

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Planning Officer's Report

01 March 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

Dandara Development

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>

Planning Applications as per weekly planning list February 2016

Application details

Application Reference:	160086
Local Authority Reference:	100000855-001
Proposal Description:	Proposed 1 1/2 storey rear extension.
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:	25 Viewfield Avenue Seafield Aberdeen, Aberdeen City
Post code:	AB15 7XJ

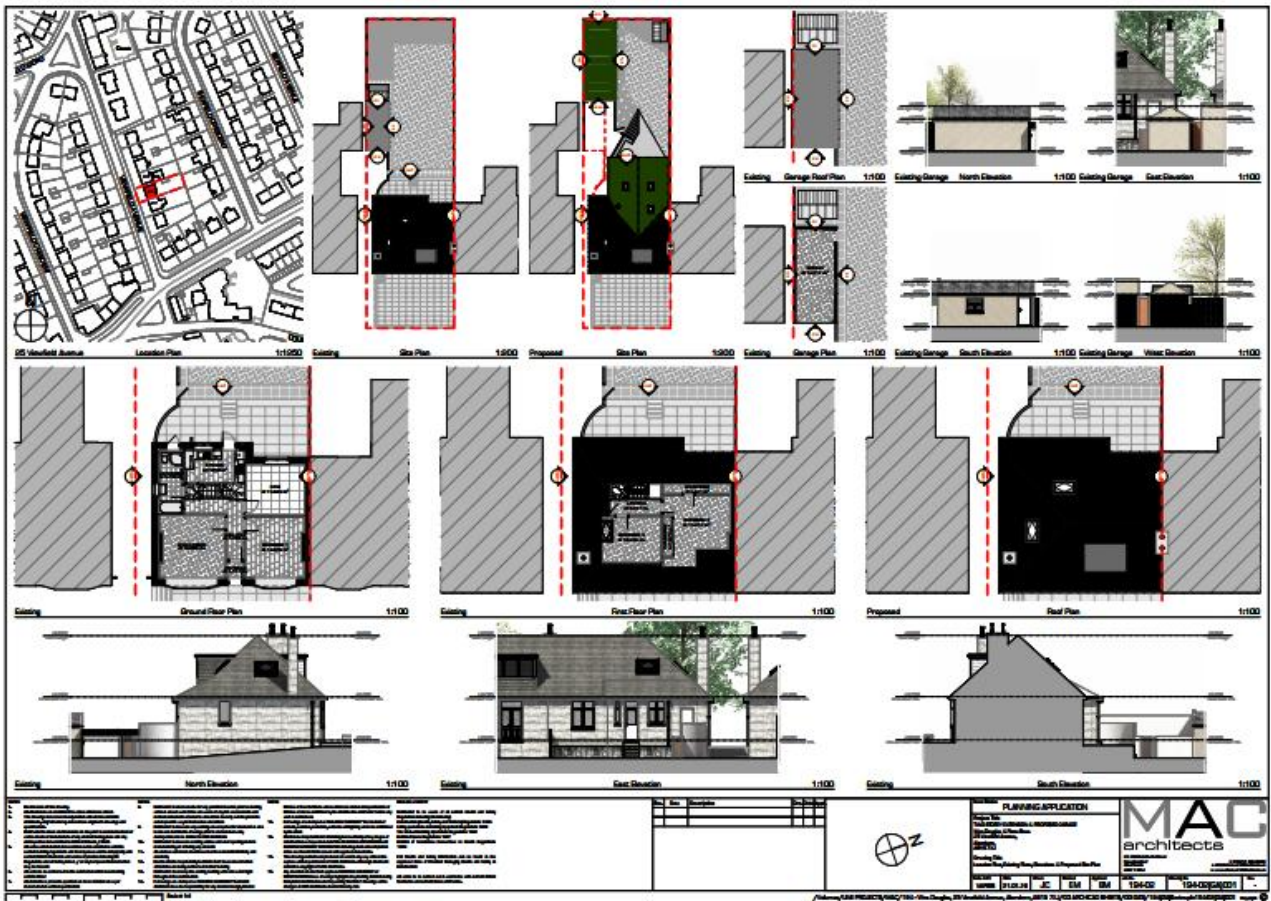
Application Status and Key Dates

Application Status:	Pending
Date application received:	27/01/2016
Date application Validated:	28/01/2016
Date of expiry of period allowed for representations:	19/02/2016

