

Torphins Community Council
Comments for Planning Application APP/2016/1787

Application Summary

Application Number: APP/2016/1787

Address: Garage, The Square, Torphins, Aberdeenshire

Proposal: Demolition of Commercial Garage and Erection of Flatted Development (10 Flats)

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 and proposed Local Development Plans do not include housing at this location, nevertheless, the Council does support the development in principal given the developmental benefits.

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 the demolition of the existing commercial building and development of residential homes at this location.
- The proposal to build ten flats is a dense overdevelopment of site. The Community Council recommends six flats, with eight flats at a maximum.
- The parking provision should be 1.5 parking places per flat.
- Proper pavement access, not mixed with vehicular traffic, should be provided to the front of the development, particularly since this is an access route for young children to the primary school.
- While understanding and supporting the avoidance of windows with over sight of the school, the Community Council is concerned the window design provides low light in the homes, particularly since all large windows face north. Including fewer flats in the development may help address this and alternative solutions to improve daylight, such as light tunnels from the roof, should be considered.

Torphins Community Council

Torphins

14th July 2016