

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Planning Officer's Report

07 April 2015

Planning Matters

Application Reference:	150311
Local Authority Reference:	
Proposal Description:	Sub-division of residential curtilage and erection of new dwellinghouse and associated works
Application type:	Detailed Planning Permission
Address:	22 Kinaldie Crescent Craigiebuckler Aberdeen, Aberdeen City
Post code:	AB15 8HX



Application Status and Key Dates

Application Status:	Pending
Date application received:	27/02/2015
Date application Validated:	27/02/2015
Date of expiry of period allowed for representations:	25/03/2015

Applicant, Agent and Case Officer Details

Applicant:

Mr & Mrs N Greig
c/o agent

Agent:

Halliday Fraser Munro
Carden Church 6 Carden Place
Aberdeen
AB10 1UR

Officer:

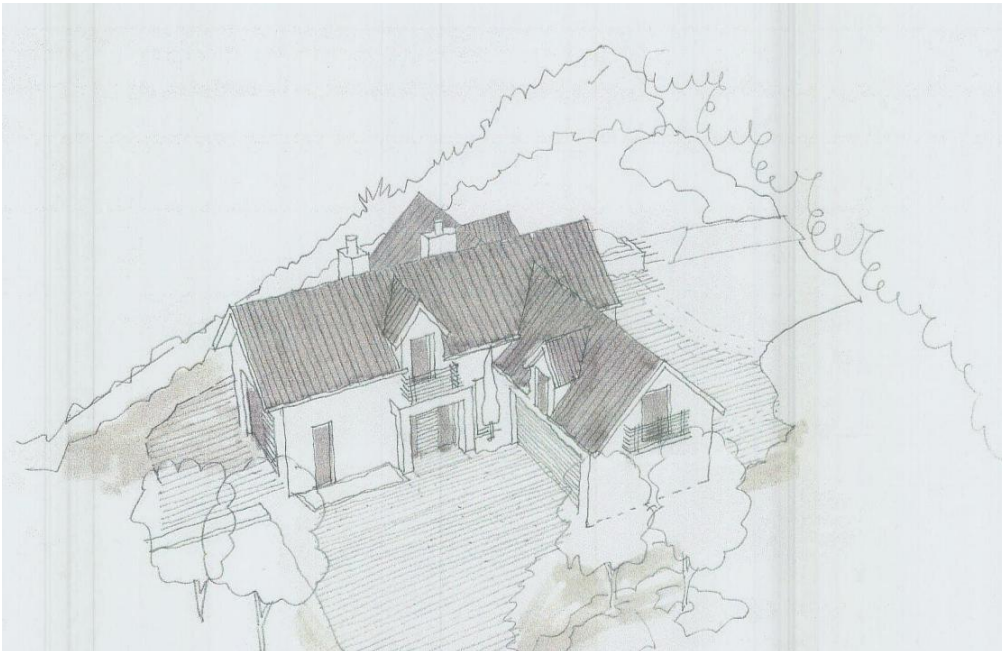
Gavin Evans

Officer Telephone Number:

01224 522871

Officer Email:

gevans@aberdeencity.gov.uk





Letter of objection sent to Aberdeen City Council Planning Department on 23 March 2015.

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Mr Gavin Evans
 Senior Planning Officer
 Planning & Sustainable
 Development
 Enterprise, Planning &
 Infrastructure
 Aberdeen City Council
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 Marischal College
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 Aberdeen
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23 March 2015

Dear Mr Evans

Planning Application Reference 150311

Sub-division of residential curtilage and erection of a new dwelling house.

Detailed Planning Permission

Applicant: Mr and Mrs N Greig, 22 Kinaldie Crescent, Aberdeen.

We are concerned that the site selected for the above referenced proposed development forms part of a narrow corridor of green space in the Aberdeen Local Development Plan which has not been allocated for house building. It is listed as a local nature conservation site by the Local Authority

and is referred to as “Site No. NJ90NW1136 by the Royal Commission on the Ancient and Historical Monuments of Scotland who have mapped it to illustrate its link with Rubislaw.

