

From: Ken Hutcheon [REDACTED]
Sent: 15 May 2019 22:08
To: [REDACTED]

Subject: Local Development Plan - Queens Cross / Queens Road Area - Statement by Queens Cross Community Council

I apologise for emailing you direct but as we were late in responding I thought it may be wise to email you so you can consider the value of our late contribution.

I refer to the recent Main Issues report for the Local Development Plan. I acknowledge that we should have responded to the Main Issues report by 13th May but unfortunately Queens Cross Community Council because of various other community councillors commitments did not have a quorate meeting to discuss the Main Issues till last night (14th May). Hence we would much appreciate if you could take our strongly held concerns into account.

The main item is the proposal of the Planning Team for West End Office Area (section 6.4 on page 48) to relax the current policy to encourage office development instead of mixed development (residential, shops, hotels as well as offices). We strongly object to that proposal. The main reason is the obvious one which can be plainly seen in the failure of present Planning Policies on Union Street and up Queens Road which has resulted in very unsightly and demoralising proliferation of many empty shops (on Union Street) and the many (more than 30) large billboards up Queens Road advertising empty office premises. We cannot believe that Planning would even consider adopting a policy that would result in promoting even more empty premises and large billboards in one of the main thoroughfares into Aberdeen down Queens Road. What sort of image does that present.

Queens Cross Community Council has objected unsuccessfully in the past against the unwarranted conversion of residential property to Offices and as stated above, one only needs to travel up Queens Road NOW to be faced with all those unsightly billboards of empty offices to see the failure of that policy and that the Community were right in objecting to the conversion of all these houses to offices. Yet Planning continue to ignore the Community.

They also ignore the Community when it comes to allowing more noisy hotels (with large functions) to be built in residential areas. This has resulted, certainly in my area of turning a quiet residential area into a noisy one with more cars, large supply vehicles in lanes unsuitable for their parking and passageway.

We also note recent incidents with licence premises in our area being the focus of noise and unsavoury activities.

We favour the alternate option of a policy of residential-only use.

One other matter is that we see from several recent Transport Reports that there is likely to be even more traffic converging on the Queens Road / Anderson Drive roundabout. We have noted in the past that there is difficulty in clear sight across the roundabout which is particularly important for the pedestrian crossing on Anderson Drive at that point. Some years ago ACC stated there would be action to address the shrubbery problem, but nothing was done about it. As the roundabout now comes under the direct jurisdiction of ACC we would hope action would be taken.

Traffic projections continue to suggest that more traffic will converge on that roundabout and it may even become a critical junction. We hope and assume that plans are being made to address any increase in traffic and keep in mind that on the Local Development Plan Queens Road is designated a CORE PATH to aid active travel from Hazlehead roundabout into Aberdeen Union Street.

I hope you can take our concerns into account.

Regards Ken Hutcheon Secretary Queens Cross Community Council