

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Planning Officer's Report

05 April 2016

Planning Matters

Former Dobbies Garden Centre and Nursery

Proposed residential major development of approximately 55 family houses, a neighbourhood centre incorporating a range of facilities

Application details

Application Reference:	151526
Local Authority Reference:	
Proposal Description:	Proposed residential major development of approximately 55 family houses, a neighbourhood centre incorporating a range of facilities including possibly convenience shopping, retail garden centre, church, veterinary surgery and medical and dental service with associated access, infrastructure and landscaping.
Application type:	Proposal of application notice

Location

Ward:	Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	Former Dobbies Garden Centre and Nursery Hazledeen Road Aberdeen

Application Status and Key Dates

Application Status:	Pending
Date application received:	17/09/2015
Date application Validated:	17/09/2015
Earliest date on which a planning application may be submitted for this proposal :	10/12/2015

Applicant, Agent and Case Officer Details

Applicant:	Mr Alan Massie 15 Summer Street Aberdeen AB10 1SB
Agent:	
Officer:	Lucy Greene
Officer Telephone Number:	01224 522378
Officer Email:	lgreene@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts

Countesswells Development

Countesswells Liaison Group meeting on 21/03/2016

A meeting was arranged to update local community councils and local residents on the development. Stewart Milne Homes were represented by Marianne Evans, Jim Fitzsimons (Project Director) Claire Burt (Community Liaison Officer) and Karen Watt (Countesswells Office Manager) Also present were Jim Woodley from WH Donald contractors for physical/groundworks.

Claire Burt is the point of contact for community groups and community councils.

Claire Burt

Community Liaison Officer, Countesswells, Stewart Milne Group Limited, 01224 747251,
mobile 07467 942799 cbert@stewartmilne.com

The section 75 legal agreement was signed off in March 2016, 26 landowners signed the agreement. There will be 25% affordable housing, 2 primary schools, first completed after 500th house occupied and the second after the 1800th house. A secondary school to be completed after 1000th house occupied. Healthcare centre after 500th house, location has been agreed. Offsite Road Improvements to be made after 800th house, The Jessiefield Junction completed by 2000th house. Upgrades to Kingswells and Jessiefield Junctions , plan needs to be in place by 300th house.

The 3,000 houses will take 10-15 years to complete based on 200 houses per year.

WM Donald will carry out utility excavations – Drainage will connect into Springfield Road at junction with Craigton Road but this will be several years away from digging up Springfield Road (from Craigton Road down to North Deeside Road to put in larger foul sewer pipe as existing pipe unable to cope increase in volume)

Countesswells Road will be closed for 14 weeks as a 1.5m track needs to be dug down the middle of the road but the road will then remain open until all other access roads have been completed.

Gas will be brought in from Kingswells and telecommunications will come from A944 as there is fibre optic cable, the intention is to fit fibre optic cable to all the houses in the development.

A planning application for the first 124 houses of the 3000 house development was approved at the full council meeting on 8th of October 2014, the planning application was approved subject to 13 conditions.

Residential development Comprising 124 units & Associated New and Upgraded Access Roads,
Landscaping & Ancillary Engineering Works
Block C1/C2
Kingshill Road
Countesswells
AB15 8QD

Consultation responses were received from Cults Bieldside and Milltimber Community Council and Craigiebuckler and Seafield Community Council.

The Planning Development management Committee met on Thursday, 21 August 2014 and concerns were expressed about whether local infrastructure can cope with the scale of the development and also the increase in traffic that would be generated. a decision was taken that the planning application be deferred to the full council on 8th of October. At the meeting the planning application was approved subject to 13 conditions.

Proposals have been put forward to significantly improve new road accesses into a residential-led mixed-use development at Countesswells. It is intended that a planning application will be lodged in late 2014 for this preferred access solution, following a period of community consultation which will now follow. This much-improved access solution will deliver improved connectivity to the local network for all users, a north-south route from the Kingswells junction through the site as an alternative to Kirk Brae (which would be retained and downgraded) and an eastern access route off the Jessiefield junction that entirely avoids the Garden of Remembrance at Hazlehead Cemetery.



