ALVAH AND FORGLEN COMMUNITY COUNCIL

Reply Address: The Cottage, Kirktown of Alvah, Banff AB45 3US

6 February 2018

Dear Mr. Newlands,

APP/2017/2942 – EXTRACTION OF SOIL AND STONE AT WESTSIDE OF FORGLEN, FORGLEN, TURRIFF

Alvah and Forglen Community Council (AFCC) considered the subject retrospective planning application at its meeting on 30 January. **AFCC unanimously agreed to object to the application.**

From 2015 there have been a number of Planning Enforcement orders to stop quarrying on this site. Up until now the owner has not complied with these orders. It was following yet another visit from the enforcement team that the owner submitted this retrospective planning application to allow quarrying on the site.

The community council heard the views of the residents who live close to the site. They reported that:

- 8 to 10 lorries containg mineral extraction went along the road every day.
- The quarrying was almost continuous and very noisy.
- Large amounts of building waste was being buried on the site.
- There was seepage from the site into the local burn which runs into the Deveron.
- There were regular bonfires on the site, often at night.
- Badgers' sites had been destroyed.
- The road to the site which passes residential houses was very narrow with no passing places, no lighting and has a ditch on either side.
- Their amenity had been adversely affected because of the noise; the smell from bonfires; the worry that hazardous material might be burnt or buried on the site; and the increased risk on the road due to its narrowness and the number of large lorries transporting material from the quarry.

The site is within an area, which, although in a rural setting, is fairly residential with 11 homes along the road leading to the site. The application if approved would in effect turn the current builder's yard into an industrial site.

The site is within the **Special Landscape Area – Deveron Valley** as designated in Specific Guidance 9b which supports Policy E2 of Aberdeenshire Local Development Plan 2017. The aim of the policy is to ensure that SLAs are afforded adequate protection against inappropriate development. AFCC firmly believes that the proposed quarry is an inappropriate development and, therefore, **fails to meet Aberdeenshire policy as promulgated in LDP 2017.**

The noise from working the quarry, the dust and the risk associated with an increased number of large heavy vehicles on a narrow road all contribute to a significant loss of amenity for the residents. The application clearly **fails to meet LDP Policy R3 (Minerals and Hill Tracks).**

AFCC does not believe that any economic benefit from the proposed quarry would outweigh the safety risks on the access road due to the increase in traffic, or the loss of amenity imposed on the residents.

For all of the above reasons Alvah and Forglen Community Council **objects** to this application.

Yours,

Jim Bayne
Secretary
Email: secretary.alvahforglencc@gmail.com