

Planning Matters

Dandara Temporary Sales Pod

Planning Application <http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=130573>

Construction of the steelwork for the sales pod started on 28th August. A very substantial building considering it is a temporary building and will be up for less than 2 years. **The temporary sales pod is to be removed by 13th June 2015.**

Work is nearing completion with connection to a foul sewer , electricity supply and water connection made in late November 2013.

Road Closure: Countesswells Avenue, between the rear of 2 Pinewood Road and the end of the turning circle 35 metres in a northerly direction.

Start Date and Time : 14 November 2013 07:00

End Date and Time : 06 December 2013 23:59

Location : Description : Closed to protect public safety during road reconstruction and sewer connection works.

Alternate Route : Buses will be diverted via Countesswells Crescent.



Bus Terminus closed for 3 weeks to construct new loop road (without final surfacing)



Drainage on Site



Waterlogged ground beside sales pod



Silty material partially blocking French drain / Silty material partially blocking French drain



Towards top of Zone H, V-shaped trench to collect water / Water entering French drain



Water being pumped towards Hazledene Road to reduce water flowing Down towards sales pod site

The Dandara Planning Applications were considered at the Planning Development Management Committee meeting on Thursday 28 November 2013.

Christine Boylan and Robert Frost observed the meeting from the public gallery, it was a particularly lengthy meeting from 10am until 5pm.

Zone H, planning application number 130820, 9 letters of representation received.

Committee Report: Recommendation by planning officers – Approve subject to conditions.

Vote at Meeting 12 for motion and 3 for Councillor Greig's Ammendment for refusal.

Approved

Ross Thomson raised issues regarding working hours and whether construction traffic could be scheduled to avoid school children entering and leaving Airyhall Primary School. Also the provision of a pedestrian crossing on Countesswells Road was discussed and it is believed Dandara will fund this.

Martin Greig and Jennifer Stewart asked numerous questions relating to water management, drainage impact assessment and who is legally liable for flooding in the future, council officers confirmed that this is a complex issue and couldn't answer definitively. Countesswells Road will not be widened but improvements to junctions will be made. Emergency access; there is a requirement to allow a second means of access for emergency vehicles and should not be accessible to cars, council to look at whether bollards are required. The council will be looking at the provision of bus stops within the development.

Why were the 350 houses spilt up into smaller 50 house zones?, council officer could not state the exact reason for this, it was pointed out by Martin Greig that any housing development greater than 50 houses requires to have a pre-application application. But it was pointed out that because there was already planning permission in principle then the developer would not be required to carry out a pre-application consultation.

An issue was raised by John Corall when the bus terminus was closed and the bus re-routed along Countesswells Crescent. Little notice was given that various vehicles were to be towed away if causing an obstruction.

Councillor Finlayson advised that he felt the flood team should carefully monitor the site after construction to make sure the surface water drainage scheme is adequate.

Zone B & C planning application number 131044 , one letter of representation received.

Committee Report: Recommendation by planning officers – Approve subject to conditions.

Vote at Meeting 12 for motion and 3 for Councillor Greig's Ammendment for refusal.

Approved

Zone A planning application 130994, 31 letters of objection received

Committee Report: Recommendation by planning officers – Approve subject to

conditions.

Vote at Meeting 11 for motion and 4 for Councillor Greig's Ammendment for refusal

Approved

Various concerns were raised regarding that access was not taken from Hazledene Road in the original proposals, road safety with increased traffic on Hazledene Road. Flooding issues on Hazledene Road were raised. Concern at emergency vehicle access linking zone A to the rest of the development may create a new rat run.

The committee report stated that it is acknowledged that the development of zone A, with access taken via Hazledene Road, would generate additional traffic. Nevertheless, it is understood that the impact of those 50 houses would not be significant in the context of the wider road network.

Conditions imposed:

No development shall be undertaken within Zone A until a finalised scheme of works necessary to bring Hazledene Road up to adoptable standard has been submitted to, and approved in writing by, the planning authority.

No building in zone A shall be occupied until works for the upgrading of Hazledene Road have been implemented in full.

Zone D,E,F & G planning application 130155, 4 letters of objection received

Committee Report: Recommendation by planning officers – Approve subject to conditions.

Vote at Meeting 12 for motion and 3 for Councillor Greig's Ammendment to refuse

Approved

Excavations to Foul Sewer

On Monday 30th September the grass area of the "Culter Bypass" at its west end from the No.15 bus terminus looking down towards Springfield Road. was fenced off and a drystone wall was demolished and deep excavations were started.





November 2013, Fenced area to be levelled and grass seed sowed to reinstate to original state, likely to be spring before conditions suitable for reseeded.

Stuart Forsyth Environmental Health Officer dealing with noise issues, Direct line: 522059 for noise issues guide to working hours on site Mon-Fri 7am – 7pm , Sat 9-4 for noisy work and Sun only non noisy work allowed ie they can be on-site

Summary of Dandara Development Planning Applications

31055 Zones D,E, F & G registered 23/07/13 and representations to be in by 13/08/2013

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=131055>

Zone D 44 houses

Zone E 35 houses

Zone F 50 houses

Zone G 45 houses Total of 174 houses

131044 Zones B&C registered 23/07/13 and representations to be in by 13/08/2013

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=131044>

Zone B 39 houses

Zone C 39 houses Total of 78 houses

130994 Zone A with access to Hazledene Road registered 08/07/13 and representations to be in by 14/08/2013

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=130994>

130820 Zone H with access to Countesswells Avenue registered 05/07/13 and representations to be in by 02/08/2013

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=130820>

Zone A 50 houses, Zone B 39 houses, Zone C 39 houses, Zone D 44 houses

Zone E 35 houses, Zone F 50 houses, Zone G 45 houses and Zone H 48 houses

Total number of houses = 350 houses

131027 Pinewood Residential Development Approval of Conditions 2, 3, 6, 7, 9 and 10 of Planning Application Ref A7/2178

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=131027>

Landscape, Walling, Connectivity – Pinewood – Countesswells Road

131037 Traffic calming and speed limits etc. registered 22/07/2013 and representations to be in by 14/08/2013

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=131037>