A new planning application was recently received for an additional 107 houses:

Application details

Application Reference:	140435
Local Authority Reference:	
Proposal Description:	Provision of infrastructure including access, internal road layout, landscaping and drainage provision for Phase 1 of residential-led mixed use development
Application type:	Detailed Planning Permission

Location

Ward:	Lower Deeside (M Boulton/A Malone/M Malik)
Community Council:	Cults, Bielside and Milltimber
Address:	Aberdeen Local Dev' Plan Site OP58 Countesswells (Phase 1) West of Hazlehead Park between Cults & Kingswells
Post code:	
Easting:	387175
Northing:	804694

Application Status and Key Dates

Application Status:	Determined
Date application received:	25/03/2014
Date application Validated:	27/03/2014

Date of expiry of period allowed for representations:	21/05/2014
Recommendation:	Approve subject to conditions
Decision Level:	Planning Committee
Planning Authority Decision:	Approved Conditionally
Decision date:	07/11/2014

Applicant, Agent and Case Officer Details

Applicant:	Countesswells Consortium c/o Agent
Agent:	Ryden LLP 25 Albyn Place Aberdeen AB10 1YL
Officer:	Paul Williamson
Officer Telephone Number:	01224 522231
Officer Email:	PaWilliamson@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts

Dandara Development

The site manager at Dandara, Seamus, was contacted for an update:

Zone A with large houses has now been opened up. The core path running between the 2 retention ponds will be further tidied up and resurfaced. Work on Zone G at the back of Zone H is progressing well and the access road will be further opened up in the next few weeks but it won't be fully opened up as a circular through road just yet.



The north retention pond has now been lined with maintenance path under construction. (viewed from core path that connects to the south retention pond and sales pod)

The core path will run alongside the retention pond and will join the access road to the Zone A houses off Hazledene Road.



North Retention pond viewed from Hazledene Road



It has been suggested to create a link path from Hazledene Road opposite log store to the new core path that will run along the north retention pond.



Railings on Burnieboozle Crescent starting to corrode, Chris Graham had promised to get them painted

Dandara Temporary Sales Pod



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

Erection of temporary sales pod for associated proposed residential development

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 is likely to be brought to the Planning Development Management Committee in early 2016, but no date has been set yet.

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>



Working for a fair and inclusive planning system in Scotland

Planning Democracy Presentation

Karen Rennie arranged for representatives from Planning Democracy to come to Aberdeen to deliver a presentation to Community Councils. It was held on Thursday 17 March in the Council Chamber, Town House. Dana Blyth, Allan Davidson and Robert Frost attended from Craigiebuckler & Seafield Community Council.

Clare Symonds gave a presentation introducing Planning Democracy, they were set up 6 years ago as a National Charity. It is run by volunteers and they hope to employ someone for a year after recently receiving funding.

Planning Democracy campaign for a fairer more inclusive planning system in Scotland and they support communities.

Planning Democracy are campaigning for Equal Right of Appeal (ERA)- This is a third party right of appeal and would strengthen the planning system. Currently developers (applicants) can appeal a refusal but **nobody can appeal an approval**.

The current system doesn't work for many communities affected by developments, can only go to the courts or an ombudsman if a planning application is approved – neither are satisfactory.

Community Councils can support ERA and can join Planning Democracy as a CC for £20 per year.

Planning Democracy was established in response to growing concerns from individuals and groups who found that Scotland's planning reforms, implemented in 2009, had made little difference to their ability to understand and influence the planning process. There is a perceived failure of democratic planning which has resulted in many people feeling dis-empowered, and unable to influence what happens in their own areas. Our concern is that this situation leads to development being strongly dictated by market forces and has huge implications for social and environmental injustices.

Mike Adams is a Planning Democracy Champion – he is leading the fight against a large housing development at the foot of Scolty Hill, Banchory. This 700 home development is a contentious planning application and started in 2013 after the Main Issues Report was published. The local Community Council organised a public meeting and Mike set up a Facebook Group which now has 1500 Banchory residents as members of the group.

