

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Planning Officer's Report

07 June 2016

Planning Matters

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
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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 is to be held on Wed 22nd June at the sales pod from 3 -8pm.**



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.

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 22nd 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

Comments should be submitted by 6th 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.aberdeency.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.

Application details

Application Reference:	150971
Local Authority Reference:	000123359-001
Proposal Description:	Siting of temporary sales pod
Application type:	Detailed Planning Permission
Address:	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 18th June 2015 for the siting of temporary sales pod. Neighbours notifications were sent out on 21st 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 13th 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 Development¹

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.



Houses nearing completion in Zone C including town houses

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



Houses nearing completion in Zone C



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

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

Rubislaw Park House Rubislaw Park Road – Planning Permission Granted in June 2015

Application details

Application Reference:	150634
Local Authority Reference:	000117113-001
Proposal Description:	Extension of existing care home.
Application type:	Detailed Planning Permission

Location

Ward:	Hazlehead/Ashley/Queens Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	Rubislaw Park House Rubislaw Park Road Aberdeen
Post code:	AB15 8DA

Application Status and Key Dates

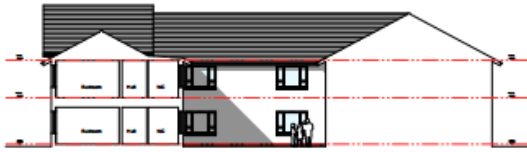
Application Status:	Determined
Date application received:	23/04/2015
Date application Validated:	23/04/2015
Date of expiry of period allowed for representations:	22/05/2015
Recommendation:	Approve subject to conditions
Decision Level:	Delegated Powers
Planning Authority Decision:	Approved Conditionally
Decision date:	22/06/2015

Applicant, Agent and Case Officer Details

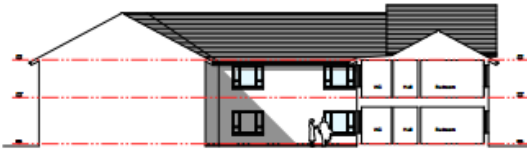
Applicant:	Rubislaw Care LLP 2nd Floor The Priory Stomp Road Burnham Buckinghamshire SL1 7LW
Agent:	Robert Potter & Partners 169 Elderslie Street Glasgow G3 7JR
Officer:	Dineke Brasier
Officer Telephone Number:	01224 523514
Officer Email:	dbrasier@aberdeencity.gov.uk



South Elevation as Proposed 1:100



Section E-E as Proposed 1:100



Section F-F as Proposed 1:100



NOTES

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NOTE:
 Fabric Roof Tiles to match existing
 Rendered walls to match existing
 High Performance windows and doors to match existing

REVISIONS & APPROVALS

NO.	DATE	BY

PROJECT

Rubelav Care LLP
 Proposed Alterations & Extension at
 Rubelav Park Care Home,
 Rubelav Park, Aberdeen

