

Planning Matters

Kinaldie Crescent Appeal

Application Reference:	150311
Local Authority Reference:	
Proposal Description:	Sub-division of residential curtilage and erection of new dwellinghouse and associated works
Application type:	Detailed Planning Permission
Address:	22 Kinaldie Crescent Craigiebuckler Aberdeen, Aberdeen City
Post code:	AB15 8HX

An appeal has been lodged with the Scottish Government against refusal of planning permission, Halliday Fraser Munro have appealed on behalf of Mr & Mrs Greig.

The Community Council has 14 days to submit a response to the appeal, due to the notification letter being sent to the wrong address an extension to the original deadline was requested from the Scottish Government case officer/reporter. Our submission needs to be received by the 10th August 2016.



Applicant, Agent and Case Officer Details

Applicant:	Mr & Mrs N Greig c/o agent
Agent:	Halliday Fraser Munro Carden Church 6 Carden Place Aberdeen AB10 1UR
Officer:	Gavin Evans
Officer Telephone Number:	01224 522871
Officer Email:	gevans@aberdeencity.gov.uk

1.0 INTRODUCTION

1.1 This planning appeal statement has been produced by Halliday Fraser Munro Planning, Chartered Town Planning Consultants in relation to the refusal of an application for Full Planning Permission for the 'subdivision of residential curtilage and erection of dwellinghouse' on Land at 22 Kinaldie Crescent, Craigiebuckler, Aberdeen (Ref P150311). The application was refused by Aberdeen City Council's Planning Development Management Committee (Visits) on 28 May 2016. The refusal notice was issued on 8th June 2016 following the June meeting of the Planning Development Management Committee where the minute of the 28 May 2016 Committee meeting was agreed. The decision at committee was in line with the Officer Recommendation, although Councillors did take the opportunity to visit the site, where ultimately all but one Councillor agreed with the Officers recommendation. The reasons for refusal are listed as:

1. Whilst the general principle of residential development within a residentially zoned area is accepted, and the architectural form of the proposed dwelling is considered acceptable, its inappropriate siting relative to existing trees demonstrates a lack of due regard for context, and results in a situation where the proposed dwelling would not make a positive contribution to its setting, as required by policy D1 (Architecture and Placemaking) of the Aberdeen Local Development Plan (ALDP).
2. The impact of the proposal on existing trees, both directly in the formation of the new driveway and in the longer term due to the inappropriate proximity of the new dwelling to retained mature trees, is not considered to be in accordance with policy NE5 (Trees and Woodlands) of the ALDP or the associated 'Trees and Woodlands' supplementary guidance.
3. The increased threat posed to mature retained trees has potential to result in adverse impact on the Walker Dam Local Nature Conservation Site (LNCS), and represents an area of tension with policy NE8 (Natural Heritage).
4. The development would result in encroachment onto an existing area of open space which, though of limited size, makes a positive contribution to local landscape character and visual amenity in this residential area. On that basis, it is considered that the proposal demonstrates a significant degree of tension with policies D6 (Landscape) and H1 (Residential Areas) of the ALDP.

2.0 DEVELOPMENT PROPOSAL

2.1 The Site

The site is located within the garden ground of 22 Kinaldie Crescent in Aberdeen. The existing plot consists of a 1.5 storey, semi-detached property which lies at the end of a crescent of uniform properties of similar style and size, built circa 1960. This plot is the largest in the area by far at approximately four times the size of the neighbouring plots. The existing property is accessed off Kinaldie Crescent, which connects with Kildrummy Drive.

Representations

The Community Council objected to the application, but it should be noted that there are a number of statements made within their response which are misleading. Their representation states that Council owned land would be needed for the development, which is not the case. Neither was there an application for houses on the site refused in 1999/2000. The earlier refusal of the application was also raised by a number of the representations.

The impact on the Walker Dam LNCS is raised in most representations. The Walker Dam is already surrounded by development on both sides, and the proposed dwelling would not change the existing situation.

3.2 Recommendation

Following submission of further information, the Planning Service came to the view that the planning application could not be supported, in line with advice from the Council's tree officer (see KCA Doc 4).

In line with the Council's Scheme of Delegation, the application required to be considered by the Development Management Committee (as the number of representations received was more than five, and the Community Council objected). The application was reported to the Planning Development Management Committee on 21 April with a recommendation of refusal, based on cumulative issues. The Committee Report is enclosed (KCA Doc 5).

5.0 CONCLUSION

5.1 The preceding sections have demonstrated the background to the development proposal, the process followed with the formal planning application and the resulting refusal. We believe we have demonstrated a compelling case for the appeal to be upheld.

