

## Planning Matters

### Kinaldie Crescent Appeal

<b>Application Reference:</b>	<a href="#">150311</a>
<b>Local Authority Reference:</b>	
<b>Proposal Description:</b>	Sub-division of residential curtilage and erection of new dwellinghouse and associated works
<b>Application type:</b>	Detailed Planning Permission
<b>Address:</b>	22 Kinaldie Crescent Craigiebuckler Aberdeen, Aberdeen City
<b>Post code:</b>	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 10<sup>th</sup> August 2016.



## Applicant, Agent and Case Officer Details

<b>Applicant:</b>	Mr & Mrs N Greig c/o agent
<b>Agent:</b>	Halliday Fraser Munro Carden Church 6 Carden Place Aberdeen AB10 1UR
<b>Officer:</b>	Gavin Evans
<b>Officer Telephone Number:</b>	01224 522871
<b>Officer Email:</b>	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;

The following questions were passed onto the Legal Department at the City Council and we should hopefully receive a reply as soon as possible:

- Get confirmation on whether the 2m strip of land in between the old Walker Dam School fence and the wooden chain link fence is owned by the Council and that it is classified as Green Space.
- The Aerial photo in figure 1 of the appeal statement with a red border needs to be validated as accurate - The map of the Walker Dam council owned land needs to be checked.
- the 1999/2000 Stewart Milne plans to build houses on this site and was either refused or withdrawn needs to be backed up with evidence from the Council archives – the Planning department will look through the planning committee minutes /planning applications for this time period - The applicant said our representation was misleading so it would be good to challenge this.
- We have asked if the Scottish Government reporter would accept a podcast/video as evidence - it would have been great if we could have videoed the recent get together of local residents which clearly shows this isn't an area of left over ground but a well maintained area of open space and it would challenge the applicants view that it is not used.



## **Dandara Development**

### **Pre-Application Consultation**

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

### Application details

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

### Location

<b>Ward:</b>	<a href="#">Hazlehead/Ashley/Queens Cross(M Greig/J Stewart/R Thomson/J Corall)</a>
<b>Community Council:</b>	<a href="#">Craigiebuckler and Seafield</a>
<b>Address:</b>	Pinewood Zone F Countesswells Road

### Application Status and Key Dates

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

## Applicant, Agent and Case Officer Details

<b>Applicant:</b>	Dandara Aberdeen Ltd 16 Beech Manor Stoneywood Aberdeen AB21 9AZ
<b>Agent:</b>	
<b>Officer:</b>	Gavin Evans
<b>Officer Telephone Number:</b>	01224 522871
<b>Officer Email:</b>	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.**

**A Second Public Consultation Event will be held on Wednesday 3rd August between 3pm and 8pm 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](mailto: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 Countesswell 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, who will 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 Countesswell 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 Countesswell Crescent form the site's eastern boundary.

## Planning History



This site forms part of the QPS7 Hazelwood Development site, identified in the Aberdeen Local Development Plan for residential development, having been carried forward from the Aberdeen Local Plan 2006.

The site currently forms part of a larger site which has planning permission for a residential development comprising 174 dwellings was previously granted (references: A7/2178 and P131055) by Aberdeen City Council.



Hazelwood Zone F



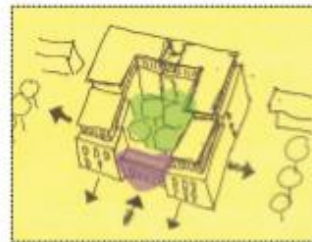
# master concept

## 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



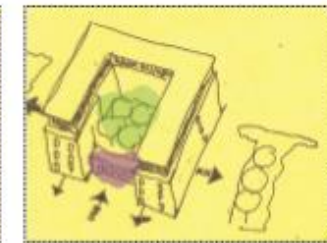
# master concept

## OPTION 2

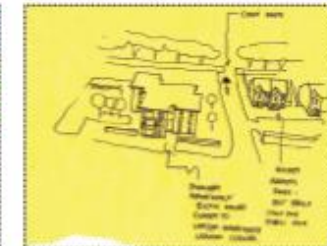
Option Two looks at a four storey apartments.

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

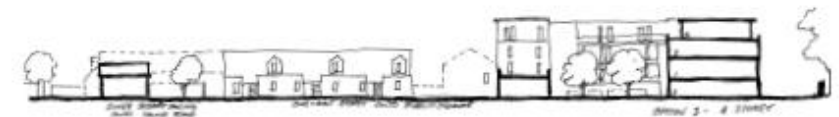
With the single storey houses facing out of the development zone towards the spine road.



