

Midmar Men's Shed

27.07.20

Planning Department
Aberdeenshire Council,
Gordon House
Blackhall Road
Inverurie
AB51 3WA

Ref: Local Development Plan 2020
Your ref. LDP 2021NN
Modification comment for Appendix 7D, Settlement Statements,
Garioch page 606,OP1 Roadside of Corsindae

Dear Sir/Madam – I wish to raise concerns that the proposed change by Callan Homes to the previous plan to develop this site as it causes great concern to our Group as a user of Midmar Hall and its environs.

The original development had a buffer zone as per the attached document ref. NMV site layout 6880060, which clearly separated the Hall and the housing. This was to establish a sensible boundary of trees and plantings which would hopefully provide a barrier to noise from activities at the Hall, and also an amenity and wildlife corridor. Unfortunately the developer has not adhered to this plan.

The activities of the village hall and the activities of the Men's Shed are not conducive to having housing immediately adjacent to the boundary, as we frequently have outdoor meetings, barbeques, live music and associated fun produced through these events.

We would not wish these activities to be restricted in the future due to possible complaints caused by housing having been sited too close. Such restrictions would have a detrimental effect on the well-being of the Community.

We write expressing these concerns as we are aware of developments in other parts of the UK in which community groups have been forced to close down activities in the arts and social activities following complaints by 'new' developments. We feel that this can be avoided by giving due consideration to any prospective development, which we believe was the rationale behind the 'shelter belt' as cited above.

We look forward to your due and practical approach to avoiding any potential conflict.

For and on behalf of Midmar Men's Shed

Chair

[Redacted signature]



LANDSCAPE KEY

- PATH CONSTRUCTION
- TOPSOIL REMOVED
- 200mm BLINDED HARDWARE
- 75mm COMPACTED AND BLINDED STONE FINISH
- EXISTING TREES TO BE RETAINED

NEW TREES - NORMAL (1.5m APPROX)

- R ROWAN 20%
- O OAK 20%
- B BIRCH 30%
- SP SCOTS PINE 30%

NEW TREES - HEAVY STANDARDS (2.5m APPROX)

- R ROWAN 20%
- O OAK 20%
- B BIRCH 30%
- SP SCOTS PINE 30%

NEW SHRUBS

- HA HAZEL 20%
- HO HOLLY 10%
- Y YEW 20%
- E ELDER 10%
- H HAWTHORN 30%
- W WILD ROSE 10%

HEDGING - NATIVE SPECIES

- NATIVE SPECIES - HAWTHORN
- WILD ROSE, GORSE, BROOM

PLANTING NOTES

TREES TO BE PLANTED

NEW TREES (NORMAL) TO BE STAKED AND GUARDED WITH TUBES AND TIED AT THE BASE AND POSITIONED AS SHOWN ON LAYOUT DRAWING.

NEW TREES (HEAVY STANDARDS) TO BE STAKED AND TIED AT THE BASE AND POSITIONED AS SHOWN ON LAYOUT DRAWING. ALL TO BE PROTECTED FROM DAMAGE BY RABBITS AND DEER.

GRASSED AREAS

1. UNDER TREES AND SHRUBS

WOODLAND AND HEAVY SHADE MIX GRP 1001 - GENERALLY LEFT LINT CUT BUT CUT LOCALLY AROUND TREES AND SHRUBS DURING THEIR ESTABLISHMENT.

2. OPEN GRASS AREAS

PADDOCK MIX GRP 191 - OPEN AREAS BETWEEN TREE GROUPS TO BE CUT REGULARLY (THREE WEEKLY) BY CALLAN HOMES LTD.

MAINTENANCE

1. WEED KILLING ANNUALLY FOR FIRST 3 YEARS APPLY AN APPROVED HERBICIDE TO A 1.0m DIAM AREA SURROUNDING EVERY NEW TREE AND SHRUB ANNUALLY.
2. UNTIL REMOVED ENSURE THAT ALL TUBES ARE SECURELY ATTACHED TO STAKES.
3. ALL PLANTS NOT ESTABLISHED IN FIRST YEAR TO BE REPLACED THE FOLLOWING YEAR FOR FIVE SEASONS.
4. NEW SAPLINGS, IN 5 YEARS TIME, REMOVE ANY REMAINING STAKES AND TUBES.
5. REMOVE ANY DEAD TREES/SHRUBS FOLLOWING FIRST PLANTING SEASON AND DIG OVER AREA READY FOR REPLACEMENT TREE.
6. PLANT ANY REPLACEMENT TREES/SHRUBS TO ORIGINAL SPECIFICATION AND TYPE, FOLLOWING THE FIRST GROWING SEASON AFTER PLANTING. CHECK SHRUBS AND TREES FOR ANY SIGN OF DISEASE AND TREAT AS APPROPRIATE. WEEDING AS REQUIRED.
7. WATER ALL NEW PLANTS, TREES AND SHRUBS PARTICULARLY IN FIRST SEASON FOLLOWING PLANTING AS REQUIRED DURING DRY PERIODS.
8. PRUNING OF SHRUBS AS REQUIRED TO MAINTAIN THE DESIRED HEIGHT AND SHAPE.

PEDESTRIAN GATES

DESIGNED TO TAKE ACCOUNT OF ALL USER GROUPS AND PARTICULARLY FOR PUSH CHAIRS, WHEELCHAIRS AND BICYCLES.

PLOT INFORMATION

PLOT 1 - HOUSE TYPE A	
GROSS FLOOR AREA	314.7m ²
PLOT AREA	701m ²
PLOT 2 - HOUSE TYPE G	
GROSS FLOOR AREA	212.6m ²
PLOT AREA	631m ²
PLOT 3 - HOUSE TYPE A	
GROSS FLOOR AREA	314.7m ²
PLOT AREA	718m ²
PLOT 4 - HOUSE TYPE C	
GROSS FLOOR AREA	291.6m ²
PLOT AREA	770m ²
PLOT 5 - HOUSE TYPE E	
GROSS FLOOR AREA	393.3m ²
PLOT AREA	1234m ²
PLOT 6 - HOUSE TYPE F	
GROSS FLOOR AREA	248.6m ²
PLOT AREA	556m ²
PLOT 7 - HOUSE TYPE A	
GROSS FLOOR AREA	314.7m ²
PLOT AREA	738m ²
PLOT 8 - HOUSE TYPE A	
GROSS FLOOR AREA	314.7m ²
PLOT AREA	726m ²
PLOT 9 - HOUSE TYPE G	
GROSS FLOOR AREA	212.6m ²
PLOT AREA	474m ²



REV A - LAYOUT AMENDMENTS - SD - JAN 2014

COLIN THOMPSON
CHARTERED ARCHITECT

Project
HOUSING DEVELOPMENT-PHASE 2
ROADSIDE OF CORNSINDAE
MIDMAR
ABERDEENSHIRE
FOR:
CALLAN HOMES LTD

Drawing
BV - SITE LOCATION PLAN

Scale	1:200	Date	DEC 2013
Drawn		Check	
Revision		Drw No	

A 1206/21-33
IF IN ANY DOUBT ASK - DO NOT SCALE