

Torphins Community Council
Comments for Planning Application APP/2016/1759

Application Summary

Application Number: APP/2016/1759

Address: Land at Station Garage Craigour Road Torphins

Proposal: Demolition of Existing Building and Erection of Residential Development comprising of 25 Dwellinghouses and 32 Flats, Including Associated Roads, Landscaping and Amenity Areas

Case Officer: Gavin Clark

Customer Details

Name: Torphins Community Council

Address: Torphins

Comment Details

Commenter Type: Community Council

Stance: Supports the Planning Application, subject to comments below

Planning Policy

Torphins Community Council notes the current Local Development Plan dated 2015 does not include housing at this location, nevertheless, the Council does support the development in principal given the overall commercial and developmental benefits.

Torphins Community Council notes the yet to be approved 2016 Local Development Plan does include housing development at this location to a maximum of 48 homes. The Council recommends a lower density of 42 homes based on the factors explained below.

Comments

The Community Council held a special meeting on 13th July with a small group of members of the public and the applicant's agent in attendance. Based on the discussion, and earlier considerations of the Council and public, a number of key concerns are identified which Torphins Community Council wish to be addressed in the review of the application.

- We are in favour of development of a range of home sizes, however the specific proposal to build 57 homes is considered too dense for this location on the edge of the village, and in the general setting of Torphins. We would prefer a smaller number of homes and recommend 42 as a maximum.
- The proposal to provide homes from one bedroom to four bedroom, some being ground floor only, is appreciated as an attempt to meet the need for small starter homes and small downsizing homes. However, a more attractive mix of downsize homes would be provided by including bungalows with gardens, garages and parking in the development. The larger footprint

required for bungalows would be enabled by recommended reduced building density.

- A thorough review of the parking volume and arrangements is required to ensure it is adequate for the development.
- Given the location on the eastern entry to Torphins we recommend the rural approach to the village is maintained by good tree screening of the site on the east and north sides.
- The 30 mph speed limit should be extended to commence before the Gateway 1 building at the eastern end of the development.
- The proposed pedestrian pavement on the A980 is considered less than optimum for safety. Consideration should be given to how a wider pavement can be built, and how formal pedestrian and cycle access can be provided through the adjacent Fairview development to provide a less exposed route.
- The A980 new pedestrian access and sufficient new street lighting should be installed before housing construction.
- The development must be connected with high speed fibre broadband for all homes, and we believe the development could support solutions to provide improvement to the inadequate cellular signal available in Torphins.
- The position, size and design of any signage for Station Garage and the advance units at or near the A980 must be reviewed and approved in advance of the residential development to ensure an acceptable solution is known and agreed from the start.

The Community Council also received feedback from the Torphins Medical Practice, which the Council endorses and supports here.

- The scale of the development will significantly increase the demand on the Torphins Health Centre, which needs understood in planning provision.
- The growing problem of obesity and lack of fitness in the population, from which research proves Torphins is sadly not excluded, should be a key consideration in the design and community support afforded by new developments.
 - The layout and access to the development should be open and accessible to encourage walking and cycling, rather than a closed enclave with restricted routes.
 - The developer should make a community contribution, which will make the village more attractive and support a healthy lifestyle, thus also benefiting the attractiveness of the development itself. Specifically new foot/cycle paths are required around Torphins to improve attractive traffic free paths for old and young, and importantly to connect Torphins with major routes such as The Deeside Way. Developers should contribute to such projects when expanding housing and commercial facilities in the community.

Torphins Community Council
Torphins
14th July 2016