

# CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

## Planning Officer's Report

06 February 2015

### Planning Matters

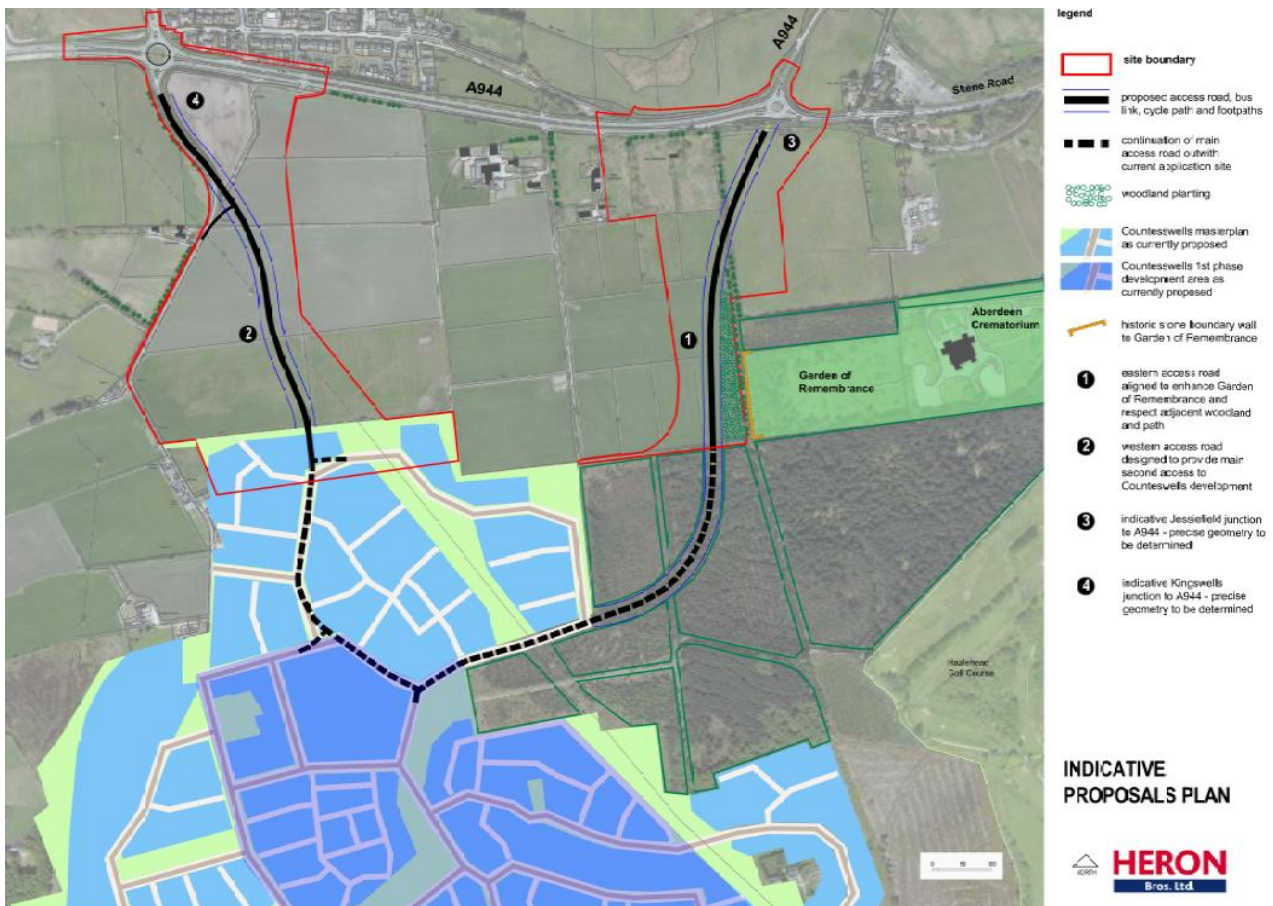
#### Countesswells Development

#### 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.

<b>Application Number:</b>	<a href="#">P141888</a>	<b>Type:</b>	Planning Permission in Principle
<b>Web Reference Number:</b>	000106607-001		
<b>Received Date:</b>	18/12/2014	<b>Date of expiry of period allowed for representations:</b>	13/01/2015
<b>Application Validation Date:</b>	23/12/2014		
<b>Site Location:</b>	A944 Jessiefield Junction and land south of A944, at Bellfield farm,	<b>Proposal:</b>	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
<b>Applicant:</b>	Heron Property Limited, c/o agent 24A Stafford Street Edinburgh EH3 7BD	<b>Agent:</b>	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 8<sup>th</sup> of October. At the meeting the planning application was approved subject to 13 conditions.

