

Colin Fraser

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[REDACTED]

10 May 2019

Local Development Plan Team
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB



Dear Sir/Madam

ABERDEEN CITY LOCAL DEVELOPMENT PLAN - MAIN ISSUES REPORT

I own four Mobile Home Parks, a gap site plot of land on Cairnfield Place and another piece of land at the end of Cairnfield Crescent, all in the Bucksburn area all of which are in the present Development Plan as suitable for Housing, other than my mobile Home Park at Persley Park, Mugiemoos Road, Bucksburn. Together they cover a total of 4.762 HA – 11.754 acres.

I would appreciate if all the sites presently zoned for Housing were to continue as such and if for any reason any of the sites are no longer zoned for housing in any revision of the present Development Plan they are reviewed and added to the list of properties suitable for Housing. I would also appreciate if Persley Park Caravan Park was taken out of Greenbelt zoning.

I am attaching a Location Plan for easy reference to their location with each site numbered. I also enclose Ordinance Survey Plans of the sites.

The address of the sites are as follows:

Site 1: Persley Park Mobile Home Park, Mugiemoos Road, Bucksburn, Aberdeen, AB21 9NS

Site 2: Gap Site on Cairnfield Place, Bucksburn, Aberdeen, AB21 9LT

Site 3: Cairnfield Gardens Mobile Home Park, Bucksburn, Aberdeen, AB21 9LX

Site 4: Manor Park Mobile Home Park, Manor Drive, Aberdeen, AB16 7UE

Sites 5 & 6: Blacksmiths Croft, Bucksburn, Aberdeen, AB21 9LG

Site 7: Site at the end of Cairnfield Crescent next to 18 Cairnfield Crescent

Yours faithfully

[REDACTED]

COLIN FRASER

Site No 1: Persley Park, Mugiemooss Road, Aberdeen, AB21 9NS

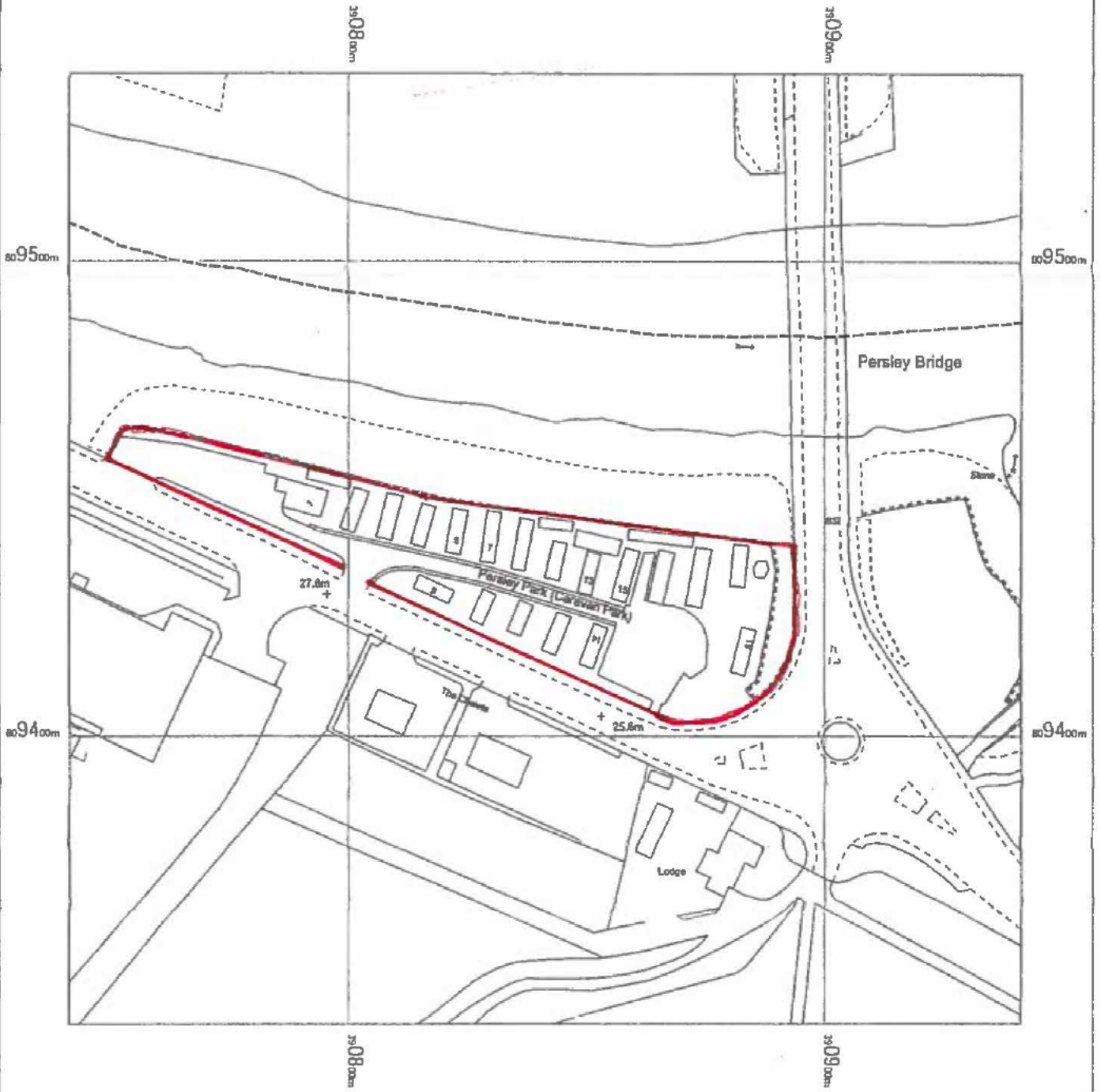
This site extends to 0.342HA – 0.844 acres.