DRAWING TITLE

Sectional Elevations and Elevations as
 Proposed

ROBERT POTTER & PARTNERS

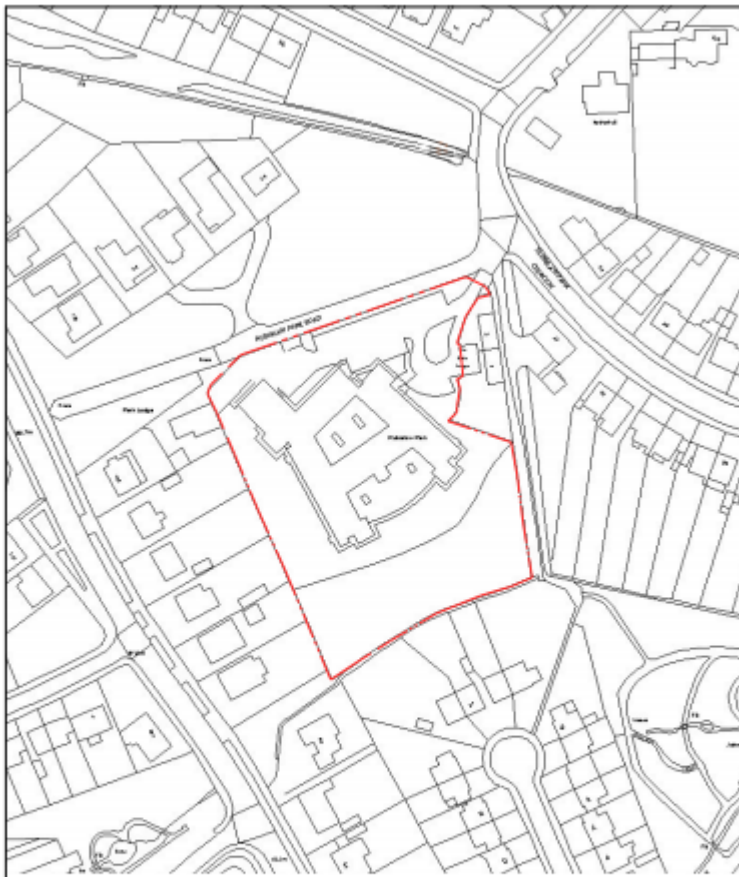
ARCHITECTS, ENGINEERS & INTERIOR DESIGNERS

1 SOUTH BRIDGE STREET, ABERDEEN, AB9 1QJ
 TEL: 01224 626262 FAX: 01224 626263
 WWW.RP-ARCHITECTS.CO.UK

SCALE 1:100
 DATE Mar '16
 DRAWN BY ADG
 CHECKED BY

6325/107

REVISION



Scale 1:1250



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Rubislaw Care LLP
Proposed Work at
Rubislaw Park Care Home,
Rubislaw Park Road, Aberdeen

ROBERT POTTER & PARTNERS

Site Location Plan





Application Ref No P150634

PLANNING & SUSTAINABLE DEVELOPMENT
Communities, Housing and Infrastructure
Business Hub 4, Marischal College, Broad Street,
ABERDEEN. AB10 1AB

The Town And Country Planning (Scotland) Act 1997

Conditional Planning Permission

Robert Potter & Partners
169 Elderslie Street
Glasgow
G3 7JR

on behalf of **Rubislaw Care LLP**

With reference to your application validly received on 23 April 2015 for Planning Permission under the above mentioned Act for the following development, viz:-

Extension of existing care home.
at Rubislaw Park House, Rubislaw Park Road, Aberdeen

the Council in exercise of their powers under the above mentioned Act hereby GRANT Planning Permission for the said development in accordance with the particulars given in the application form and the plan(s) and documents docketed as relative thereto.

Permission is granted subject to the following condition(s), for which reasons(s) are stated viz:-

(1) that no development shall take place unless a plan showing those trees to be removed and those to be retained and a scheme for the protection of all trees to be retained on the site during construction works has been submitted to, and approved in writing by, the Planning Authority and any such scheme as may have been approved has been implemented - in order to ensure adequate protection for the trees on site during the construction of the development.

(2) that no materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the aforementioned scheme of tree protection without the written consent of the Planning Authority and no fire shall be lit in a position where the flames could extend to within 5 metres of foliage, branches or trunks - in order to ensure adequate protection for the trees on site during the construction of the development.

PETE LEONARD
DIRECTOR

Continuation

(3) that no development shall take place unless there has been submitted to and agreed in writing by the planning authority a detailed construction methodology and site management scheme for the development hereby granted planning permission. The method statement shall include details for implementing the load bearing ground protection, details of all vehicles to be used on the site and those used to deliver all building materials to be site, details of all plant and machinery, the location of the site compound and storage areas and the tree protection measures - in order to ensure adequate protection is afforded to the trees on the site during construction works

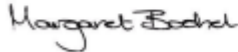
The reason(s) on which the Council has based this decision are as follows:-

The proposed development is considered not to have an adverse impact on the character and appearance of the surrounding area and the existing building, nor on the residential amenities of neighbouring dwellings. Sufficient parking spaces are provided. Subject to suitable conditions, the proposal would not have an adverse impact on the health of any of the trees covered under Tree Protection Order 197.