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&SID=14394>

## Residential Car Parking Standards

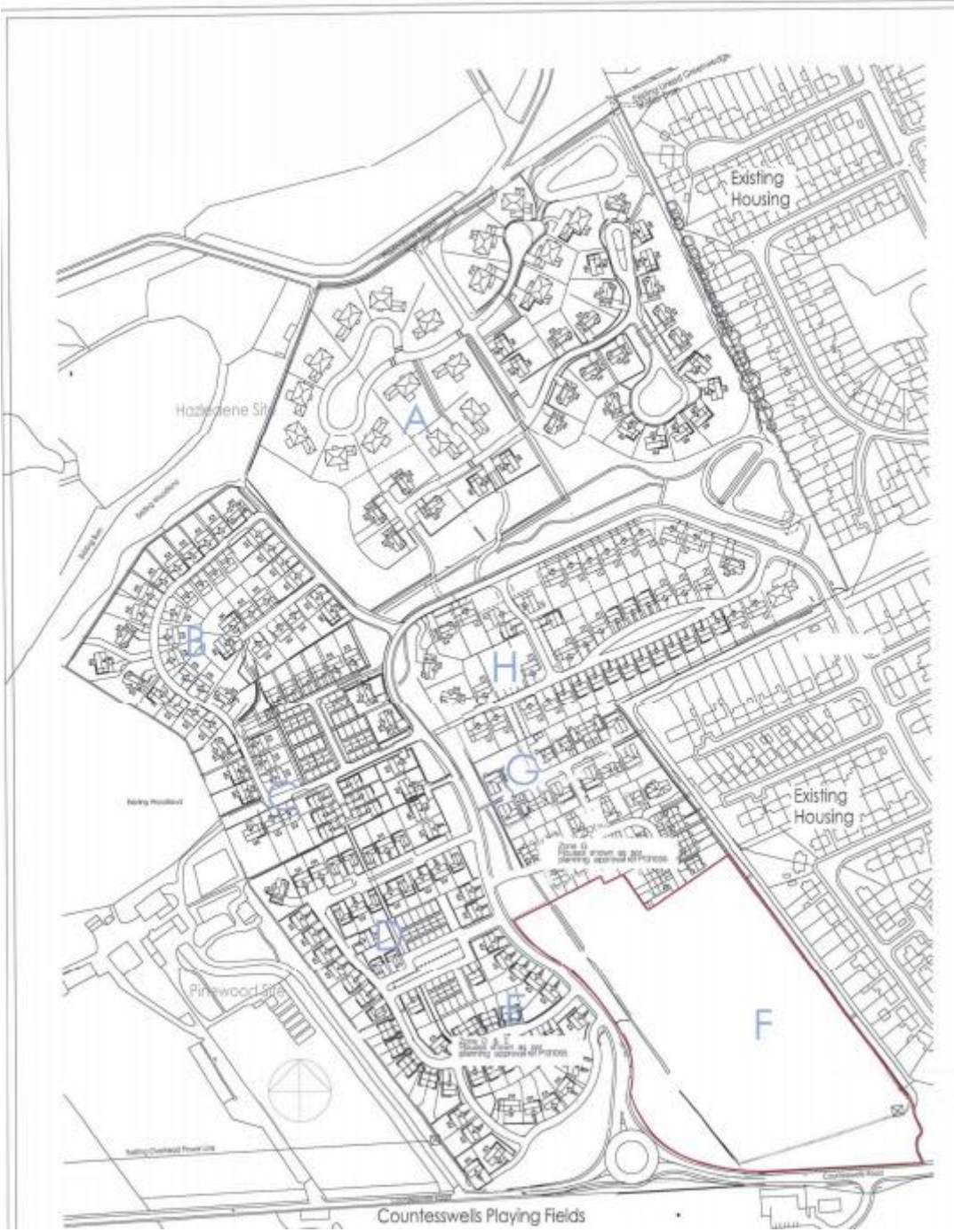
These should be treated as **guidelines**, rather than maximums. The level of parking proposed in a new development will need to be agreed with the Planning Authority.

### Residential Car Parking Standards – all guidelines

<b>DWELLINGS</b>			
<b>Land use</b>	<b>City Centre</b>	<b>Inner City</b>	<b>Outer City</b>
<b>Residential Dwellings</b>	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).
<b>1 bedroom flat (no designated spaces)</b>	1 per unit	1 per unit	1.5 per unit
<b>2 bedroom flat (no designated spaces)</b>	1.5 per unit	1.75 per unit	2 per unit
<b>3 bedroom flat (no designated spaces)</b>	1.5 per unit	1.75 per unit	2 per unit
<b>Housing Association/Social Housing (rented only)</b>	0.8 per unit	0.8 per unit	0.8 per unit
<b>Special Needs Housing</b>	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
<b>Sheltered Housing/Care Home/Nursing Home</b>	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

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## 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 22<sup>nd</sup> 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.

