

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Planning Officer's Report

06 January 2015

Planning Matters

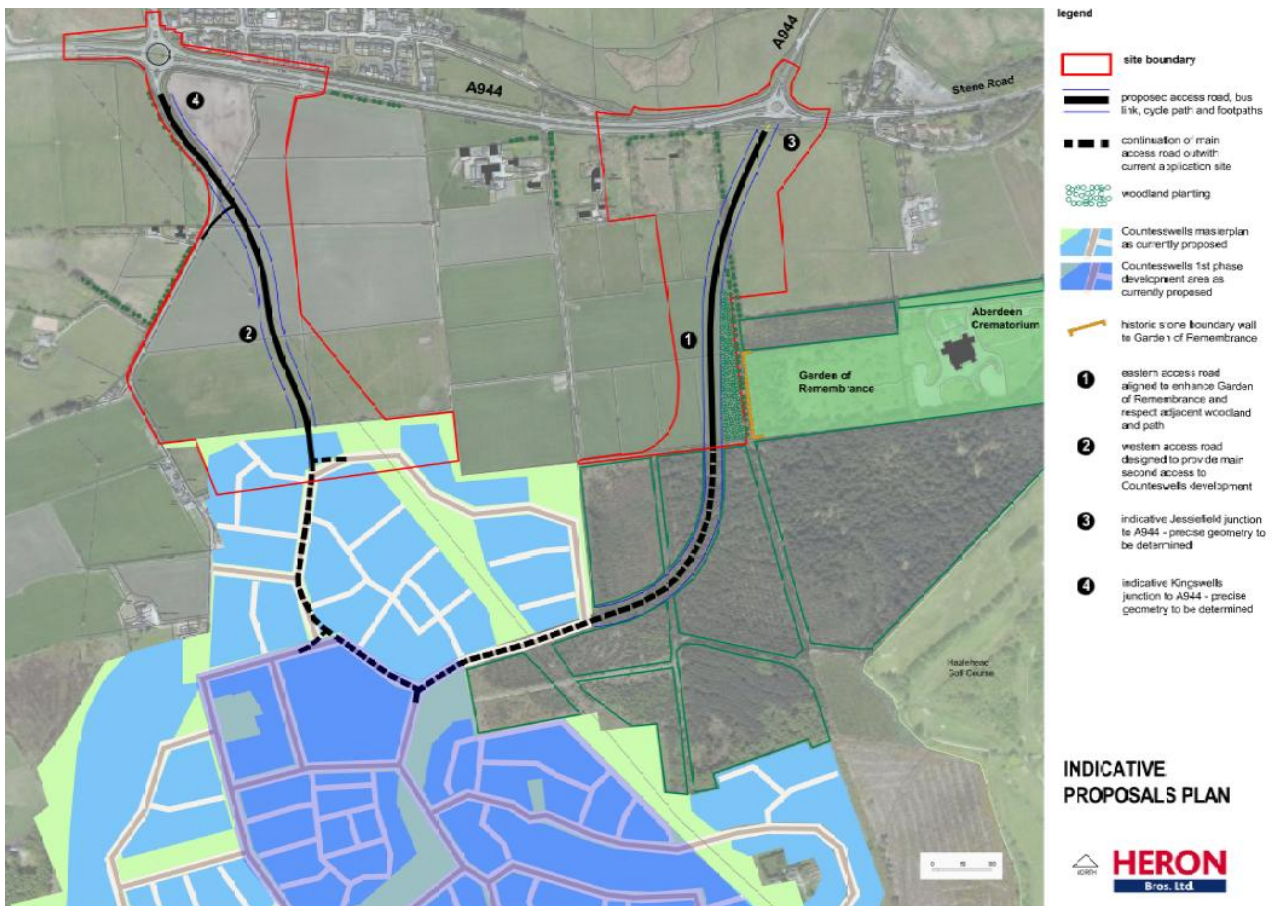
Countesswells Development

Planning applications lodged for new Countesswells development avoids Aberdeen Crematorium

Heron Property have lodged two planning applications with Aberdeen City Council, the planning applications for Planning Permission in Principle (PPP), lodged in parallel, detail delivering two new all-vehicle road accesses into Countesswells, each linking to upgraded Kingswells and Jessiefield junctions on the A944 to the west and east respectively. This serves to address the concerns in the current proposals for only one all-vehicle access.

The access off the Jessiefield junction will also avoid the Garden of Remembrance at Aberdeen Crematorium, which the current proposed access has the potential to controversially encroach on, protecting and safeguarding its future.

