

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Planning Officer's Report

02 February 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.

Corepath running parallel to the rear gardens on Burnieboozle Crescent, connecting the two retention ponds has recently been widened and resurfaced.



Work on lining the North Retention pond has recently started again



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 has managed to secure representatives from Planning Democracy to come to Aberdeen to deliver a presentation to Community Councils. It will be held on **Thursday 17 March at 1pm** in the Council Chamber, Town House.

Outline of their presentation below and some information about the group.

- Introduction to Planning Democracy and what we do and why
- Brief overview of our research and the issues people face with planning
- What an Equal Right of Appeal is;
- Why Planning Democracy think it is important;
- Why it is relevant to local democracy and local planning processes
- Update on our campaign for ERA

Planning Democracy is a national charity established in 2009 with the aim of strengthening democracy by promoting a stronger public voice in the Scottish land-use planning system.

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.

Planning Democracy wants to ensure the public is fairly and equitably involved in the planning process which we believe will lead to more locally accountable, robust planning decisions, driven by need rather than profit.

Planning Democracy is a campaigning and influencing charity. We are the only organisation in Scotland representing the community perspective and promoting cultural and structural changes to facilitate greater public participation in Scotland's planning system.

Location

Application Status and Key Dates

Application Status:	Pending
Date application received:	05/11/2015
Date application Validated:	05/11/2015
Date of expiry of period allowed for representations:	27/11/2015

Applicant, Agent and Case Officer Details

Applicant:	Macaulay Development Trust Ltd. c/o Agent
Agent:	Ryden 25 Albyn Place Aberdeen AB10 1YL
Officer:	Hannah Readman
Officer Telephone Number:	01224 523470
Officer Email:	HReadman@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts

RECOMMENDATION Approve subject to conditions

REASONS FOR RECOMMENDATION

Subject to the recommended conditions, the site is considered suitable for the development of a single dwelling of up to 6.5m in height, in compliance with Adopted Local Development Plan Policies D1: Architecture and Placemaking, D4: Aberdeen's Granite Heritage, H1: Residential Areas and Proposed Local Development Plan Policies D1: Quality Placemaking by Design, D5: Our Granite Heritage and H1: Residential Areas.

CONDITIONS It is recommended that approval is given subject to the following conditions:-

1. No development shall take place unless a matters specified in conditions application has been submitted to and approved by the planning authority comprising – a. details of layout, bespoke design and external appearance of –

i. buildings and any ancillary structures;

ii. plot boundary enclosures;

iii. storage areas for waste and recyclables

iv. vehicular/cycle/pedestrian access; v. vehicle parking; - in order to ensure a satisfactory bespoke design and a layout of the plot that respects the character and built form of the area.

2. That the ridge height of the dwelling subject to a matters specified in conditions application shall not exceed 6.5m – to ensure that the new dwelling does not dominate the site or have have adverse impact on the residential amenity afforded to neighbouring sites.

3. that no development pursuant to the planning permission hereby approved shall be carried out unless a matters specified in conditions application has been submitted comprising a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems - in order to safeguard water qualities in adjacent watercourses and to ensure that the development can be adequately drained.

INFORMATIVE The planning authority would encourage the applicant of the future detailed planning consent to engage in pre-application discussions prior to submission.

Planning Applications as per weekly planning list January 2016

Application details

Application Reference:	151902
Local Authority Reference:	
Proposal Description:	Erection of single storey extension to side of existing dwelling house
Application type:	Detailed Planning Permission

Location

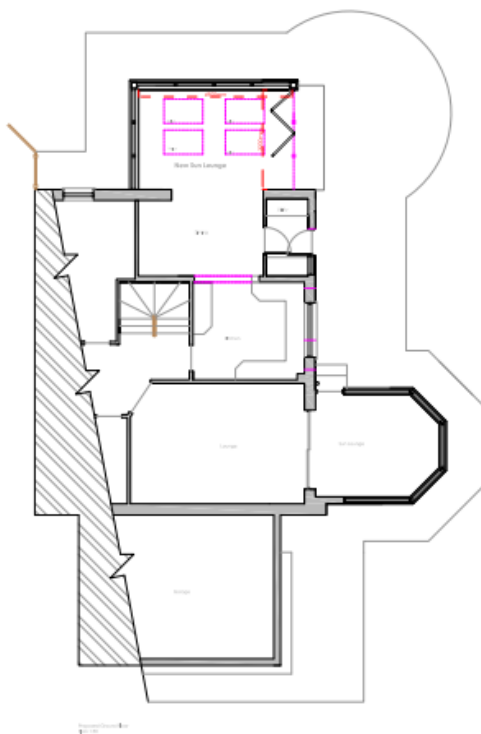
Ward:	Hazlehead/Ashley/Queens Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	6 Macaulay Gardens Airyhall Aberdeen, Aberdeen City
Post code:	AB15 8FN

Application Status and Key Dates

Application Status:	Pending
Date application received:	10/12/2015
Date application Validated:	06/01/2016
Date of expiry of period allowed for representations:	28/01/2016

Applicant, Agent and Case Officer Details

Applicant:	Mr and Mrs Ray Grant 6 Macaulay Gardens Aberdeen AB15 8FN
Agent:	John D Crawford Ltd 72 New Wynd MONTROSE Angus DD10 8RF
Officer:	Roy Brown
Officer Telephone Number:	01224 522453
Officer Email:	roybrown@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts



Application details

Application Reference:	151965
Local Authority Reference:	000139758-001
Proposal Description:	Erection of single storey extension to rear of existing dwellinghouse
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:	31 Burnieboozle Crescent Craigiebuckler Aberdeen, Aberdeen City
Post code:	AB15 8NP

Application Status and Key Dates

Application Status:	Pending
Date application received:	17/12/2015
Date application Validated:	05/01/2016
Date of expiry of period allowed for representations:	27/01/2016

Applicant, Agent and Case Officer Details

Applicant:	Mr Ainsley Mitchell 31 Burnieboozle Crescent Aberdeen AB15 8NR
Agent:	Raymond Simpson 7 Mid Stocket Road Aberdeen AB15 5JL
Officer:	
Officer Telephone Number:	01224 523470
Officer Email:	pi@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts

Location

Ward:	Hazlehead/Ashley/Queens Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	20 Viewfield Crescent Seafield Aberdeen, Aberdeen City
Post code:	AB15 7XQ

Application Status and Key Dates

Application Status:	Pending
Date application received:	22/01/2016
Date application Validated:	22/01/2016
Date of expiry of period allowed for representations:	18/02/2016

Applicant, Agent and Case Officer Details

Applicant:	Mr Peter Fraser 20 Viewfield Crescent Seafield Aberdeen, Aberdeen City AB15 7XQ
Agent:	Mike Stephen Architectural Design Ltd 5 Hazlehead Place Aberdeen AB15 8HD
Officer:	
Officer Telephone Number:	01224 523470
Officer Email:	pi@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts

