeble park facility.

Come on council, I believe you can do better than this, be accountable, make your community proud, we will back you all the way if you can lead us and not let the developers steam roll you into something mediocre!! Look to Western Australia for their community spaces, they are inspirational and on multiple trips I have witnessed their use and the care that is taken of these valued spaces.

Warm Regards,  
Lillian Paterson

# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Mr Sean Wyness

Address: 44 Forest Road Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this application for this long overdue facility for the town of Kintore. Since the original zoning of almost 20 years ago, a generation of the community has missed out on the community facilities this development will bring.

Kintore and District Community Council's response appears to focus on the make-up of the Town Park. It is my understanding that the developers of the site are obliged to deliver the required area of land, pavilion, etc, as per the Section 75 legal agreement, to Aberdeenshire Council.

The ultimate use of the open space area is outwith the remit of the developers and should not be considered as a grounds for delay or refusal.

# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Mr Graeme Hay

Address: 4 Mill Road Port Elphinstone Inverurie

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this application in its fullest and in particular the delivery of the long awaited Town Park. This cannot be delayed any longer and we have a Developer who is delivering what is required under the Section 75 associated with the application and as agreed with Aberdeenshire Council., that being an area for use as a Town Park. Therefore the Community Council cannot object on the grounds of what is being provided within the Town Park as this is outwith the Developers control.



# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Ms Amy Sheldon

Address: Leylodge Schoolhouse Kintore Inverurie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposal in its current form as it appears that the proposers have reneged on their original promise to provide the neighbourhood with amenities.

A plain area of grass is a poor excuse of an amenity to the people of Kintore and surrounding areas. The houses to be built are family homes. Kintore has 2 primary schools and fills 70% of Kemnay Academy with teenagers yet there are no adequate amenities for this age group.

The swing parks currently provided are only sufficient for toddlers. We need something more, like tennis courts, a skate/bmx park, pool/pond area. Or at least a more adventurous and imaginative swing park on par with kemnay/inverurie/huntly etc. Even Monymusk is better provided for than Kintore, and with a much smaller population.

This is just greed on the house builders side to take so much and provide so little. They must do better.

# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Mr Steve Kitchener

Address: 11 Sunnyside view Kintore Inverurie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: At present I do not believe that the proposal for the community space outlined best serves our needs. There should be consultation with the Kintore community to see how best to use this space. In my opinion a large multiwheel skatepark would allow many more children (and some adults) who do not enjoy or play football regularly a place to go and exercise with friends. A skate park would not take up the full space either allowing for perhaps tennis courts / athletics tracks etc. We already have several large green spaces which accommodate football pitches and I do not see the need for any further. Yes skate parks can be costly but Banchory and Ellon have proved that the funds can be raised by a number of means. I also don't think that there is enough parking next to the pavilion which may lead to congestion on the surrounding streets.

# Comments for Planning Application APP/2023/0872

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Application Number: APP/2023/0872

Address: Land Beside Woodside Croft Midmill Kintore Aberdeenshire

Proposal: Conditions 1 (a) Siting, Design, Layout, External Appearance, Finishing Materials; (b) Design Statement; (c) Landscaping; (d) Levels Survey and Site Sections; (e) Means of Access; (f) Car Parking and Turning Areas; (g) Footpaths to B994 and B987, including Bus Stops; (h) Flood Risk Assessment; (i) Details of Water Bodies, including Method Statements; (j) Foul and Surface Water Disposal; (k) Waste Management Plan of Planning Permission in Principle APP/2017/0288

Case Officer: Helen Atkinson

## Customer Details

Name: Mr Howard Moles

Address: 8 Wyness Place Kintore Inverurie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If I recall correctly, when the original plans came out for this housing estate it included a skate or play park or similar, but this seems to have been replaced with a large patch of grass. Many children will reside in the new housing estate and will have to cross one of 2 busy roads (Gauchill road or School road) to access either Kintore play park or the play facilities at Midmill school. For a village the size of Kintore, we have a total lack of facilities for families and older children, therefore a skate park, tennis courts or similar would seem a more appropriate option. I appreciate these come with maintenance costs, but I don't believe the housebuilders should be permitted to build more family houses in a village that is already short on facilities. It appears most of the housing is aimed at families. I'm sure the house builders stand to make handsome profits from this development. I believe it is only right that some of that money should be invested into the community space to counterbalance the negative impact of additional residents putting strain on our already limited facilities.

