

Planning Matters

Hazlehead Hotel and Country Club

The Planning Permission in Principle was discussed at the full council meeting on Wednesday 13th May 2015. The plans were approved after a vote; 28 to 7 with 1 abstention. The Council then notified to Scottish Ministers for determination and the decision was made to not intervene in this application so the Council are authorised to deal with the application in a manner it thinks fit.

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.

Directorate for Local Government and Communities
Planning and Architecture Division : Central

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Ms Lucy Greene
Senior Planner
Aberdeen City Council

By e-mail to: Lgreene@aberdeencity.gov.uk



Your ref: LCG/P141026
Our ref: NA-ABD-047

10 June 2015

Dear Ms Greene

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
THE TOWN AND COUNTRY PLANNING (NOTIFICATION OF APPLICATIONS)
(SCOTLAND) DIRECTION 2009 - HAYFIELD RIDING CENTRE AND FIELDS TO THE
EAST OF HAZLEDENE ROAD, HAZLEHEAD PARK - PROPOSED DEVELOPMENT OF A
COUNTRY HOUSE HOTEL CIRCA 200 BEDROOMS, SPA, SWIMMING POOL,
FUNCTION AND CONFERENCE FACILITIES, RESTAURANTS AND EQUESTRIAN
CENTRE ON THE HAYFIELD SITE, ASSOCIATED CAR PARKING / ALTERATIONS TO
ACCESS ROADS**

I refer to your Council's e-mail and letter of 14 May 2015 with which a copy of the planning application relating to the above development was notified to Scottish Ministers in accordance with the above mentioned Direction.

It is not Scottish Ministers' intention to intervene in this application by either issuing a direction restricting the granting of planning permission or by calling in the application for their own determination. Accordingly, your Council are hereby authorised to deal with the application in the manner it thinks fit.

A copy of our assessment report into this application can be found on our website within 48 hours of the issue of this decision at –

<http://www.scotland.gov.uk/Topics/Built-Environment/planning/Decisions>

Yours sincerely

IAIN McLEOD

Victoria Quay, Edinburgh EH6 6QQ
www.scotland.gov.scot



Kinaldie Crescent Planning Application Update

Gavin Evans, Senior Planner at Aberdeen City Council confirmed that planners are currently awaiting further submissions relating the potential impact of the proposal on existing trees, and they will need to digest this before reporting to a committee. August would likely be the earliest available option now.

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

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.