Applicant, Agent and Case Officer Details

Applicant:	Mr Wesley Douglas 25 Viewfield Avenue Seafield Aberdeen, Aberdeen City AB15 7XJ
Agent:	MAC Architects 24 Oldmeldrum Road Newmachar AB21 0PJ
Officer:	Tom Walsh
Officer Telephone Number:	01224 522392
Officer Email:	twalsh@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts





Application details

Application Reference:	160113
Local Authority Reference:	
Proposal Description:	Extension to side of the house.
Application type:	Detailed Planning Permission

Location

Ward:	Hazlehead/Ashley/Queens Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafeld
Address:	11 Woodburn Avenue Aberdeen
Post code:	AB15 8JQ

Application Status and Key Dates

Application Status:	Pending
Date application received:	04/02/2016
Date application Validated:	11/02/2016
Date of expiry of period allowed for representations:	04/03/2016

Applicant, Agent and Case Officer Details

Applicant:	Mrs Barbara Lumsden
Agent:	GPA Humphries Architects 75 Albury Road Aberdeen AB11 6TP
Officer:	
Officer Telephone Number:	01224 523470
Officer Email:	pi@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts



Application details

Application Reference:	160108
Local Authority Reference:	100001987-001
Proposal Description:	Proposed 1 ½ Storey Double Garage with toilet and store.
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:	239 Queen's Road Aberdeen
Post code:	AB15 8DL

Application Status and Key Dates

Application Status:	Pending
Date application received:	02/02/2016
Date application Validated:	18/02/2016
Date of expiry of period allowed for representations:	14/03/2016

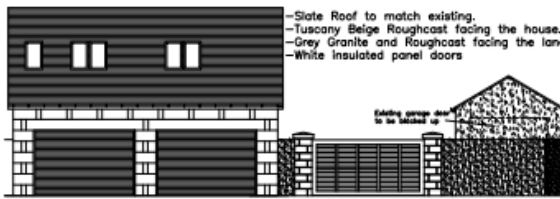
Applicant, Agent and Case Officer Details

Applicant:	Mr John Mawdsley 239 Queen's Road Aberdeen AB15 8DL
Agent:	Lovie Construction Construction House New Pitsligo Fraserburgh AB43 6PR
Officer:	
Officer Telephone Number:	01224 523470
Officer Email:	pi@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts



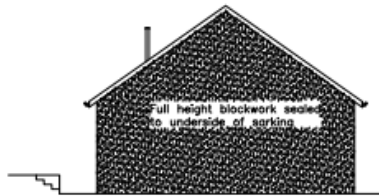


North East Elevation
Scale 1:50

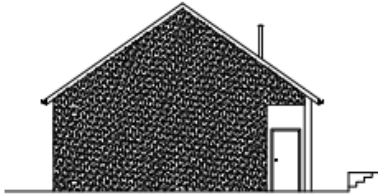


South West Elevation
Scale 1:50

- Slate Roof to match existing.
- Tuscany Beige Roughcast facing the house.
- Grey Granite and Roughcast facing the lane.
- White insulated panel doors



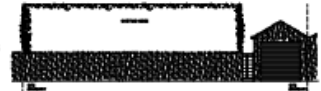
South East Elevation
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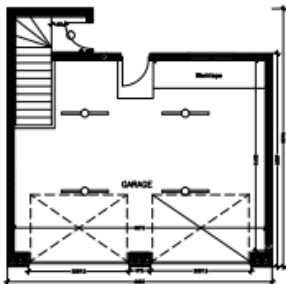
North West Elevation
Scale 1:50



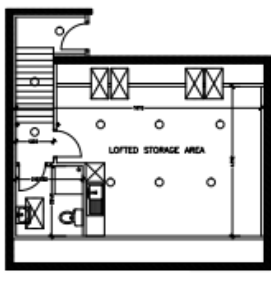
Site Plan
Scale 1:250



Existing South West Elevation
Scale 1:100



Ground Floor Plan
Scale 1:50



First Floor Plan
Scale 1:50



Existing Site Plan
Scale 1:250

PL/2014-01	
1.1	Existing drawings and/or other information used
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2.00	Existing drawings and/or other information used

PROPOSED WORK
AT 239 BLEEDS ROAD
ABERDEEN, AB10 8D, FOR MR & MRS HANDELEY

ELEVATIONS, FLOOR/SITE/LOCATION PLANS
1.06.19.2014.1050

JULIAN J. LOWE