# Comments for Planning Application APP/2023/0872

## Application Summary

Application Number: APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Sophie Halliwell

Address: 3 Hallforest Avenue Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These plans do not take into consideration the needs or wants of the locality.

Kintore is once again being treated as a small village and not a formal royal borough.

These plans are being pushed through without much consultation or input of the local residents, so please take this objection.

# Comments for Planning Application APP/2023/0872

## Application Summary

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Case Officer: Helen Atkinson

## Customer Details

Name: Miss Rebecca Linden

Address: 15 Carnie Brae Inverurie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposal because there is a shortage of facilities in kintore already and there's a lack of green space this land is known for flooding and kemnay academy is already over capacity without adding more kids to the school I think that roads and adding something for the younger children would be more beneficial to kintore instead of houses which will all be crammed together and be an eyesore for neighbours and overpriced

# Comments for Planning Application APP/2023/0872

## Application Summary

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Case Officer: Helen Atkinson

## Customer Details

Name: Mr Ian Ross

Address: Idlewilde Midmill Kintore

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to OBJECT to this development.

Nowhere in the application documents has the applicant explained that this development is necessary. Grants are available for creating sports facilities, community facilities and play parks.

Loss of Privacy, views and amenity

My property will be negatively affected by noise, overlooking, overshadowing, smells, light pollution, loss views, loss of privacy by this development.

At most points within my garden I will be overlooked by 2nd floor bedroom windows.

Side windows on plots 53 54 overlook our garden and rear of our house including our bedroom window.

Rear windows of plot 48 face and overlook my property directly. Upstairs windows of plots 49 through to 52 face my property.

Top floor rooms of plot 66, 67 overlook my property.

That is 9 properties adjacent overlooking my property,

I use my garden with my telescope to observe the night sky and this development will cause light pollution with streetlights and garden floodlights and so on.

We also like gardening and will be overlooked while outside on our property.

I have amateur radio transmitting equipment and a licence to lawfully operate it. Nearby houses will cause electromagnetic interference to me from domestic electronic equipment. Similarly some of the nearby plots may find that their domestic equipment has insufficient radio frequency immunity to reject RF signals.

Damage to the Natural environment.

Gauchill Wood is already hemmed in by housing to the north and east, including the loss of some open heathland where "Birchwood" development was built, historically the site of Kintore's cricket ground, and the A96 to the West.

This proposal places additional housing hard along the southern border. A short time before the Storm of November 2021 a number of large trees around the edge of "birchwood" were felled. This, I would suggest, contributed to greater wind damage when the storms came blowing from the north.

The plots in the south west corner, beside our outbuilding are right up against the current edge of the woodland. (Plots 53 to 65) Again, this will lead to problems as described by the Natural environment comment already returned within the application.

There is no buffer zone between the woodland and development areas. The same is true along the southern edge of the woodland.

Over the last 20 years I have seen fewer deer, fewer red squirrels and fewer badgers in this area as the population of Kintore exploded and the frequency of dog walkers within the woodland increased. Deer were a common sight, now they are absent from the wood.

This development, being so close up against the woodland will need to specify what measures are being taken to prevent damage from artificial light and from proximity to humans. (See Measure 18 of NPF4 policy 3(c) <https://www.nature.scot/doc/developing-nature-guidance>)

I do not see anything in the application that outlines how the development will mitigate the damage to the wood from the development. Including from light pollution. There is artificial lighting long the north edge of the woodland and in "birchwood" area. This development will surround it by artificial light completely.

