

**Planning Committee****13 January 2015**

2014-313-PPF - To Construct Roundabout, Access Road and Associated Parking Area, Footpaths, Landscaping and Surface Drainage, at North Lochside, Lerwick.

Report Number : PL-01-15-F

**Report Presented by Planning Officer –
Development Management, Planning**

**Development Services Department
Planning Service**

1.0 Summary

- 1.1 This report concerns an application for full planning permission to construct a roundabout, access road and associated parking area, footpaths, landscaping and surface drainage, at North Lochside, Lerwick.
- 1.2 This application is being presented to the Planning Committee as it is linked to the development approved by planning permission 2014/117/PPF to erect a High School and Halls of Residence, which was classed as a major planning application in the hierarchy of developments.
- 1.3 Whilst the application now being reported is for a development falling within the category of Local Development, and notwithstanding the fact that it also is made by the Council, the Town and Country Planning Scotland Act 1997 (as amended), Section 43A states that 'The planning authority may, if they think fit, decide themselves to determine an application which would otherwise fall to be determined by a person so appointed'.
- 1.4 In coming to a decision to present this application to the Planning Committee regard was had to the clear association between the new High School and Halls of Residence approval (2014/117/PPF) and the development proposed under the application.

2.0 Decision Required

- 2.1 The Planning Committee is asked to determine the application. It is recommended that the application be approved subject to conditions.

3.0 Determination

- 3.1 Section 25 of the Town and Country Planning (Scotland) Act (as amended) 1997 states that:

Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination is, unless material considerations indicate otherwise, to be made in accordance with that plan.

There are statutory development plan policies against which this application has to be assessed. Those policies of significance are listed below. Unless material considerations indicate otherwise, the determining issue to be considered is whether the proposal complies with development plan policies.

Statutory Development Plan Policies:

Shetland Islands Council Local Development Plan

TRANS 3 - Access and Parking Standards

GP1 - Sustainable Development

GP2 - General Requirements for All Development

GP3 - All Development: Layout and Design

CF1 - Community Facilities and Services (incl. Education)

CF2 - Open Space

WD3 - SuDs

W4 - Contaminated Land

Safeguarding

5m Contour Area - 5m Contour Area: 1

Main Areas of Best Fit - Main Areas of Best Fit: Lerwick

Core Paths - Core Paths: CPPL03

Landfill - TBL Landfill: 2A1 - Lochside - Phase 1 Lerwick

Land Capability Agriculture - code: 6.3

Land Capability Agriculture - code: 888

LPA Modified - Local Protection Area: Local Protection Area

SEPA SW Extents - SEPA SW Extents: H

SEPA SW Extents - SEPA SW Extents: L

SEPA SW Extents - SEPA SW Extents: H

SEPA SW Extents - SEPA SW Extents: L

SEPA SW Extents - SEPA SW Extents: L

SEPA SW Extents - SEPA SW Extents: M

SEPA SW Extents - SEPA SW Extents: M

SEPA SW Extents - SEPA SW Extents: M

Tingwall 10km Safeguarding - Tingwall 10km Safeguarding: Wind
Turbine applications require consultation with Airport.

Zone 1 Modified - Zone 1 Modified: Housing Zone 1

4.0 Report

- 4.1 The application site is 1.45 ha in size and located directly west of and opposite residential properties on North Lochside, and to the south west of Bruce Crescent, Lerwick. The proposal involves the construction of a roundabout on the A970 public road and a new section of access road, leading west from the roundabout, and is related to the construction of the new High School and Halls of Residence that has approval. The principle of having a roundabout and access road in this location was, as part of the new High School and Halls of Residence proposal, considered at a meeting of the Planning Committee on the 15 September 2014 (2014/117/PPF) [Min Ref: 26/14]. A condition was agreed to be attached to the permission which requires full details of the design and construction of the roundabout to be submitted before works on the High School and Halls of Residence development commences.
- 4.2 This current proposal has not been submitted in pursuance of the discharge of any condition relative to the approved application 2014/117/PPF for the High School and Halls of Residence. Instead it has been submitted and in turn assessed as a separate application, but having regard to the previous decision made by the Planning Committee in respect of the High School and Halls of Residence proposed development.
- 4.3 There are several issues needing to be considered in the determination of this application.
- The layout and design
 - The impact on nearby residents including noise
 - Replacement car parking
 - Impact on the Right of Way
 - Suitability of the crossing points for all users
 - Future connections
- 4.4 The Shetland Local Development Plan (2014) encourages proposals for the provision of community facilities, including educational use, where it can be shown that the unique and irreplaceable qualities of Shetland's landscape, settled areas and the amenities of local residents are protected from inappropriate development. This application, which is being brought forward as a result of the new High School and Halls of Residence development, must demonstrate that it complies with the terms of the development plan policies.