The application has been recommended for refusal on the basis of cumulative effect of a number of issues, none of which alone would warrant a refusal. The proposed development complies with policy NE5, and associated supplementary guidance in that the construction measures to protect trees are proposed in line with BS5837. Replacement planting would mitigate the loss of the poor quality trees which need to be removed. The Tree Survey does not identify an issue with the proximity of the house to the trees within the Walker Dam. This is a perceived and potential issue, and would be controlled via existing Council guidance. As the trees within the Walker Dam are to be retained, the proposal is in line with policy NE8, and an 'increased threat' or 'area of tension' with the policy are not sufficient to warrant refusal. The 'degree of tension' in relation to amenity and landscape character is also insufficient to justify refusal. Whilst the 'amenity' area of Kemnay Place will be altered, its function in terms of providing open space and a visual link to the Walker Dam will be retained. There are a range of appropriate materials that could be used for the driveway to make it a shared surface ensure it integrates with the area of open space.

In summary:

- The location, siting and design of the proposed dwelling is acceptable and in accordance with policies D1, D2, D6, H1 and H3;
- The proposed dwelling also complies with SG 'Sub division of residential curtilage';
- A high quality house is proposed, which will deliver much needed housing and assist in a small way to supplement housing supply;
- It is evidenced that there would be no adverse impact on trees, there is a perceived potential impact on trees, not an actual impact;
- A small underutilised area of open space will be altered, but the visual amenity offered by this area will remain, as will public access to the area;
- There will be no adverse impact on the neighbouring Walker Dam LNCS;

Craigiebuckler & Seafeld Community sent a letter in response to the planning appeal to the Scottish Government reporter on 5th August 2016:

Craigiebuckler and Seafield Community Council

10 Craigiebuckler Drive
Aberdeen
AB15 8ND

5th August 2016

Scottish Government
Directorate for Planning and Environmental Appeals
4 The Courtyard
Callendar Business Park
Callendar Road
Falkirk
FK1 1XR

Dear Sir/Madam

PLANNING APPEAL: P150311 – 22 Kinaldie Crescent, Aberdeen, AB15 8HX
SCOTTISH GOVERNMENT REFERENCE NUMBER: PPA-100-2075

Our Community Council has received notice from Aberdeen City Council regarding the above referenced planning appeal. We take this opportunity to thank you for extending the period for our response to Wednesday 10th August.

Further to our representation against this proposed development, dated 23rd March 2015, we make the following additional submissions which, in our view, contradict a number of statements contained in (a) Planning Application P150311, dated 27th February 2015, and (b) Planning Appeal PPA-100-275.

In Planning Application 150311, "The Site", Paragraph 2.4, reference is made to the present Stewart Milne housing development on Kemnay Place in relation to the area of open space between Nos 30 and 32 Kemnay Place, as follows:-