**The Town and County Planning (Scotland) Act 1997.**

**The Town and County Planning (Development Management Procedure) (Scotland) Regulations 2008**

**Notice published under Regulation 7 (2).**

Dandara Ltd give notice regarding a 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. Further information on the proposals will be available at a Public Event being held at:

Venue – Hazelwood Sales Suite, Countesswells Road, Aberdeen. Sat nav ref: AB15 8NB.

Date – Wednesday 22<sup>nd</sup> June 2016

Time – 3-8pm

All are welcome to attend the event and discuss the proposals with members of the design team.

Any persons wishing to make comments relating to the proposal or wishing to obtain further information may do so by contacting:

Natasha Douglas

Dandara Ltd

16 Beech Manor

Stoneywood

Aberdeen

AB21 9AZ

Tel: 01224713713

Email: [aberdeenconsult@dandara.com](mailto:aberdeenconsult@dandara.com)

Comments should be submitted by 6<sup>th</sup> July 2016.

**Please note:**

**Comments made are not representations to the planning authority (Aberdeen City Council). If a planning application is submitted there will be an opportunity to make representations on that application to the planning authority at that time.**

## Dandara Temporary Sales Pod



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

Erection of temporary sales pod for associated proposed residential development.

After two local councillors; Martin Greig & Jennifer Stewart were interviewed by a Press & Journal reporter and their photographs taken next to the sales pod, the Council's press office suddenly announced a new development in the long running saga, the sales pod is in fact permitted development and the sales pod does not require planning permission after all. It is thought that the planning officer made an error when the original planning application expired. The planning application 150971 is still undetermined according to the Council website and Craigiebuckler & Seafield Community Council has received no communication what so ever from the planning department. This is very disappointing as a journalist from the Press & Journal gets an instant response and the community council is ignored. Craigiebuckler & Seafield Community Council should consider making a formal complaint to the Chief Executive of the Council regarding this issue.

This raises a number of questions:

- When the development is complete and all houses sold, is Dandara responsible for removing the sales pod or can they just abandon it or sell it?
- The SUDS pond cannot be fully completed as per the original plans until the sales pod is removed.
- This is not a standard temporary sales pod that can be removed from site in an hour or two - this is a very substantial steel structure with concrete foundations that has a very long lifespan.
- Need written confirmation on what conditions have been applied to this permitted development.

Gavin Evans, Senior Planner at Aberdeen City Council was contacted regarding the conditions applied to this permitted development. He confirmed that in relation to the Dandara sales pod, which it has belatedly been established is permitted development, the terms of that particular class of the PD order do require removal in due course – wording below:

**So the sales pod will be removed after the development is completed and the sales pod building shall be removed and the adjoining land reinstated to its condition before development was carried out.**

### **PART 4 TEMPORARY BUILDINGS AND USES**

#### **Class 14.**

**(1) The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land.**

(2) Development is not permitted by this class if—

- (a) the operations being or to be carried out are mining operations; or
- (b) planning permission is required for these operations but has not been granted or deemed to be granted.

(3) Development is permitted by this class subject to the conditions that, when the operations have been carried out—

- (a) any building, structure, works, plant or machinery permitted by this Class shall be removed; and
- (b) any adjoining land on which development permitted by this Class has been carried out shall as soon as reasonably practicable, be reinstated to its condition before that development was carried out.

## Application details

<b>Application Reference:</b>	<a href="#">150971</a>
<b>Local Authority Reference:</b>	000123359-001
<b>Proposal Description:</b>	Siting of temporary sales pod
<b>Application type:</b>	Detailed Planning Permission
<b>Address:</b>	Pinewood Hazeldene Countesswells Avenue Aberdeen

Work on site started on 7th August 2013, 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 unless an extension is applied for.

The City Council received a planning application from Dandara on 18<sup>th</sup> June 2015 for the siting of temporary sales pod. Neighbours notifications were sent out on 21<sup>st</sup> July 2015 and representations must be made within 21 days from this date.

William and Councillor Ross Thomson also met with Gavin Evans, Senior Planning Officer in early September to discuss the issue regarding the planning permission for a temporary sales pod. The planning permission expired on 13<sup>th</sup> June 2015 so currently there is no planning permission for this temporary sales pod. Gavin Evans informed the meeting that his department relies on members of the public to report breaches in the terms of planning consents.

The temporary sales pod currently has no planning permission and it was thought likely to be brought to the Planning Development Management Committee in early 2016, but no date has been set yet.

