

Proposed Aberdeen Local Development Plan 2015 Representation Form

Please use this form to make comments on the Proposed Aberdeen Local Development Plan, ensuring that your comments relate to a specific issue, site or policy in either the Proposed Plan, Proposed Supplementary Guidance, Proposed Action Programme or Strategic Environmental Assessment Environmental Report. Please include the relevant paragraph(s) and use a separate form for each issue you wish to raise.

The consultation period runs between Friday 20th March and Monday 1st June 2015. Please ensure all representations are with us by 5pm on Monday 1st June.

Name	Mr <input checked="" type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/>	Ewan Maclean
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Please tick if you would like to receive all future correspondence by e-mail

What document are you commenting on?	Proposed Plan	<input checked="" type="checkbox"/>
	Proposed Supplementary Guidance	<input type="checkbox"/>
	Proposed Action Programme	<input type="checkbox"/>
	Strategic Environmental Assessment Environmental Report	<input type="checkbox"/>
Policy/Site/Issue	Land at Murtle Den, Bieldside Policy H1 Residential Areas Policy NE1 Green Network Policy NE2 Green Belt	Paragraph(s)

What would you like to say about the issue?

Please see attached report.

What change would you like to see made?

Please see attached report.

Please return the completed form by:

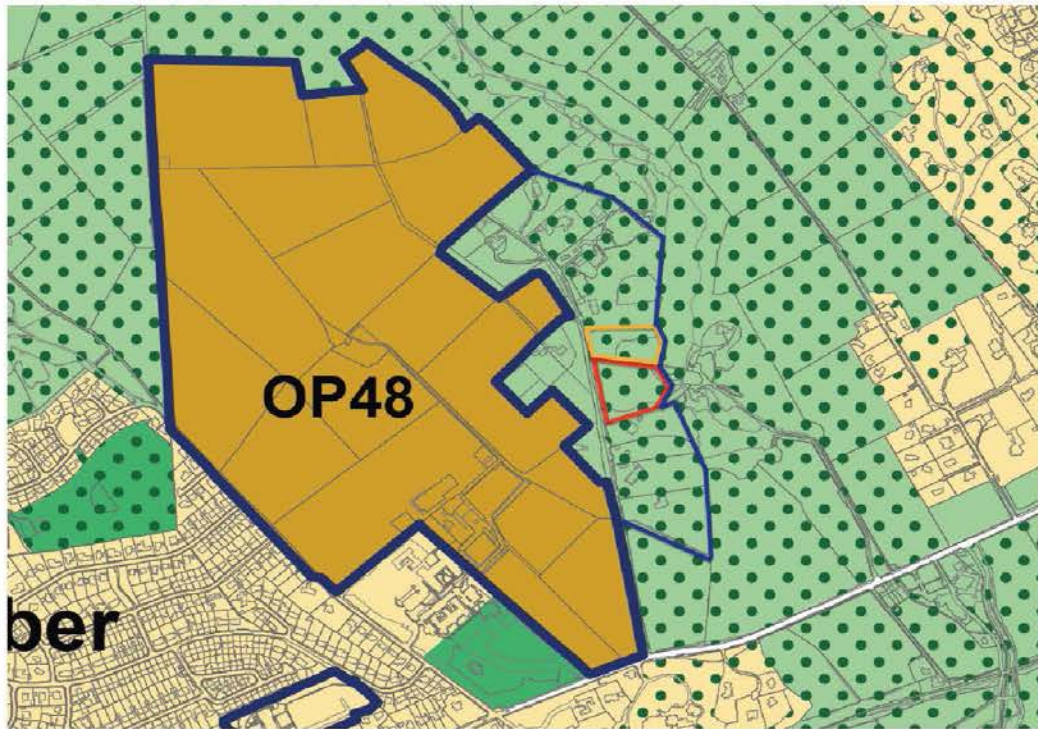
- post to the Local Development Plan Team, Aberdeen City Council, Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen AB10 1AB; or
- email to ldp@aberdeencity.gov.uk

The representation form can be filled in, saved, e-mailed and/or printed. You must "save as" to ensure the completed form is saved with the changes you have made. If you need more space, please fill out another representation form or send a word document attachment via e-mail with your completed representation form. **Please ensure all representations are with us by 5pm on Monday 1st June.**

Thank you. For more information, please visit www.aberdeencity.gov.uk/aldp2016 or to contact the Local Development Plan Team call 01224 523470.

