

# CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

## Planning Officer's Report

06 October 2015

### Planning Matters

#### Former Dobbies Garden Centre and Nursery

**Proposed residential major development of approximately 55 family houses, a neighbourhood centre incorporating a range of facilities**

#### Application details

Application Reference:	151526
Local Authority Reference:	
Proposal Description:	Proposed residential major development of approximately 55 family houses, a neighbourhood centre incorporating a range of facilities including possibly convenience shopping, retail garden centre, church, veterinary surgery and medical and dental service with associated access, infrastructure and landscaping.
Application type:	Proposal of application notice

#### Location

Ward:	Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	Former Dobbies Garden Centre and Nursery Hazledeen Road Aberdeen

#### Application Status and Key Dates

Application Status:	Pending
Date application received:	17/09/2015
Date application Validated:	17/09/2015
Earliest date on which a planning application may be submitted for this proposal :	10/12/2015

#### Applicant, Agent and Case Officer Details

Applicant:	Mr Alan Massie 15 Summer Street Aberdeen AB10 1SB
Agent:	
Officer:	Lucy Greene
Officer Telephone Number:	01224 522378
Officer Email:	lgreene@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts





**FACILITIES:** Carlton Rock's Alan Massie said there is a shortage in the area.

# Plans for new homes and facilities at city site

By David Ewen  
chief reporter

EG  
22/9/15

A RANGE of community facilities have been proposed for a site next to a popular North-east park, the Evening Express can reveal today.

The amenities could include shops, a health centre, a veterinary surgery and a church.

There could also be around 55 houses, which are likely to be sheltered accommodation.

A proposal of application notice for the former Dobbies site at Hazlehead, Aberdeen, has been tabled by Carlton Rock.

The city-based firm already has outline planning permission for a hotel and country club west of the site but this is a separate proposal.

Boss Alan Massie said: "It would be a neighbourhood centre incorporating a range of facilities."

"This could include possible convenience shopping, retail garden centre, church, veterinary surgery and possible medical and dental services with associated access, infrastructure and landscaping."

"The community has said there is a

shortage of facilities. I think there's a need for a number of different things. People could go there on foot rather than by car."

Mr Massie said he hoped to hold a public consultation in November before submitting an outline planning application in December.

He said: "The formal notice is now lodged with the council and we would welcome engagement."

"These are just concepts - ideas."

Part of the Hazledene Road site is currently occupied by the charity Somebody Cares, which leases a building from Mr Massie.

Mr Massie said he hoped to have discussions with charity chief Brian Taylor in the near future.

He added he hoped to "find space" for the charity if the site was redeveloped.

Mr Massie also said he believed the area would benefit from a "tidy up".

He said: "The site is semi-derelict. It's a mess."

The spot is cur-

rently zoned as Green Belt but Carlton Rock believes it should be regarded as a brownfield site or as "an opportunity site" to help achieve growth outlined in the region's Strategic Development Plan.

The developer argued this wouldn't compromise Green Belt, which helps give communities distinct identities.

Today Mr Massie said the housing was a secondary part of the plans for the former Dobbies Garden Centre.

He said: "The proposed residential development is of approximately 55 houses."

"It would be non-mainstream housing - sheltered housing or very sheltered housing or retirement homes."

Earlier this year, Carlton Rock won outline approval for a five-star, 200-bedroom hotel, which

would also include a restaurant, spa and swimming facilities, nearby.

The project would include an upgrade to local roads



**REDEVELOPMENT:** The former Dobbies Garden Centre at Hazlehead is currently home to charity Somebody Cares.



## Dandara Development

### Upgrading Hazledene Road



The Zebra Crossing on Hazledene Road with junction of Craigiebuckler Avenue has now been repainted.

The road is being upgraded from the zebra crossing on Hazledene Road to just beyond the entrance for the Dandara Zone A development, shown in photo below:







Councillor Ross Thomson after speaking to Dandara had managed to get agreement to holding a meeting with Craigiebuckler & Seafield Community Council to discuss the flooding/drainage issues.