**At the full council meeting on 8<sup>th</sup> 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 29th January 2015 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). The deadline for submitting representations is 4<sup>th</sup> February 2015.

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 diverts the road by approximately 30m from the boundary of the Garden of Remembrance.

Craigiebuckler & Seafeld community Council submitted a representation on the Jessiefeld junction on 3<sup>rd</sup> February. See below:

# CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Mr Paul Williamson  
Planning Officer  
Development Management  
Planning and Sustainable Development  
Aberdeen City Council  
Business Hub 4  
Marischal College  
Broad Street  
Aberdeen AB10 1AB

10 Craigiebuckler Drive  
Aberdeen  
AB15 8ND

03 February 2015

Dear Mr Williamson,

Application Reference: 141888

Local Authority Reference: 000106607-001

Upgrade of Jessiefield junction on the A944 and construction of an all-vehicle eastern access road, footpaths and cycle paths from the A944 to the proposed OP58 Countesswells development site.

We consider that the proposed upgrade of the Jessiefield junction on the A944 and the construction of a all-vehicle eastern access road are essential to manage and facilitate the anticipated volume of traffic movements which will be generated by the 3000 homes development referred to as OP58 in the Aberdeen Local Development Plan 2012. Furthermore, we are supportive of the Applicant's intention to incorporate footpaths and cycle paths on this proposed route.

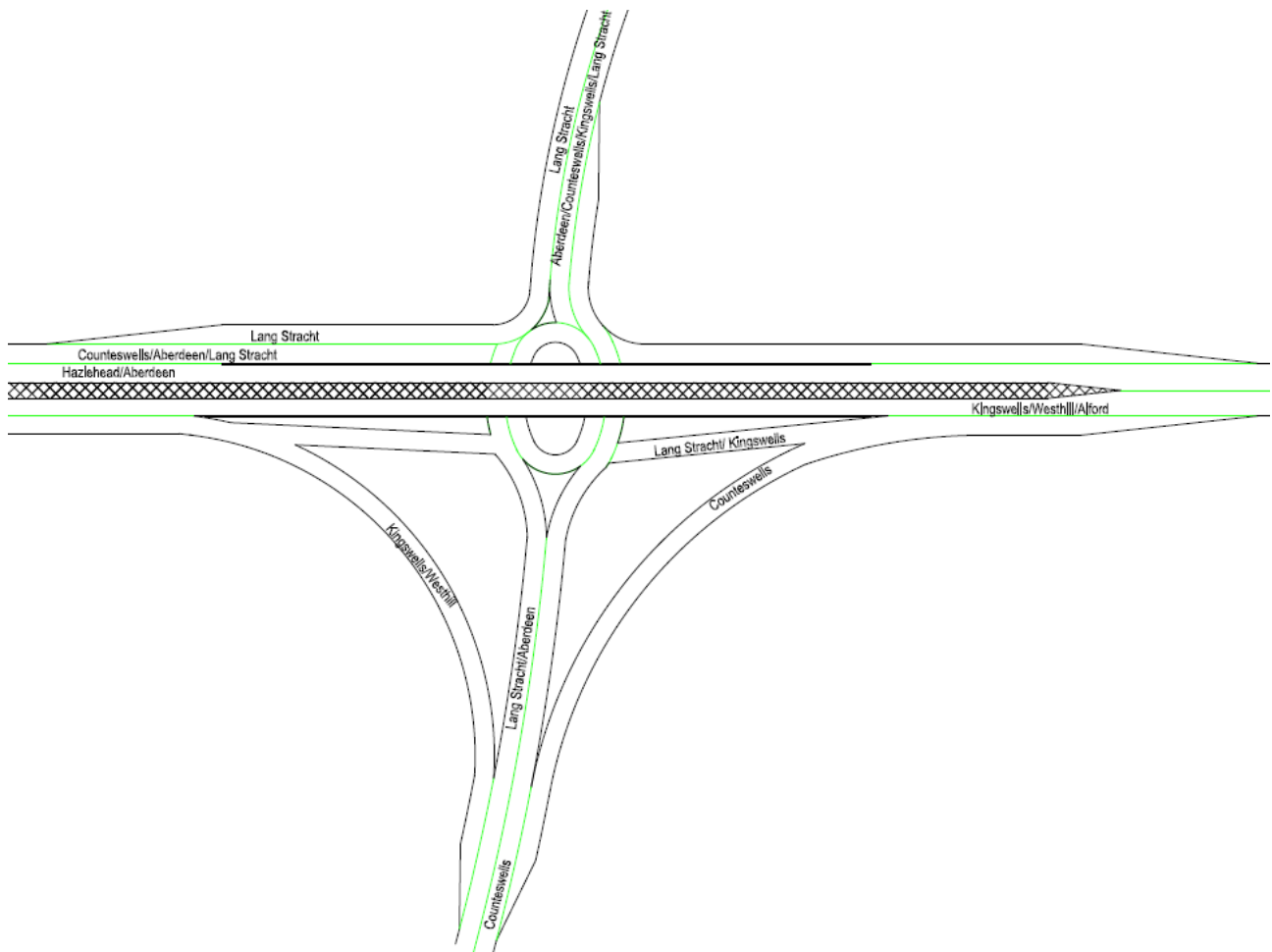
However we are aware that, for much of its length, the proposed eastern access road would be constructed on land designated as "greenbelt" by the ALDP. Also, in order to connect with the Jessiefield junction, it passes through land to the north east of OP58, which is designated on the ALDP as OP68 - "*Network Planning Permission granted for a phased cemetery development*". The proposed access road would cut off a small triangular area of land from the 49.7 hectare (123 acres) surface area of OP68. In our opinion, the area which would be separated by the proposed connecting road is small in proportion to the area of OP68 and therefore should have little or no impact on any future cemetery development.

