

NEWTONHILL, MUCHALLS and CAMMACHMORE COMMUNITY COUNCIL

Planning Department
Aberdeenshire Council

22 September 2010

Dear Mr Scott,

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

We have noticed that some new documents have recently been added to the Aberdeenshire Planning Department web site regarding this application. In particular we would like to refer to Technical Consultation no. 2 from the Roads Department.

Section 4 of the submission from the Roads Department refers to a justification statement submitted by the applicants, unfortunately this does not appear to be available on the web site. The Roads Department appear to accept that a zebra crossing and multi user footpath is an acceptable alternative to a second access point.

The Community Council have been campaigning to have a zebra crossing installed on Newtonhill Road as part of the planning gain for the development of 28 houses currently being constructed under planning application APP/2006/1182. This zebra crossing is needed as part of the Safer Routes to School for children currently living in the Cairnhill development and those due to move into the 28 new houses. The zebra crossing should not be dependant on this application being passed.

The Reporter appointed by the Scottish Ministers, in his Notice of Intention for planning appeal P/PPA/110/735 dated 24 September 2008 said with regard to the 28 houses currently being constructed that he was

'... conscious that the access situation still needs to be resolved'.

It is quite wrong for the Roads Department to accept that a multi user foot path and a zebra crossing will resolve the access situation for a further 60 houses. Adding these 60 houses will increase the number of properties using the single access road for Cairnhill to around 190. This is definitely not acceptable.

For this reason and for those mentioned in previous letters to you, 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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