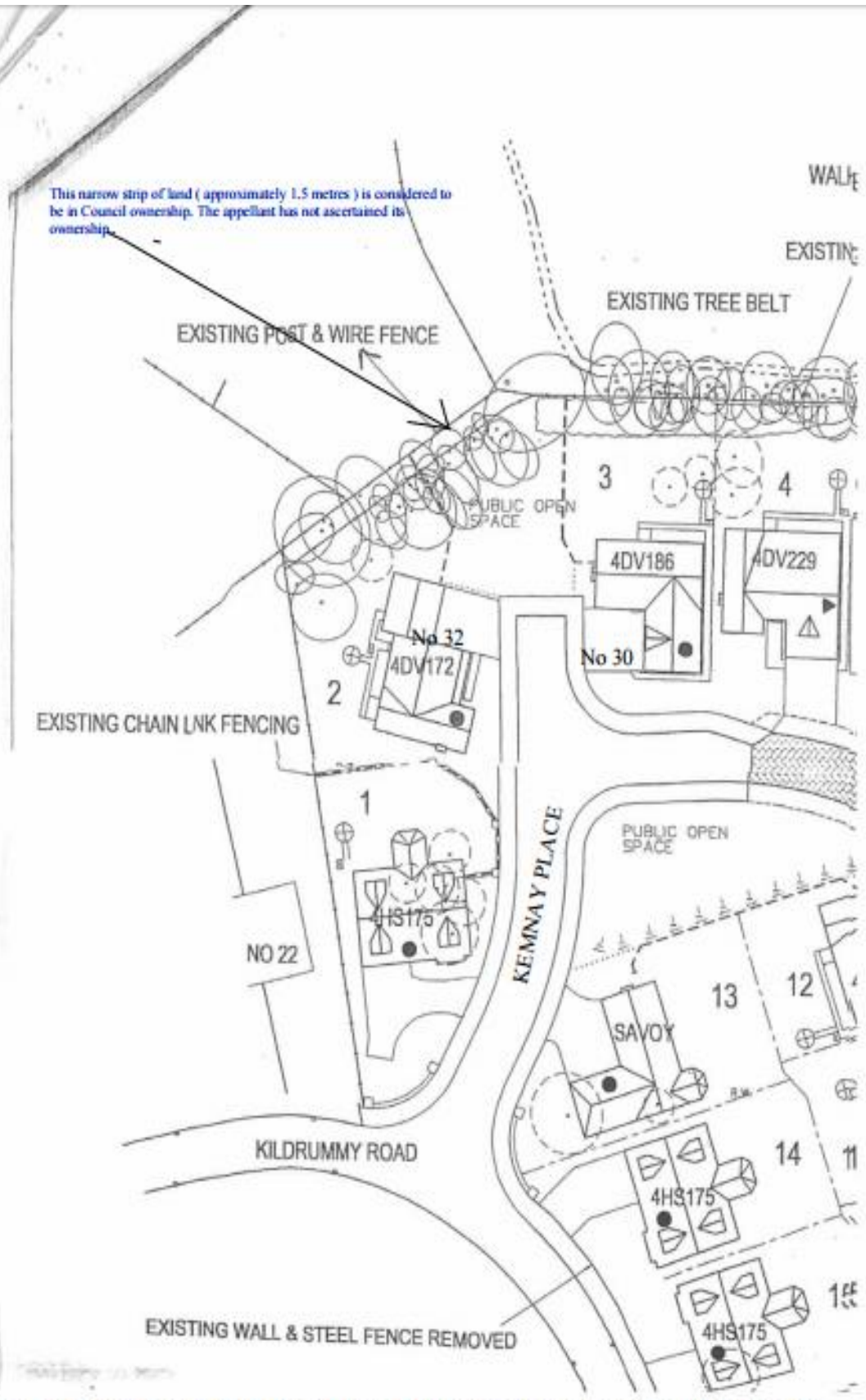
"Access to the proposed development is to be taken from the end of Kemnay Place, through an area of land left over from this development and will provide a link through to the new plot of approximately 20 metres in length. Although the plot on Kinaldie Crescent is being sub-divided, the proposed house will be related to, and be accessed from Kemnay Place".

On the following page, Stewart Milne's 1999 Planning Application 99/0316 for the Kemnay Place housing development, the 'area of land left over', referred to in the above paragraph, is clearly annotated as 'PUBLIC OPEN SPACE'. We submit that the public open spaces have been factored into the plan for the Kemnay Place development and we contend that it is erroneous to view them as land that is 'left over'

In fact, this is a very well kept area of lawn which is maintained by a factoring service, financed by the residents, along with the other open spaces in the development. The area also features a garden.

In the Applicant's Appeal, 'The Site', paragraph 4, it is also stated that "access to the proposed development is to be taken from the end of Kemnay Place, through an area of land left over from this development."

The residents of Kemnay Place have informed us that, contrary to the Appellant's designation for the land, it is used throughout the year as a play area for the children and by the residents as an open space to socialise (see the photograph on page 3)



The annotations 'Kemnay Place, No 30, No 32' have been provided by Craigiebuckler and Seafield Community Council for the convenient identification of the street and house numbers referred to in this representation. The comment on land ownership is ours.



This photograph of the residents of Kemnay Place and their children was taken at the conclusion of a pleasant evening spent socialising on the so called "left over" area of land. In the background, to the right of the photograph, are play equipment and footballs. In fact it is a well used area.

We object to the Applicant's statement referring to it as left over ground.



This is the same open public space. In the background are the row of trees which are defined by the Applicant as "poor quality" - to be felled to allow the access driveway to be constructed. It seems evident from the photograph that the trees are thriving. We object to the felling of those trees.



REF.NO:- 99/0316

MEETING DATE:- 02 December 1999

PLANNING AND STRATEGIC DEVELOPMENT DEPARTMENT
N FORTH ROAD, BRADBUCK, ABERDEEN AB11 1HA

THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Conditional Planning Permission

Stewart Milne Homes
Osprey House
Mosscroft Avenue
Westhill Business Park
ABERDEEN
AB32 6TQ

on behalf of Stewart Milne Homes

With reference to your application dated 23rd February 1999 for Planning Permission under the abovementioned Act for the following development, viz:-

DEMOLITION OF EXISTING BUILDING & ERECTION OF 15 NO DWELLINGS WITH GARAGES

at
KEMNAY PLACE, WALKER DAM SCHOOL, ABERDEEN

the Council in exercise of their powers under the abovementioned Act hereby GRANT Planning Permission for the said development in accordance with the plan(s) docketed as relative hereto and the particulars given in the application, subject however to the following condition(s), for which reason(s) are stated viz:-

that all planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority. The landscaped areas shown on the approved scheme shall not be used for any purpose other than that of landscaping unless the planning authority has given written approval for a variation - in the interests of the amenity of the area.