In Aberdeen City Council's document, “Local Nature and Conservation Sites”, page 44, “The Walker Dam Rubislaw Link”, the Walker Dam and the surrounding green space is described as follows:-

“This is a charming mixture of landscaped areas and semi-natural habitats. The main feature is the large pond with a small burn and areas of wet woodland.

The site shows a succession from open water to marsh and willow scrub and contains a good range of wetland plants for such a small urban site. There are also areas of broadleaved woodland, neutral grassland and improved grassland. There is a good footpath running through the site making it one of Aberdeen’s more accessible areas of open water. As it lies within a residential area of the City, it is an important recreational and educational resource.”

The accuracy of this statement is borne out by the numbers of joggers, dog walkers, cyclists, walkers, parties of school children and study groups (because this is a site of scientific interest) who frequent the core path above the southern bank of this beautiful pond to access the grassed area to its east. By virtue of this popular walkway they are linked directly with Woodburn Gardens or Springfield Road.

It is our contention that the construction of this proposed large dwelling house will have an intrusive and disruptive effect on the access and attractiveness of the Walker Dam site. The position of the proposed dwelling, on completion, will destroy the vista viewed from the seating area at the east of the dam.

This is apparent from the location plan which is also illustrative of the applicants intention to access the site of the proposed development by approaching it from the South, via the existing narrow roadway between 30 and 32 Kemnay Place..

The driveway is proposed to be constructed on what (we are informed) is described on the resident's land certificates as “ the amenity area, which should be held in all time coming for the benefit and amenity of the whole subjects”. We submit that the developer should not be permitted to remove this valued recreational space because, in doing so, a precedent would be created which would lead to further development on the amenity areas of this estate, thereby adversely affecting the quality of the lives of its residents.

Constructing the proposed dwelling and driveway would require the acquisition of publicly owned land to the west of the Walker Dam. We submit that this would not be in the public interest because it would encroach on this Council owned recreational amenity which is an integral part of the greenspace network.

Policy NE1 of the ALDP 2012 states: “The City Council will protect, promote and enhance the wildlife, recreational landscape and access value of the Greenspace Network. Proposals for developments that are likely to destroy or erode the character or function of the Greenspace Network will not be permitted”. We submit that this planning application should be refused because allowing it would cause the City Council to contravene Policy NE1 of its own Local Development Plan.

We also refer to the conditional planning permission pertaining to a planning application by Stewart Milne Homes, dated 23rd February 1999, which was, on 2nd December 1999 (Ref.No; 99/0316), the subject of a meeting of the Planning and Strategic Development Department. The application was for the demolition of an existing building and the erection of 15 dwellings with garages at Kemnay Place, Walker Dam School, Aberdeen. A condition of granting planning permission was that “The landscaped areas shown on the approved scheme shall not be used for any purpose other than that of

landscaping unless the planning authority has given written approval for a variation – in the interests of the amenity of the area.” We contend that this condition, which protected the landscaping of the Walker Dam amenity area, applies in respect of this planning application to build a dwelling house, which encroaches on the same amenity area.

We call your attention to the planning history of the Craigiebuckler area of the city. Throughout the 1950s this part of West Aberdeen was extensively developed by the builder, Donald C. Stewart, to create a housing estate which consisted of homes that were uniformly similar in their particular style of architecture. When planning consent was granted to the Stewart Milne Group to build the new homes on Kemnay Place it was conditional that their appearance did not contrast with those built by Donald C Stewart. The Stewart Milne Group were required to submit plans which demonstrated their compliance with this condition. Consequently the new homes, for example 30 and 32 Kemnay Place, are in keeping with the character of the street and surrounding area. The proposed dwelling house does not appear to comply with the previous planning conditions.

Furthermore a precedent was created when, in 1999/2000, a planning application by the Stewart Milne Group to build houses in the gardens of 20 and 22 Kinaldie Crescent (the same area of land), was refused. We submit that, by reason of this precedent, planning permission should also be refused for building this proposed dwelling house.

