

# CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

## Planning Officer's Report

06 June 2015

### Planning Matters

#### Hazlehead Hotel and Country Club

The Planning Permission in Principle was discussed at the full council meeting on Wednesday 13<sup>th</sup> May 2015.

The plans were approved after a vote; 28 to 7 with 1 abstention.

Hayfield Riding Centre and Fields to East of Hazledene Road, Hazlehead Park - proposed development of a country house hotel and associated infrastructure



The application is for Planning Permission in Principle and the proposals have been amended since the public hearing. The main changes were that all holiday lodges are removed from the application, the golf club house has been removed and the hotel and conference facility have been reduced in size. The application consists of the following:

Site A (the fields to the east): - a hotel containing 200 bedrooms, restaurant and banqueting / function / conference facilities to seat a maximum of 800 people, spa and swimming pool Parking would be provided as below: 300 car spaces (including 16 disabled) 57 cycle parking spaces 22 motorcycle A large proportion of the parking would be provided underground.

Site B (existing Hayfield site): - Equestrian centre, indicative plans show the retention of the existing stone stables, and dwellings. An indoor arena, stables and ancillary staff facilities would be provided. In terms of outdoor facilities, there would be training areas, a larger external arena, cross country course / field and polo field. These would be located broadly in the south / central area of the site, approximately where the existing buildings are located.

**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 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.

**RECOMMENDATION:** Willingness to approve conditionally, subject to referral to Scottish Ministers and permission to be withheld pending the securing of developer contributions, including towards upgrading of access roads and paths, enhancements to Hazlehead Park including for wildlife, bus services and Strategic Transport Fund. This would also ensure the provision of facilities including the swimming pool, spa, restaurants, banqueting / conference facilities and equestrian centre and that these facilities are open to the public as well as hotel guests. **REASONS FOR RECOMMENDATION Site A:** The proposal for the hotel does not comply with Green Belt policy NE2 in the adopted Aberdeen Local Development Plan (LDP) as it does not consist of one of the categories of development listed as acceptable, however, it complements recreational uses that are appropriate within the Green Belt and does respond to an acknowledged need identified in the Tourism Strategy for Scotland and the Aberdeen Tourism Strategy. There would be a minor and localised impact on the character of the Green Belt in the immediate vicinity, but not on the wider Green Belt, nor on its purpose as described in Scottish Planning Policy and the LDP. There would be an insignificant impact on the green space network and the proposal complies with Policy NE1 in the adopted Local Development Plan (LDP). Detailed design and landscaping proposals would be the subject of Matters Specified in Conditions applications (MSCs), indicative proposals lead to the conclusion that subject to the details there would not be an adverse impact on the character of the green belt or the park. Tree loss would be minimised and replacement planting would take place subject to details approved under MSC applications, in accordance with LDP Policy NE5. Impact upon protected species is capable of mitigation and these measures would be controlled by condition, the proposal accords with Policy NE8. There would be no change to the transport impact of the development. It is considered that the proposal complies with Scottish Government Policy in Scottish Planning Policy (SPP). There would be benefits to the proposal in terms of economic development – visitor spending and jobs, as well as benefits for tourism, including in terms of enhancement of recreational facilities particularly the path network, habitat creation and by providing a high quality hotel within a country location that has a clear synergy with the surrounding Hazlehead Park. The proposal complies overall with policy in SPP and in tourism and economic development objectives in the Strategic Development Plan. With the foregoing in mind it is concluded that, whilst there would be localised impacts on landscape and traffic, the development of the site specifically for a high quality country house hotel of the size proposed, set in spacious

unobstructed landscaped grounds laid out to complement the wildlife and landscape of the adjoining wooded parkland would not unacceptably erode landscaped setting of the Green Belt when set against other material considerations in favour of the development. These specific material considerations constitute; the positive synergy of the hotel development with the recreational uses Hazlehead Park and the wider economic and tourism benefits of this specific proposal to the Aberdeen City and the north east region. Accordingly, on balance and for this specific proposal, the material considerations in favour of the development are considered to outweigh the provisions of the Green Belt Policy of the adopted Development Plan. It is important to note that approval of the application in no way establishes the principle of development of the site for any other use whatsoever.