#### Meeting with Dandara on 17/09/2015

William Sell and Ainsley Mitchell, along with Councillor Ross Thomson met with Gavin Wylie and his colleague, Austin on Thursday 17<sup>th</sup> September. When asked if the sales pod is built on part of the land intended for the retention pond, the answer was yes. Dandara confirmed that the Sales Pod is causing the capacity of the retention pond to be reduced by 6%. Clearly the retention pond has not been completed according to the dimensions stated in the planning application.



Retention pond being landscaped with additional earth which further reduces the internal volume. A life buoy on each side of the retention pond has been installed.







## **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 18<sup>th</sup> June 2015 for the siting of temporary sales pod. Neighbours notifications were sent out on 21<sup>st</sup> July 2015 and representations must be made within 21 days from this date.

William and Councillor Ross Thomson also met with Gavin Evans, Senior Planning Officer in early September to discuss the issue regarding the planning permission for a temporary sales pod. The planning permission expired on 13<sup>th</sup> June 2015 so currently there is no planning permission for this temporary sales pod. Gavin Evans informed the meeting that his department relies on members of the public to report breaches in the terms of planning consents.

**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 September 2015**

### **Application details**

<b>Application Reference:</b>	151450
<b>Local Authority Reference:</b>	000130456-001
<b>Proposal Description:</b>	Erection of 1.5 storey extension to rear, and associated raised decking.
<b>Application type:</b>	Detailed Planning Permission

### **Location**

<b>Ward:</b>	<a href="#">Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)</a>
<b>Community Council:</b>	<a href="#">Craigiebuckler and Seafield</a>
<b>Address:</b>	19 Viewfield Avenue Aberdeen
<b>Post code:</b>	AB15 7XJ

### **Application Status and Key Dates**

<b>Application Status:</b>	Pending
<b>Date application received:</b>	02/09/2015
<b>Date application Validated:</b>	03/09/2015
<b>Date of expiry of period allowed for representations:</b>	30/09/2015

### **Applicant, Agent and Case Officer Details**

<b>Applicant:</b>	Mr Paul Howitt 19 Viewfield Avenue Aberdeen AB15 7XJ
<b>Agent:</b>	MAC Architects 24 Oldmeldrum Road Newmachar AB21 0PJ
<b>Officer:</b>	Sheila Robertson
<b>Officer Telephone Number:</b>	01224 522224
<b>Officer Email:</b>	shrobertson@aberdeencity.gov.uk
<b>Alternative contacts:</b>	<a href="#">Development Management contacts</a>





### **Application details**

Application Reference:	151484
Local Authority Reference:	
Proposal Description:	Proposed porch extension
Application type:	Detailed Planning Permission

### **Location**

Ward:	<a href="#">Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)</a>
Community Council:	<a href="#">Craigiebuckler and Seafield</a>
Address:	1 Macaulay Place Airyhall Aberdeen
Post code:	AB15 8FP

### **Application Status and Key Dates**

Application Status:	Pending
Date application received:	09/09/2015
Date application Validated:	16/09/2015
Date of expiry of period allowed for representations:	13/10/2015

### **Applicant, Agent and Case Officer Details**

Applicant:	Mrs Bjorn Karlstad 1 Macaulay Place Airyhall Aberdeen AB15 8FP
Agent:	Cumming & Co 6 Castlehill Aberdeen AB11 5GJ
Officer:	Sheila Robertson
Officer Telephone Number:	01224 522224
Officer Email:	shrobertson@aberdeencity.gov.uk
Alternative contacts:	<a href="#">Development Management contacts</a>



PR PLAN

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Mr & Mrs Fiddell  
1 Mowbray Place, Hazelton, Fife  
Proposed Plans and Elevations  
1:100 September 2016  
15-08 RL-51