At present there is no access road to the site of the proposed dwelling house. The proposed access road can only be constructed by extending the established short road which was formed between Nos 30 and 32 Kemnay Place in order to provide access to their off-street parking and garages.

The continuation of the established access road to link it with the site of the proposed dwelling house would entail the loss of part of the amenity ground.

The site of the proposed dwelling house, which is on a gradient, sloping towards Nos 30 and 32 Kemnay Place, would probably have to be excavated to provide level foundations for the building. Excavating and removing a considerable tonnage of earth may be necessary to prepare the site for building the house.

The only access to the site would be via the road between Nos 30 and 32 Kemnay Place. This access road, which is comes to a “dead end”, is 5.6 metres wide. All excavations and subsequent construction work can only be made possible by virtue of this narrow access road which, as stated above, facilitates access to Nos 30 and 32 Kemnay Place. We object to the disruption which the noise and site traffic could cause to the residents of Nos 30 and 32 Kemnay Place as well as the residents of neighbouring properties and the environment of the dam.

All site traffic will have to use this access, including heavy commercial vehicles. Furthermore, the streets, Kemnay Place and Kildrummy Road, which link the site to the distributor road, Craigiebuckler Avenue, are narrow and unsuited to the anticipated volume of heavy construction traffic. There is also an increased risk of RTCs on those streets because of construction traffic, if this planning application is allowed. We have concerns about the safety of those moving vehicles.

We are also concerned about the potential for flooding because no details have been provided by the applicants to address this matter. Furthermore we contend that the run-off of water from the site could damage the environment of the Walker Dam.

Yours sincerely
William Sell
Chair

Dandara Development

Future Maintenance of Retention Ponds once the Dandara development is completed.

Councillor Ross Thomson made an enquiry at the City Council regarding who is responsible for the retention (SUDS) ponds once the development is complete.

Roads colleagues stated that Scottish Water will adopt the SuDS ponds and are responsible for their maintenance, whilst the Council takes responsibility for the swales if any non-roads water is in the system, as is the case in the Dandara Development.

[Swales are linear grass covered depressions which lead surface water overland from the drained surface to a storage or discharge system, typically using road verges. Unlike a conventional ditch, a swale is shallow and relatively wide. It provides temporary storage for storm water and reduces peak flows. They are located close to the source of runoff and can form a network within a development linking storage ponds and wetlands. A swale is dry during dry weather but in wet weather, rainwater flows into it along its length and moves slowly through the grass area.]

Trees Cut Down on Hazledene Road (next to log store)



A number of trees have recently been cut down alongside Hazledene Road on Council owned ground beside the log store, see photos above. To date it is unclear who cut the trees down ie, Dandara or the Council. Gavin Evans, Senior Planner at Aberdeen City Council is going to investigate and contact the roads department to establish who removed the trees and if this is related to the Dandara Roads Construction Consent.

Gavin Evans, was contacted regarding the Dandara planning application 130994, Zone A, with access onto Hazledene Road and whether details of the work needed to upgrade the access road to acceptable standard has been received at the Council.

The following reply was received:

Works for the upgrading of Hazledene Road form part of an application for Roads Construction Consent, which I understand was granted by the Council in its role as Roads Authority in July 2014.

These works do not require a separate grant of planning permission, however a condition attached to P130994 required the applicant to provide final details of those works (an indicative proposal was submitted at the time of application P130994) in order that the planning authority would have a further opportunity to consider any additional impact on trees arising from the finalised works. Submissions have been made, which indicate minor areas of change, however further information has been sought from Dandara to establish whether this will affect trees. As far as the timescale for those works is concerned, it is largely up to the developer, however the upgrading works must be carried out before occupation of any unit within Zone A.

Core Path

Dandara and Aberdeen City Council have still to reach agreement on the core path network surrounding and running through the Dandara development. Discussions on ownership, the layout and details of the surfacing material etc still need to take place before work can start. It is unlikely any work will take place until after the summer.