- 4.5 The design and layout of the proposed roundabout has been considered by the Planning Service following external and internal consultations which raised some concerns when regard was taken of potential implications on all road users, and the public right of way which exists at the roundabout's proposed location on North Lochside.
- 4.6 As a result of negotiations with the applicant a revised layout plan has been submitted which it is considered better reflects the needs of all users of the crossing point on the new access road proposed by setting it further to the west of the roundabout.
- 4.7 This revised layout alignment has allowed the Planning Service to conclude that the positioning of the road access crossing point is safe for all road and footpath users and is compliant with the Disability Discrimination Act by being located in a position which is far enough away from the roundabout to avoid the more complex traffic interactions (at the roundabout) which can be difficult to judge. It is also possible to report, as a result of the revision, that it is considered that the extent of the diversion to the public right of way that will result is minor in nature and therefore will not require a formal diversion order to be made.
- 4.8 Members will recall that the Planning Service recommended at the meeting of 15th September 2014 not to approve replacement car parking that was proposed to the rear of Bruce Crescent on the grounds that it would result in an unacceptable noise nuisance for residents of Bruce Crescent. The Planning Committee agreed this recommendation, and the parking area (which was for 17 spaces) was excluded from the planning permission granted (by condition).
- 4.9 This latest submission includes a proposal that 14 car parking spaces are provided, also to the rear of Bruce Crescent, in the form of a crescent and located a distance of between 10 and 20 metres from the boundaries of the residential properties. A low level screen fence, 0.980mm high is proposed to be erected on the south edge of the parking area.
- 4.10 The applicant has submitted a parking study in support of the need to provide the replacement parking. The study has used the accepted parking assessment model of a 1 minute (80 metres) walking distance in the assessment. The Planning Service would have wished to have seen greater accepted parking assessment model distances applied to the assessment, either 2 minutes (160 metres) minutes or 3 minutes (240 metres) which have been applied elsewhere within Lerwick to consider parking requirements for other development proposals, including those involving residential property, for example, the Council's former Craigielea building (application ref: 2013/022/PPF), and the redevelopment of the Malcolmson's Bakery site on Commercial Road (application ref: 2013/283/PPF). A further information request asking for the results of such an assessment using these greater walking distances to be supplied was not met by the applicant. Even so, it is considered that it would be reasonable to conclude that within a walking distance of 240 metres of each of the properties that the applicant considers replacement parking is needed for it will be possible to find an alternative, and as was the conclusion for the

Malcolmson's Bakery site redevelopment proposal there would then be a "bedding-in" period as residents adjust to new parking demands in the area.

- 4.11 Eight letters of representation have been received in regard to the current application. These representations are outlined below and are, in the main, concerned with the provision of replacement car parking spaces for those which will be lost during the construction of the roundabout, and expressing a desire that parking is provided.
- 4.12 The Community Council have also made a representation in support of the planning application as it includes the provision of sufficient parking spaces to offset those that would be lost by the proposed roundabout and new road.
- 4.13 The car parking which is now proposed, by being located off the boundary with residential property at Bruce Crescent compared to the residential properties backing immediately onto the car park as was the case previously, has resulted in the occupants of these properties withdrawing the objections that they had submitted to the proposal for car parking.
- 4.14 It is considered that with the changes that have been made to the design layout of the proposed replacement car parking there is a reduced likelihood that any more noise and disturbance will affect the residents on Bruce Crescent, over and above the impact from the operation of the new roundabout and road access, which has already been the subject of assessment under application 2014/117/PPF. Further, the study submitted by the applicant has shown that the provision of the replacement car parking will not be to the perceived disadvantage of the residents of properties on North Lochside from the proposed development of the roundabout.
- 4.15 A SUDS wetland has also been proposed to provide attenuation for the volume of water which will drain off the hard surfaces that are to be created. This area will be located to the north west of the proposed car park, and the design for it is considered acceptable. As well as providing sufficient attenuation for the car park and road, it also has a capacity allowance for a length of any potential future access road to a future development of housing (potentially between 300 up to possibly 400 houses according to separate application 2014/197/PPP) at North Stanley Hill.
- 4.16 On balance, given the changes that have been made in the substance of the submission compared to the details of very similar proposals as they formed part of the application for the High School and Halls of Residence, it is considered that the proposal the subject of this application complies with the policies contained within the development plan which seek to ensure that all new roads and accesses are safe and convenient for all road users and that new proposals do not adversely impact on the amenity of neighbouring property.

5.0 Implications (of Decision)

Strategic

- 5.1 Delivery on Corporate Priorities – A decision made on the planning application that accords with the development plan would contribute directly to the Single Outcome Agreement through the outcome that we live in well designed, sustainable places.
- 5.2 Community/Stakeholder Issues – Standard consultations were sent during the processing of the application.
 - 5.2.1 Lerwick Community Council advise that we support the new application as it includes the provision of sufficient parking spaces to offset those lost by the roundabout and the new road.
 - 5.2.2 Shetland Islands Council – Roads Traffic raised no objections to the proposal subject to technical standards being met.
 - 5.2.3 Shetland Islands Council – Environmental Health have not responded.

Statutory Advertisements

The application was advertised in the Shetland Times on 24.10.2014

Representations

Eight letters of representations have been received from;

Gordon W. Davison, 26 North Lochside,
Lerwick

Mrs Elspeth Manson, 30 North Lochside,
Lerwick

Miss Ina Nicolson, 22 North Lochside,
Lerwick

V. A. Johnson, 20 North Lochside,
Lerwick

M. J. Black, 24 North Lochside,
Lerwick

Wilma Powis, 18 North Lochside,
Lerwick

Robert Manson, 30 North Lochside,
Lerwick

Damien Ristori

The comments received can be summarised as follows;

