

Planning Matters

Kinaldie House Planning Application: Formation of New Dwelling House

22 Kinaldie Crescent

Full details are available on the City Council website or by visiting the planning department in Marischal College.

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=140029>

Closing date for representations 21st February 2014 – **Application Withdrawn by the Applicant**

The planners at the council had not reached a decision (but it was looking like a refusal) when the applicant withdrew the planning application.

Proposal for Two Acres of Land at Hazledene Road, Proposed Development Including Hotel and Associated Development

Application Reference: 140183

Address: Hazledene Road (Land at), West of former Dobbies Garden Centre land at Hayfield Riding School

Earliest date on which a planning application may be submitted for this proposal : 02/05/2014

Hotel including residential development, serviced chalets, holiday/second homes or timeshare properties. On site spa and country club, swimming pool, gym, retail shop, cafe, golf practise and indoor putting, area with coaching facilities and garden centre.

Redevelopment and refurbishment of Hayfield Riding School. Alterations to access roads. The development is to include both sites lying between Hazledene Road and Countesswells Road.

There has been newspaper publicity associated with Carlton Rock's intention to build a hotel development and other properties on land just south west of the old Dobbies Garden Centre.

It states that outline plans will be submitted this summer for a five-star 100 bedroom hotel and holiday lodges at Hazlehead.

Mr Massie has told the Evening Express that he will "contribute" towards the cost of improving the section of the private road which leads to Hazledene Road.

He has also announced that there will be a public consultation.

The site is not designated for development or any other use in the Aberdeen Local Development Plan , so the outline planning application is a departure from the ALDP and will have to go before the Planning Sub-committee for a departure hearing.

Public consultation on Monday 31st March at Somebody Cares (Old Dobbies Garden Centre)

A public exhibition took place on March 31 at the Somebody Cares centre on Hazledene Road from 3pm to 7pm to gather feedback.



hazeldene road aberdeen google map - Google Maps

<https://maps.google.co.uk/maps?hl=en-GB&q=hazeldene+road+abe...>

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.

REFURBISH
HAYFIELD
RIDING
SCHOOL



Old Police Station Hazlehead Crescent

Section 42 Variation of Condition - seek to vary Condition No.5 of Planning Permission from application P111106 to increase hours of operation on Sundays from 8.30am to 10pm " Approved subject to conditions.

Countesswells Liason Group Meeting Monday 3rd February

The Countesswells Development Framework and Phase 1 Masterplan were approved for consultation by the Enterprise, Strategic Planning Infrastructure Committee on 13th March 2014. A 6 week Statutory Public Consultation will run from Monday 17th March to Tuesday 29th April.

The consultation documents can be viewed online:

http://www.aberdeencity.gov.uk/planning_environment/planning/planning_sustainable_development/planningbriefs.asp

A hardcopy of the 130 page document will be available for viewing at Airyhall Library.

The Countesswells site is located approximately 7km to the west of Aberdeen city centre. The site OP58 as included within the Aberdeen Local Development Plan covers an area of approximately 165.9 hectares (410acres)



Countesswells Development – Meeting to Discuss Comments on the Development Framework and Planning Applications

Monday 21 April Cults Academy Community Centre

Present: Ian Cox, Tom Straiton – Kingswells CC; Robert Frost – Craigiebuckler & Seafield CC; Guus Glass, Peter Roberts – Cults, Bieldside, Milltimber CC

Comments raised following review of the Development Framework, Phase 1 Masterplan and Planning applications 140435, 140438

No. 140435 - Provision of infrastructure including access, internal road layout, landscaping and drainage provision for Phase 1 of residential-led mixed use development.

No. 140438 - Planning Permission in Principle. Residential-led mixed use development including approximately 3000 homes, employment, education, retail, leisure and community uses and associated new and upgraded access roads, landscaping and ancillary engineering works.

High speed broadband connection will link into Craigiebuckler junction high speed fibre optic cable

Primary health care - it states in the development framework page 129 that a new health centre will be commissioned in 2015 with an extension in 2021, also a dentist and pharmacy planned

Affordable housing should be of a suitable standard - visually should not be noticeable ie. inter dispersed in the development. Stewart Milne are building very minimal blocks of flats with no storage space and housing associations are not adopting these because they are not suitable. Affordable housing is not sub standard housing and must be acceptable by housing associations.

General

It is not satisfactory for Aberdeen City Council to seek comments on Planning Applications related to a Development Framework and Masterplan by a deadline which is earlier than the date set for comments on the Development Framework and Masterplan (initially by 17 April 2014 when date set for Masterplan comments is 29 April 2014; it is noted that the deadline for Application comments has now been revised to 30 April 2014).

Education

The Development Framework and Phase 1 Masterplan does not set out firm dates by which the first Primary school (PS01) and the Secondary school will be operational. This should be set out in the planning application and legal agreement, either a date or number of houses occupied. The timing should take account of the fact that Braeside Primary is proposed as an interim location and Braeside is currently being used to teach pupils from the recently closed Hamilton school.