Public space between Nos 30 and 32 Kemnay Place

$$P \times 40'' = 320 \div 2 = 160''$$

APPROX

According to the bracketed text above, "the landscaped areas shall not be used for any purpose other than that of landscaping unless the planning authority has given written approval for a variation - in the interests of the amenity of the area". We submit that felling trees to enable the construction of a driveway is not in the interests of the amenity of the area and should not be allowed because such consent creates a precedent for further development on other neighbouring public spaces.

We refer to the Appeal Document, '4.0', in which the Applicant disputes the Aberdeen City Council Planning Officer's report. The Officer's report suggests that 'the means of access erodes an area of open space, thereby failing to demonstrate due regard for its setting.

The Applicant states that the driveway does not result in the loss of open space. It would result in the creation of a shared surface.

We submit that the proposed section of the driveway, if constructed, would cut through the PUBLIC OPEN SPACE" (annotated on Stewart Milne's plan for 1999/2000 housing development) which is situated between Nos 30 and 32 Kemnay Place, resulting in a loss of amenity for the residents and their children who frequently use this green area for socialising.

The proposed section of driveway, by virtue of its intended purpose - a vehicular access to the proposed house - is unlikely to be suitable as part of a play area for the children of Kemnay Place or as a socialising venue for the residents. Therefore, it is our opinion that the construction of the proposed section of driveway will result in a reduction in the outdoor recreational quality of life of the residents of Kemnay Place and their children.

For the reasons stated in the above paragraph we consider that, if the driveway is permitted to be constructed, it will have an adverse negative impact on the residents of Kemnay Place.

We do not agree that the amenity area is underutilised as stated in paragraph 4 of the appeal document's summary.

In paragraph 3 of the appeal document's summary, it is stated that 'a high quality house is proposed, which will deliver much needed housing and assist in a small way to supplement housing supply.'

It is well known that, because of the prolonged decline in the oil industry, the housing market is depressed and there is an abundance of good quality housing in the Aberdeen area. Therefore the Applicant's statement that a high quality house will deliver much needed housing and assist in a small way to supplement the housing supply is completely false in the current market conditions, which are likely to persist for some considerable time.

Even although the revised site plan shows the proposed dwelling moved 3m to the north-west, we are of the opinion that the processes of constructing the driveway and turning area will damage the root systems of the line of mature trees along the east boundary, but within the Walker Dam LNCS.

"Tree roots extend radially in every direction to a distance at least equal to the height of the tree and grow predominantly near the soil surface. However all trees can develop a deep root system if soil conditions allow" (Source: Hellis Tree Consultants, "Living with Trees").

In the Appeal Document, Grounds for Appeal, 4.2, it is stated that 'the extent of roots in the area is uncertain as the area was heavily cultivated by the previous owners for a number of years'.

Taking into consideration the information contained in the above two paragraphs, we contend that no work should be undertaken to construct the proposed driveway and turning area because this could result in damage to the root systems of the line of mature trees along the east boundary of the site, but within the Walker Dam LNCS.

We refer to the Appeal Document, "Development Proposal", 2.2, Paragraph 3, in which it is stated that 'due to the belt of trees along the eastern edge of the site (all of which are to be retained), the property will be well screened from this natural feature.

During summer this statement is credible. However, in winter, the trees will not provide screening, especially during the dark evenings when there is the possibility of light, from the proposed development, discouraging the presence of wildlife from the Walker Dam Site. Water voles, roe deer and bats have been spotted at the Walker Dam site.

With reference to the Appeal Document, Page 13, last paragraph, which contains the following statement:

"However, we are not aware of a management plan for the Walker Dam and hence the longevity of the trees. This proposal therefore offers an opportunity to prepare a management plan for these trees and ensure their long term future."



Aberdeen City Council's Environmental Manager liaises with a keen group of volunteers, the Friends of Walker Dam. There is a management plan for the future management of the dam, its pathways and woodlands. This includes the maintenance of the water quality of the dam. Friends of Walker Dam and Council staff have worked to maintain the pathways and clear litter and any obstructing material from the burn which flows into the dam. The above photograph is of the award won by Friends of Walker Dam for their improvements to the site. The applicant's offer to prepare a management plan for the trees could be deemed superfluous to the extent that it can be discounted as a reason for granting planning permission for the proposed development.