<https://www.facebook.com/Scoltyredevelopment.co.uk>

250 objections were submitted to Aberdeenshire Council Local development Plan Review in Spring 2014. The group were very successful and after the planning application was refused, the developer appealed the decision in Edinburgh. The campaign group got a very good response to the Appeal and the developer was asked to submit further information and representations. The group felt they had a good chance of winning and then the developer withdrew their application.

The next day a repeat planning application was submitted, starting from scratch again. The developers were allowed a free pass at submitting a repeat application.

The group sent out letters to members, 1500 on Facebook and 200 on an email list. Need to get local residents to send in objections again. In January 2016 634 objections were sent in and the fight continues....

This is from the Group's Facebook Page



Objections for South Banchory 700+ housing development

March 29 at 7:31am · 🌐

Today the Marr Area Committee voted unanimously to recommend that Aberdeenshire Council reject planning permission at Braehead when they meet next month.

This echoes the results of last years meeting where they also put forward 10 official reasons for refusal and sent a unanimous recommendation to the full Council.

At today's meeting local Councillors were strongly against the repeat planning application that has set the record for the highest number of objections ever received in Aberdeenshire.

Councillor Jill Webster commented: "I have never seen a planning application with so many reasons for refusal in all my years in the council."

"The notion that the historic single track Bridge of Feugh could cope with the increase in traffic which this development would create is frankly ludicrous."

"It is not fair that local people are subjected to repeat proposals of this type time after time...The Proposed Development is in the wrong place."

Councillor Linda Clark commented: "This isn't a sustainable development, it doesn't tick any of the required boxes, I cannot see anyway this (application) is acceptable."

"I am saddened by this type of repeat application which costs the taxpayers so much money and causes so much upset to the community."

Councillor Karen Clark commented: "The 635 objections constitute a record number which I have been informed even exceeds the number of objections for the Trump Development."

Stay tuned for updates in the lead up to next months vote by Aberdeenshire Council. Thanks for your support!

Planning Applications as per weekly planning list March 2016

Application details

Application Reference:	160239
Local Authority Reference:	
Proposal Description:	Use of building for Multiple occupation
Application type:	Cert of Lawfulness (Existing)

Location

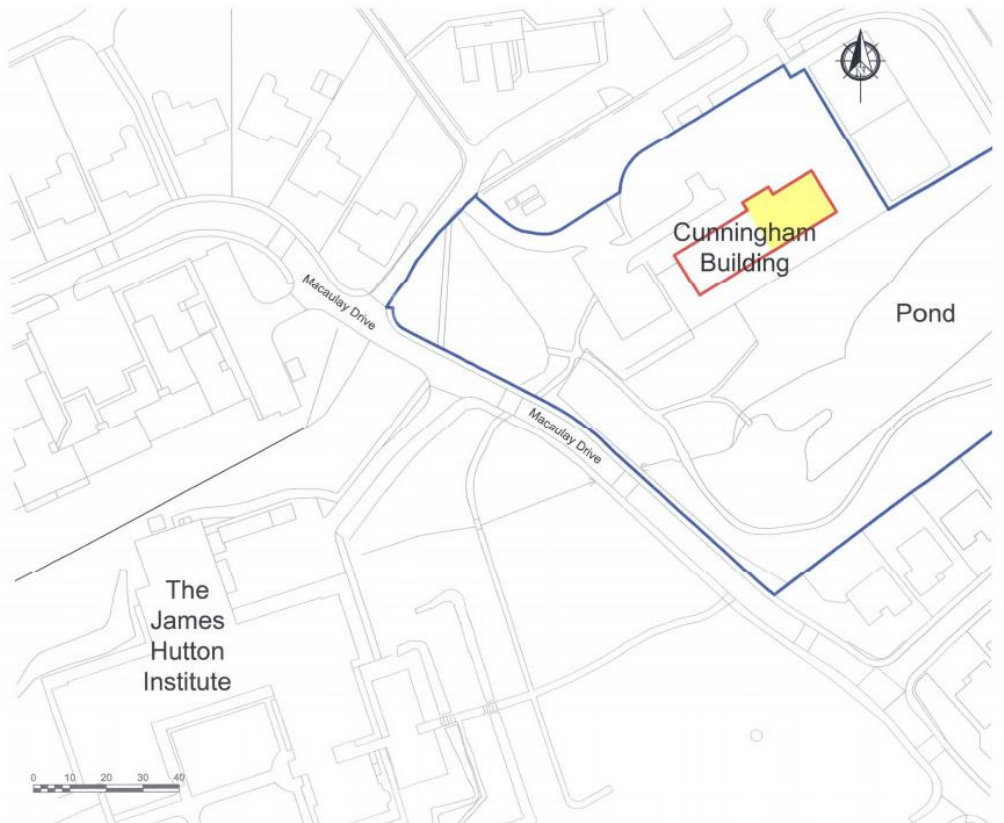
Ward:	Hazlehead/Ashley/Queens Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	Cunningham Building Macaulay Drive Craigiebuckler Aberdeen
Post code:	AB14 8QW