A section of the proposed access road will be located between 30 to 50 metres from the western boundary wall of the Garden of Remembrance associated with Aberdeen Crematorium. On Page 4 of the "Planning and Consultation Statement" the Applicant states that the noise impact of traffic on the Garden of Remembrance will be reduced by "new woodland planning extending north from Anderson Wood". The new woodland, which will be planted west of the boundary wall and the established belt of trees "will provide a natural buffer for noise and pollution". We contend that the applicant should provide a substantial temporary form of screening to protect the Garden of Remembrance from noise and pollution until the trees of the planned woodland are sufficiently mature to be fit for that purpose.

In our opinion, although the construction of the proposed eastern access road will result in some loss of greenbelt, we consider that the Applicant compensates in some measure for this loss by planning to include a footpath and a cycle path along its length, thus facilitating green and sustainable forms of transport. Furthermore, it is an improvement on the original application which is unacceptable because its plan is for a road that encroaches the boundary to the Garden of Remembrance thereby causing it to be the subject of a lot of public opposition.

We conclude by stating that, in our view, the proposed junction layout could further be improved by allowing an unrestricted flow of traffic along the Hazlehead to Kingswells / Westhill corridor. This would likely increase the cost of construction, but it should at least be considered as an option. It seems that, all too often, opportunities are missed to try and address the problems of road infrastructure in the City. A sketch of the suggested improvement to the layout of the Jessiefield Junction is contained in the PDF attachment which accompanies this document

Yours sincerely,  
William Sell,  
Chair



Sketch of the suggested improvement to the layout of the Jessiefield Junction



## 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 14<sup>th</sup> November 2014**

William Sell represented Craigiebuckler & Seafield Community Council at a pre-determination hearing on 14<sup>th</sup> November. William gave a detailed, balanced presentation<sup>1</sup> 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 March 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.

## Dandara Development



Work on the remaining houses in Zone H has started with houses taking shape.





South retention ponds frozen over



Foundations being laid in Zone A





First Houses in Zone A, with access off Hazledene Road

Drainage Issues



Surface Water Pond being formed in zone A field above south retention pond





Surface Water Pond frozen early February

### Drainage Issues

Concerns have been raised about water entering back gardens on Burnieboozle Crescent close to the surface water pond. After Dandara cleared the top soil from the fields in Zone A, a surface water pond was created to act as a settlement area before surface water overflowed into the south retention pond below.

Concern has also been raised about the very boggy condition of the publicly owned green space behind Burnieboozle Crescent (ie the "Coulter Bypass"). Dandara organised for a CCTV sewer inspection unit which engages in 'drain mapping' to carry out a survey of drains in the area. They raised the manhole cover at an access point on the land behind 31 Burnieboozle Crescent.

There has also been a problem with water bubbling up in front of a garage in a house in Pinewood Road and Chris Graham from Dandara has agreed to carry out a camera survey of a surface water drain running along the footpath behind the houses on Pinewood Road.

## **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 Application – Craigiebuckler Terrace Received 23/01/2015

<b>Application Reference:</b>	<a href="#">150107</a>
<b>Local Authority Reference:</b>	
<b>Proposal Description:</b>	DEMOLISH EXISTING GARAGE AND ERECT 1.5 STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION, EXTEND DORMERS TO FRONT AND REAR.
<b>Application type:</b>	Detailed Planning Permission
<b>Address:</b>	47 Craigiebuckler Terrace Craigiebuckler Aberdeen
<b>Post code:</b>	AB15 8SX

<b>Application Status:</b>	Pending
<b>Date application received:</b>	23/01/2015
<b>Date application Validated:</b>	26/01/2015
<b>Date of expiry of period allowed for representations:</b>	24/02/2015