We conclude this representation by respectfully requesting that the Applicant's appeal is rejected and Full Planning Permission refused.

Yours sincerely,
William Sell,
Secretary
Pp Aileen Brown
Chair

Dandara Development

Pre-Application Consultation

Application Number:	P160593	Type:	Proposal of application notice
Received Date:	10/05/2016	Earliest date on which a planning application may be submitted for this proposal:	02/08/2016
Site Location:	Pinewood Zone F, Countesswells Road		
Proposal:	Major residential development comprising 100-250 homes including a retirement village, amenity space and associated infrastructure		
Applicant Contact Details:	Dandara Aberdeen Ltd 16 Beech Manor Stoneywood Aberdeen AB21 9AZ		
		Case Officer:	Not yet allocated
		Telephone:	01224 523470
Additional Consultation required by the planning authority (in addition to statutory minimum specified above)			

Application details

Application Reference:	160593
Local Authority Reference:	
Proposal Description:	Major residential development comprising 100-250 homes including a retirement village, amenity space and associated infrastructure
Application type:	Proposal of application notice

Location

Ward:	Hazlehead/Ashley/Queens Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	Pinewood Zone F Countesswells Road

Application Status and Key Dates

Application Status:	Pending
Date application received:	10/05/2016
Date application Validated:	10/05/2016
Earliest date on which a planning application may be submitted for this proposal :	02/08/2016

Applicant, Agent and Case Officer Details

Applicant:	Dandara Aberdeen Ltd 16 Beech Manor Stoneywood Aberdeen AB21 9AZ
Agent:	
Officer:	Gavin Evans
Officer Telephone Number:	01224 522871
Officer Email:	gevans@aberdeencity.gov.uk

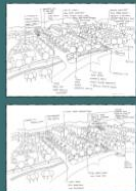
Dandara have submitted a planning proposal for a housing development of 100-250 houses including a Retirement Village at Zone F (next to rear gardens at Pinewood and next to Countesswells Road). A public meeting was held on Wed 22nd June at the sales pod from 3 -8pm and a second public consultation event was held on Wednesday 3rd August at the Sales Pod.

what happens next?

Your comments and representations

Dandara will use the comments and representations received today to inform the detailed design of the proposal.

The deadline for submissions of comments is 6th July 2016. Please note that comments received will not form representations to the Planning Authority (Aberdeen City Council). A planning application for the development of the site will follow. You will have an opportunity to comment directly to Aberdeen City Council once the detailed planning application has been submitted.



For further information please contact Natasha Douglas, email aberdeenconsult@dandara.com

A second public consultation event will be held on 3rd August 2016 between 3pm and 8pm to present any amendments to the proposal that have been made following today's event. All are invited to attend.

THANK YOU FOR ATTENDING

Hazelwood Zone F



welcome

Thank you for taking the time to attend today's event



Purpose

This consultation event outlines a new proposal to deliver a residential development including Retirement Village on land to the north of Countesswells Road.

Members of the public and stakeholders are encouraged to provide comments on how they would like to see the site developed and provide comments on the proposals displayed. Members of the Design Team are on hand to answer any queries you may have so please feel free to discuss the proposals with them.

Comments received will be passed to Aberdeen City Council as part of the planning application process, which will also take them into consideration when determining any planning application in due course. Comments and representations made will inform the finalised proposals for the site. You are encouraged to complete the available feedback forms as a response to the proposal presented by Dandara Limited. Please note that comments received in response to the consultation will not constitute formal representations to Aberdeen City Council. A further opportunity to comment on the proposal will be available once the planning application has been submitted to Aberdeen City Council.

Site Location

The site lies to the immediate north of Countesswells Road and is ideally located to enable residents to walk or cycle to local facilities. To the north, the site is bound by residential dwellings currently being developed by Dandara. To the east dwellings on Countesswells Crescent form the area's eastern boundary.

Planning History



This site forms part of the OPSE Pinewood Development site, identified in the Aberdeen Local Development Plan for residential development, having been carried forward from the Aberdeen Local Plan 2008.

The site currently forms part of a larger site which has planning permission for a residential development comprising 174 dwellings previously granted references A3/2178 and P1310583 by Aberdeen City Council.



Hazelwood Zone F



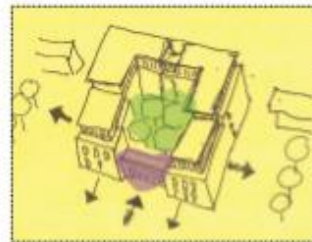
master concept

OPTION 1

In shaping the arrangement of the 'retirement village' we have drawn on key connectivity routes through the site.