Application Status and Key Dates


Application Status:	Determined
Date application received:	29/02/2016
Date application Validated:	11/03/2016
Date of expiry of period allowed for representations:	01/04/2016
Recommendation:	Issue Certificate
Decision Level:	Delegated Powers
Planning Authority Decision:	Cert. of Lawfulness Issued
Decision date:	18/03/2016

Applicant, Agent and Case Officer Details

Applicant:	Macaulay Developments Trust The James Hutton Institute Craigiebuckler Aberdeen AB15 8QH
Agent:	
Officer:	Hannah Readman
Officer Telephone Number:	01224 523470
Officer Email:	HReadman@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts

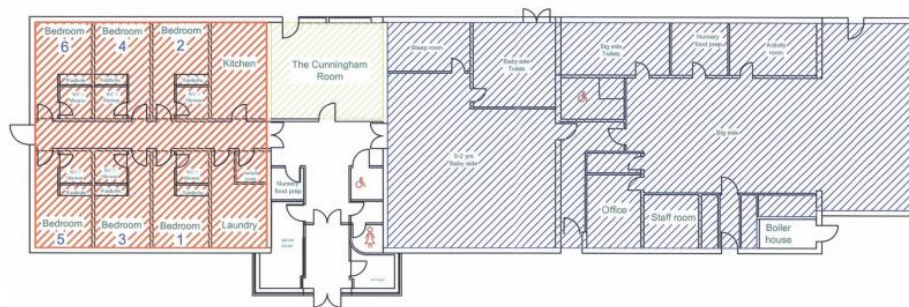


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	Cunningham Building Aberdeen		
	General Floor Plan		
	Scale	1:200	Author Dave Sim
	Date	02/02/2016	

Symbol key

-  Disabled WC
-  Ladies WC
-  Nursery
-  Hostel
-  Meeting Room



Decision Notice:



Application Ref No P160239

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

Certificate of Lawfulness of Existing Use or Development

Macaulay Developments Trust
The James Hutton Institute
Craigiebuckler
Aberdeen
AB15 8QH

on behalf of **Macaulay Developments Trust**

With reference to your application validly received on 11 March 2016 for a Certificate of Lawfulness of Existing Use or Development under the above mentioned Act for the following use/operation:

**Use of building for Multiple occupation
at Cunningham Building, Macaulay Drive, Craigiebuckler**

the Council hereby certify that on 11 March 2016 the use/operation described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged/hatched/coloured red on the plan attached to this certificate, would be lawful within the meaning of Section 150 of the Town and Country Planning (Scotland) Act 1997. This Certificate was granted on 18 March 2016 for the following reasons:

That the applicant has proven satisfactorily, and beyond the balance of probability that the lawful use of the application property is that of a House of Multiple Occupation (HMO).

Application details

Application Reference:	160321
Local Authority Reference:	100006563-001
Proposal Description:	Erection of 2 temporary buildings and security fence (Retrospective).
Application type:	Detailed Planning Permission