- If no car park is provided I object to this roundabout
- I will not object to roundabout as we get the car parking shown on the plan (*sic*)
- If I don't have the car park then I totally object
- The value of my property will not reach its selling price if I don't have the car park
- We are not objecting to the roundabout but will only accept this plan if a car park is included (preferably the 17 space one)
- If replacement parking is not provided we will have nowhere to park
- The surrounding roads are double yellow lined making parking non-existent
- I am not objecting to the roundabout on condition the car park is included
- Nurse, taxis and family will have nowhere to park
- Congestion would occur on Bruce Crescent, Anderson Road and Haldane Burgess Crescent if no provision is made for parking for residents of North Lochside
- I have to support the application as long as there is adequate parking spaces at the rear of Bruce Crescent
- Pulling out of driveways on North Lochside can be extremely difficult and dangerous and the new roundabout in use will increase traffic exacerbating the problem
- The parking in North Lochside is well used at present and if no replacement is to be provided I wish to object to the roundabout and access road
- The existing car parking is not only used by residents but people who walk round the loch, walk their dog, and parents with children

5.3 Policy and/or Delegated Authority – The application is for a development falling within the category of Local Development. By virtue of S43A of The Town and Country Planning Scotland Act 1997 (as amended) the decision to determine the application is delegated to the Planning Committee.

5.4 Risk Management – If Members are minded to refuse the application, it is imperative that clear reasons for proposing the refusal of planning permission contrary to the development plan policy and the officer's recommendation be given and minuted. This is in order to comply with Regulation 28 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. Furthermore, it provides clarity in the case of a subsequent planning appeal or judicial review against the Planning Committee's decision. Failure to give clear planning reasons for the decision could lead to the decision being overturned or quashed. In addition, an award of costs could be made against the Council. This could be on the basis that it is not possible to mount a reasonable defence of the Council's decision.

6.0 Conclusions

- 6.1 Taking the comments received into account and having assessed the proposed development against Shetland Local Development Plan (2014) policies listed in paragraph 3.1, the proposal is found to be compliant with their aims.
- 6.2 For the reasons set out in section 4 above the proposal complies with development plan policy. Even though it is considered that it will be possible for those local residents, whose current expected parking provision will be lost through the construction of the proposed roundabout, to find alternatives (albeit not as convenient as is presently the case), because it is considered that with the changes that have been made to the design layout of the proposed replacement car parking there is a reduced likelihood that any more noise and disturbance will affect the residents on Bruce Crescent, over and above the impact from the operation of the new roundabout and road access, the proposal is recommended for approval.
- 6.3 Therefore, subject to the conditions listed in the schedule of conditions appended to the report, this application is recommended for approval.

For further information please contact:

Richard MacNeill, Planning Officer – Development Management

Tel: 01595 744803 Email: Richard.macneill@shetland.gov.uk

6 January 2015

List of Appendices

1. Location Plan and Site Plan
2. 2014/313/PPF Schedule of Recommended Planning Conditions
3. Representations

Background documents:

- Shetland Local Development Plan (2014)



2014/313/PPF Schedule of Recommended Planning Conditions

(1) The development hereby permitted shall not be carried out other than wholly in accordance with the following plans and details (as may be amended and/or expanded upon by a listed document following afterward) unless previously approved in writing by the Planning Authority:

Reason: For the avoidance of doubt as to what is being authorised by this permission.

(2) The developer shall submit a written 'Notice of Initiation of Development' to the Planning Authority at least 7 days prior to the intended date of commencement of development. Such a notice shall:

- (a) include the full name and address of the person intending to carry out the development;
- (b) state if that person is the owner of the land to which the development relates and if that person is not the owner provide the full name and address of the owner;
- (c) where a person is, or is to be, appointed to oversee the carrying out of the development on site, include the name of that person and details of how that person may be contacted; and
- (d) include the date of issue and reference number of the notice of the decision to grant planning permission for such development.

Reason: To ensure that the developer has complied with the pre-commencement conditions applying to the consent, and that the development is carried out in accordance with the approved documents, in compliance with Section 27A of The Town and Country Planning (Scotland) Act 1997 (as amended).

(3) Prior to the commencement of the development hereby approved details of any contractors working area and set down areas shall be submitted to and approved in writing by the Planning Authority. This shall include details of access into the site, site security, any lighting proposed and any buildings, plant and machinery proposed.

Reason: In the interests of amenity and public and road safety in compliance with Shetland Local Development Plan (2014) Policies GP2 and GP3.

(4) Prior to the commencement of the development a scheme for the provision of wheel cleansing facilities for construction traffic shall be submitted to, and approved in writing by the Planning Authority. The scheme must include a timescale for implementation.

The approved wheel cleansing facilities must be installed and maintained throughout the course of the development, unless any variation has been approved in writing by the Planning Authority.

All construction traffic leaving the site must, prior to leaving, pass through the wheel cleansing facilities unless otherwise approved in writing by the Planning Authority.

Reason: To ensure that satisfactory measures are in force to minimise the impact of mud on the public road and to comply with Shetland Local Development Plan (2014) Policies GP2 and GP3.

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(5) Unless otherwise agreed in writing by the Planning Authority, working on the construction of the development hereby permitted shall only take place 0700h to 1900h Monday to Friday and 0700h to 1300h on Saturday. There shall be no working on Sundays and local public holidays.

Reason: In order to safeguard the amenity of existing properties in the area during the construction phase, in compliance with Shetland Local Development Plan (2014) Policies GP2 and GP3.