Site B: The proposal for the equestrian centre complies with green belt policy NE2 and green space network policy NE1 in the adopted Local Development Plan (LDP) as it is a replacement of an existing use. Detailed design and landscaping proposals would be the subject of Matters Specified in Conditions applications (MSCs), indicative proposals lead to the conclusion that subject to the details there would not be an adverse impact on the character of the green belt or the park. Existing granite buildings are indicted as being retained and refurbished in accordance with LDP Policy D4 and higher quality buildings would replace existing poorer quality modern buildings. There would be no tree loss, in accordance with LDP Policy NE5. Impact upon protected species is capable of mitigation and these measures would be controlled by condition, the proposal accords with Policy NE8. There would be no change to the transport impact of the development. It is considered that the proposal complies with Scottish Government Policy in Scottish Planning Policy (SPP). CONDITIONS it is recommended that approval is granted subject to the following conditions:- (1) that no development on either Site A or Site B pursuant to the planning permission in principle hereby approved shall be carried out until such time as a further application or applications has/have been made to the planning authority for approval of the matters specified in the conditions attached to this planning approval relating to that site that require the further agreement of the planning authority prior to the commencement of development and such approval has been granted; - in order to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006. (2) that this planning permission in principle shall lapse unless all further application(s) for approval of the matters specified in conditions attached to this grant of planning permission in principle have been made before whichever is the latest of the following; (i) the expiration of 3 years from the date of this grant of planning permission in principle; (ii) the expiration of 6 months from the date on which an earlier application for the requisite approval of matters specified in conditions was refused; (iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed; - in order to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006. (3) that this planning permission in principle shall lapse on the expiration of 2 years from the approval of matters specified in conditions being obtained (or, in the case of approval of different matters on different dates, from the requisite approval for the last such matter being obtained) unless the development to which the permission relates is begun before that expiration - - in order to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006. (4) that no development pursuant to the planning permission in principle hereby approved shall be carried out for either site A or B until such time as further applications have been made relating to that site to the planning authority for approval of the matters specified in the conditions relating to (i) means of access, (ii) siting, (iii) design and external appearance of the building(s) and (iv) the landscaping of the site - in order to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006 (5) The development shall not take place unless a traffic management plan for access to the development at site A and B has been submitted to, and approved in writing by, the planning authority by way of a formal application for approval of matters specified by condition. The development on any one site shall not be brought into use unless all measures in the approved plan have been implemented on site that relate to the site in question unless the planning authority has given written approval for a variation. Access to the development shall be in accordance with Option 2 within the Hyder Transportation Assessment dated 5 February 2015, or other subsequently approved. The details to be included in