Application Number:	P141888	Type:	Planning Permission in Principle
Web Reference Number:	000106607-001		
Received Date:	18/12/2014	Date of expiry of period allowed for representations:	13/01/2015
Application Validation Date:	23/12/2014		
Site Location:	A944 Jessiefield Junction and land south of A944, at Bellfield farm,	Proposal:	Upgrade of Jessiefield junction on the A944 and construction of all-vehicle eastern access road, footpaths and cycle paths from the A944 to the proposed OP58 Countesswells development site
Applicant:	Heron Property Limited, c/o agent 24A Stafford Street Edinburgh EH3 7BD	Agent:	Scott Hobbs Planning Limited 24A Stafford Street Edinburgh EH3 7BD



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.

At the full council meeting on 8th of October 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 Jessiefeld junction that entirely avoids the Garden of Remembrance at Hazlehead Cemetery.

A Countesswells Development Liaison Group Meeting was held on 25th November at 7pm in the Cults Hotel to provide an update on the proposals by Heron Property for new access roads into Countesswells. Heron Property are proposing a new two access solution with full road access to Kingswells junction (currently this is bus/cycle only access). Within 2 weeks two planning applications will be submitted, the consortium's original plan and the new Heron planning application.

The Heron Property planning application will realign the Jessiefeld junction road so that it is diverted away from the Garden of Remembrance at Aberdeen Crematorium, Hazlehead. The new plan will divert the road by approximately 30m from the boundary of the Garden of Remembrance.

Hazlehead Hotel and Country Club



Application Number: P141131 **Type:** EIA Screening opinion request

Received Date: 04/07/2014

Date of expiry of period allowed for representations: 13/08/2014

Application Validation Date: 23/07/2014

Site Location: Hazlehead, Aberdeen **Proposal:** Hotel and country club with circa 250 bedrooms, spa, swimming pool, function and conference facilities and restaurants including holiday chalets, equestrian centre and

country club house with associated car parking/alterations to access roads

Applicant: Carlton Rock Ltd
per Agent Agent: BMJ Architects
4 Albert Street
Aberdeen
AB25 1XQ
Case Officer: Not yet allocated
Telephone: 01224 523470

Application Number: P141026 Type: Planning Permission in Principle
Web Reference Number: 000093695-001

Received Date: 04/07/2014

Date of expiry of period allowed for representations: 14/08/2014

Application Validation Date: 24/07/2014

Site Location: **Hayfield Riding Centre, Hazlehead Park** Proposal: A proposed development of a hotel and country club with circa 250 bedrooms, spa, swimming pool, function and conference facilities and restaurants including holiday chalets, equestrian centre and country club house with associated car parking/ alterations to access roads.

Applicant: Mr Alan Massie
c/o Agent Agent: BMJ Architects
4 Albert Street
Aberdeen
AB25 1XQ

Departure Hearing Friday 14th November 2014

William Sell represented Craigiebuckler & Seafield Community Council at a pre-determination hearing on 14th November. William gave a detailed, balanced presentation¹ when he addressed the Planning and Development Management Committee. The presentation proactively accounted for all the known issues that members of the public have expressed in relation to the proposed development as well as the merits which can be attributed to it. Local residents' concerns were highlighted, particularly increased traffic on Hazledene Road. A decision will be taken by the full Council In January 2015. If the plans are turned down then the developer can refer it to Scottish Ministers. If the Council approves the application then detailed plans will be submitted to gain full planning permission from ACC.





Site of proposed hotel development, two fields adjacent to the unclassified road linking Hazledene road with Countesswells Road and is currently closed to through traffic.

Application Reference:	141593
Local Authority Reference:	
Proposal Description:	Proposed rear dormer extension and rear balcony
Application type:	Detailed Planning Permission
82 Springfield Road Aberdeen	
Post code:	AB15 7SB
Application Status:	Pending
Date application received:	20/10/2014
Date application Validated:	20/10/2014
Date of expiry of period allowed for representations:	04/12/2014

Dandara Development

Construction Traffic Access

Now that the main access road off the new roundabout on Countesswells Road is open construction traffic travelling along Countesswells Avenue should now hopefully cease which will be welcome news to residents in the Pinewood area.



Landscaping outside the sales pod has been completed after water main excavations were completed.



Work on the remaining houses in Zone H has started with foundations being laid.



South retention ponds frozen over



Foundations being laid in Zone A

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>