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(6) Any land disturbed by the construction of the development shall be graded and reinstated with topsoil and seeded or turfed with grass or otherwise landscaped. All planting, seeding or turfing shall be carried out by the end of the first planting and seeding seasons following the completion of the development, which run from 1st May to 15th August for the sowing of grass seed mixtures, and between 1st March and 15th May or before new leaf growth takes place (whichever is the soonest) for the planting of bare root stock trees, shrubs and hedges, and between 1st March and 15th August for potted and cell grown stock trees, shrubs and hedges). If the site is to be reinstated other than by seeding or turfing with grass, a scheme for the landscaping of the site shall first be submitted to and approved in writing by the Planning Authority before the commencement of any landscaping works.

Reason: To ensure the reinstatement of land disturbed by the construction of the development in compliance with Shetland Local Development Plan (2014) Policies GP2 and GP3.

(7) If any top soil, spoil or waste materials arising from the excavation of the site and the construction of the development the subject of this permission are to be removed from or disposed of outwith the hereby approved site, details of the method of storage or disposal of any such materials, including details of the location of any storage or disposal sites, shall be submitted and approved in writing by the Planning Authority prior to their removal from the development site.

Reason: To ensure that any top soil or waste material arising from the construction of the development is disposed of to an authorised site and in

an environmentally acceptable manner in compliance with Shetland Local Development Plan (2014) Policies GP2 and GP3.

(8) Access to the site shall be afforded at all times to the Shetland Regional Archaeologist, or their representative, who are charged by the Planning Authority to observe work in progress and record items of interest and finds. The developer shall report any finds during the works, including during earthworks to the Planning Authority and the Shetland Regional Archaeologist. Should any evidence of historical artefacts be found work shall stop until and an appropriate mitigation strategy has been agreed with the Planning Authority in consultation with the Shetland Regional Archaeologist, and thereafter the agreed mitigation strategy shall be implemented in full.

Reason: In order to establish and protect any archaeological and historical features found within the area of development which are of significant historical importance to Shetland and in compliance with Shetland Local Development Plan (2014) Policies GP2 and GP3.

Notes to Applicant:

Commencement of Development

The development hereby permitted must be commenced within 3 years of the date of this permission in order to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 20 of the Planning etc (Scotland) Act 2006.

Notice of completion of development

As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the planning authority written notice of that position.

30, North Lochside,
Lerwick, ZE10PD.

10.11.14.

To whom it may concern,

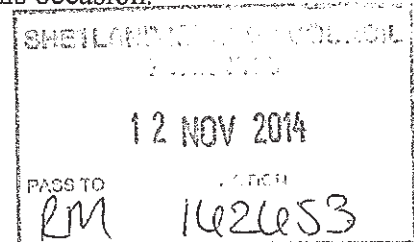
I write in regards to your letter dated, 22nd October, 2014. Application number : 2014/31/PPF. I am the house owner of the above said address and have been for 23 years. I feel this well qualifies me to point out :

- (a) How busy Lochside can be especially at certain times of the day.
- (b) That the existing parking is well used and is of beneficial use not only to residents of North Lochside, and Bruce Crescent but to people parking their car at all times of day to –
 - Walk around the loch.
 - To walk their dogs.
 - By parents who wish a safe environment to walk and cycle with their children.

If the proposal for replacement parking does not go ahead, I have no doubt the area of North Lochside, Bruce Crescent, Haldane Burgess Crescent and Anderson Road will become extremely congested. For these reasons, I am in support that planning permission is granted for the replacement car park on this occasion.

Regards,

Mrs. Elspeth Manson.



30, North Lochside,
Lerwick. ZE10PD.

10.11.14.

Dear sir,

In response to your letter, application number : 2014/31/PPF, dated 22nd of October, 2014, I would like to point out that I have lived in North Lochside all my life, first at number 32 North Lochside and now at number 30 North Lochside, a total of 54 years. Both properties have drives and pulling out of these driveways can be extremely difficult and dangerous due to the amount of traffic, especially at the busy times of day. When the new Anderson High School is built and the new roundabout is in use, there will be a much greater increase in traffic which will only exacerbate the problem. The parking in North Lochside is well used at present and if no replacement car parking is to be provided, I wish to object to the construction of the proposed roundabout and access road.

Regards,

Robert Manson



SHEVELTON 11/12/14	
12 NOV 2014	
PASS TO	ACTION
RM	162651

26 North Lochside

LERWICK

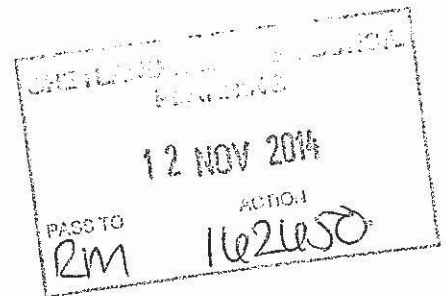
Shetland

ZE1 0PD

11 November 2014

Your Ref: 2014/313/PPF

Shetland Islands Council
Development Management
Development Services Department
8 North Ness Business Park
LERWICK
Shetland
ZE1 0LZ



Dear Sirs,

Town and Country Planning (Scotland) Acts.

Development: To construct roundabout, access road and associated parking area,
footpaths, landscaping and surface drainage.

Location: North Lochside, Lerwick, Shetland.

Application No. 2014/313/PPF.