The emphasis has been on creating a 'heart' within the site. On viewing the development from the spine road and Countesswells Road, the development should start with lower houses addressing the perimeter of the site and the vistas off the site, reflecting the pattern set up in previous development zones. There should then be pedestrian and vehicular routes running into the centre of the site. We have looked at variations in the height of the main apartments and the implications on the rest of the site layout.

Option one looks at the implications of a building that is a mix of three and four storey.
Stepping up towards the tall mature trees lining the core path to the east



Main apartment block with private landscaped courtyard visible to open space through transparent public rooms to front



There is a smaller block of apartments located to the south within the parkland. This block complements the larger block and acts like a 'pavilion' in the park, with four public faces addressing the parkland and core path



what it could look like



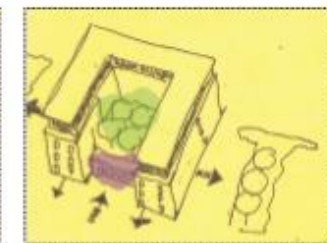
master concept

OPTION 2

Option Two looks at a four storey apartments.

Again situated facing the public square, we have shown one and half storey houses around the square to gradually increase the height around the square.

With the single storey houses facing out of the development zone towards the spine road.



Main apartment block with private landscaped courtyard visible to open space through transparent public rooms to front



The smaller apartment block that was sitting in the parkland to the south in the previous options is now located closer to the main apartments. This is to increase the density as you get closer to the main apartments



what it could look like



Aileen, Ainsley and William attended the event on 22nd June and viewed the plan which is for a retirement village.

The plan consists of retirement houses and apartment blocks.

The following points were raised:

In our opinion a survey of the site of the retirement development should be carried out to ascertain the depth of sub-soil rock formations or boulders which may hinder construction. Natural water springs may also be present.

Considering that this is a development of retirement homes, houses should be designed with elderly residents in mind, i.e., all rooms should be on the same level. We have been informed that bedrooms will be upstairs.

Home owners who are "down sizing" usually continue to be car users. Therefore parking which is commensurate with the intended number of retirement homes should be provided. This does not appear to be the case in respect of this planned development.

Three or four storey apartment blocks will, in our opinion, have an adverse visual impact when viewed from the neighbouring residences because of their height in comparison with the house types which are typical to the Hazlewood Estate.

If the upper floors of the apartment blocks are to be accessed by means of a stairway, then they may not be suitable for elderly residents.

People who purchase retirement homes usually expect them to be their final places of independent living. They must be fit for this purpose.

If, with advancing age, they become unfit to use stairs they should ideally be able to continue living independently because all the rooms in their home are at ground level.

Gavin Evans, Senior Planner at Aberdeen City Council was contacted and he forwarded the Council's supplementary guidance relating to parking levels for new development.

See attached the Council's supplementary guidance relating to 'Transport and Accessibility'. This sets out the guideline parking levels for new development, along with measures to promote sustainable travel that can be used to mitigate reduced levels of parking.

The full guidance can be found on the Council website:

<http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=31774&slD=14394>

Residential Car Parking Standards

These should be treated as **guidelines**, rather than maximums. The level of parking proposed in a new development will need to be agreed with the Planning Authority.

Residential Car Parking Standards – all guidelines

DWELLINGS			
Land use	City Centre	Inner City	Outer City
Residential Dwellings	1.5 allocated space per dwelling	1.75 allocated space per dwelling	2 allocated spaces per dwelling (up to 3)

21

	(up to 3 bedrooms), 2 per dwelling (4 or more bedrooms)	(up to 3 bedrooms), 2 per dwelling (4 bedrooms)	bedrooms), 3 per dwelling (4 bedrooms).
1 bedroom flat (no designated spaces)	1 per unit	1 per unit	1.5 per unit
2 bedroom flat (no designated spaces)	1.5 per unit	1.75 per unit	2 per unit
3 bedroom flat (no designated spaces)	1.5 per unit	1.75 per unit	2 per unit
Housing Association/Social Housing (rented only)	0.8 per unit	0.8 per unit	0.8 per unit
Special Needs Housing	1 per resident staff member plus 1 per 8 residents	1 per resident staff member plus 1 per 8 residents	1 per resident staff member plus 1 per 8 residents
Sheltered Housing/Care Home/Nursing Home	1 per resident staff member plus 1 per 8 residents	1 per resident staff member plus 1 per 3 residents	1 per resident staff member plus 1 per 3 residents