## Permitted Development<sup>1</sup>

All development requires planning permission. However, certain forms of development benefit from a general planning permission usually referred to as 'permitted development rights'. Generally this is because the scale and nature of the development is considered to be of a minor, non-contentious nature.

The types of development that can be considered as 'permitted development', and the qualifying criteria, are set out in the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, usually referred to as the 'GPDO'. Planning authorities can advise if a development is 'permitted development' or if a planning application is required. There have been several amendments to the GPDO since it was published in 1992. Recent amendments  
Various amendments to the permitted development rights for non-domestic developments were implemented by The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2014. These include amendments to Classes 15, 18, 22, 25,30, 33 and 67 of the GPDO. New permitted development rights were created for small extensions or alterations to shops, schools, colleges, universities and hospital and office buildings. Additionally permitted development rights were created for off-street recharging of electric vehicles and disabled access ramps.

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<sup>1</sup> <http://www.gov.scot/Topics/Built-Environment/planning/Development-Management/Permitted-Development>



Railings on Burnieboozle Crescent starting to corrode, Chris Graham had promised to get them painted and recently the new site manager has promised to paint the railings.

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

All the zones were approved with additional conditions imposed for Zone A, with access off Hazledene Road

**Zone A planning application 130994**

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 B & C planning application number 131044**

**Zone H, planning application number 130820**

**Zone D,E,F & G planning application 130155**

**Summary of Dandara Development Planning Applications**

31055 Zones D,E, F & G registered 23/07/13

<http://planning.aberdeency.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

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

130820 Zone H with access to Countesswells Avenue registered 05/07/13

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



**Application Reference: 160276**  
**Erection of Energy from Waste Facility**

## **CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL**

Mr Nicholas Lawrence  
Planning Officer  
Planning and Sustainable Development  
Enterprise, Planning and Infrastructure  
Aberdeen City Council  
Business Hub 4  
Ground Floor North  
Marischal College  
Aberdeen AB10 1AB

10 Craigiebuckler Drive  
Aberdeen  
AB15 8ND  
[craigden10@live.com](mailto:craigden10@live.com)

Dear Mr Lawrence,

**Application Reference: 160276**  
**Erection of Energy from Waste facility, vehicular and non-vehicular accesses, ancillary buildings, associated infrastructure and landscaping.**

We object to the above application because constructing this planned incinerator would be a regressive step towards a time when no account of carbon emissions was taken by national or local governments. If Aberdeen City Council permits this development it will increase the city's carbon footprint and contribute adversely to climate change, contrary to the national policy for 'zero waste'.

By allowing this development the Council will, in our opinion, be acting in repudiation of the health and well-being aspect of its Community Plan because, when operational, the emissions from the incinerator will be damaging to the health and well-being of the community of Torry.

It is our contention that emissions from the planned incinerator will also lower the air quality of the entire city as well as cause a reduction in the quantity of materials being recycled.

This major development, which is to be designed for the incineration of refuse from all of the North East, is planned to be built at the foot of the Gramps where it will emit noxious gases and carbon particulates over the homes of thousands of Torry residents as well as a nearby primary school. It is beyond our belief that this plan has even been considered.

Yours sincerely,  
William Sell,  
Secretary,  
PP Aileen Brown,  
Chair

## Application details

<b>Application Reference:</b>	151084
<b>Local Authority Reference:</b>	000125217-001
<b>Proposal Description:</b>	Relocation of Existing AC/s (4 No) from roof to ground level and installation of condenser in timber fence compound.
<b>Application type:</b>	Detailed Planning Permission

## Location

<b>Ward:</b>	<a href="#">Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)</a>
<b>Community Council:</b>	<a href="#">Craigiebuckler and Seafield</a>
<b>Address:</b>	Springfield Rd Filling Station Springfield Road Aberdeen
<b>Post code:</b>	AB15 7SE



Following on from the planning application for the installation of air conditioning units at the Co-op on Springfield Road, it was highlighted that the alleyway created with the erection of a wooden fence was poorly lit. Councillor Martin Greig contacted the management at the Co-op and he was successful in getting the Co-Op to agree to install additional lighting. This was recently completed as seen in the photos above – which will be a big improvement and make the area safer.

