

NEWTONHILL, MUCHALLS and CAMMACHMORE COMMUNITY COUNCIL

Planning Department  
Aberdeenshire Council

18 September 2009

Dear Mr Scott,

**Re: Planning Application APP/2009/2530 for residential development (60 houses) at land to the east of West Monduff, Newtonhill.**

This application was discussed at a meeting of the Community Council on 16<sup>th</sup> September 2009.

The first point that we would like to make is that, as the Valid Date for this application is given as 3<sup>rd</sup> September 2009 and number of houses in the development is over the threshold for a Major Development under current planning legislation, then we would have expected to have been consulted by the developer and that there should have been a public consultation exercise prior to the application being published. Will you please explain why this has not been the case.

The Community Council has held a number of public consultations exercises following the publication of the Main Issues Report in May of this year. The overwhelming view of the residents of Newtonhill and Muchalls is that the two villages must not be allowed to coalesce. The application is seen as an intrusion into the green space separating these two communities.

An extra 60 houses would generate considerable extra traffic on quiet residential streets in Cairnhill that have not been designed for through traffic. The Cairnhill development is serviced by a single junction and there is already a large volume of traffic using that junction. The new TESCO development opposite the junction will also add to the congestion.

Page 281 of the current Local Development Plan shows detail for Newtonhill. Sites **A** and **fh1** have been designated for housing with a combined total of 55 houses. There is development in progress for 27 houses, so this leaves a balance of 28 available. An application for 60 houses is, therefore, contrary to the current Local Plan.

The Community Council request that planning application APP/2009/2530 be rejected.

Yours sincerely,



Michael Morgan  
Vice Chairman and Planning Officer  
Newtonhill, Muchalls and Cammachmore Community Council  
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