Gavin Evans, Senior Planner at Aberdeen City Council confirmed that the resurfacing of the existing core path route, along the eastern site boundary at the rear of Burnieboozle Crescent, forms part of the scheme granted planning permission, however it will also require to be the subject of a separate application for Roads Construction Consent. Dandara will need to discuss with the Aberdeen City Council regarding obtaining RCC from the Council in its capacity as Roads Authority.



Gavin Evans, was emailed to make him aware that the true core path runs along the burn till it reaches the parking area beside the log store. Gavin was asked if he could pass this information onto the team dealing with the core path in this area as it is on the core path plan of Aberdeen and also the ordnance survey map.

Construction in Zone H nearing completion:



New Show Home now open



Further houses have been completed in Countesswells Close

Litter

Litter Problems surrounding the Dandara Development



Polystyrene from the Dandara construction site in the burn feeding the Walker Dam



Milk container and polystyrene near north retention pond



Core path with polythene blowing under fence



More polythene blown over fence beside Den Wood



Large pieces of polystyrene in Dandara site near north retention pond

Chris Graham from Dandara was contacted on 30th March about the problem and he organised for someone to walk round the site collecting litter.

Railings on Burnieboozle Crescent



Chris Graham (Groundworks Manager) from Dandara was asked whether the railings on Burnieboozle Crescent, opposite No.53, could be painted to cover up rusty marks where the railings were straightened during the installation of a power supply to the sales pod in December 2013. Chris Graham confirmed that this will be done and he has asked somebody to take care of the painting.

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>

Proposed Local Development Plan & Supplementary Guidance

On 28th October 2014, Aberdeen City Council agreed the Aberdeen Local Development Plan - Proposed Plan for public consultation. This was followed on 13th January 2015 by further agreement by Council to consult on the Proposed Supplementary Guidance.

The Proposed Plan, Proposed Supplementary Guidance and supporting documents (including the Proposed Action Programme and Strategic Environmental Assessment) will be available for public consultation over a ten week period from **Friday 20th March to Monday 1st June 2015**, during which you are invited to make representations.

The Plan shows the land allocated to meet the City's development needs over the next 10–20 years. These needs were identified in the Aberdeen City and Shire Strategic Development Plan which was approved in March 2014. The new Local Development Plan will also set out the planning policies to be applied in

promoting the growth of a sustainable city over this period.

Consultation Events

<p>We have arranged a series of drop-in sessions at 9 venues across the City. Each meeting will run at various times. The format of each event will be the same. We will have a staffed exhibition showing what's on the Proposed Plan. You can drop in at any time for a face-to-face chat, get advice on how to respond to the Proposed Plan and hear about the next stages in the process.</p> <p>Venue</p>	<p>Date</p>	<p>Time</p>
Central Library	20th April 2015	3—8pm
Bridge of Don Library	22nd April 2015	3—7pm
Kingswells Community Centre	23rd April 2015	3—7pm
Northfield Library	27th April 2015	3—7pm
Bucksburn Library	27th April 2015	3—7pm
Cults Sports Centre Complex	28th April 2015	3—7pm
Cove Library	29th April 2015	3—7pm
Torry Library	29th April 2015	3—7pm
Bon Accord Centre	30th April 2015	12—8pm