Data Protection Statement

The comments you make on the Proposed Plan will be used to inform the Local Development Plan process and the Examination into the Local Development Plan by the Scottish Ministers' Reporter. You must provide your name and address for your representation to be considered valid, and this information will be made publicly available. Other personal contact details such as telephone and e-mail will not be made public, although we will share these with the Reporter, who may use them to contact you about the comments you have made. For more information about how Aberdeen City Council maintains the security of your information, and your rights to access information we hold about you, please contact Andrew Brownrigg (Local Development Plan Team Leader) on 01224 523317.



Aberdeen City Local Development Plan: Proposed Plan

Submissions on behalf of Polmuir Properties Limited:

- **Land at Murtle Den, Bielside**

May 2015

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Modifications Sought to the Proposed Plan

- 1. The subject land, as shown in red in Appendix 1, be identified within the Aberdeen City Local Development Plan as a housing site of approximately 2.4 acres (0.97 ha), in principle suitable for the development of one or two bespoke detached dwellings.**
- 2. The subject land, and neighbouring land with individual residential properties, should also be identified as falling within 'Policy H1 Residential Areas' where proposals for new residential development and householder development will be approved in principle subject to consideration of detailed matters such as scale, impact on neighbouring properties, does not involve loss of open space, etc as shown over marked in blue in Appendix 2.**

1.0 Introduction and Executive Summary

- 1.1 The subject land is located directly to the east of Murtle Den Road, Bielside, a private access road which links onto the adopted A93 North Deeside Road. The site boundary is shown in red in Appendix 1 and Appendix 2.
- 1.2 The local character of the immediate environs is best described as interspersed, bespoke and individual large houses that benefit from a mature landscape setting which provides extensive visual enclosure and cover,
- 1.3 The proposal is for removal of the current Green Belt designation from this character area as it does not justifiably form part of the definable greenbelt; and allocation of the subject land for one or two bespoke architecture designed houses that will fit in with and compliment the local vernacular.
- 1.4 Examples of similar bespoke property environs being included within a settlement boundary are found immediately to the east at Bielside. The Bielside settlement boundary includes large houses and gardens up both Dalmunzie Road and Hillhead Road and these are logically included within the defined settlement and outwith the Green Belt.
- 1.5 Historically, Murtle Den Road would have sat within a gap between Bielside and Milltimber and logically included within the Green Belt. However, with the 2012 LDP allocation of housing site OP62, now OP48 in the Proposed Plan, these properties and areas of land now physically abut the Milltimber settlement boundary and there is no reason for them to remain in the Green Belt.
- 1.6 Indeed there is a recent precedent of approval of a single house plot directly to the north of the subject land and the reasons for approval give material weight to this change in circumstances. This is referenced in detail in paragraphs 2.6 to 2.12 below.
- 1.7 The Green Belt boundary should therefore be changed as shown in blue on the attached amendments to the LDP Base Plan to reflect the most up to date circumstance and provide consistency of approach for a long term and enduring settlement boundary.

2.0 Planning Policy and Precedent

- 2.1 The defined area currently lies within the Green Belt (NE2) and Green Space Network (NE1) as identified in the Aberdeen City Local Development Plan 2012. This policy context is simply rolled forward into the new Proposed Plan and is shown in Appendix 2. Within this current policy context, a proposal for one or two houses would not fit into any of the uses permitted within the green belt or any of the policy exceptions described within that policy.
- 2.2 Through pre-application feedback from Aberdeen City Council for a potential change of use / application for two houses, it was suggested that the most appropriate way forward would be to seek a re-orientation of the green belt boundary in this area and an allocation for residential development. A meeting was therefore also held with the Development Plan team to explain in more detail the context and proposed opportunity. This submission is provided to enable full consideration of the issue.
- 2.3 Materially, in addition to the history of ongoing development of residential infill plots in this area, it is of material weight that directly west across the Murtle Den Road, i.e. to the West of the subject land, lies the OP62 Oldfold allocation for housing (550) and a Development Framework and Masterplan are approved for that site. (Ref: ALDP 2012 and Proposed Plan 2016). This allocation, in addition to recent small-scale bespoke residential consents, has materially altered the relevance of a green belt designation in this area.
- 2.4 NE2 Green Belt seeks to limit any new development to that essential for agriculture, woodland and forestry, recreation, etc. There are exceptions of course but in the main any new small residential proposals should be through conversion of traditional agricultural buildings and extensions as part of conversions. Having said that, with reference to the immediate environs of the site, there is a history of infill residential plots in appropriate landscape setting in these Green Belt areas.
- 2.5 There are recent examples of single and double plot applications nearby including one almost directly across the road, just to north of Murtle Den House which has been approved for two units. Albeit this falls just within the OP62 designation and would therefore be identified for residential use in 2012, it does tell its own story of appropriate residential development in this area.