I refer to your letter dated 22 October 2014 regarding the above and, in particular, to the proposed parking spaces located at the rear of the houses at Bruce Crescent. Although I no longer drive a car and, therefore, have no need for parking for myself but I do have many visitors who will now have to park their cars at the proposed parking area and negotiate what will be a very busy roundabout in order to get to my property. I regularly shop at Tesco and have to get a taxi to assist with getting my messages home. There is often seven or more bags and I should be obliged by your advising me whether or not thought has been given as to how I will have to get them to my house. In the past it has been convenient for the taxi to park immediately opposite my house and carry them across the road.

I would also be interested in what arrangements have been made regarding the footpath which joins the paths around Clickimin Loch. I use this path on a regular basis to walk my dog and I am surprised by the number of other residents who do the same. I expect that this will become a very busy footpath at certain times during the day.

I appreciate the congestion that would occur in Bruce Crescent, Anderson Road and Haldane Burgess Crescent if no provision is made for parking for residents of North Lochside. I also understand that it would be too costly to use the land opposite my house and below the present road to develop into car parking spaces.

In view of what I have said, I have to support the planning application as long as there is adequate parking spaces at the rear of Bruce Crescent.

Yours faithfully,

A solid black rectangular box used to redact the signature of Gordon W Davison.

Gordon W Davison

10/11/2014

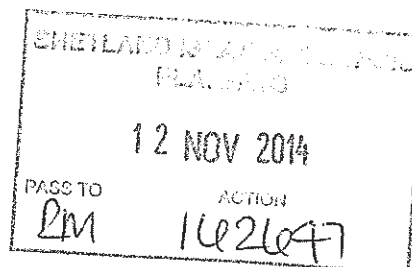
Miss Ina Nicolson

22 North Lochside

Lerwick

Shetland

ZE10PD




To Planning Officer

Regarding application No - 2014/313/PPF.

I am a pensioner that has weekly visits from the district nurse for medical purposes. If the car park across from my flat is taken away the nurse will have nowhere to park her car. Also I get a taxi that normally stops outside my gate to take me for my pension as I am not able to walk to Don Leslie's (the only shop that gives pensions). Also my family has cars and they visit most days to help me with household chores and shopping.



10/11/2014.



WILMA POWIS
18 NORTH LOCHSIDE
LERWICK
SHEPHERD
ZEI OPD.

SHEPHERD ISLANDS COUNCIL	
PLANNING	
12 NOV 2014	
PASS TO	ACTION
LM	142448

TEL
MOBILE-





TO PLANNING OFFICER

REGARDING APPLICATION NO 2014/313/PPF.
I HAVE LIVED IN THIS HOUSE FOR 55 YEARS.
MY FAMILY HAVE HAD THE BENEFICIAL USE OF
CAR-PARKING. ACROSS THE ROAD FROM THIS HOUSE
UP TILL NOW. IF WE LOSE THIS AMENITY AND
DON'T GET A REPLACEMENT CAR-PARK. WE WILL
HAVE NOWHERE TO PARK. THE LETTER THAT I AM
REPLYING TO STATES - TO CONSTRUCT ROUNDABOUT
ACCESS ROAD AND ASSOCIATED PARKING AREA.
AT NORTH LOCHSIDE. I AM NOT OBJECTING TO THE
ROUNDABOUT. ON CONDITION THAT THE CAR-PARK IS
INCLUDED. TAXIS NEED SOMEWHERE TO PARK WHEN
I TAKE MY ELDERLY AUNT SHOPPING. ALSO MY
COAL MAN IS ASKING WHERE HE WILL PARK HIS
LORRY WHILE DELIVERING MY COAL. THIS WHOLE
AREA IS GOING TO BE SO BUSY WITH SCHOOL CHILDREN
PARENTS, TEACHERS, AND NEW TENANTS FOR THE
HOUSING ON THE STANLEY HILL. THINKING OF THE
FUTURE. THE FIRST 17 SPACE CAR-PARK WOULD
HAVE BEEN BETTER FOR MORE RESIDENTS IN THIS AREA
BUT UNFORTUNATELY SOME PEOPLE DO NOT
CONSIDER OTHER PEOPLE'S NEEDS. I AM NOT ALLOWED
A DRIVE. AS I AM TOO NEAR A BLIND CORNER.

1

2

THERE ARE DOUBLE YELLOW LINES OUTSIDE MY GATE. WHEN THERE ARE EVENTS ON AT THE CHICKIMIN LEISURE CENTRE. AND THE RUGBY FIELD. THE CAR-PARKS ARE FULL. ALSO PEOPLE WALKING DOGS LEAVE THERE CARS FOR A SHORT WHILE. I HOPE THIS LETTER EXPLAINS THE SITUATION WE ARE FACING. I WOULD APPRECIATE A REPLY FROM YOU. WHEN A DECISION IS MADE ON THIS APPLICATION

YOURS SINCERELY



10/11/2014.

WINMA POWIS
18 NORTH LOCHSIDE
LERNICK
SHETLAND
ZEIOPD.

12 NOV 2014	
PAGE TO 12M	ACTION 162649

TEL-
MOBILE

TO WHOM IT MAY CONCERN.