# Planning Development Management Committee

## Countesswells Development

Planning Permission granted 1<sup>st</sup> April 2016

<b>Application Reference:</b>	<a href="#">140438</a>
<b>Local Authority Reference:</b>	
<b>Proposal Description:</b>	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
<b>Application type:</b>	Planning Permission in Principle
<b>Address:</b>	Aberdeen Local Dev' Plan Site OP58 Countesswells Lying West of Hazlehead Park between Cults & Kingswells



### Countesswells Road Closure

#### **Description**

Countesswells Road(Traffic Order Number :5494) :Aberdeen City Council has made the above-named order in terms of its powers under Section 14(1) of the Road Traffic Regulation Act 1984. The effect of the order is to impose a temporary prohibition of driving on the C127C Countesswells Road, Aberdeen, between its junctions with the C128C Cults-Kingshill and the U324C Craigton Road, from 06:00 on 3 May, 2016, until 24:00 on 9 July, 2016. Access to properties will be maintained, but no through traffic will be possible. The measure is necessary to protect public safety during multi-utility installation works for a new housing development. An alternative route is available via the C128C Kirk Brae, the U124C Friarsfield Road, the U324C Craigton Road, and Springfield Road.

#### **Start Time**

From May 03 until July 09, 2016

## Planning Applications as per weekly planning list June/July 2016:

### Application details

<b>Application Reference:</b>	160715
<b>Local Authority Reference:</b>	
<b>Proposal Description:</b>	Extension across rear of property
<b>Application type:</b>	Detailed Planning Permission

### Location

<b>Ward:</b>	Torry/Ferryhill (Y Allan/A Donnelly/J Kiddie/G Dickson)
<b>Community Council:</b>	Craigiebuckler and Seafield
<b>Address:</b>	32 Woodburn Gardens Aberdeen
<b>Post code:</b>	AB15 8JA

### Application Status and Key Dates

<b>Application Status:</b>	Pending
<b>Date application received:</b>	01/06/2016
<b>Date application Validated:</b>	01/06/2016
<b>Date of expiry of period allowed for representations:</b>	29/06/2016

### Applicant, Agent and Case Officer Details

<b>Applicant:</b>	Mr & Mrs David Adams 32 Woodburn Gardens Aberdeen AB15 8JA
<b>Agent:</b>	Calder Design 66-68 Esslemont Avenue Aberdeen AB25 1SR
<b>Officer:</b>	Jacqui Thain
<b>Officer Telephone Number:</b>	01224 522852
<b>Officer Email:</b>	<a href="mailto:jacthain@aberdeencity.gov.uk">jacthain@aberdeencity.gov.uk</a>
<b>Alternative contacts:</b>	Development Management contacts



## Application details

<b>Application Reference:</b>	160773
<b>Local Authority Reference:</b>	100015959-001
<b>Proposal Description:</b>	Erection of 1.5 storey extension and dormer extensions
<b>Application type:</b>	Detailed Planning Permission

## Location

<b>Ward:</b>	Hazlehead/Ashley/Queens Cross(M Greig/J Stewart/R Thomson/J Corall)
<b>Community Council:</b>	Craigiebuckler and Seafield
<b>Address:</b>	1 Woodburn Place Aberdeen Aberdeen City
<b>Post code:</b>	AB15 8JS