- 2.6 The most recent and relevant example of approval of a house within the defined green belt is of course directly to the north of the site at Pinelands.
- 2.7 Application reference 131419 for the erection of a new 3 storey Dwellinghouse at Pinelands was submitted in September 2013 and refused by Officers under delegated powers in February 2014 due its location within the Green Belt. This decision was referred to Aberdeen City Councils Local Review Body (LRB) for determination and the decision was reversed. The application plan is included within Appendix 3 and shown over marked on the Proposed Local Plan base in orange in Appendix 2.
- 2.8 In approving the application, the LRB members observed that the precedent of residential development in the area had already been set in the Adopted Local Plan through the allocation of OP62 (Oldfold). They also considered that the approval of 9 additional units at the north end of Murtle Den Road were a physical extension of the road and therefore an additional 1 unit on the proposed site could be absorbed.
- 2.9 Crucially, the LRB Councillors considered that the size of the site was not detrimental to the green belt and the location could easily absorb the proposal. The application was therefore approved by the LRB subject to standard conditions relating to tree protection, SUDS, sewers, site access visibility and boundary treatment.
- 2.10 In coming to their decision, the LRB had regard to the provisions of the Development Plan as required by Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (as amended) and other material considerations in so far as these were pertinent to the determination of the application.
- 2.11 More specifically, the reasons on which the LRB based this decision are as follows:
“That the size of the application was not detrimental to Policy NE2 (Green Belt) in the Aberdeen Local Development Plan as the size of the site available could absorb the proposed development and the proposed development was on the boundary of the green belt. A precedent for development in the area had already been set with the approval of additional houses relating to the Oldfold Development, with these additional houses accessing their proposed location via Murtle Den Road.”
- 2.12 The approved site is shown in orange on the Appendix 2 plan and the subject land is shown in red. It is clear that all the above reasoning applies equally to the subject land in terms of appropriateness for small-scale residential development.

3.0 Other Material Considerations

- 3.1 Access to the subject land can be readily achieved from Murtle Den Road which is to be upgraded up to adoptable standards as a condition of the 9 plots referred to above.
- 3.2 There are no other restrictive environmental designations on the site.
- 3.3 Directly west of the site, i.e. on the opposite side of Murtle Den Road, lies Murtle Den House which is a Category B Listed Building although there would be no impact on the setting of this listed building, as evidenced through the recent consent directly to the north.

4.0 Proposed Local Development Plan

- 4.1 The aim of the Aberdeen Green Belt is to maintain the identity of Aberdeen and the communities within and around the city by defining their boundaries clearly, avoiding coalescence and urban sprawl, maintaining landscape setting and providing access to open space.
- 4.2 It is clear that the subject land is well screened by mature trees and a small scale residential development of 1 or 2 houses could be accommodated within the subject land whilst maintaining the landscape setting. Furthermore, exclusion of the subject land from the green belt would not detrimentally affect the identity of Aberdeen or its surrounding communities and would not lead to coalescence or urban sprawl.
- 4.3 There is therefore no justification for the continued identification of the subject land or indeed the large bespoke houses in the immediate environs to be included within the green belt.
- 4.4 Clearly, albeit within a low-density mix, the character of Murtle Den Road is mainly large bespoke residential properties set within mature landscape settings. The development of the subject lands for appropriate residential use would not conflict and indeed would compliment and help define this local character area.
- 4.5 We would therefore respectfully request that the subject land is identified within the Aberdeen City Local Development Plan as a housing site of approximately 2.4

acres (0.97 ha), in principle suitable for the development of one or two bespoke detached dwellings.