WE THE RESIDENTS OF NORTH LOCHSIDE AND BRUCE CRESCENT HAVE HAD THE BENEFICIAL USE OF CAR-PARKING AT NORTH LOCHSIDE FOR MANY YEARS. WE WILL LOSE THIS AMENITY WHEN WORK STARTS FOR THE NEW ROUNDABOUT. WE ARE NOT OBJECTING TO THE ROUNDABOUT. BUT WILL ONLY ACCEPT THIS PLAN IF A CAR PARK IS INCLUDED, (PREFERABLY 17 SPACE ONE) IF REPLACEMENT PARKING IS NOT PROVIDED. WE WILL HAVE ABSOLUTELY NOWHERE TO PARK. THE OVERSPILL OF CARS TRYING TO PARK AROUND HERE IS ALREADY HAPPENING. WE DID NOT CHALLENGE THE REFUSAL OF THE FIRST PLANS OF A 17 SPACE CAR-PARK. AS WE THOUGHT IT HAD BEEN PASSED BY PLANNING. IT WASN'T TILL THE PUBLIC COUNCIL MEETING IT CAME TO OUR ATTENTION THAT COUNCILERS DID NOT UNDERSTAND HOW MUCH IT IS NEEDED. THE 17 SPACE CAR-PARK WOULD HAVE BEEN PERFECT FOR OUR NEEDS. AND WOULD ACTUALLY HAVE BEEN MORE BENEFICIAL TO THE OBJECTORS IF THEY HAD LOOKED CLOSELY AT WHAT ROADS DEPARTMENT WAS OFFERING. ROADS DEPT GAVE A PERFECTLY GOOD EXPLANATION WHY THIS AREA IS THE ONLY AREA

THAT WOULD WORK FOR A SAFE CAR-PARK. WE COLLECTED 84 SIGNITURES PETITION FROM NORTH LOCHSIDE AND BRUCE CRESCENT RESIDENTS THAT ARE AS CONCERNED AS WE ARE OF NEEDING REPLACEMENT CAR-PARKING. WHEN FIRST PLAN WAS REJECTED. THE NEW PLAN FOR 14 WAS DESIGNED. TAKEN INTO ACCOUNT THE OBJECTORS. THIS PLAN LEAVES A SPACE BETWEEN THE BRUCE CRESCENT RESIDENTS. WHICH IN OUR OPINION IS A WASTE OF SPACE. WILL COST MORE FOR THE COUNCIL TO MAINTAIN REGULARLY BEING LANDSCAPED WHERE AS A TARMAC CAR-PARK. WITHOUT A BRICK WALL IS MINIMUM. COST IN THE LONG TERM. WE WOULD HAVE SUBMITTED THIS LETTER AT THE FIRST PROPOSAL IF WE HAD BEEN NOTIFIED THAT THERE WAS A PROBLEM. BUT NOT EVERYONE HAS ACCESS TO COMPUTERS. SO WE ARE ASKING. PLEASE RECONSIDER OUR NEED ON THIS MATTER. WE ARE ATTACHING RELEVANT INFORMATION FOR YOU SO YOU UNDERSTAND THE FULL SITUATION WE ARE FACING. THE 1ST 17 SPACE CAR-PARK WAS REFUSED AND THE SAME OBJECTION IS FOR THE NEW 14 SPACE CAR-PARK. WE WOULD APPRECIATE A REPLY FROM YOU WITH YOUR OPINION ON THIS MATTER. PLEASE REFER TO ALL PAPERWORK ALREADY SUBMITTED.

Your Sincerely



Ref No 2014/313/PPF

5-11-14

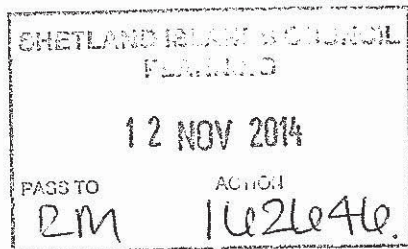
VICTOR JOHNSON

20 NORTH LOCHSING

LERWICK

SHETLAND IS

ZEI OPD



DEAR SIR

I USE THE LAYBY OPPOSITE MY HOUSE AND HAVE PARKED THERE FOR NEARLY 20 YEARS AFTER YOU THE COUNCIL PUT DOUBLE YELLOW LINES OUTSIDE MY HOUSE.

I HAVE USED THIS LAYBY REGULARLY (EVER DAY) IT IS BENEFICIAL AND VERY USEFUL FOR OF ROAD PARKING. I WILL NOT OBJECT TO THIS ROUNDABOUT AS LONG AS WE GET THE CAR PARK SHOWN ON THE PLAN IF WE DONT GET THE CAR PARK THEN I TOTALLY OBJECT TO THIS ROUNDABOUT. IF I DONT HAVE A CAR PARK IF I COME TO SELL MY HOUSE THE VALUE OF MY PROPERTY WILL NOT REACH ITS SELLING PRICE WILL THE COUNCIL MAKE UP THE DIFFERENCE OR PUT A DRIVE IN FOR ME.

