

**Planning Officer's Report**

07 August 2014

**Planning Matters**

**Application Number:** P141131      **Type:** EIA Screening opinion request

**Received Date:** 04/07/2014

**Date of expiry of period allowed for representations:** 13/08/2014

**Application Validation Date:** 23/07/2014

**Site Location:** Hazlehead, Aberdeen      **Proposal:** Hotel and country club with circa 250 bedrooms, spa, swimming pool, function and conference facilities and restaurants including holiday chalets, equestrian centre and country club house with associated car parking/alterations to access roads

**Applicant:** Carlton Rock Ltd

**per Agent**      **Agent:** BMJ Architects

4 Albert Street

Aberdeen

AB25 1XQ

**Case Officer:** Not yet allocated

**Telephone:** 01224 523470





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.

**Application Number:** P141026      **Type:** Planning Permission in Principle

**Web Reference Number:** 000093695-001

**Received Date:** 04/07/2014

**Date of expiry of period allowed for representations:** 14/08/2014

**Application Validation Date:** 24/07/2014

**Site Location:** Hayfield Riding Centre, Hazlehead Park      **Proposal:** A proposed development of a hotel and country club with circa 250 bedrooms, spa, swimming pool, function and conference facilities and restaurants including holiday chalets, equestrian centre and country club house with associated car parking/ alterations to access roads.

**Applicant:** Mr Alan Massie

**c/o Agent**      **Agent:** BMJ Architects

4 Albert Street

Aberdeen

AB25 1XQ

# Dandara Development

Work progressing in Zone H







Fenced off section on the grassed area of old "Culter Bypass" - reseeded work was carried out by Dandara in the first week of July.



After reseeding

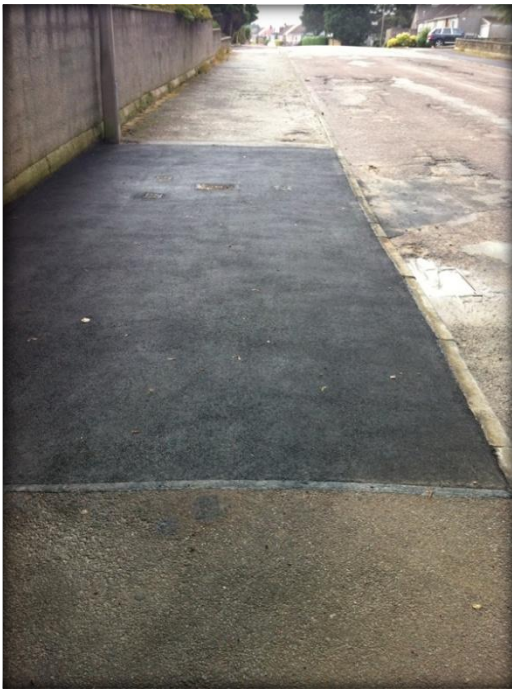
Concern was raised about an area of water logged soil next to the fenced off area, Scottish Water have investigated and confirmed it is not coming from a mains water supply. Dandara are aware of the problem and are going to investigate further.

#### Pavements on Countesswells Avenue

Terry Macleod, Technical Officer, Road works Co-ordination at Aberdeen City Council was contacted regarding the poor state of the pavements on Countesswells Avenue, the works on Countesswells Avenue were carried out by SSE. An Inspector had requested that SSE carry out remedial works to bring the pavements up to an acceptable standard, which they have now done to the Inspector's satisfaction. Terry Macleod has asked the Inspector to make regular visits to the area.



Pavements on Countesswells Avenue now finished to an acceptable standard



## **Retention Ponds**

### South Retention Pond

Outlet headwall from bottom retention pond – this pond is designed to always be full of water, the outlet is near the upper edge of the pond.

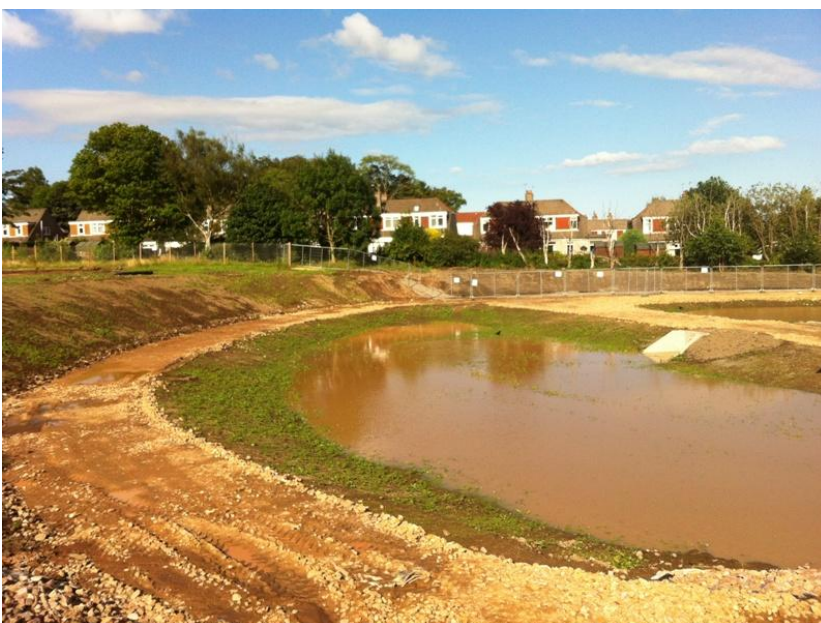






Outlet from South retention pond in Zone H, note flow is restricted through smaller diameter hole to ensure a controlled flow of water into the drainage system out with the development. Hydro-Brake Flow Control Unit to limit discharge to 37.8 litres per second.

