

14 JUL 2020

[REDACTED]
Hall Chairman
Midmar Public Hall

Aberdeenshire local development plan,
Woodhill House,
Westburn Road,
Aberdeen.
AB16 5GB.

Ref: Local Development Plan 2020
Modification comment for Appendix 7D, Settlement Statements,
Garioch page 606,OP1 Roadside of Corsindae

To Whom it may Concern

I write on behalf of the Midmar Hall Committee to express concern at the proposal to build new houses on the west side of the hall. In particular we were surprised to read the following comments in the local plan (appendix 4 part 2, page 69) which is presently under consultation: 'The capacity of this site has been increased from 10 to 20 homes. The proposed site lies within an area of protected land for development of a public garden adjacent to the village hall. As there does not appear to be a project to deliver this it would seem appropriate to consider alternative options for this site'.

Two points arise from the above statement. The first is the admission that 'the proposed site lies within an area of protected land for development of a public garden'. There you have it, in your words not ours, stated quite clearly in black and white; the purpose of this piece of ground as agreed by Council. Secondly, the plan clearly misrepresents the situation when it states 'there does not appear to be a project...'. Clearly there is a project which was outlined some years ago.

We have long understood that the current developer was required to provide amenity planting and this is quite clearly detailed in the planning

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application which was submitted to and accepted by Council. For a great many years the people of Midmar have had to endure the eyesore of site fencing and the unoccupied houses behind it. This feature has long detracted from the attractiveness of the hall and garden as a venue, particularly as a venue for weddings.

You may therefore appreciate our deep concern that the Council is now preparing another proposal and has, to all intents and purposes, abandoned the concept of amenity planning and that before the existing empty houses have been sold. Such a move by Council could impact on members of the community gathering at the hall and residents of the proposed housing. This could cause friction and result in hall activities being restricted. Should this prove to be the case our community which has only two public amenities, the hall and the school, would be the poorer.

We are currently in the process of developing a 'Men's Shed' next to Midmar Hall. As already stated the hall is in regular use and is a valuable community asset. We are concerned that these proposals could severely compromise the use of both the hall and the men's shed. It is an unfortunate and well researched fact that public buildings across the country have been forced to close as a result of fervent new householders objecting to noise and activities in established locations, with subsequent tragic loss of valued local amenities due to so called 'nuisance' complaints. Owing to its location the hall has been fortunate in avoiding any such complaint during the years of its existence. Should this proposed development go ahead all that could change.

We ask that Council reconsider its position on this matter as detailed in the local development plan and take account of the impact it would have on the life of our community.

Yours faithfully,