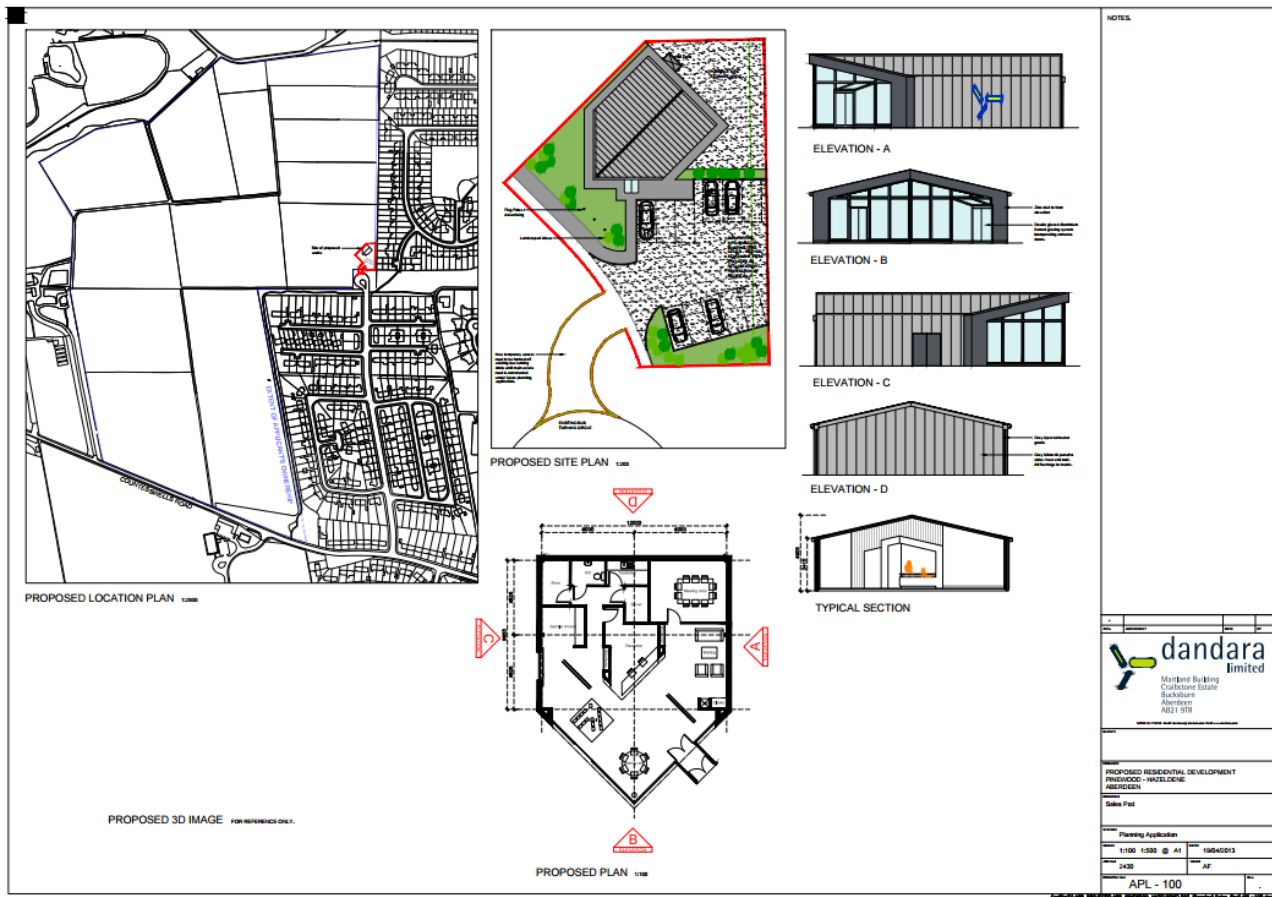
Application Reference:	150971
Local Authority Reference:	000123359-001
Proposal Description:	Siting of temporary sales pod
Application type:	Detailed Planning Permission

Location

Ward:	Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)
Address:	Pinewood Hazeldene Countesswells Avenue Aberdeen
Application Status:	Pending
Date application received:	18/06/2015
Date application Validated:	25/06/2015
Date of expiry of period allowed for representations:	16/07/2015

Applicant, Agent and Case Officer Details

Applicant:	Dandara Group 16 Beech Manor Stoneywood Aberdeen AB21 9AZ
Agent:	
Officer:	
Officer Telephone Number:	01224 523470
Officer Email:	pi@aberdeencity.gov.uk