The proposed Secondary school campus appears to be located under an existing high voltage power line. The safety aspects of this proposal for people using the campus, and construction, need detailed consideration and if necessary the campus should be relocated.

While we recognise the aim of Aberdeen Council is to encourage pupils to walk to school, there will be times when parents have to drive them to school and the school design should ensure an adequate drive-in and drop-off/pick-up area is incorporated.

Environment

We note that much of the planned greenspace runs under the existing high voltage power lines – the developer is not really justified in claiming this area as part of his contribution to green space provision. The ownership and future management of the greenspace areas must be established as part of the legal agreement to ensure that the future maintenance is provided for and future residents are clear on how this will be delivered.

While we recognise that the detailed plans may change, it appears some properties will be located directly adjacent to woodland e.g. S13, and this represents a safety risk from falling trees onto property. A clear safety margin should be preserved between housing and woodland.

We request that the Aberdeen City Council and Developer look at preserving more of the wetland area to the south west of the site, block S9, and turn it into an amenity area. An example of how this has been done successfully is in the Nexen office development at Prime 4, Kingswells.

SUDS areas should be designed to be holding water at all times, to create an attractive appearance, rather than being left to stand dry in times of low rainfall.

There should be sufficient tree planting along the northern edges of the site to shield the development from view.

Housing

There is only a passing mention of the need to consider single storey housing for the elderly (ref. section 6.2.7 page 87 of the Development Framework and Phase 1 Masterplan). There should be a firm commitment to build bungalows with small garden areas to accommodate elderly and disabled people. It is recognised that these are likely to be best built when facilities such as shops and health services are available.

The quality and design of the proposed affordable housing should be of a high enough standard which would be acceptable to housing associations and encourage them to purchase properties. This has not always been the case.

Roads and Transport

The supporting documents for the development refer to the potential risk of lengthy closure of the Kirk Brae/C189 road due to construction and installation of utilities. This road is a key route for people travelling north to Kingswells, Westhill, the airport and other locations north of Aberdeen and we expect the Aberdeen Council to impose strict limitations on road closures of the C189 until the new link road to the Jessiefield junction is available for use. Road closures should not take place at peak travel times. An obvious way to avoid the risks of road closure is to build the new link road very early in the development. We expect the developer to coordinate activity with utility providers to minimise the amount of disruption.

The proposed route for the road to the Jessiefield junction appears to run through the western end of the

remembrance garden at the Aberdeen Crematorium (ref. map page 61 and elsewhere). Given that many families will have spread ashes of loved ones in this area we feel it is inappropriate to route the road through the garden and it should be moved west of the garden.

We suggest the Aberdeen City Council also reconsider the desirability of routing traffic moving South to North through the middle of the Countesswells development and to look at the value of having the main route running around the edge of the settlement.

Utilities

The provision of high speed broadband through fibre optic cable should be mandatory for the development and this should be part of the legal agreement with the developer.

Dandara Development

Railings on Burnieboozle Crescent



Railings still required to be repaired and have been left in an unsatisfactory state since mid December 2013, Dandara have been informed on numerous occasions and they have promised to carry out repairs but still waiting.

Dandara repaired the railings the week beginning 14th April.



Initial Repair Dec 2013



Second Repair in April 2014

Tarring work carried out in mid December 2013 on Burnieboozle Crescent is now in a poor state and Dandara have been informed, they have promised to remove and re-lay the tar the next time they are tarring on-site.

Terry Macleod, Technical Officer, Roadworks Co-ordination at Aberdeen City Council was notified of the issues with the railings and poor reinstatement of the pavement on 20th April 2014. He stated that the condition that the railing and footway has been left in is not acceptable. It is also not acceptable for Dandara to have not carried out the repairs despite being aware of the situation. He contacted Dandara and instructed them to carry out the necessary repairs as possible. If they do not follow his instruction, he will arrange for the council to carry out the repairs and invoice Dandara for the costs involved.

Dandara repaired the railings and relaid the tar on the pavement the week beginning 14th April

A council inspector inspected the reinstatement of the second repair in April 2014 and was not satisfied with the quality. Aberdeen City Council will instruct Dandara to carry out further remedial works. Let's hope for third time lucky.



Fenced off section on the grassed area of old "Culter Bypass" – Dandara are waiting for the soil to dry out before landscaping the area, including reseeding and removing fencing.

On Friday 2nd May SEPA were notified that Dandara were pumping silted and discoloured water directly into the French drain beside the sales pod, this is prohibited as this surface water drain feeds into the Coupers pond at the James Hutton Institute and the into Johnston Gardens. Environment Protection officers from SEPA inspected the French drain and spoke to Dandara staff the same day. Dandara claimed the contractors carrying out the work were not aware it is not permitted to discharge this silty & discoloured water into the French drain.



Noise Complaints

On Wednesday 23rd April two Dandara construction workers were still working on-site screeding a concrete floor using a motorised machine at 9.20pm in the evening. This was reported to Aberdeen City Council Environmental Health officers as a noise complaint. The following morning the same construction workers started work at 06.10 am and continued to screed the concrete floor. Again this was reported.



Work started on the first house



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>