the traffic management plan shall include: a) signing strategy to direct visitors to the hotel development; b) routes for emergency vehicles and retention of all existing access arrangements within the Park; c) details of a barrier system and road layout within the site that would prevent 'rat running' through the Park. d) Swept path assessments shall be required for coaches, service vehicles and emergency vehicles. Unless the planning authority has given written approval for a variation - in the interests of road safety (6) Service / delivery vehicles shall take access to the hotel via Countesswells Road only, unless otherwise agreed in writing with the planning authority - in the interests of reducing the level of larger vehicles on the park roads. (7) that no development shall take place unless there has been submitted to and approved in writing by the planning authority by way of an application for approval of matters specified by condition, a detailed layout and specification for the upgrade of the park roads between the adopted section of Hazledene Road, Countesswells Road and Hayfield site. The proposals shall include details of road drainage and lighting. Such proposals shall take into account the findings of tree surveys submitted in accordance with conditions on this permission and shall propose road widening and / or passing places as appropriate. No development shall be brought into use unless the upgrade works as so agreed have been fully implemented unless the planning authority has given written approval for a variation . - in the interests of providing usable and safe access to the development. (8) That no development shall take place unless there has been submitted to and approved in writing by the planning authority by way of an application for approval of matters specified by condition,, a detailed layout and specification for the upgrade of the core path between the site and the path link into the Pinewood / Hazledene site . The proposals shall include details of lighting, taking into account any possible impact on wildlife. Such proposals shall take into account the findings of tree surveys submitted in accordance with conditions on this permission. The development on site B shall not be brought into use unless the upgrade of this stretch of core path within the park has taken place in accordance with the details as submitted unless the planning authority has given written approval for a variation - in the interests of providing usable and safe access to the development and encouraging the use of public transport. (9) That no development shall take place unless there has been submitted to and approved in writing by way of an application for approval of matters specified by condition a detailed Green Transport Plan, which outlines sustainable measures to deter the use of the private car, in particular single occupant trips and provides detailed monitoring arrangements, modal split targets and associated penalties for not meeting targets. The plan shall include the provision of bus service to be made available for the use of guests and staff and operating hourly between at least 7 am and midnight, seven days per week. The hotel shall not be brought into use unless the measures, including the bus, have been implemented and are available for use, unless other agreed in writing by the planning authority - in order to encourage more sustainable forms of travel to the development. (10) That development on sites A and B hereby granted planning permission in principle shall not be occupied unless a scheme detailing cycle storage provision has been submitted to, and approved in writing by the planning authority, and thereafter implemented in full accordance with said scheme for that site unless the planning authority has given written approval for a variation - in the interests of encouraging more sustainable modes of travel. (11) That the uses hereby granted planning permission shall not take place on sites A or B unless provision has been made within the site in question for refuse storage and disposal in accordance with a scheme(s) which has been submitted to and approved in writing by the planning authority - in order to preserve the amenity of the neighbourhood and in the interests of public health. (12) that no development shall take place on any particular site unless a plan showing those trees to be removed and those to be retained and a scheme for the protection of all trees to be retained on that site during construction works has been submitted to, and approved in writing by, the Planning Authority by way of an application for approval of matters specified by condition and any such scheme as may have been approved has been implemented on that site. Such a plan shall consist of a full tree survey including details of the location, height, canopy spread, species and quality assessment -in order to ensure adequate protection for the trees on site during the construction of the development. (13) that no part of the development hereby approved on any particular site shall be occupied unless a plan and report illustrating appropriate management proposals for the care and maintenance of all trees to be retained and any new areas of planting (to



include timing of works and inspections) on that site has been submitted to and approved in writing by the Planning Authority. The proposals shall be carried out in complete accordance with such plan and report as may be so approved, unless the planning authority has given prior written approval for a variation. - in order to preserve the character and visual amenity of the area. (14) that any tree work which appears to become necessary during the implementation of the development shall not be undertaken without the prior written consent of the Planning Authority; any damage caused to trees growing on the site shall be remedied in accordance with British Standard 3998: 2010 "Recommendations for Tree Work" before the building hereby approved is first occupied - in order to preserve the character and visual amenity of the area. (15) that no materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the aforementioned scheme of tree protection without the written consent of the Planning Authority and no fire shall be lit in a position where the flames could extend to within 5 metres of foliage, branches or trunks - in order to ensure adequate protection for the trees on site during the construction of the development. (16) That no development shall take place on Site A unless there has been submitted to, and agreed in writing by, the planning authority by way of an application for approval of matters specified by condition a design statement for the proposal and the following: a) a rationale for the architectural approach to the development taking into the account the context; b) a visual assessment of the development from public viewpoints as agreed with the planning authority; c) a survey of tree canopy heights in the surrounding area; d) a plan showing the existing levels and proposed levels across the site; e) heights of the buildings to be no higher than the tree canopy nearest to that part of the building, unless otherwise agreed with the planning authority; f) details of all external finishing materials; g) a minimum of three cross sections north-south and a minimum of three cross sections east-west showing the proposed building, ground level and adjacent woodland. h) scaled layout plans, elevations and cross sections showing all proposed buildings and boundary enclosures on the site i) layout plan showing the existing dry stone walls on the site, and proposals for their retention and repair. All dry stone walls shall remain, with the exception of the wall that runs across the site. The wall along the western site boundary may be relocated only in accordance with details to be submitted and approved in compliance with this condition. The development shall be carried out in complete accordance with the details as so agreed unless the planning authority has given written consent for a variation - in the interests of preserving the character of the green belt and visual amenity. (17) That no development shall take place on Site B (Hayfield) unless there has been submitted to, and agreed in writing by, the planning authority by way of an application for approval of matters specified by condition a design statement for the proposal. This shall include the following: a) a rationale for the architectural approach to the development taking into the account the context; b) a visual assessment of the development from public viewpoints as agreed with the planning authority.; c) a survey of tree canopy heights in the surrounding area; d) a plan showing the existing levels and proposed levels across the site; e) details of all external finishing materials; f) cross sections, as agreed with the planning authority, showing the proposed building, ground level and adjacent woodland. g) details of the refurbishment / renovation of existing detached house, stables and semi-detached houses. The equestrian centre shall not be brought into use unless these existing buildings have been renovated in accordance with such details, unless otherwise agreed in writing with the planning authority. h) scaled layout plans, elevations and cross sections showing all buildings as existing and as proposed on the site (including existing and proposed walls and boundary enclosures). All dry stone walls to remain, other than as otherwise agreed in writing with the planning authority. The development shall be carried out in complete accordance with the details as so agreed unless the planning authority has given written consent for a variation - in the interests of preserving the character of the green belt and visual amenity. (18) That the development at Site A shall not take place unless there has been submitted to and approved in writing by, the planning authority by way of an application for approval of matters specified by condition details of car parking. No more than 75 spaces shall be provided above ground, with the remainder being underground. The development shall not be brought into use unless the parking as so agreed has been laid out on site all in accordance with such details. Thereafter the car parking area shall not be used for any purpose other than car parking All unless otherwise agreed in writing with the planning