The application complies with policies D1 (Architecture and Placemaking), H1 (Residential Areas), T2 (Managing the Transport Impact of Development) and NE5 (Trees and Woodlands) of the Aberdeen Local Development Plan, policies D1 (Quality Placemaking by Design), H1 (Residential Areas), T2 (Managing the Transport Impact of Development) and NE5 (Trees and Woodlands) of the Proposed Local Development Plan, the Transport and Accessibility Supplementary Guidance and the Trees and Woodlands Supplementary Guidance.

The plans, drawings and documents that are the subject of this decision notice are numbered as follows:- 6325/102A, 6325/106, 6325/107, 6325/108, 6325/109, 6325/110, 150634/01

Date of Signing 22 June 2015



Dr Margaret Bochel
Head of Planning and Sustainable Development

Enc.

Planning Development Management Committee

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 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 May 2016:

Pets Corner – Hazlehead Park

Application details

Application Reference:	160505
Local Authority Reference:	100006882-001
Proposal Description:	Alterations and major refurbishment of existing aquarium and aviary building to create a new aquarium, visitor and staff facilities.
Application type:	Detailed Planning Permission

Location

Ward:	Hazlehead/Ashley/Queens Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	Hazlehead Zoo Hazlehead Road Aberdeen
Post code:	AB15 8BJ

Application Status and Key Dates

Application Status:	Pending
Date application received:	22/04/2016
Date application Validated:	26/04/2016
Date of expiry of period allowed for representations:	18/05/2016

Applicant, Agent and Case Officer Details

Applicant:	Aberdeen City Council Marischal College Business Hub 10 Broad Street Aberdeen AB10 6RU
Agent:	

Officer:

