

# CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

## Planning Officer's Report

03 June 2014

### Planning Matters

#### **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.

Alan Massie from Carlton Ross gave a presentation regarding the Proposed Leisure Development at the last Community Council meeting in May. He stated that they had 120 people attended the public consultation event. The main issues raised related to the potential traffic problems. The developers had hoped that the traffic would go down Countesswells Road and not Hazeldene Road, there are four different traffic options being considered. Initial discussions with Hazlehead Golf Club have taken place and there may be an option to redevelop the golf club house. He has said that this is all at the embryonic stage and that there is still a lot to be discussed.

John Crawford (Manager) and Caroline Martin (Managing Director) of Hayfield Riding Centre presented several plans to redevelop Hayfield Riding Centre and the potential for working with Carlton Rock. John took plans with him and also spoke of a location near Jessiefield Farm (next to the Crematorium) that also could be utilised for the Riding School.



## Dandara Development

Dandara held an open public meeting on Monday 19 May at 6.30 pm in the Hilton Treetops Hotel to inform local residents on how their development in Pinewood/Hazledene is progressing. This was a well attended meeting with 60 local residents attending, representatives from Dandara answered questions, Gavin Wyley, Managing Director, Neil McCleod, Austin McGuire (Director for Construction), Alfie McGuinness (construction & design). Councillor Ross Thomson chaired the meeting.

The complaints from residents were centered around excessive noise, dust and HGV traffic as well as work continuing beyond the hours of 7am to 7pm. There were also complaints about the speed and volume of HGVs delivering to the site via Countesswells Avenue. Lorry drivers are parking on Countesswells Avenue with their engines running causing excess noise (and fumes). Dandara have noted this complaint.

Dandara are currently working with SEPA to address the silt issue affecting the Craigieburn. The low level of Couper's Pond was commented on. Concerns were expressed about the trickle of water that is the Craigieburn. When asked where the flow of water has gone, they did not know, but put the reason down to the installation of drainage/sewage systems. It was explained that the depletion of the Craigieburn would threaten the wild life habitat in the valley through which it normally flowed. Dandara thought that perhaps water from a suds pond could be channelled into the Craigieburn if the drainage design was altered.

### Pavement on Burnieboozle Crescent



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.



Dandara have said they will get a contractor to replace the tar on the pavement and also the footpath up to Countesswells Avenue and they have promised the work will be to an acceptable standard.



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 2<sup>nd</sup> 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.







On Monday 12<sup>th</sup> May Dandara were discharging silted and discoloured water into the french drain again.

This was witnessed by local residents are reported to SEPA at 3pm and Environment Protection Officers. SEPA had warned Dandara the previous week to stop this practise, my wife phoned SEPA at 3pm and they came out immediately and were on-site for approximately 1.5 hours. They took water samples, so there may be a possibility they will take enforcement action. Previously Dandara claimed that contractors undertaking work on the mains water pipe were unaware of the rules regarding discharging this silty water but on the second visit by SEPA this excuse would no longer stand.

## **Retention Ponds**



Retention Pond filled with muddy surface water



Retention Pond drained







**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>



## Marischal Square Development

**Application  
Reference:** [140698](#)

**Local Authority  
Reference:**

**Proposal  
Description:**

Mixed use development including office, hotel, retail, restaurant, leisure, civic space including car parking, access, landscaping, infrastructure and public realm improvements

**Application type:** Detailed Planning Permission

**Address:** Former St.Nicholas House Broad Street  
Aberdeen  
Aberdeen City

**Post code:** AB10 1GY

**Date for comments is 18th June 2014**