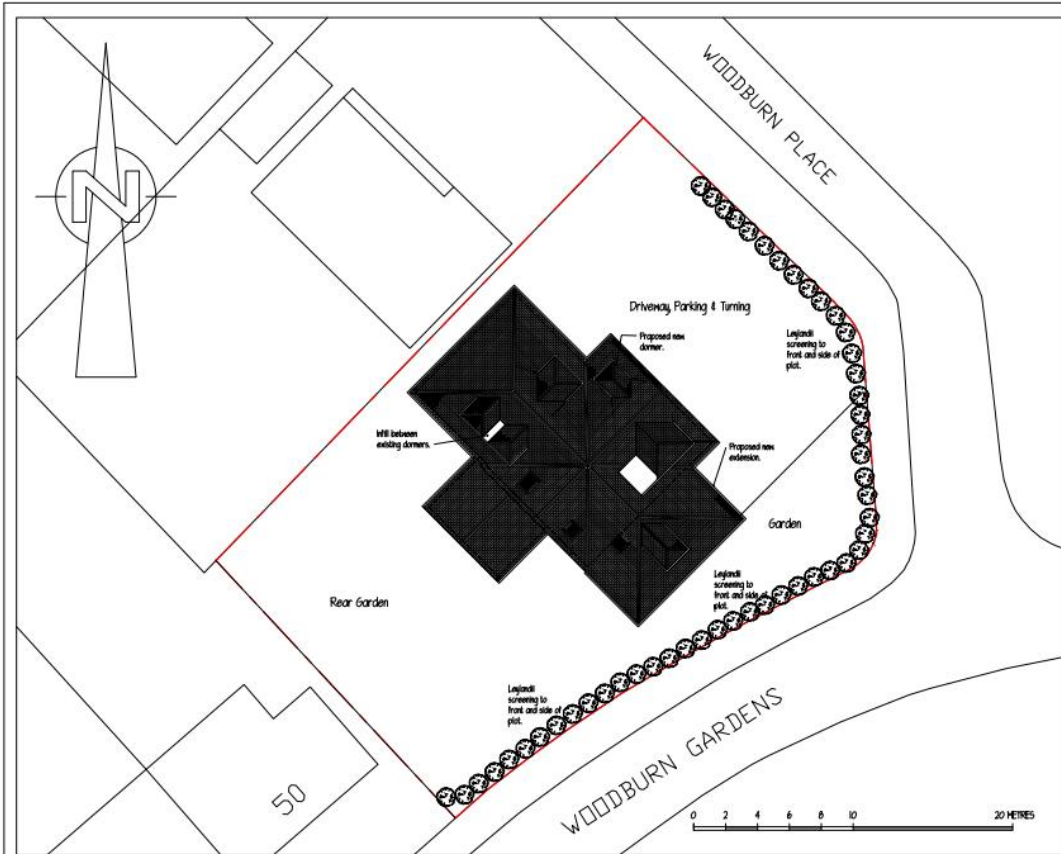
## Application Status and Key Dates

<b>Application Status:</b>	Pending
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<b>Date application received:</b>	13/06/2016
<b>Date application Validated:</b>	14/06/2016
<b>Date of expiry of period allowed for representations:</b>	08/07/2016

#### **Applicant, Agent and Case Officer Details**

<b>Applicant:</b>	Simon and Tracy Cowie 1 Woodburn Place Aberdeen Scotland AB15 8JS
<b>Agent:</b>	Squire Associates 430 Clifton Road Aberdeen AB24 4EJ
<b>Officer:</b>	Sheila Robertson
<b>Officer Telephone Number:</b>	01224 522224
<b>Officer Email:</b>	shrobertson@aberdeencity.gov.uk
<b>Alternative contacts:</b>	Development Management contacts



**NOTES**  
 All building works to be in accordance with the Building Standards (Scotland) Regulations. Do not scale from drawings. Contractors to verify all dimensions before commencement of work. All dimensions to be reported to Squire Associates office. All dimensions are held to standards or finish unless stated otherwise.

Ref: / Revision: / Date:

Client: MR & MRS S. COVIE

Job: 1 WOODBURN PLACE, ABERDEEN

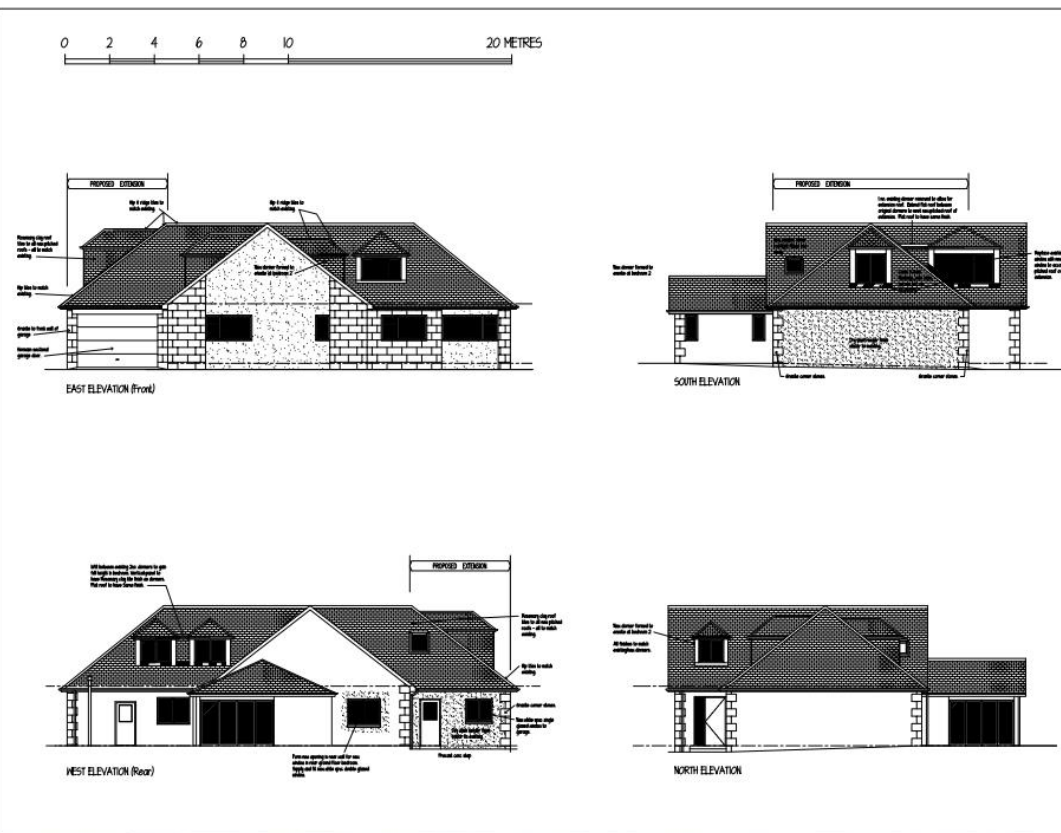
Title: SITE PLAN



**Squire Associates**  
 10 CLIFTON ROAD, ABERDEEN, AB9 4JZ  
 TEL: 01224 665400 FAX: 01224 665401  
 Email: enquiries@squire.co.uk

