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By submitting a response to the consultation, I agree that Aberdeenshire Council can use the information provided in this form, including my personal data, as part of the review of the Aberdeenshire Local Development Plan. This will include consultation on the Main Issues Report (including any subsequent Proposed Plan).

I also agree that following the end of the consultation, i.e. after 8 April 2019, my name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your submission) can be published alongside a copy of my completed response on the Main Issues Report website (contact details and information that is deemed commercially sensitive will not be made available to the public).

The data controller for this information is Aberdeenshire Council. The data on the form will be used to inform a public debate of the issues and choices presented in the Main Issues Report of the Aberdeenshire Local Development Plan 2021. It will inform the content of the Proposed Aberdeenshire Local Development Plan.

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- Mr Andrew Lawson, Data Protection Officer, Aberdeenshire Council, Business Services, Town House, 34 Low Street, Banff, AB45 1AY

If you have difficulty understanding this document and require a translation, or you need help reading this document (for example if you need it in a different format or in another language), please phone us on 01467 536230.

Which document(s) are you commenting on?	Main Issues Report	TICK <input type="checkbox"/>
	Draft Proposed Aberdeenshire Local Development Plan	<input type="checkbox"/>
	Strategic Environmental Assessment Interim Environmental Assessment	<input type="checkbox"/>
	Other	<input type="checkbox"/>

Your comments

My response to the MIR of the LDP refers specifically to the proposed development site GR118 at the west end of Kinmuck. I understand that the MIR has classed the proposal for GR118 as not preferred, recognising the lack of facilities and drainage infrastructure, the impact on B-listed buildings and that it is within the pipeline consultation zone.

I agree with the findings of the MIR and would like to add further comments, please see below.

1. Given the development of Inverurie, it does not seem there is a need for further residential development at Kinmuck. The proposed development GR118 provides no benefits to Kinmuck, for example there is no provision of open space for villagers to use, it is not connected to the centre of the village and there will be no facilities or infrastructure added. There are presently no facilities at all in Kinmuck, and therefore any new houses will cause an increase in commuters on the road but bring no mitigating benefits.
2. GR118 is at the end of the village and borders onto the back of 3 houses, such that the new houses do not link directly with the village centre, unlike the rest of the village and so are not fully integrated.
3. The entrance to the properties will be by a road joining onto the B979, which is the main road running through Kinmuck. To walk into or through Kinmuck from the new houses would require residents to walk on this main road to join the footpath, as there is no scope to extend the footpath unless the footpath is built into the road.
4. The proposal would severely damage the aspect and amenity of Friends Cottage, a grade B listed building of substantial historical and cultural significance and an important part of Kinmuck. Further detail of this is provided below.

Friends cottage and its subjects are protected by a Conservation Agreement with the National Trust for Scotland. It was built in 1680 as a Quaker Meeting House and is the oldest, and was once the largest, Meeting house in Scotland. The first Quaker school in the country opened here in 1681 in the cottage beside the Meeting House (Friends cottage now comprises the Meeting House and school). In 1681, the register of Quaker marriages took place here and it subsequently became the largest community of Friends in Scotland. With the persecution of Quakers in the country, the Meeting Hall provided a safe place of worship to the Quaker community. In the 1940s the hall and school became a private residence and restoration of the buildings began in the 1960s.

The entire stone boundary wall of Friends Cottage is subject to the grade B listing and Conservation Agreement, and GR118 adjoins this protected wall. However, it is the former (horse) mounting block, known as the 'loupin stane' on the boundary wall that is particularly noted in the listed building status and Conservation Agreement. This loupin stane is at the current gateway to the cottage, and finishes at the road side (hence previous comment that there is no scope for creating a footpath without building into the road). The loupin stane has always marked the entrance to the village. The proposal for GR118 would mean that this historic structure would no longer represent the entrance point of the village.

The proposal at GR118 would enclose and destroy the present aspect and amenity of Friends Cottage. This would be detrimental from a historic and cultural perspective, as this former Meeting House and the associated burial grounds (across the road) make Kinmuck a site of pilgrimage for Quakers worldwide (Quakers in Scotland, 1987).

The large trees at the edge of the garden bordering GR118 are also subject to Preservation Orders. These Preservation Orders note that the trees are important historically for marking the edge of the village, and so development at GR118 would mean this would cease to be the case.

The detrimental impact to the residents of Friends cottage would be large. The proposed house sites would adjoin the south-facing open garden of Friends cottage, thus obscuring views from the cottage and causing overshadowing. It would be a major invasion of privacy to the Friends cottage residents, particularly given that the boundary wall of Friends cottage is a stone wall of only 2.5', and because it is a protected structure this cannot be modified.

Your comments (continued)