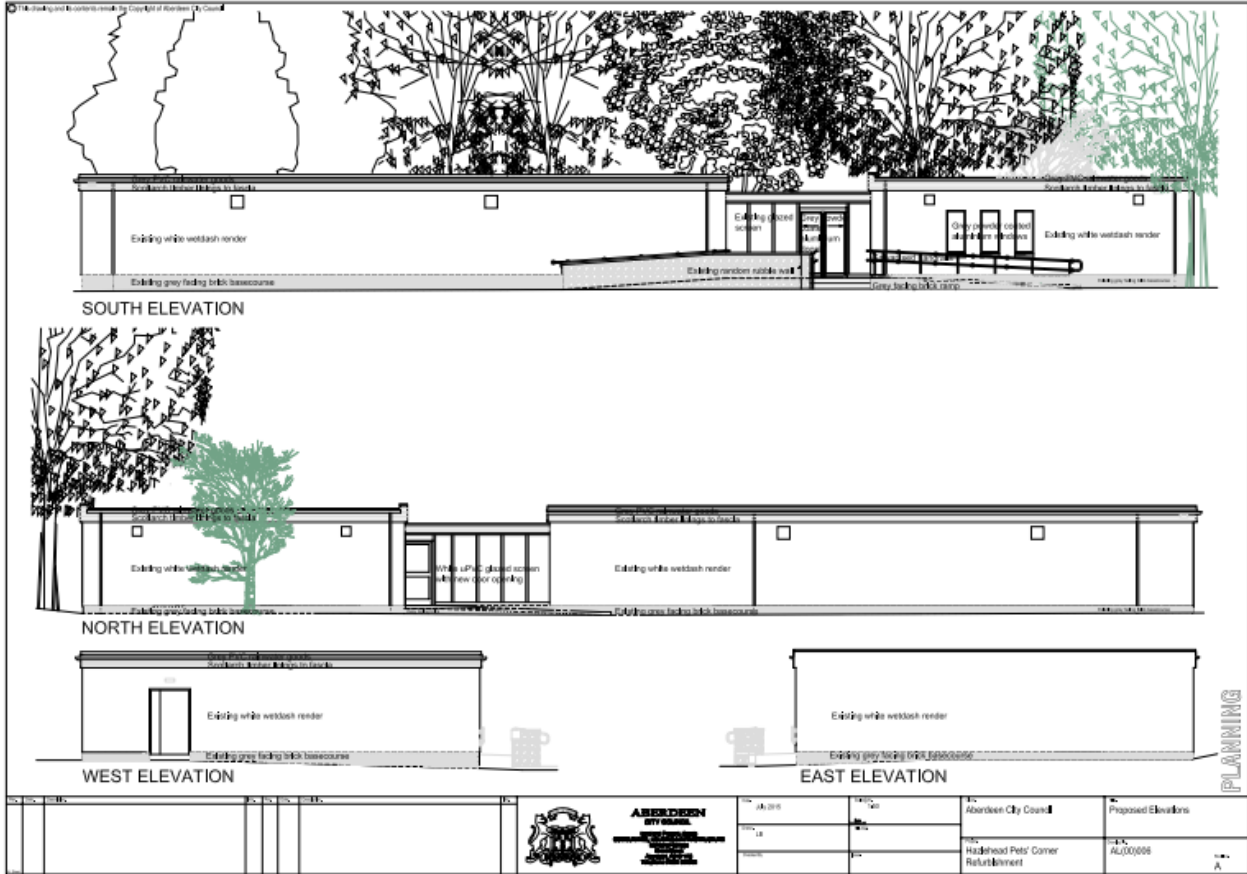
Sepideh Hajjoltani

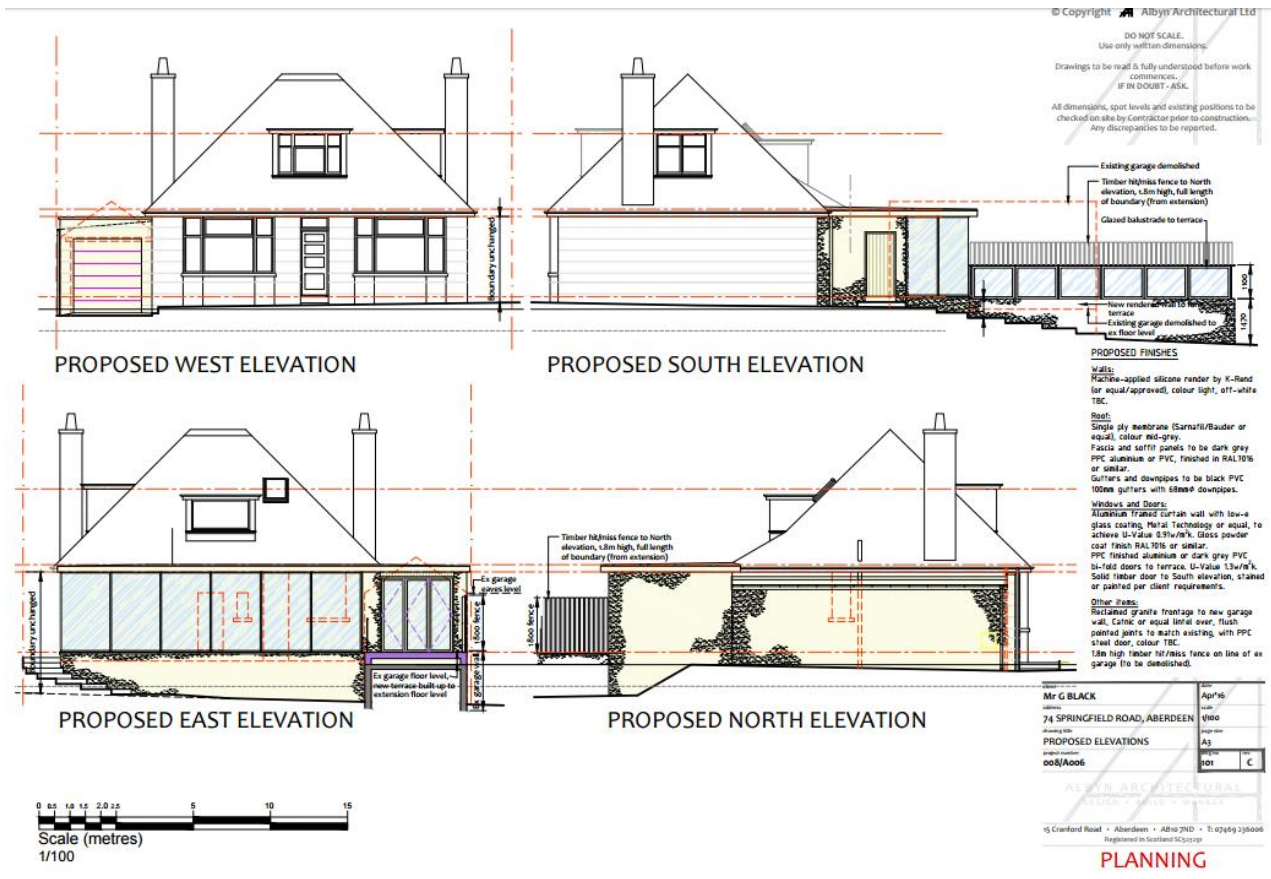
Officer Telephone Number:

