

KEMNAY COMMUNITY COUNCIL

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Robert Gray, Head of Planning & Bldg Stds.

04 November 2014

Mr R Reid
Director of Planning
Halliday Fraser Munro
Carden Church
6 Carden Place
ABERDEEN
AB10 1UR

Dear Mr Reid

Pre Application Consultation in Kemnay Village Hall on 29 October 2014 Proposed Erection of 49 Houses, North of Cairn View, Kemnay

Thank you for organising the above recent drop in event, which a number of Community Councillors and members of the public were able to attend.

The site or part thereof was included in the 2010 Local Development Plan as site H1. Kemnay Community Council and others in the village and also Place Of Origin Artist John Maine, objected to the housing site largely on the basis that it compromised the setting and amenity of Place Of Origin in various ways.

After Examination, the Directorate for Planning and Environmental Appeals reported the following on 09 March 2012

The site is on rising ground and any development would be elevated above the existing housing adjacent to the A933. When viewed from the approach to Kemnay from the east, particularly from the B993, a development on site H1 would seriously intrude on the view of the 'Place of Origin'. Furthermore, the development would seriously detract from views southwards from the 'Place of Origin' viewpoint. Consequently, it is considered that site H1 should not be allocated for housing.

The site or part thereof has more recently been the subject of a development bid in the current Main Issues Report (MIR) and identified as site Ga042. The MIR states:

New development bid for 56 houses, north of Cairn View (south of POO). Presently Agricultural use this site was subject of a development bid in the last LDP when it had the designation of site H1. It was rejected for housing after examination prior to last LDP for reasons mainly relating to amenity relating to views from POO and also when entering the village from the east. Planning Officers consider that circumstances have not changed and do not support the present development bid.

Kemnay Community Council supports the view of Planning Officers and our recent response to the MIR was as follows:

Site Ga042 at Cairn View for 56 houses, which is not the preferred option for Planning Officers due to the fact that it was rejected for housing after examination prior to last LDP. The reasons for rejection mainly related to amenity issues associated with views from the Place Of Origin artistic landscape feature (POO) and also when entering the village from the east. Kemnay Community Council expressed these concerns at the examination and we are still adamantly agreed that housing on this site is still inappropriate. We agree with the Planning Officers conclusion that circumstances have not changed and we do not support the present development bid on this site. Furthermore, it is our intention to recommend the inclusion of POO as a Valued View in the next LDP

A Draft LDP reflecting MIR submissions has not yet been published so currently the site is not zoned for housing, not identified as a site that may be suitable for housing and is currently outwith the Kemnay settlement envelope.

The Pre Application consultation was discussed at our Community Council meeting on 30 October 2014 and we were disappointed that you are considering submitting a premature planning application for housing on this site instead of awaiting the publication of the MIR consultations. In this respect we were unanimously agreed to oppose any subsequent planning application that may follow as a result of the said Pre Application consultation. Without referring to all the Local Development Plan policies, Supplementary Guidance and infrastructure problems at this stage, I can nevertheless advise that any such planning application to develop this site for housing will be opposed by Kemnay Community Council.

If you are at liberty to provide me with a copy of your report regarding the Pre Application consultation, I would be interested to read your conclusions. Meantime I will forward a copy of this letter to our local Aberdeenshire Councillors and also to Robert Gray, Head of Planning and Building Standards.

Yours sincerely

Dr Sheila A Simpson FRCP
Chair Kemnay Community Council