YOURS FAITHFULLY

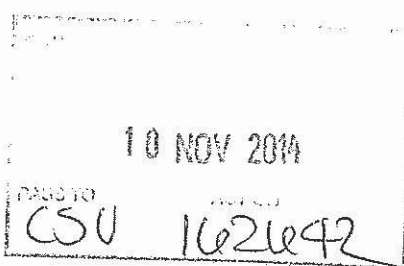
[Redacted signature]

Ref No 2014/313/PPF

5-11-14

VICTOR JOHNSON

20 NORTH LOCHSIDE



LERWICK

SHELTAND IS

ZEI OPD

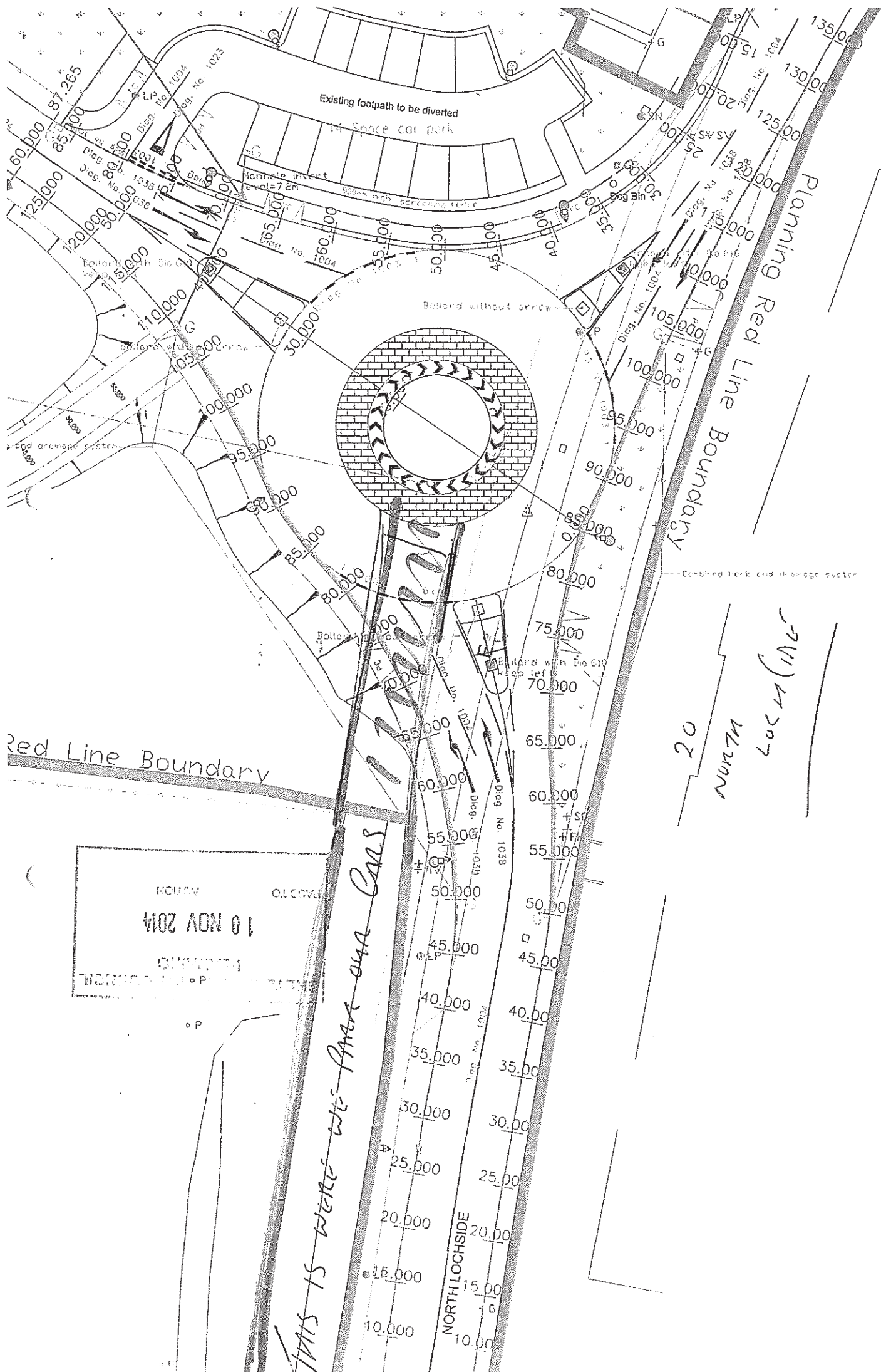
DEAR SIR

I USE THE LAYBY OPPOSITE MY HOUSE
AND HAVE PARKED THERE FOR NEARLY 20 YEARS
AFTER YOU THE COUNCIL PUT DOUBLE YELLOW LINES
OUTSIDE MY HOUSE.

I HAVE USED THIS LAYBY REGULARY (EVER DAY)
IT IS BENEFICIAL AND VERY USEFUL FOR OF ROAD
PARKING. I WILL NOT OBJECT TO THIS ROUNDABOUT AS
LONG AS WE GET THE CAR PARK SHOWN ON THE PLAN
IF WE DONT GET THE CAR PARK THEN I TOTALLY
OBJECT TO THIS ROUNDABOUT. IF I DONT HAVE A
CAR PARK IF I COME TO SELL MY HOUSE THE VALUE
OF MY PROPERTY WILL NOT REACH ITS SELLING PRICE
WILL THE COUNCIL MAKE UP THE DIFFERENCE OR PUT
A DRIVE IN FOR ME.