Copied from the Nature Scotland website Measure 18 of NPF4 policy 3(c)

"Some of the biodiversity measures enhancing wildlife will themselves benefit from additional

measures to safeguard the animals supported.

Well planned wildlife friendly lighting will minimise its use and seek to avoid lighting natural habitats (especially woodland, grassland, ponds and bat foraging territories), with light shields or buffer zones of bushes, hedges and green screens used to keep light from these sensitive environments. Lighting duration can also be limited to necessary times (through use of sensors and timers), and LED bulbs specified that utilise light wavelengths that are less disruptive to wildlife (especially bats) and less attractive to night time invertebrates.

## Benefits to Nature

Artificial lighting, whether from outdoor lights or cast from lights within buildings, can negatively impact a large number of species either through attracting species or displacing natural movement to their detriment. Nocturnal mammals and bats in particular are known to be affected by artificial light that disrupts movement and foraging behaviour. Ongoing research on nocturnal insects such as moths has shown artificial lighting, including modern LED lights are affecting foraging behaviour and predation of a number of different invertebrate groups.

## Key Requirements

The consideration of wildlife friendly lighting is appropriate for most development, but particularly those larger developments incorporating external lights. Where lighting is necessary, lights should be shielded away from important habitat areas. This requires assessing lighting from both external and internal light sources, and modelling the fall of lighting on to any areas supporting biodiversity.

Plan the placement of screens, barriers, light shields and LED lights with wildlife friendly wave lengths, and consider the placement of lights in buildings and fittings and shades that will lesson light cast out of windows. Sensors to dim or switch off external and internal lights when not necessary can be considered where security concerns allow.

A plan with a clear statement recording the lighting actions taken is required so that future site managers can maintain and keep these features in place, and consider mitigating any changed or new lighting in the future. An overall site plan showing areas that are badly effected by light should identify future priorities for mitigation.

## Future Management

Lighting must be regularly inspected along with the mitigation measures to ensure that light pollution is minimised and that lights are functional with repairs carried out promptly. Where vegetation is used to screen areas from artificial light this needs to be maintained to remain effective, and dead or diseased vegetation replaced. The details of the lighting plan and principles to be followed must be kept up to date, the installed system maintained to manufacturer's specifications, and owner or site factor aware of these requirements.



## Complementary Measures

Wildlife friendly lighting can complement most of the measures benefiting wildlife, but will be particularly important where some vulnerable species such as bats are found. This includes wildlife ditches and swales (measure 20), biodiverse SuDs ponds (measure 21), ponds for wildlife (measure 22) and rivers and burns (measure 23). These are prime foraging areas for bats, particularly species like Daubenton's bat that rely heavily on feeding on semiaquatic insects. Log piles (measure 8), hibernacula (measure 9), hedgehog homes (measure 12), bird, owl and bat boxes (measures 13 to 15) and wildlife towers (measure 17) should be shielded from artificial light as this can reduce the likelihood of their use and disrupt movement, foraging, hunting ability and behaviour of their prey.

Orchards (measure 3), hedgerows (measure 7), wildflower meadows (measure 2) and woodland and scrub (measure 4) can support many nocturnal invertebrates and their nocturnal predators, and are all sensitive to artificial light. Pollinator friendly plants (measure 1) and living roofs seeking to encourage pollinators (measure 5) can all benefit from wildlife friendly lighting to encourage nocturnal pollinators. Green screens and walls (measure 6) can be used to create screens to block artificial light and protect more sensitive habitats.

## Nature Notes

Our understanding of the effects of artificial light on a wide range of species is still growing, with research on invertebrates showing serious impacts on populations in illuminated areas. The significance of impacts is still to be fully understood, but it is important to ensure the enhancements achieved by other measures are not undone through poorly designed lighting. Where biodiversity interests are already present, artificial lighting used during the construction phase should also adhere to the same wildlife friendly principles."

