

Item 11 - APP/2025/0185 – Erection of 30 Dwellinghouses (Amendment to Planning Permission Reference Number APP/2014/2178) – Land At Site Adjacent To Fetteresso Cemetery Kirkton Of Fetteresso Stonehaven AB39 3UP

Please see attached pics of the flooding situation when the first 25 houses were built at the Fetteresso Cemetery site in 2016. The SUDs developed were inadequate then and the variation Planning Application APP/2025/0185 proposed by Brown Construction only increases the flood risk and traffic load to Kirkton Parish, Vets Surgery and Kirkton Garden Centre. In my opinion SDCC should take a view and make a representation particularly requesting conditions on greater SUDs complexity and traffic control measures if permission is approved.

The variation Planning Application APP/2025/0185 on the original Planning Application extends the number of houses at Fetteresso Cemetery site to 55 houses in total. This in my view breaches the original application APP/2014/2178 where permission was given for only 49 houses and makes the development a Major Application.

This type of tactic is common by developers to at first indicate a level below the trigger of 50 houses for a Major Application (because it then requires less notification, detail and proposals). In my opinion SDCC should make a clear response to Planning Officers that this type of tactic should be seen for what it is and that the variation makes this development at Fetteresso Cemetery site at Major Application and increases risks both in flooding and traffic to the adjacent businesses and residents at Kirkton Parish.

Phil Mills-Bishop