Countesswells Playing Fields

Proposed Pre Application Consultation

As part of the pre application public consultation for the proposed development of a residential development comprising 100-250 homes including a Retirement Village, amenity space and services at Zone F, Pinewood, Countesswells Road, Aberdeen we propose to undertake the following activity:

- Hold a public event to present our proposals which will come forward as an application for full planning permission. It is proposed that this event will be held on Wednesday 22nd June 2016 at: Hazelwood Sales Suite, Countesswells Road, Aberdeen. This is considered to be an accessible venue within proximity of the site. The event will run from 3pm until 8pm.
- In line with the pre application consultation process requirements an advert will be placed in the local press (Press and Journal and Evening Express) at least 7 days in advance of the event (See Appendix 1 for draft of the proposed advert).
- A copy of the proposed advertisement is contained as Appendix 1. Direct invites will be delivered to Braeside and Mannofield Community Council and Craigiebuckler and Seafield Community Council, Councillors and Council Officers. Invitations will also be delivered to local residents and businesses within the immediate area butting the site.
- In addition, it is proposed that posters advertising the event will be distributed within the local area. Plans and other information highlighted for the proposed development will be made available for people attending the event.
- Representatives of Dandara will be on hand to answer any questions on the proposals.
- Feedback forms will be made available at the event and attendees will be encouraged to complete the forms after the meeting and or post/email them back within a specified time scale (no less than 2 weeks). The forms will seek comment on the proposals and feedback will be as analysed and incorporated into pre application consultation report to be submitted with the future planning application. It will be made clear on the feedback form that any comments that are received are not representations to the planning authority and that there will be an opportunity to make representations on any future planning application when it is submitted.

Countesswells Development

Planning Permission granted 1st April 2016

Application Reference:	140438
Local Authority Reference:	
Proposal Description:	Residential-led mixed use development including approximately 3000 homes, employment, education, retail, leisure and community uses and associated new and upgraded access roads, landscaping and ancillary engineering works
Application type:	Planning Permission in Principle
Address:	Aberdeen Local Dev' Plan Site OP58 Countesswells Lying West of Hazlehead Park between Cults & Kingswells



Countesswells Liaison Group Meeting

A meeting was held on Monday 29th August in the Cults Hotel to update the local community councils and residents on progress and changes.

Marianne Evans, Jim Fitzsimons and Claire Burt (Community Liaison Officer) represented Stewart Milne. Laura Robertson from Aberdeen City Council (Senior Planner master planning) was also at the meeting.

Paul Macdonald, Master Planner/Architect talked through changes to the development framework and masterplan, alterations have been made to the north of the site.

Master Plan Phases:

Phase I: Middle area with central park, core infrastructure including primary school - ~1,000 homes

Phase II: Top section ~1,000 homes

Phase III: Bottom section ~1,000 homes

Changes: The commercial zone has been moved nearer Jessiefield Junction Access Road and there is a smaller land take for the school after consultation with Aberdeen City Council Education Department. Size school 1.2 hectares.

Planning application approval for: C1: detailed plans and N10 –affordable housing shifting to the north.

Large houses have been taken out for now due to market conditions

Phase I: 700 units, approx. 200 per year

Jessiefield junction will only be constructed after the 1,000th house is completed.