Notwithstanding that this site is already developed for a type of Housing (Mobile Homes) and has been for over 60 years and are the tenants main residences and it will continue to do so if not zoned other than its present zoning which I understand is a Brown Field Site in the Greenbelt. It has planning permission for 19 Mobile Homes.

With all the development taking place in the past few years Mugiemooss Road area has changed tremendously and as far as I am aware there is no other piece of developed land at the roadside from the roundabout at the Mobile Home Park to Dyce Road which is zoned as Greenbelt Land. Opposite Persley Park there is a yard with offices, containers, etc, and a lorry depot.

I also note in yesterdays Evening Express a Planning Application for a 2-storey modular building on the site across from the Mobile Home Park (copy attached). Persley Park is no longer as green as it was as a large number of the mature trees on the bank of the Don have died from Dutch Elm Disease. With the likes of the old British Legion site being developed for housing I cannot see why the Mobile Home Park should remain Greenbelt Land. I would ask that serious consideration be given to change Persley Park from Greenbelt Land to Housing or Commercial Land.

Persley Park Site



OS MasterMap 1250/2500/10000 scale
Thursday, November 2, 2017, ID: MNOW-00667001
www.nicolsondigital.com

1:1250 scale print at A4, Centre: 390842 E, 809440 N

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Address: 1st Floor Flat, 164 George Street, Aberdeen
AB25 1BS
Proposal: Change of Use from Class 2 (Financial, Professional
and Other Services) to Flat
Applicant: ABZ Property Development
Ref No: 190688/DPP

Address: Grampian Police Station, Inverurie Road, Aberdeen
AB21 9AS
Proposal: Erection of residential development consisting of 10
No. 2 storey units including demolition of existing
buildings with all associated landscaping works
Applicant: Scottish Police Authority
Ref No: 190713/PPP

Address: Aberdeen Guest House, 218 Great Western Road,
Aberdeen AB10 8PD
Proposal: Change of use from class 7 (hotels and hostels)
to class 9 (houses) including replacement of
windows and door; formation of patio doors to
rear; replacement of roof to existing extension;
replacement of shed; removal of external steps with
all associated landscaping works
Applicant: Mr David Edwards
Ref No: 190715/DPP

Address: Realm Fire & Security Ltd, Grove Lodge, Muglemas
Road, Aberdeen AB21 6NP
Proposal: Installation of 2 storey modular building
Applicant: Realm Fire & Security
Ref No: 190683/DPP