01224 523374

Officer Email:

SHajjoltani@aberdeencity.gov.uk





Application details

Application Reference:	160594
Local Authority Reference:	
Proposal Description:	Proposed rear extension, removal of hip and extend dormer to front.
Application type:	Detailed Planning Permission

Location

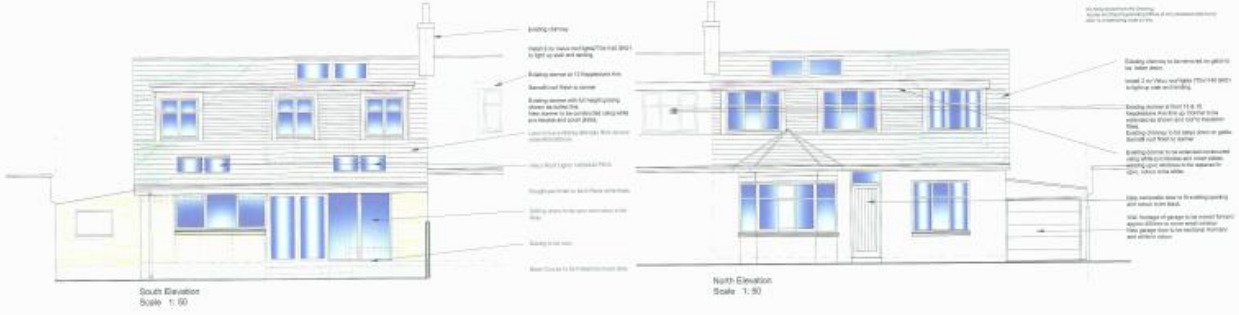
Ward:	Hazlehead/Ashley/Queens Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	15 Kepplestone Avenue Aberdeen Aberdeen City
Post code:	AB15 7XF

Application Status and Key Dates

Application Status:	Pending
Date application received:	11/05/2016
Date application Validated:	11/05/2016
Date of expiry of period allowed for representations:	06/06/2016

Applicant, Agent and Case Officer Details

Applicant:	Mr R R Buchan 15 Kepplestone Avenue Aberdeen Aberdeen City AB15 7XF
Agent:	View Architecture 8 Nether Cairnhill Drive Chapelton Stonehaven AB39 8AG
Officer:	Roy Brown
Officer Telephone Number:	01224 522453
Officer Email:	roybrown@aberdeencity.gov.uk