The development should be reduced in scope to keep a buffer zone between the development and the existing woodland. The current "buffer zone" is insufficient and looks to be about 3m in places where a footpath is. Since the farmer stopped growing crops some 5 years ago, the western part of the fields are rewilding with willow, and silver birch saplings growing.

## Form of the "Town Park"

From the wording of the application the point of the development is to 'enable a town park'. What Scotia homes have in their plan is a 120m x 120m bit of grass and small pavilion. Elsewhere in the design and access document they speak about "community facilities" without showing where these are on their plans or what form they take.

Kintore already has playing fields beside Kintore Primary, and Kintore FC have their football pitches beside C&M McDonald at Broomhill. How is a 120m x 120m area of grass, and a small

playpark area supposed to be a "Town Park"?

Could Kintore Summer Festival or other events be hosted there? No, because there are only 19 parking spaces. On a smaller scale this isn't enough facilities to host any sort of community sporting or social event. If we are supposed to use sustainable travel, does that mean that the other teams need to travel by public service bus? Hiring a bus to transport team and parents could be sustainable but there is no parking for a visiting team buses.

Kintore facilities

The land for Kintore Academy and Community Campus beside Midmill School was re-allocated for more housing, the education department stated they did not need it. Yet, their response to this development states that 'mitigation is required' because Kemnay Academy is over capacity.

NPF4 mentions the 20 minutes living idea.

'1 'Liveable Places' includes specific Policy for Local Living and 20-Minute Neighbourhoods (Policy 15) with Policy Intent to 'encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options'

In the summer they could cycle, but that is a significant journey by bicycle for a child along a 4 mile unlit cycle route likely ungritted in winter.

Integration of Low Cost homes.

Why are the "Low Cost" homes not spread out throughout the development which would increase social cohesion? Why is the developer clumping them all together in one corner of the site?

Regards

Ian Ross

# Comments for Planning Application APP/2023/0872

## Application Summary

Application Number: APP/2023/0872

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Proposal: Conditions 1 (a) Siting, Design, Layout, External Appearance, Finishing Materials; (b) Design Statement; (c) Landscaping; (d) Levels Survey and Site Sections; (e) Means of Access; (f) Car Parking and Turning Areas; (g) Footpaths to B994 and B987, including Bus Stops; (h) Flood Risk Assessment; (i) Details of Water Bodies, including Method Statements; (j) Foul and Surface Water Disposal; (k) Waste Management Plan of Planning Permission in Principle APP/2017/0288  
Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Catriona Skinner

Address: 42 Hallforest Avenue Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I do not think that this application should be agreed as it does not enhance the provision of amenities to the local community as promised by the developers. The area is desperately needing areas for young people to be purposefully engaged and this does not appear to even have football pitch lines. The community requires tennis courts, a skate park or park gym equipment to engage in outdoor activity.

# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Miss Kirsty Cumming

Address: 17 Castlefield Gardens Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Kintore is in need of some sports facilities for the growing number of residents a skate Park,basketball Court would be something that would get used by many children.There is not a great deal of facilities for the youth of the town.The nearest facilities is Kemnay where they have a skate park,a better play park and a tennis court.Kintore doesn't need another grass pitch.

# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Hope Harley

Address: 1 McFadden Kintore

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident of Kintore and a teacher working locally I object to this proposal on the grounds that it does not add adequate facilities to serve the houses or benefit wider Kintore residents. The facilities in Kintore are already meagre for the amount of residents, especially children. As a teacher and mother I know first hand the impact the lack of facilities has on our young people and families and this plan would only worsen this. I do not see how this plan benefits Kintore at all!

# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Lucy Petrie

Address: 20 castlepark grove Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We need more facilities for the children of Kintore. We already have many grass areas for them to play, but no facilities like a gym / community building or skatepark / tennis courts I believe we need more for the community to grow in such a way.

# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Jennifer Moloney

Address: 16 Castlepark Grove Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plans appear to be altered from the initial application with the removal of facilities like a skate park or play park or similar. The proposal is not fit for the families it will accommodate with children having to cross busy, main roads to get to the nearest play park. Applications of this nature should enhance the towns facilities, not diminish or match what is already available. The development should support the community and not put additional strain on the already limited facilities in the area. In its current format, this proposal will add strain to the local facilities and therefore I object to it.

# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Ms Kirsty Murray

Address: 22 Henderson Crescent Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As many other locals have raised, I believe that this proposal does not have the best interest of the community using this space. Discussed alternative ideas include play park, skate park, football pitch along with others.



# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Kirsten Morrison

Address: 21 Birch Wood Inverurie

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Kintore is severely lacking in facilities for children/teenagers and what is being offered as a 'town park' is not satisfactory for the amount of houses being proposed and the fact that these houses, are on the whole family houses and therefore adding more children to Kintore. Kemnay Academy is also well over capacity and therefore will be unable to meet the demands of more students moving into the catchment area. New housing should not even be being considered without addressing the infrastructure and resources needed in the area.

# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Mr Andrew Richardson

Address: 16 PRICE DRIVE KINTORE INVERURIE

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Kintore is a large town with limited facilities for the community. If the intention is to increase the size of the town further it is vital what little space is wasted with empty green space and a pokey little park for small children.

I strongly believe that the council and builders should put a bit more imagination into the development of these spaces. Kintore already had green space for football etc and so I would like to see something for older kids adults such as a basketball court, tennis courts or something of that nature.

This current plan should be refused and revisited for the benefit of the local community.

Developers should be forced to invest more in these spaces rather than the cheapest possible option.

Thanks

# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Dr Alison McCall

Address: 30 East Park Road, Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This plan appears to add houses to Kintore without adding amenities. This will put stress on the existing amenities.

New houses should only be built if the plan includes a play park for children, something for older children, such as a skatepark, and an amenity area such as an outdoor gym.

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Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Diana Gormley

Address: Richmond Kingsfield Road Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed public park is completely insufficient for the population of Kintore at the minute, never mind with the added residents of the new development. A larger public park with facilities such as a skate park and basketball court would contribute significantly to the wellbeing of local residents and reduce antisocial behaviour. Kintore has a larger population than Kemnay but has completely inferior public amenities.

# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Dr David Carnegie

Address: 41 FOREST ROAD, KINTORE KINTORE Inverurie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal falls far short of what residents of Kintore were initially promised. No sporting facilities whatsoever, just more houses.

Formally, I object on the grounds that:

1. Local amenity will be diminished (you are proposing to build over the current widely used 'green' space).
2. The design and layout of residential units is far too dense for the proposed infrastructure.
3. Environmental impact will be negative as the plans represent a loss of quasi-wild greenspace.
4. Road Safety does not appear to have been considered. Children in the new houses will have to cross main roads to reach amenities like parks and schools.
5. There is no additional local infrastructure proposed in this plan at all. Kintore is already badly let down by lack of facilities per capita and this will exacerbate this further.

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Case Officer: Helen Atkinson

## Customer Details

Name: Miss Michelle Reid

Address: 2 Castlevie Avenue Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Given the number of new family houses planned for Kintore, surely our children deserve an outside space which is useable and appealing to them. Kintore already has a large population of young families and children and not enough facilities. As a parent of 2 young children I find myself having to commute to other towns and villages to find appropriate outside spaces for them to enjoy. I would like to see a tennis court/basketball court/football pitch/skate park and a well equipped play park. The community of Kintore deserves better.

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Case Officer: Helen Atkinson

## Customer Details

Name: Mr Graeme Pyle

Address: 9 Wyness Way Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The park is just an open space with no provision for the community such as play park, skate park or games courts.

Cheers

Graeme

# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Mrs stephanie kydd

Address: 38 Hallforest Avenue Kintore Inverurie

## Comment Details

Commenter Type: Member of Public

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

Comment Reasons:

Comment:Kintore is expanding more and more with many houses being built and more applications being submitted however there are no amenities provided to support the number of people coming into the area. There is very little for teenagers and young adults (and possibly older) to do so they wander the streets causing distress to older residents who have lived in the village for many many years. If it is to go ahead this development has to provide some amenities for the locals for example, outdoor tennis courts, outdoor gym, indoor fitness facilities, skate park, amenities that the locals can use and it would keep kids entertained rather than roaming the streets.