YOURS FAITHFULLY





Red Line Boundary

Planning Red Line Boundary

10 NOV 2014
CIVIL ENGINEER
TOWN OF P...

THIS IS WHERE WE PARK OUR CARS

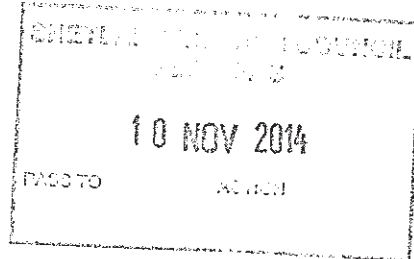
20
NORTH
11/20/14



Shetland Islands Council

Executive Manager: Iain S McDiarmid
Director: Neil Grant

VICTOR JOHNSON
The Owner/Occupier
20 North Lochside
Lerwick
Shetland
ZE1 0PD



Planning
Development Services
8 North Ness Business Park
Lerwick
Shetland
ZE1 0LZ
Telephone: 01595 744293
www.shetland.gov.uk

If calling please ask for:
Miss Kimberley Smith
Direct Dial: 01595 744840

Our Ref: 2014/313/PPF

Date: 22 October 2014

Dear Sir/Madam

Town and Country Planning (Scotland) Acts

Development : To construct roundabout, access road and associated parking area, footpaths, landscaping and surface drainage

Location : North Lochside, Lerwick, Shetland,

Application No. 2014/313/PPF

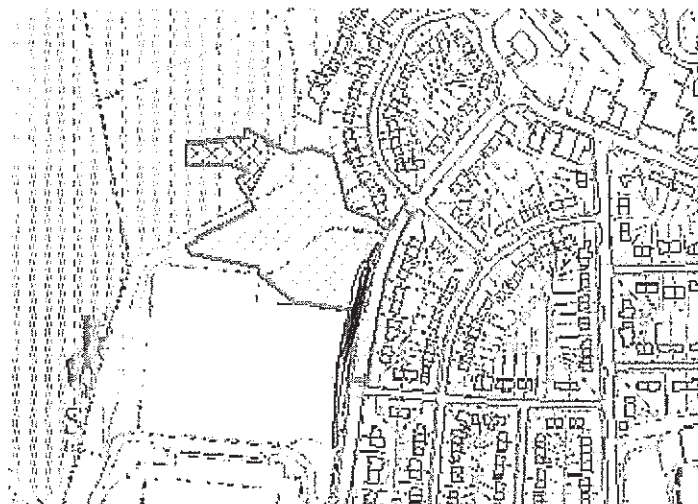
The Shetland Islands Council is writing to you to give notice that a planning application has been made by Mr Trevor Smith for planning permission for the following; To construct roundabout, access road and associated parking area, footpaths, landscaping and surface drainage at North Lochside, Lerwick, Shetland, .

A copy of a location plan showing the position of the proposed development to your property and in relation to other neighbouring land is attached, please note that this is just for reference and you should refer to the submitted plan(s).

Following the date of this notice you can inspect the application, plans, drawings and other related documents at Development Management, Planning Service, 8 North Ness Business Park, Lerwick between 9.00 am and 5.00 pm Monday to Friday. Details of the proposed development are also available on the Council's website at <http://pa.shetland.gov.uk>.

If you wish to make a representation, this should reach this office within 21 days of the date of this letter. If your comments are not received by then it may not be possible for them to be taken into account. You should make your representation(s) in writing to: Shetland Islands Council, Development Management, Development Services Department, 8 North Ness Business Park, Lerwick, Shetland, ZE1 0LZ or by e-mail to: [REDACTED]. Any representations you make will be available for public inspection.

Further information on the planning application procedures being followed can be obtained from the same address or by telephone on 01595 744293.



DO NOT SCALE

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Planning Application No: 2014/313/PPF

North Lochside, Lerwick, Shetland,

446793 1141756

22.10.2014	Site Area	15056m2
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Yours faithfully

Iain McDiarmid

Executive Manager of Planning

IF NO CAR PARK IS
PROVIDED I OBJECT TO
THIS ROUNDABOUT.



N. LOCHSIDE

20

Handwritten signature

Smith Kimberley@Development Service

From: Damien Ristori [REDACTED]
Sent: 14 October 2014 16:39
To: Development Plans
Subject: FW: Lochside Roundabout Proposal

From: [REDACTED]
To: [REDACTED]
Subject: Lochside Roundabout Proposal
Date: Tue, 14 Oct 2014 16:36:50 +0100

Following last weeks report about residents concerns over the lose of parking in North Lochside.

I cannot understand why nothing has been done to investigate using the old closed gate road that still exists between running track and rugby field. Surely it would be a better area for a new roundabout and as far as I can see would not effect many parking concerns. I would like to know if the Lochside residents or SIC Planners have any thoughts for using this unused road as a possible exit road?

Regards

Damien Ristori
Lerwick & member of Lerwick Community Council

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>



24 North Lakeside
Levitt

5-11-14

Shetland Islands Council
Development Services Dept
8 North Ness Business Park
Levitt

Dear Sir/Madam

Application 110 - 2014/313/P/F
Foundations & Associated Parking at
North Lakeside

Being a resident at North Lakeside
and a car owner I wish to draw
your attention to the need for
replacement parking spaces when
the time comes that the residents
of North Lakeside will lose their
the outstanding roads are
double yellow lined making parking
non-existent. If there is no

provision for replacement parking
I would imagine that this would
de-value my property.
I hope therefore that planning permission
will be forthcoming for replacement
parking to compensate for our loss.

Yours faithfully



SHELLAND ISLANDS COUNCIL PLANNING	
PASSTO DM	ACIOH 162652
12 NOV 2014	