South Elevation
Scale 1:50

North Elevation
Scale 1:50

NOTES

1. Existing chimney to be removed and replaced with a new chimney.

2. New chimney to be 11' highstone etc. Squared roof to be covered.

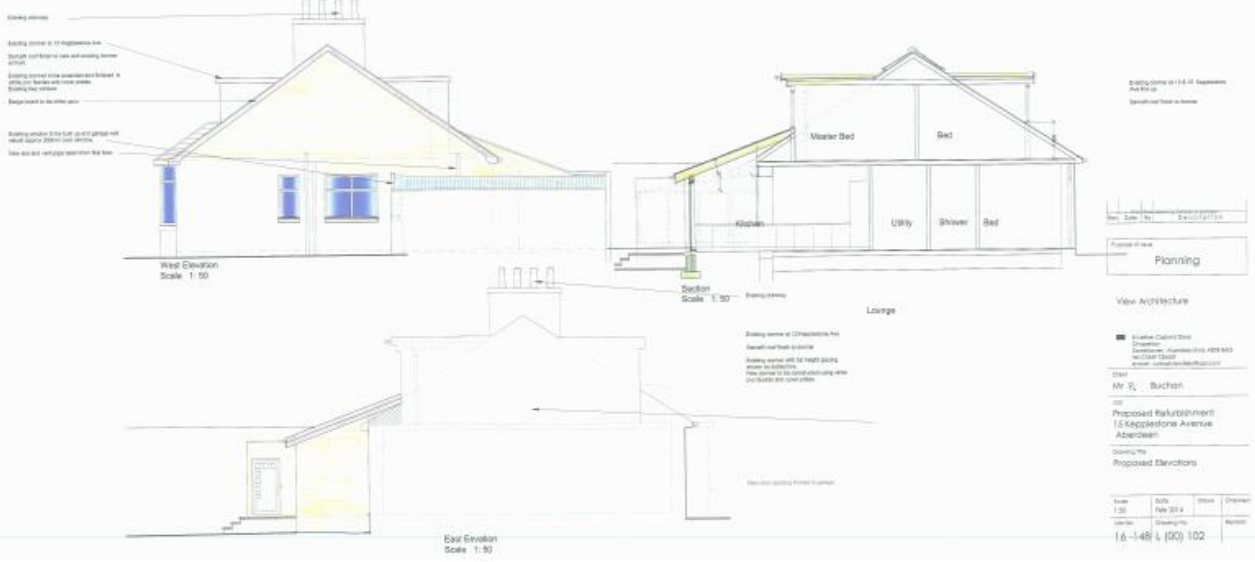
3. Existing window with 12' heightstone etc. New window to be covered and integrated into new facade and roof stone.

4. Existing porch to be replaced with stone.

5. Existing glass front door to be covered and integrated into new facade and roof stone.

6. Existing front door to be replaced with stone.

7. New door to be replaced with stone.



West Elevation
Scale 1:50

Section
Scale 1:50

East Elevation
Scale 1:50

NOTES

1. Existing chimney to be removed and replaced with a new chimney.

2. New chimney to be 11' highstone etc. Squared roof to be covered.

3. Existing window with 12' heightstone etc. New window to be covered and integrated into new facade and roof stone.

4. Existing porch to be replaced with stone.

5. Existing glass front door to be covered and integrated into new facade and roof stone.

6. Existing front door to be replaced with stone.

7. New door to be replaced with stone.

PLANING

View Architecture

1. Existing Chimney to be removed and replaced with a new chimney.

2. New chimney to be 11' highstone etc. Squared roof to be covered.

3. Existing window with 12' heightstone etc. New window to be covered and integrated into new facade and roof stone.

4. Existing porch to be replaced with stone.

5. Existing glass front door to be covered and integrated into new facade and roof stone.

6. Existing front door to be replaced with stone.

7. New door to be replaced with stone.

Client: Mr S. Buchan

Proposed Rebuild/Improv: 12 Kippleshore Avenue, Aberdeen

Drawn by: Proposed Elevations

Scale	Date	Sheet	Drawn
1:50	16/09/24	102	MS

16-148 L (00) 102