**THE PLANNING (LISTED BUILDING CONSENT AND
CONSERVATION AREA CONSENT PROCEDURE)
(SCOTLAND) REGULATIONS 2015**
Listed Building Consent Regulation (6)(1)(a) -21 days from
the date of this notice

Address: King's College, Regent Walk, Aberdeen AB24 3SW
Proposal: Installation of wireless access point on building
Applicant: University of Aberdeen
Ref No: 190690/LBC

Address: 2-3 Queen's Gardens, Aberdeen AB15 4YD
Proposal: Formation of stepping in party wall to form link
between no's 2 and 3 Queen's Gardens
Applicant: The Skans Group
Ref No: 190726/LBC

Would Community Councils, conservation groups and societies,
applicants and members of the public please note that Aberdeen
City Council as planning authority intend to accept only those
representations which have been received within the above
periods as prescribed in terms of planning legislation. Letters of
representations will be open to public view, in whole and in summary
according to the usual practice of this authority.

Date: Wednesday, 8 May 2019

Gale Beattie
Chief Officer - Strategic Place Planning

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online
www.eveningexpress.co.uk

Site No 2: Cairnfield Place, Bucksburn, AB21 9LT

This piece of land extends to 0.084 HA – 0.208 acres.

I would appreciate this plot remain zoned as Housing Land in the future New or Revised Development Plan.

This is a plot of land (gap site) I own between two houses on Cairnfield Place No's 14 and a small block of flats.

CAIRNFIELD CRESCENT SITE 2



Backeniths Croft (Caravan Park)

Playing Field

602m

61.5m

50.2m

NEWTON TERRACE

Stream

CAIRNFIELD PLACE

CAIRNFIELD CIRCLE

CAIRNFIELD CRESCENT

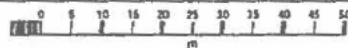
SITE 2

Site No 3: Cairnfield Gardens, Bucksburn, Aberdeen, AB21 9LX

This site extends to 0.769 HA – 1.900 acres and is zoned for Housing in th present Development Plan.

This site has permission for 30 Mobile Homes and is located between a row of houses facing Auchmill Road and a row of houses along Cairnfield Crescent facing Cairnfield Gardens Mobile Home Park. I would appreciate if this site is to remain zoned as Housing in any New or Revised Development Plan.

CAIRNFIELD GARDENS SITE 3



OS MasterMap 1:250/2500/10000 scale
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Site No 4: Manor Park, Manor Drive, Aberdeen, AB16 7UE

This land I own extends to 0.569 HA – 1 .406 acres plus I lease around 0.5 acres of parking space at the entrance from Aberdeen City Council. This site is zoned for Housing in the present Development Plan.

The site is located on Manor Drive across Manor Drive from the new Haudagain Development. It borders with the new council houses at Manor and with the houses at Manor which are being renovated at present to a very high standard, including new rendering to the exteriors which has made the Manor area a far more attractive and desirable place to live than in the past.

Manor Park, as stated above, is zoned in the present Development Plan for housing but due to its location could it be considered for other purposes if necessary.

MANOR PARK SITE A



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Sites No 5 & 6: Blacksmiths Croft, Cairnfield Place, Bucksburn, Aberdeen AB21 9LG

The total area of Blacksmiths Croft is 2.746 HA – 6.772 acres this being made up of 1.759 HA – 4.333 acres on the top part (**Site No 5**) and 0.987 HA – 2.439 acres on the bottom section (**Site No 6**). This site is zoned for Housing in the present Development Plan.

The site has permission of a total of 95 mobile homes of which 67 have been developed on the top part of the site with no development yet having taken place on the bottom area which has permission for 28 mobile homes.

The site adjoins a flatted development on Cairnfield Place which was built a few years ago and adjoins houses on Newton Terrace on the bottom area.