Location

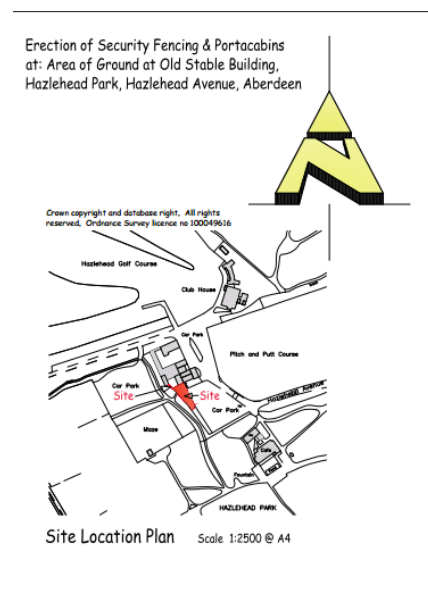
Ward:	Hazlehead/Ashley/Queens Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	Old Stable Building Car Park Area Hazlehead Park Hazlehead Avenue

Application Status and Key Dates

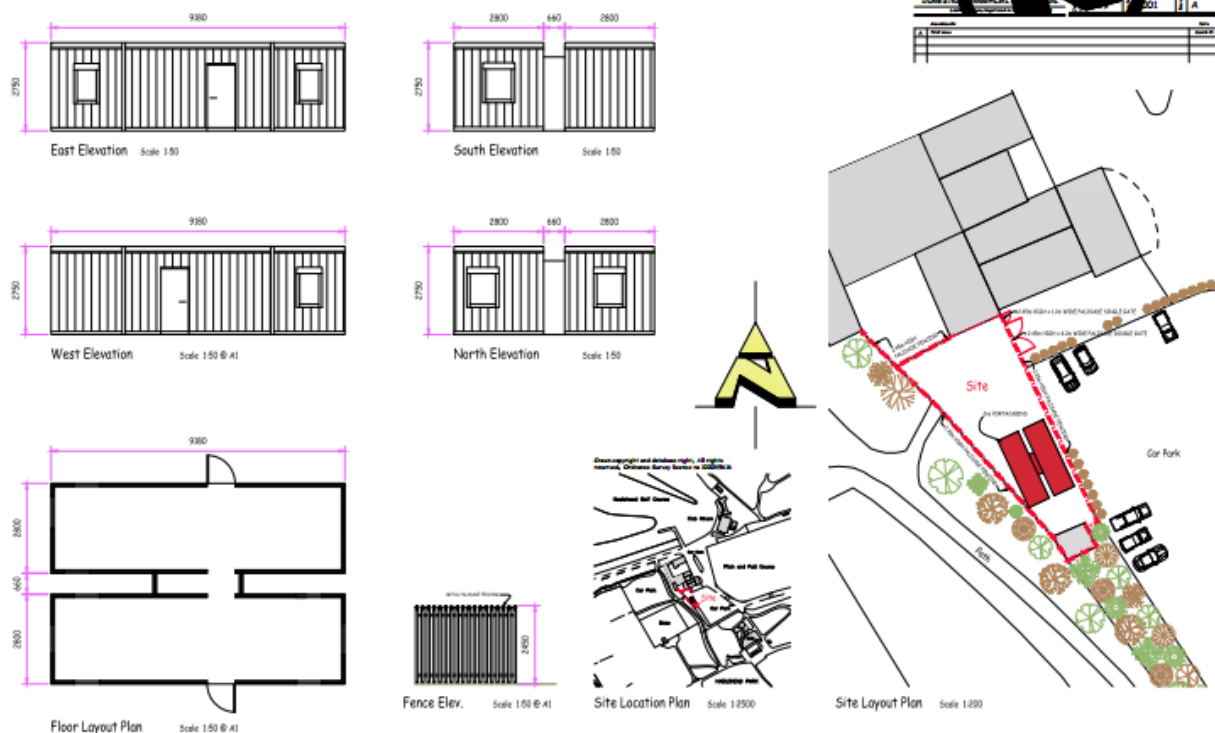
Application Status:	Pending
Date application received:	16/03/2016
Date application Validated:	18/03/2016
Date of expiry of period allowed for representations:	11/04/2016

Applicant, Agent and Case Officer Details

Applicant:	The Landscape Group Landscapes House 3 Rye Hill Office Park Birmingham Road Coventry CV5 9AB
Agent:	Ken Mathieson Architectural Design 15 Oldmeldrum Road Bucksburn Aberdeen, Aberdeen City AB21 9AD
Officer:	Ross McMahon
Officer Telephone Number:	01224 522955
Officer Email:	rmcmahon@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts



Erection of Security Fencing & Portacabins
at: Area of Ground at Old Stable Building,
Hazlehead Park, Hazlehead Avenue, Aberdeen



Application details

Application Reference:

160275

Local Authority Reference:

Proposal Description:

Single storey extension to rear of dwelling house.