Building Surveyors & Architects

Scale: 1:200  
 Date: 1/2015  
 Job no: 6454  
 Project no: 1/00105



**NOTES**  
 All building works to be in accordance with the Building Standards (Scotland) Regulations. Do not scale from drawings. Contractors to verify all dimensions before commencement of work. All dimensions to be reported to Squire Associates office. All dimensions are held to standards or finish unless stated otherwise.

**Finishing notes:**

**Walls:** Generally to be concrete blockwork with dry dash render finish to match existing. Grout/corner stones where indicated.

**Roof:** Rosemary clay tiles to match existing house. New ridge and hip tiles to be added to existing. Gable 5 lead flashing, valleys, second gables, side slips, etc. as necessary.

**Chimney, Junction, Soffits, etc.:** New soffits spec. fascias and soffits to new extension and to whole of existing house.

**Columns and doorsteps:** New black spec. pillars and doorsteps to new extension and whole of existing house (including corners).

**Windows:** All new windows to be good quality uPVC. Double glazed windows (unless to existing house).

**Front Door:** White pvc finished composite panelled door with glazed upper section.

**Garage Door:** Horizontal or vertical approved insulated sectional garage door (suit to choose sign and finish/color).

Ref: / Revision: / Date:

Client: MR & MRS S. COVIE  
 1 WOODBURN PLACE,  
 ABERDEEN

Job: ALTERATIONS & EXTENSION

Title: PROPOSED ELEVATIONS



**Squire Associates**  
 10 CLIFTON ROAD, ABERDEEN, AB9 4JZ  
 TEL: 01224 665400 FAX: 01224 665401  
 Email: enquiries@squire.co.uk

Building Surveyors & Architects

Scale: 1:200  
 Date: 1/2015  
 Job no: 6454  
 Project no: 1/00105

#### Application details

<b>Application Reference:</b>	160846
<b>Local Authority Reference:</b>	100016841-001
<b>Proposal Description:</b>	Proposed 2 storey extension to the rear
<b>Application type:</b>	Detailed Planning Permission

#### Location

<b>Ward:</b>	Hazlehead/Ashley/Queens Cross(M Greig/J Stewart/R Thomson/J Corall)
<b>Community Council:</b>	Craigiebuckler and Seafield
<b>Address:</b>	37 Woodburn Avenue Aberdeen Aberdeen City
<b>Post code:</b>	AB15 8JQ

#### Application Status and Key Dates

<b>Application Status:</b>	Pending
<b>Date application received:</b>	27/06/2016
<b>Date application Validated:</b>	27/06/2016
<b>Date of expiry of period allowed for representations:</b>	19/07/2016

#### Applicant, Agent and Case Officer Details

<b>Applicant:</b>	Mr Tim Stevens 37 Woodburn Avenue Aberdeen Scotland AB15 8JQ
<b>Agent:</b>	McGregor Garrow Architects 25 Orchard Street Aberdeen AB24 3DA
<b>Officer:</b>	Sheila Robertson
<b>Officer Telephone Number:</b>	01224 522224
<b>Officer Email:</b>	shrobertson@aberdeencity.gov.uk
<b>Alternative contacts:</b>	<a href="#">Development Management contacts</a>



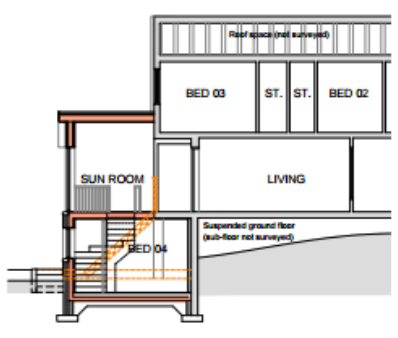
Do not scale off the drawings or drawings to be scaled on site, and any discrepancies to be brought to the attention of the architect before proceeding.  
 © The copyright in this drawing belongs to mcgregor gartow architects.