SITE 6-4

Golf Course



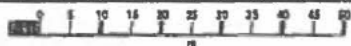
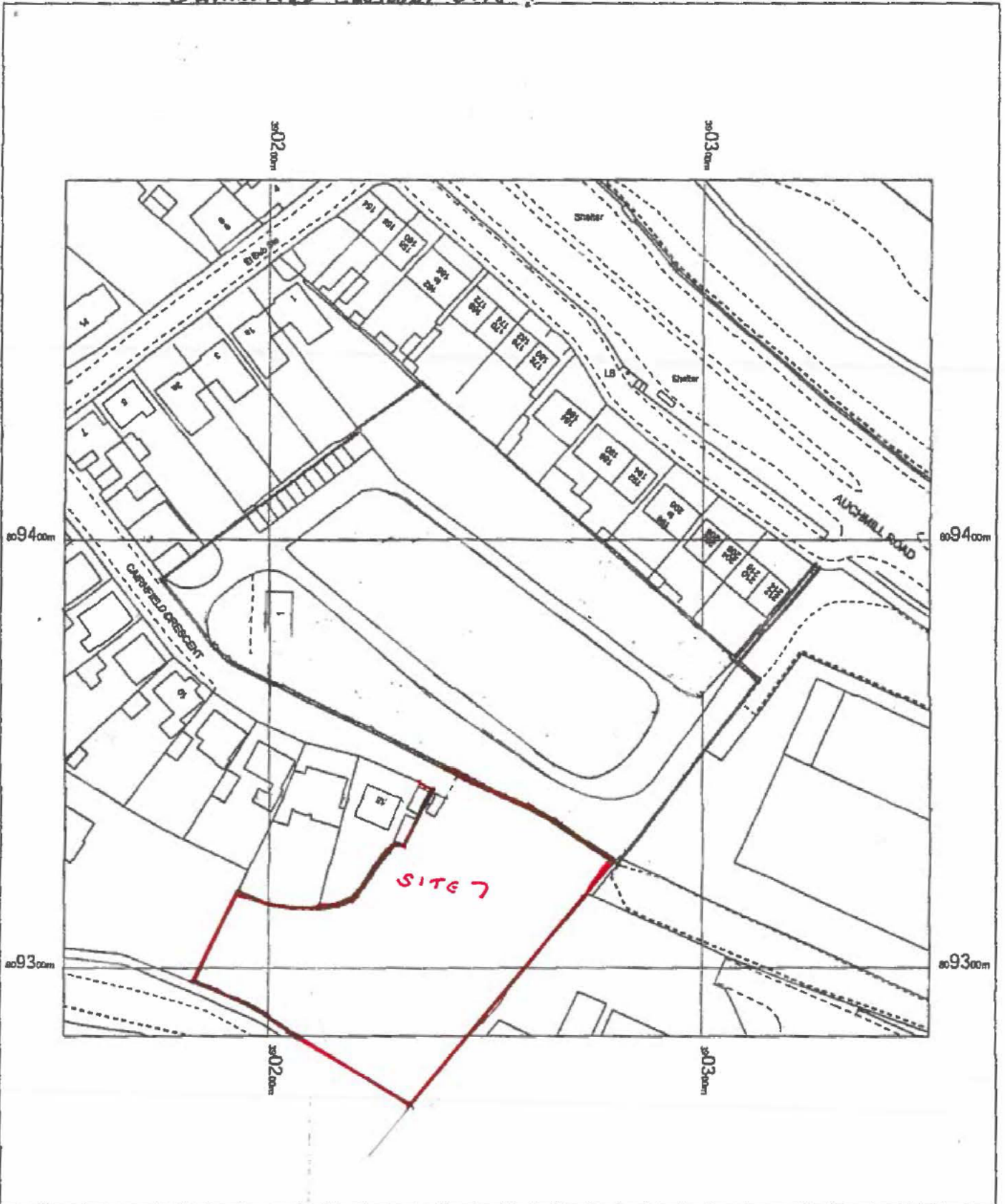
Site No: 7: Plot adjoining Cairnfield Gardens, AB21 9LW

This plot extends to around 0.252HA - 0.5 acres in size.

This plot of land adjoins Cairnfield Gardens Mobile Home Park and is accessed along Cairnfield Crescent. It is presently zoned in the Local Plan as housing Land and I would appreciate if it is to remain as such in the new Local Plan.