authority. – in the interests of visual amenity and road safety. (19) The development at Site B shall not take place unless there has laid out on site car parking in accordance with a plan to be agreed in writing with the planning authority by way of an application for approval of matters specified by condition. Thereafter the car parking area shall not be used for any purpose other than car parking – in the interests of road safety. (20) Site A: that no development shall take place unless a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems has been submitted to and approved in writing by the Planning Authority in consultation with SEPA by way of an application for approval of matters specified by condition, and thereafter no part of the development shall be occupied unless the drainage has been installed in complete accordance with the said scheme - in order to safeguard water qualities in adjacent watercourses and to ensure that the development can be adequately drained. To ensure adequate protection of the water environment from surface water run-off. (21) Site B: that no development shall take place unless a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems has been submitted to and approved in writing by the Planning Authority, in consultation with SEPA, by way of an application for approval of matters specified by condition and thereafter no part of the development shall be occupied unless the drainage has been installed in complete accordance with the said scheme - in order to safeguard water qualities in adjacent watercourses and to ensure that the development can be adequately drained. To ensure adequate protection of the water environment from surface water run-off. (22) Site A: that the development hereby granted planning permission in principle shall not take place unless there has been submitted a full Drainage Impact Assessment by way of an application for approval of matters specified by condition, and the development shall not be occupied unless all drainage works as be approved in writing by the planning authority for the purpose have been installed in complete accordance with the said plan - in order to safeguard water qualities in adjacent watercourses and to ensure that the proposed development can be adequately drained. (23) Site B: that the development hereby granted planning permission in principle shall not take place unless there has been submitted a full Drainage Impact Assessment by way of an application for approval of matters specified by condition, and the development shall not be occupied unless all drainage works as be approved in writing by the planning authority for the purpose have been installed in complete accordance with the said plan - in order to safeguard water qualities in adjacent watercourses and to ensure that the proposed development can be adequately drained. (24) That the proposed hotel development on Site B shall provide no more than 200 bedrooms, nor shall there be provided more than a total of 27,000m<sup>2</sup> gross floorspace (external measurements) (including the lower ground floor car parking),– in the interests of visual amenity and the character of the green belt. (25) Site A: that no part of this development shall take place unless a detailed assessment of the likely sources and levels of noise arising within, and those audible outwith, the premises (including any externally mounted equipment) has been submitted to, and approved in writing by, the planning authority by way of an application for approval of matters specified by condition,. The noise assessment shall be carried out by a suitably qualified independent noise consultant. All noise attenuation measures identified by the noise assessment which are required in order to prevent any adverse impacts on the amenity of users in the surrounding area shall be installed prior to commencement of the use hereby approved, unless the planning authority has given prior written approval for a variation - in the interests of amenity within the park. (26) No development shall take place within the area indicated (in this case the area of the whole development) until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority by way of an application for approval of matters specified by condition,. The programme of archaeological work will include all necessary post-excavation and publication work.- in the interests of preserving archaeology (27) That water features indicated the plans shall not be installed unless detailed plans have been submitted to, and approved in writing by the planning authority in consultation with SEPA by way of an application for approval of matters specified by condition, include detailed information on the size and design of the features, where the water to fill them would be sourced and how much would be required, whether the features would be online or offline and if it is proposed to stock the ponds with fish – in the interests of the water environment. (28) No development shall commence on site A or on site B