Railings on Burnieboozle Crescent



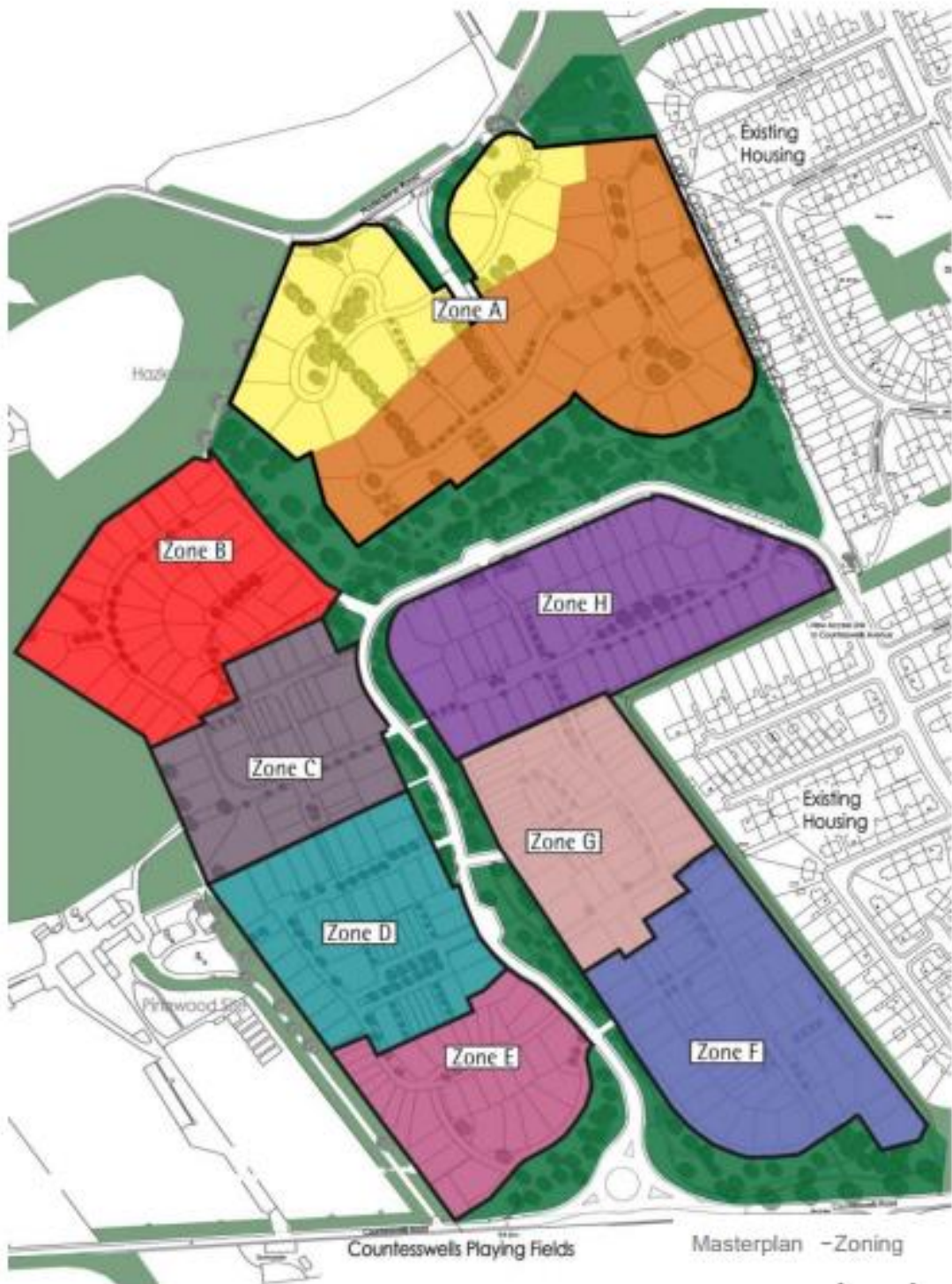
Chris Graham (Groundworks Manager) from Dandara was asked whether the railings on Burnieboozle Crescent, opposite No.53, could be painted to cover up rusty marks where the railings were straightened during the installation of a power supply to the sales pod in December 2013. Chris Graham confirmed that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



Houses in Zone H are nearly complete with more new residents moving in.

Work on Zone C has now started.



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 Applications as per weekly planning list June 2015

Application Reference:	151013
Local Authority Reference:	000124268-001
Proposal Description:	Proposed rear extension.
Application type:	Detailed Planning Permission

Location

Ward:	<u>Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)</u>
Address:	109 Springfield Road Aberdeen
Post code:	AB15 7SA
Easting:	
Northing:	

Application Status and Key Dates

Application Status:	Pending
Date application received:	25/06/2015
Date application Validated:	25/06/2015
Date of expiry of period allowed for representations:	16/07/2015

Applicant, Agent and Case Officer Details

Applicant:	Mr Keith Stewart 109 Springfield Road Aberdeen AB15 7SA
Agent:	Room Architects Ltd The Hut Midmar Fishery Midmar Inverurie AB51 7ND
Officer:	
Officer Telephone Number:	01224 523470
Officer Email:	pi@aberdeencity.gov.uk

Existing windows to street facing dormer to be removed.

New windows to existing dormer to allow for room division behind.

Existing East elevation 1:100

East Elevation 1:100

NOTES:
 This drawing is only to be used for the purposes stated in the 'Notes' box of the Return Notice. Use of this drawing for purposes or stages beyond that which is stated is strictly prohibited by the architect unless written permission has been granted and an appropriate license fee has been paid.
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Rev	Chg	Change Name	Date
01	001	Planning Issue	24/06/15
02			06/07/15

Plot No.	Building No.	Rev.
1413	A.03.3	02
109 Springfield Road		
Mr Keith Stewart		
Prop & Ex East Elevs		
Size	Scale	
A3	1:100	
Stage 2		

room architects