Viewing the Plan

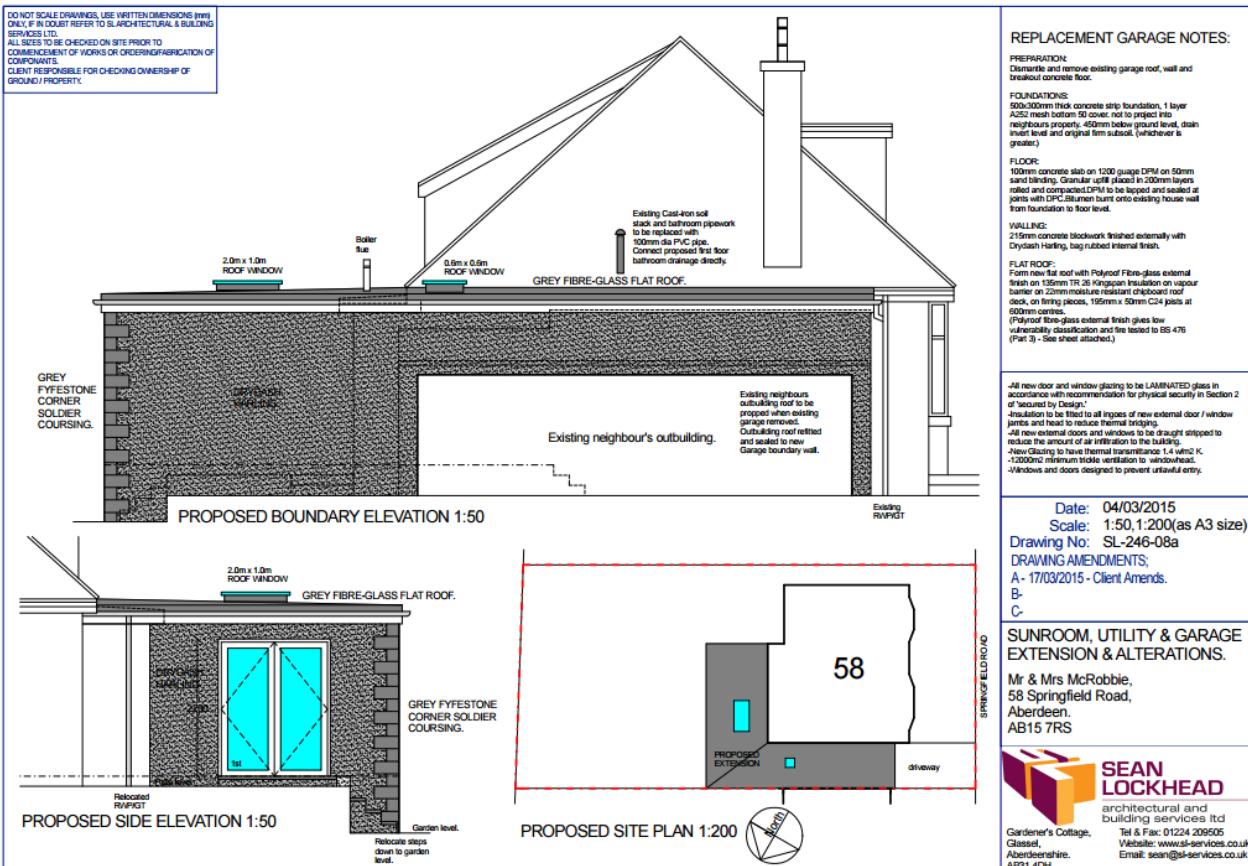
Copies of the Proposed Plan, Proposed Supplementary Guidance and supporting documents can also be viewed:

- Online at www.aberdeencity.gov.uk/aldp2016
- At Marischal College Reception between 8am and 5.30pm; and,
- Within all public libraries in Aberdeen

Representations may be made by letter, email or by completing a response form (available online, at our events, or from Marischal College Reception).

Planning Applications as per weekly planning list 30 March 2015

Application Reference:	150431
Local Authority Reference:	000114903-001
Proposal Description:	ERECTION OF SINGLE STOREY TO REAR AND REPLACEMENT GARAGE TO SIDE OF EXISTING DWELLING HOUSE.
Application type:	Detailed Planning Permission
Address:	58 Springfield Road Aberdeen
Post code:	AB15 7RS
Application Status:	Pending
Date application received:	20/03/2015
Date application Validated:	23/03/2015
Date of expiry of period allowed for representations:	16/04/2015



Application Reference:	150379
Local Authority Reference:	
Proposal Description:	Single storey rear extension and alterations to rear of existing dwelling house.
Application type:	Detailed Planning Permission
Ward:	Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	22 Viewfield Avenue Seafield Aberdeen, Aberdeen City
Post code:	AB15 7XJ
Easting:	391182
Northing:	804758
Application Status:	Pending
Date application received:	12/03/2015
Date application Validated:	23/03/2015
Date of expiry of period allowed for representations:	13/04/2015

As of 4th April no plans were available to view on the Council website and a request was made to the planning department to send hard copies to the Community Council.