unless a site specific Construction and Environmental Management Plan (CEMP) for that site has been submitted to, and approved in writing by, the Planning Authority in consultation with SEPA [and SNH or other agencies as appropriate] by way of an application for approval of matters specified by condition. All works on site must be undertaken in accordance with the approved CEMP(s) unless otherwise agreed in writing with the Planning Authority. The CEMP shall also include: a) Measures identified in the Updated Ecology Report (Including 2014 Unpdated Bat Survey) by Direct Ecology, 29.01.15 (version 2.1), or other such report as may be approved in accordance with these conditions; b) Route of construction vehicles, taking into account results of the tree survey - In order to minimise the impacts of necessary demolition/construction works on the environment. (29) That no development shall take place on site A or site B unless there has been submitted to, and approved in writing by the planning authority by way of an application for approval of matters specified by condition, pre-construction surveys for that site. These shall survey for the same species that are included in the Updated Ecology Report (Including 2014 Updated Bat Survey) by Direct Ecology, 29.01.15 (version 2.1), shall be carried out by suitably qualified persons and recommend mitigation measures. No development shall take place on the sites unless all mitigation measures recommended for that site within the aforementioned report, or subsequent survey report if different, have been fully implemented on site, with the exceptions of tree planting and landscaping that may take place in accordance with the relevant conditions on this permission. All unless otherwise agreed in writing with the planning authority. – in the interests of wildlife. (30) That no removal of vegetation or trees (including turf stripping) shall take place during the bird nesting season (March to September) – in order to protect nesting birds. (31) That no development shall take place unless there has been submitted to and approved in writing by the planning authority, by way of MSC application, a layout plan showing proposed path network within the sites and including plans showing the path network within the surrounding area. Development on the sites shall not be brought into use unless the paths on that site, as so agreed, have been laid out and are available for use, fully in accordance with the details as so approved – in the interests of encouraging walking and providing safe access for pedestrians (32) That no scheme for external lighting shall be implemented unless it has been submitted to and approved in writing by the planning authority. Lighting shall take into account the impact on wildlife and shall be of the bollard type, unless otherwise agreed in writing with the planning authority – in the interests of wildlife and the character of the green belt. (33) that no development pursuant to the planning permission in principle hereby approved shall be carried out on any particular site unless there has been submitted to and approved in writing for the purpose by the planning authority a further detailed scheme of landscaping for that site, which scheme shall include proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting. Such plans shall take into account the need to blend landscaping in with the surrounding area and measures identified in the the Updated Ecology Report (Including 2014 Unpdated Bat Survey) by Direct Ecology, 29.01.15 (version 2.1 - in the interests of the amenity of the area. (34) that all planting, seeding and turfing comprised in the approved scheme(s) of landscaping shall be carried out in the first planting season following the completion of the development on that site and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority - in the interests of the amenity of the area.

## Dandara Development

### 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.

At the end of April, Chris Graham (Groundworks Manager) left Dandara, contact has been made with the foreman (Seamus) for any on-site issues.

### 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 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>