The plans for the retention ponds state A 1.1m high rylock fence to surround detention basin.



Retention pond after overnight rain



The core path has been moved (presumably on a temporary basis) to a lower level and a bank of soil to the left of the photo has been built up.



Photo showing a bank of soil has been built up on top of the original core path.





After heavy overnight rain, covered up field drain breaks through bank of soil flooding temporary path.

### **Diversion of Water Main**

Work on the remaining houses in Zone H has been delayed until a water main is diverted by Scottish Water to the newly laid water pipe around the development, once completed the old water main running along the tree line of Zone H will be removed allowing construction of the remaining houses. This will also allow the drainage pipes outside the sales pod to be properly connected and the use of temporary water pumps will no longer be necessary.





The water main was connected on Thursday 17<sup>th</sup> July.

### **Closure of Countesswells Road – Construction of new Roundabout**

**Countesswells Road was closed on 12<sup>th</sup> July for two weeks** to allow the construction of a roundabout which will be the main entrance to the development. Once completed it is hoped all construction traffic will enter via Countesswells Road thus reducing the disruption caused by residents on Countesswells Avenue/Pinewood area.







New Roundabout now open

## Zone A planning application 130994

Some local residents received letters from Kenneth MacKenzie ,Contracts Manager at Dandara saying they are to commence with the infrastructure works for the next phase of the Hazledene Development in Zone A with access onto Hazledene Road. The site will be fenced off to ensure the safety of children and members of the public and construction hours quoted were Mon-Fri 7am – 7pm and Saturday 9 am – 4pm with no work on a Sunday. See CSCC website for a copy of the letter: <http://e-voice.org.uk/craigseacc>





Land in Zone A being cleared – 27<sup>th</sup> June 2014

#### North Retention Pond



North Retention Pond in Zone A taking shape





Small headwall connected to outlet from the North retention pond, water will be discharged into the at the bottom right of the photo.

Hydro-Brake Flow Control Unit to limit discharge to 12.2 litres per second.

The plans for the retention ponds state A 1.1m high rylock fence to surround detention basin.



Outlet pipe connected to headwall

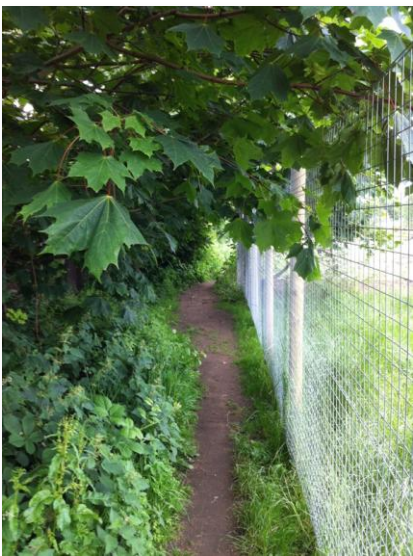
### Planning Conditions imposed – Zone A:

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.

### **Core Path from Countesswells Avenue to Hazledene Road**

The path is very narrow in places where Dandara have put up a Tree Protection fence, also overhanging branches and overgrown vegetation is starting to block the path. Mark Reilly at Aberdeen City Council has been contacted regarding the issue.





## **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>

## Marcliffe Hotel North Deeside Road

<b>Application Reference:</b>	141080
<b>Local Authority Reference:</b>	
<b>Proposal Description:</b>	Detailed Planning for Residential development along with open space, parking and associated infrastructure - Major application
<b>Application type:</b>	Proposal of application notice

<b>Application Status:</b>	Pending
<b>Date application received:</b>	09/07/2014
<b>Date application Validated:</b>	16/07/2014
<b>Earliest date on which a planning application may be submitted for this proposal :</b>	01/10/2014

<b>Applicant:</b>	Stewart Milne Homes & Gibson McArtney Ltd c/o Agent
<b>Agent:</b>	Halliday Fraser Munro Carden Church 6 Carden Place Aberdeen AB10 1UR

## Countesswells Development

A planning application for the first 124 houses of the 3000 house development has been submitted

Residential development Comprising 124 units & Associated New and Upgraded Access Roads,  
Landscaping & Ancillary Engineering Works  
Block C1/C2  
Kingshill Road  
Countesswells  
AB15 8QD

Consultation responses were received from Cults Bieldside and Milltimber Community Council and Craigiebuckler and Seafield Community Council.





A new planning application was recently received for an additional 107 houses:

<b>Application Number:</b>	<a href="#">P141110</a>	<b>Type:</b>	Detailed Planning Permission
<b>Web Reference Number:</b>	000095137-001		
<b>Received Date:</b>	22/07/2014	<b>Date of expiry of period allowed for representations:</b>	21/08/2014
<b>Application Validation Date:</b>	31/07/2014		
<b>Site Location:</b>	Countesswells, West of Hazlehead Park	<b>Proposal:</b>	Residential development comprising 107 units & associated new and upgraded access roads, landscaping & ancillary engineering works.
<b>Applicant:</b>	Mr Raymond Edgar Osprey House Mosscroft Avenue Westhill Business Park Aberdeen AB32 6JQ	<b>Agent:</b>	Christopher Gray 6th Floor 24 Torphichen Street Edinburgh EH3 8JB
		<b>Case Officer:</b>	Not yet allocated