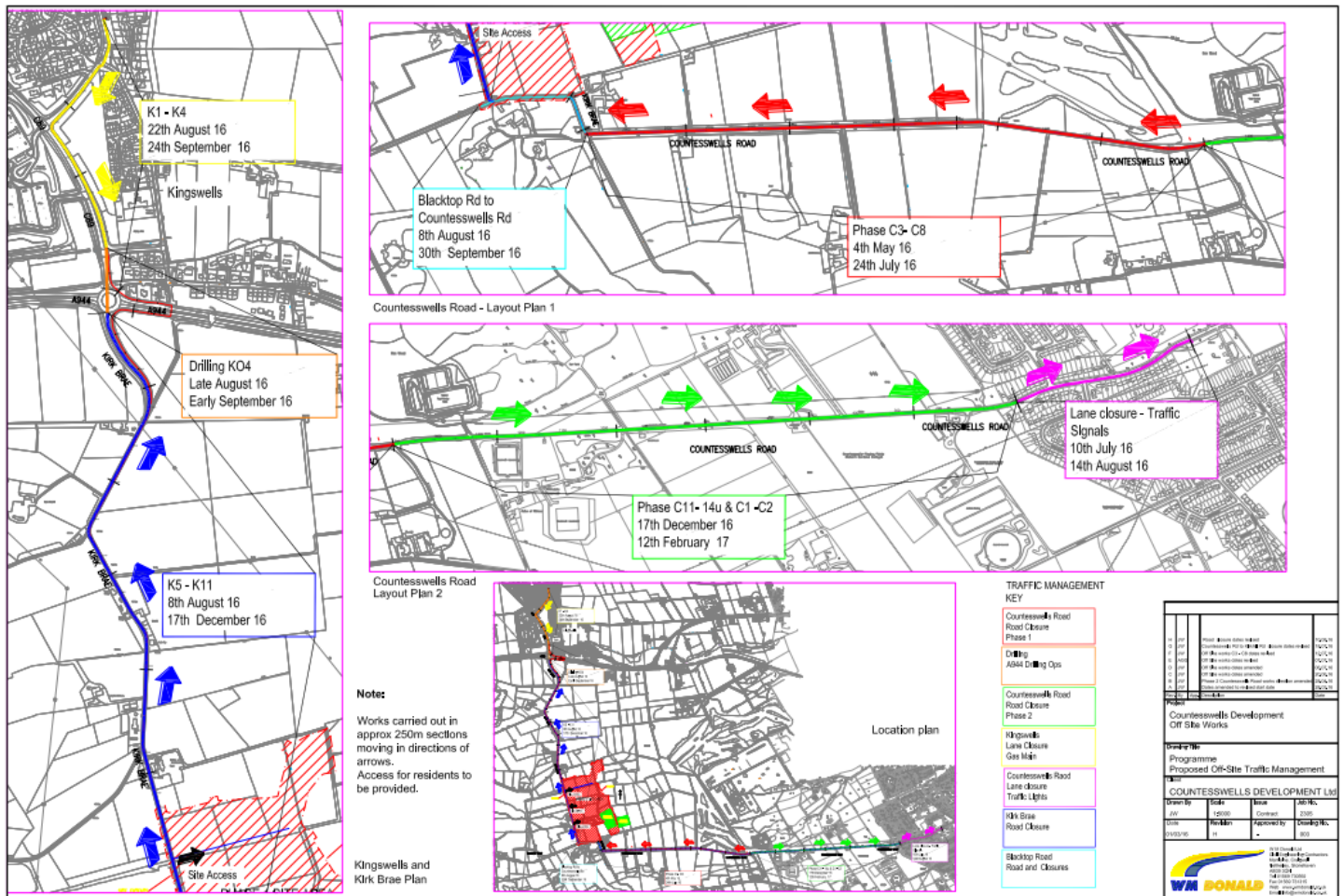
The central park will be started first in N10 and most of the homes will face the park.

Other zones have gone out to the market – other house builders alongside Stewart Milne, - The Framework should ensure consistency between house builders in different zones. The town centre will not be started until there is enough occupied houses to get a critical mass.

The primary school has a trigger of 500 units.

N10: First houses will be started to be constructed in September and first ones ready in January 2017, affordable houses will be included for housing associations. By summer 2017 there may be roughly 50 houses completed.

**Road Closure: C128c from junction of Countesswells Road to the roundabout at Kingswells
8th August to 17th December 2016**



Countesswells Road will be closed from 17th December 2016 to 12th February 2017

Hazlehead Hotel and Country Club



Application Number: P141131 **Type:** EIA Screening opinion request

Received Date: 04/07/2014

Date of expiry of period allowed for representations: 13/08/2014

Application Validation Date: 23/07/2014

Site Location: Hazlehead, Aberdeen **Proposal:** Hotel and country club with circa 250 bedrooms, spa, swimming pool, function and conference facilities and restaurants including holiday chalets, equestrian centre and country club house with associated car parking/alterations to access roads

Applicant: Carlton Rock Ltd

per Agent **Agent:** BMJ Architects

As reported in the Evening Express:

“A retirement village including a hospital is being lined up to replace a £50 million scheme for a five-star country club complex, the Evening Express can reveal today.

Scottish Ministers backed plans to create the 200-bedroom hotel – which would also include a restaurant, spa and swimming facilities – at Hazlehead Park in June last year.

But developer Carlton Rock, led by Aberdeen businessman Alan Massie, now hopes to create a village which would include a private hospital with 60 beds, a nursing home consisting of 40 to 60 bedrooms as well as homes and apartments.

The major development by Carlton Rock could also involve up to 60 flats for those aged over 55, 30 to 60 residential properties and a church. Shops are also being proposed for the area.

The project, along with the creation of 55 homes on the former Dobbies Garden Centre and Nursery on Aberdeen’s Hazledene Road situated nearby, would be worth between £50m and £60m.”

Planning Applications as per weekly planning list August 2016:

Due to problems with the new planning website it was not possible to search for planning applications in our community council area.