I have put a red 7 in the middle of this piece of land and outlined it in red on the Ordinance Survey Plan to show its location.

CAIRNFIELD CROSSCOTT SITE 7

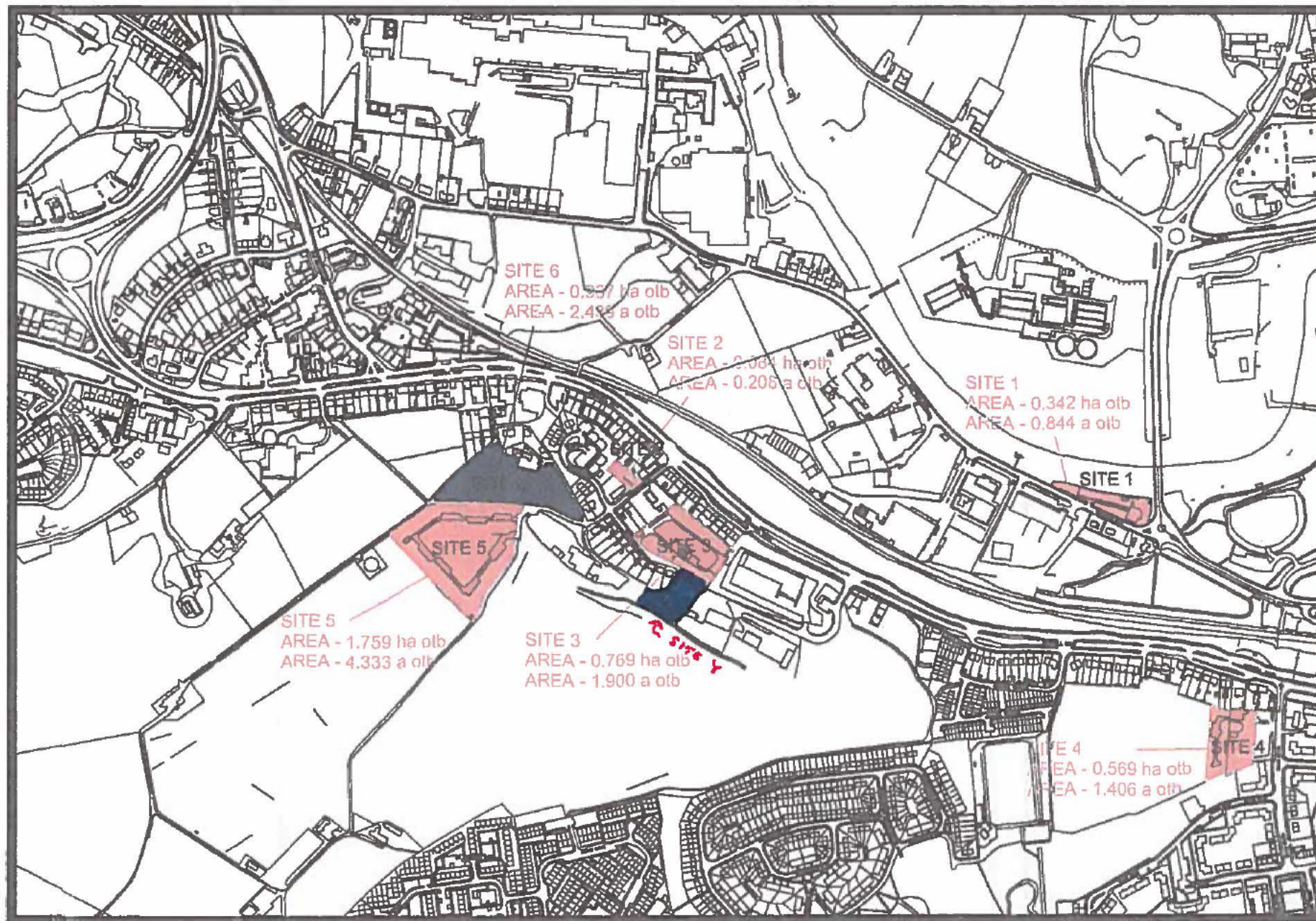


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OVERALL LOCATION PLAN. 1:5000