- 4.6 The subject land, and neighbouring land with individual residential properties, should also be identified as falling within 'Policy H1 Residential Areas' where proposals for new residential development and householder development will be approved in principle subject to consideration of detailed matters such as scale, impact on neighbouring properties, does not involve loss of open space, etc.

5.0 Modifications Sought to the Proposed Plan

- 5.1 We would respectfully request that the following changes are made to the Proposed Plan.

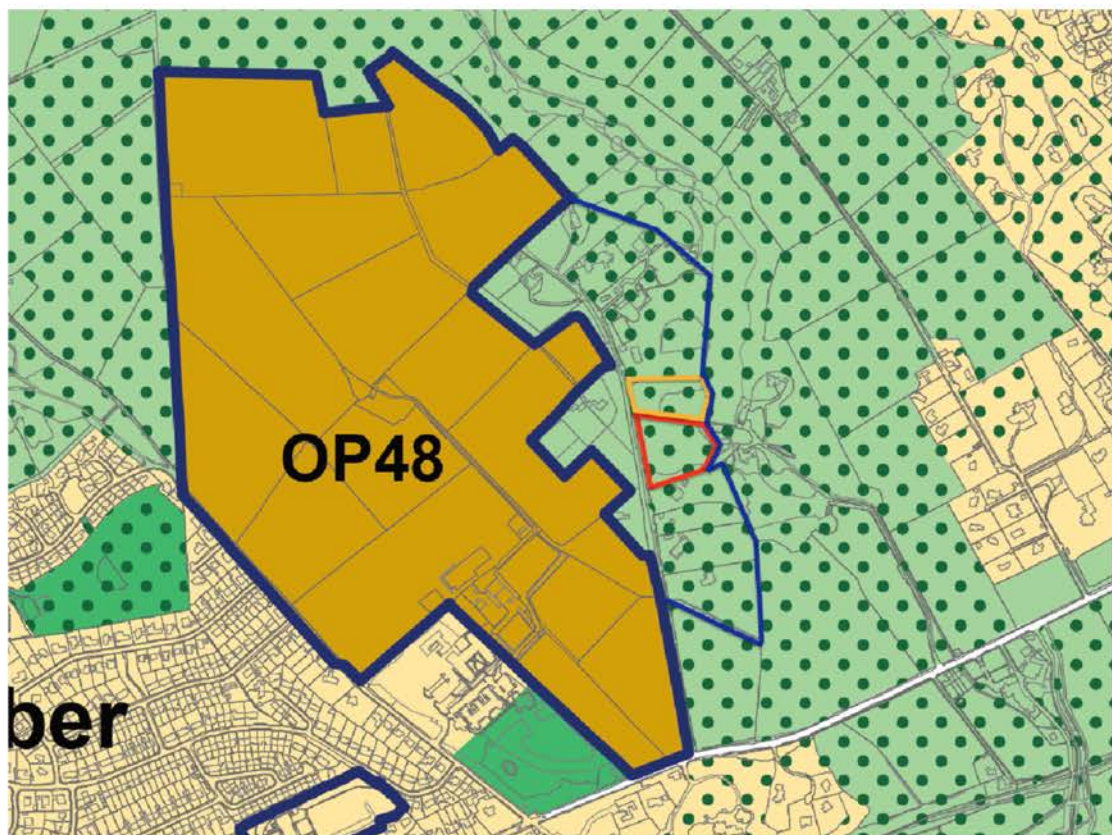
Modifications Sought to the Proposed Plan

- 1. The subject land, as shown in red in Appendix 1, be identified within the Aberdeen City Local Development Plan as a housing site of approximately 2.4 acres (0.97 ha), in principle suitable for the development of one or two bespoke detached dwellings.**
- 2. The subject land, and neighbouring land with individual residential properties, should also be identified as falling within 'Policy H1 Residential Areas' where proposals for new residential development and householder development will be approved in principle subject to consideration of detailed matters such as scale, impact on neighbouring properties, does not involve loss of open space, etc as shown over marked in blue in Appendix 2.**

Appendix 1



Appendix 2



Appendix 3