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:

21 Countesswells Close
Aberdeen

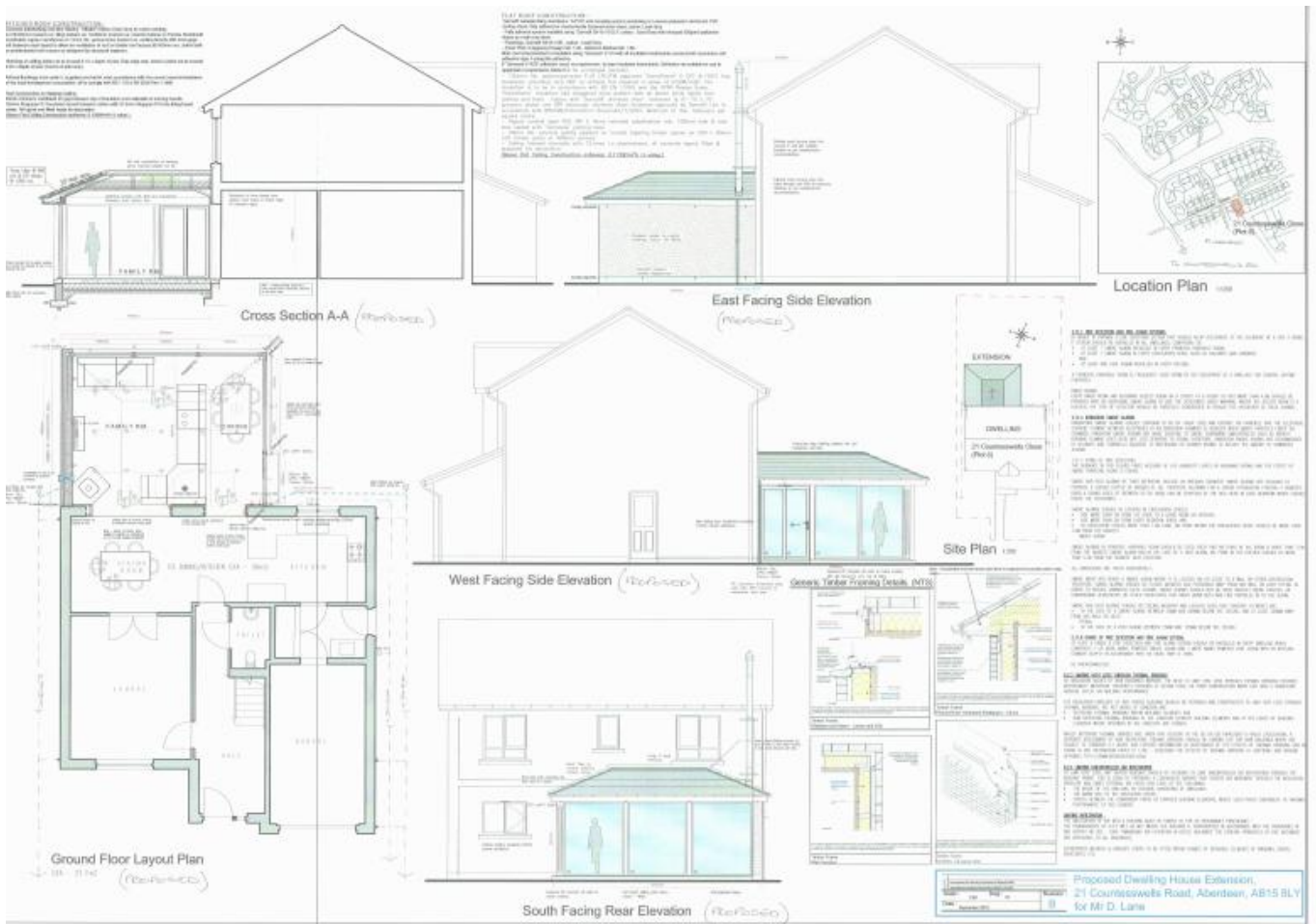
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Application Status and Key Dates