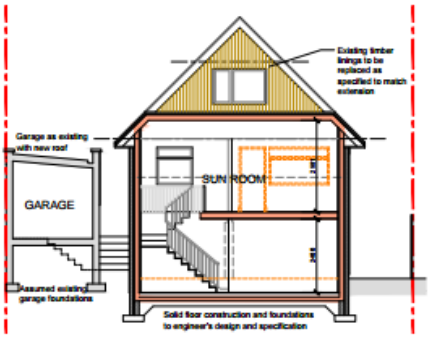
NORTH EAST ELEVATION

SOUTH EAST ELEVATION

SOUTH WEST ELEVATION



SECTION A-A

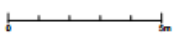


SECTION B-B

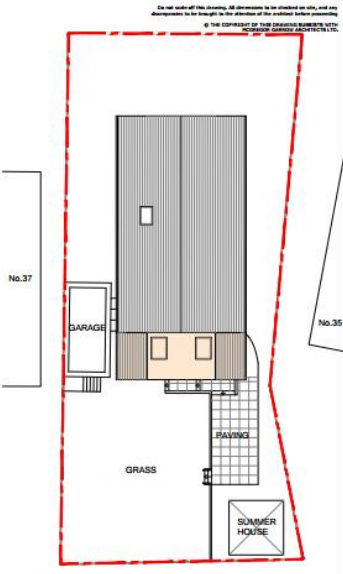
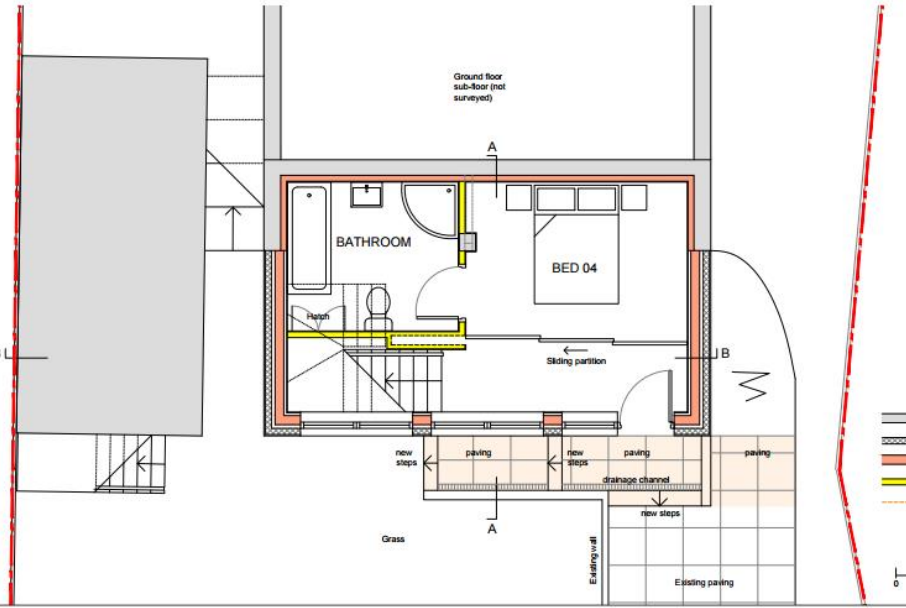
**FINISHES**

- WALLS**
- Dry-dash render, buff / light grey to match existing
- PVCu linings, timber appearance
- ROOF**
- Pitched - roof line to match existing
- Flat - single-ply membrane, mid-grey
- NEW WINDOWS & DOORS**
- PVCu, white to match existing
- SOFFITS & FASCIAS**
- PVCu, white to match existing
- RAINWATER GOODS**
- PVCu, grey to match existing

13 Oakdale Street, London E16 3AA		
02024 955555 www.mcgregorgartow.co.uk		
<b>HOUSE EXTENSION</b> Location: 37 WOODBURN AVENUE Client: T. STEVENS Drawn by: ELEVATIONS & SECTIONS		
Project Ref: S022	Drawing No: 007	Version: -
Scale: AS 1:100	Date: JUN. 2016	Drawn by: CMCC

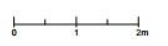


VISUALISATIONS FOR DESIGN ILLUSTRATION PURPOSES ONLY



SITE PLAN 1:200

- Existing
- ▤ Blockwork wall
- ▨ External kit wall, insulated
- ▧ New internal partition, insulated
- Down takings



13 Oakdale Street, London E16 3AA		
02024 955555 www.mcgregorgartow.co.uk		
<b>HOUSE EXTENSION</b> Location: 37 WOODBURN AVENUE Client: T. STEVENS Drawing Title: LOWER GROUND FLOOR / SITE		
Project Ref: S022	Drawing No: 004	Version: -
Scale: AS 1:50	Date: JUN. 2016	Drawn by: CMCC