# Comments for Planning Application APP/2023/0872

## Application Summary

Application Number: APP/2023/0872

Address: Land Beside Woodside Croft Midmill Kintore Aberdeenshire

Proposal: Conditions 1 (a) Siting, Design, Layout, External Appearance, Finishing Materials; (b) Design Statement; (c) Landscaping; (d) Levels Survey and Site Sections; (e) Means of Access; (f) Car Parking and Turning Areas; (g) Footpaths to B994 and B987, including Bus Stops; (h) Flood Risk Assessment; (i) Details of Water Bodies, including Method Statements; (j) Foul and Surface Water Disposal; (k) Waste Management Plan of Planning Permission in Principle APP/2017/0288

Case Officer: Helen Atkinson

## Customer Details

Name: Mr Brian Davidson

Address: 47 Northern Road Kintore Inverurie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: For a village the size of Kintore, we have a total lack of facilities for families and older children, therefore a skate park, tennis courts or similar would seem a more appropriate option.

# Comments for Planning Application APP/2023/0872

## Application Summary

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Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Tracey Smith

Address: Ratch-hill Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We need more space for the children of Kintore to actually have something to do. There are numerous green spaces within Kintore already that they can adapt to play games,. We have been promised leisure spaces for the children since I moved here (12 years ago) and it keeps getting pushed to the background and now seems to have been changed altogether.

# Comments for Planning Application APP/2023/0872

## Application Summary

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Case Officer: Helen Atkinson

## Customer Details

Name: Mr Paul Johnstone

Address: 25 Hallforest Avenue Kintore Inverurie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Kintore has grown so much over the last 20 years and is about to grow in size again. Kintore needs a full size football pitch with changing facilities (as the one we have hasn't been looked after by the council and is in a state of disrepair), skate park and tennis courts to give residents and young people something to do. The local community football club Kintore United FC have 200 local young people playing football every week and struggle to get a pitch to play on. Kemnay and Inverurie have those options but not us. Please do not overlook this again as I feel it could be our last chance to get these facilities. The house builders always get away with putting in the minimum requirements and it's just not on.

If as a community we need to fund raise to get what the majority of us want then we will do this.

Again please help Kintore gain the facilities it sorely needs and deserves!

Thank you.

# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Nancy Jardine

Address: Ashfield 39 School Road Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposals as available for public viewing are nowhere near sufficient for the needs of Kintore Community. The population has risen over the last two decades and public use facilities have been eroded (the e.g. the tennis courts of the early 1990s were never replaced after the current Kintore Primary School was built).

We need more relevant leisure and sporting facilities for youths in Kintore not more houses.

A general park area for older residents to walk around, and to meet in (with occasional seating) would also be beneficial to the health of people of the community.

We have plenty of housing but not leisure facilities for the approx. 5000 residents of Kintore.

# Comments for Planning Application APP/2023/0872

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Case Officer: Helen Atkinson

## Customer Details

Name: Mr Alexander Henderson

Address: Boat farm Bridge road Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The area is too small , no room has been made for tennis court , badminton , small children play area etc . For the population of Kintore , which is expanding continuously it is totally insuitable

# Comments for Planning Application APP/2023/0872

## Application Summary

Application Number: APP/2023/0872

Address: Land Beside Woodside Croft Midmill Kintore Aberdeenshire

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Case Officer: Helen Atkinson

## Customer Details

Name: Mrs Melanie McDonald

Address: 43 Henderson drive Kintore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The amount of house already in kintore is over populated, from the shops, facilities for children, adults. There is not enough green space, sports facilities, space for clubs to run.

The amount of children in the village getting in trouble now and causing trouble is getting worse.

This is a huge part of the village not having places for children to go . There is no way the village can facilitate more houses