Application Status:	Pending
Date application received:	08/03/2016
Date application Validated:	14/03/2016
Date of expiry of period allowed for representations:	06/04/2016

Applicant, Agent and Case Officer Details

Applicant:	Mr and Mrs Derrick Lane 21 Countesswells Close Aberdeen AB15 8LY
Agent:	
Officer:	Roy Brown
Officer Telephone Number:	01224 522453
Officer Email:	roybrown@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts



Application details

Application Reference:

160307

Local Authority Reference:

Proposal Description:

Proposed double garage to rear of dwelling house.

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:

44 Springfield Avenue
Aberdeen
Aberdeen City

Post code:

AB15 8JD

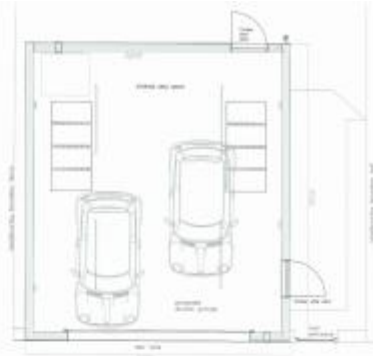
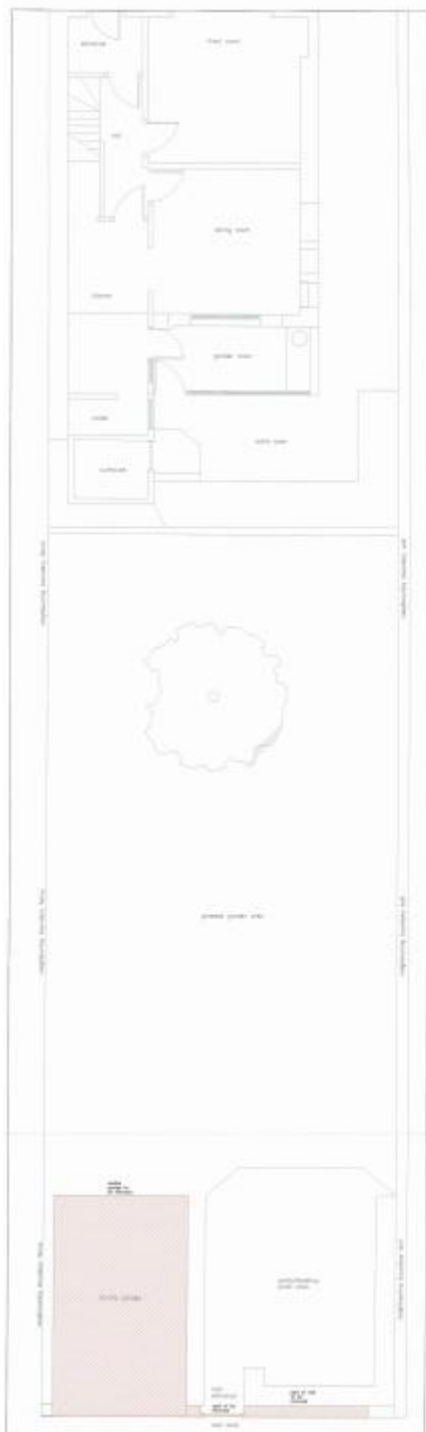
Application Status and Key Dates

Application Status:	Pending
Date application received:	14/03/2016
Date application Validated:	21/03/2016
Date of expiry of period allowed for representations:	12/04/2016

Applicant, Agent and Case Officer Details

Applicant:	Mr and Mrs Barclay 44 Springfield Avenue Aberdeen AB15 8JD
Agent:	
Officer:	Roy Brown
Officer Telephone Number:	01224 522453
Officer Email:	roybrown@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts





proposed plan scale 1:50



proposed north west elevation scale 1:50



proposed east south elevation scale 1:50



proposed north west elevation scale 1:50



proposed south west elevation scale 1:50

Ref	Rev	Date	Description
001	1.0	10/10/2023	Initial design
002	1.1	15/10/2023	Revised design
003	1.2	20/10/2023	Final design