

## Planning Matters

### Dandara Development

#### Serious Flooding Issues

After recent building work in Zone G the burn that feeds Cooper's pond has completely dried up and nearby houses in Countesswells Crescent have been flooded with water entering their gardens and even in the crawl spaces under the floor of the houses. Local Councillor Martin Greig is raising this serious issue with Dandara and the City Council.



Un-named burn that feeds into Cooper's pond is now completely dry



Corner bungalow very close to trees on core path

## Pre-Application Consultation

<b>Application Number:</b>	P160593	<b>Type:</b>	Proposal of application notice
<b>Received Date:</b>	10/05/2016	<b>Earliest date on which a planning application may be submitted for this proposal:</b>	02/08/2016
<b>Site Location:</b>	Pinewood Zone F, Countesswells Road		
<b>Proposal:</b>	Major residential development comprising 100-250 homes including a retirement village, amenity space and associated infrastructure		
<b>Applicant Contact Details:</b>	Dandara Aberdeen Ltd 16 Beech Manor Stoneywood Aberdeen AB21 9AZ		
		<b>Case Officer:</b>	Not yet allocated
		<b>Telephone:</b>	01224 523470
<b>Additional Consultation required by the planning authority (in addition to statutory minimum specified above)</b>			

## Application details

<b>Application Reference:</b>	160593
<b>Local Authority Reference:</b>	
<b>Proposal Description:</b>	Major residential development comprising 100-250 homes including a retirement village, amenity space and associated infrastructure
<b>Application type:</b>	Proposal of application notice

## Location

<b>Ward:</b>	<a href="#">Hazlehead/Ashley/Queens Cross(M Greig/J Stewart/R Thomson/J Corall)</a>
<b>Community Council:</b>	<a href="#">Craigiebuckler and Seafield</a>
<b>Address:</b>	Pinewood Zone F Countesswells Road

## Application Status and Key Dates

<b>Application Status:</b>	Pending
<b>Date application received:</b>	10/05/2016
<b>Date application Validated:</b>	10/05/2016
<b>Earliest date on which a planning application may be submitted for this proposal :</b>	02/08/2016

## Applicant, Agent and Case Officer Details

<b>Applicant:</b>	Dandara Aberdeen Ltd 16 Beech Manor Stoneywood Aberdeen AB21 9AZ
<b>Agent:</b>	
<b>Officer:</b>	Gavin Evans
<b>Officer Telephone Number:</b>	01224 522871
<b>Officer Email:</b>	gevans@aberdeencity.gov.uk

Dandara have submitted a planning proposal for a housing development of 100-250 houses including a Retirement Village at Zone F (next to rear gardens at Pinewood and next to Countesswells Road). A public meeting was held on Wed 22nd June at the sales pod from 3 -8pm and a second public consultation event was held on Wednesday 3rd August at the Sales Pod.

## 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, he had promised to repair the railings in June 2016 but has recently left Dandara. Local Councillor Martin Greig is now following this up with the City Council.



# Countesswells Development

Planning Permission granted 1<sup>st</sup> April 2016

<b>Application Reference:</b>	<a href="#">140438</a>
<b>Local Authority Reference:</b>	
<b>Proposal Description:</b>	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
<b>Application type:</b>	Planning Permission in Principle
<b>Address:</b>	Aberdeen Local Dev' Plan Site OP58 Countesswells Lying West of Hazlehead Park between Cults & Kingswells



## Countesswells Liaison Group Meeting

A meeting was held on Monday 29<sup>th</sup> August in the Cults Hotel to update the local community councils and residents on progress and changes.

Marianne Evans, Jim Fitzsimons and Claire Burt (Community Liaison Officer) represented Stewart Milne. Laura Robertson from Aberdeen City Council (Senior Planner master planning) was also at the meeting.

Paul Macdonald, Master Planner/Architect talked through changes to the development framework and masterplan, alterations have been made to the north of the site.

Master Plan Phases:

Phase I: Middle area with central park, core infrastructure including primary school - ~1,000 homes

Phase II: Top section ~1,000 homes

Phase III: Bottom section ~1,000 homes

Changes: The commercial zone has been moved nearer Jessiefield Junction Access Road and there is a smaller land take for the school after consultation with Aberdeen City Council Education Department. Size school 1.2 hectares.

Planning application approval for: C1: detailed plans and N10 –affordable housing shifting to the north.

Large houses have been taken out for now due to market conditions

Phase I: 700 units, approx. 200 per year

Jessiefield junction will only be constructed after the 1,000<sup>th</sup> house is completed.

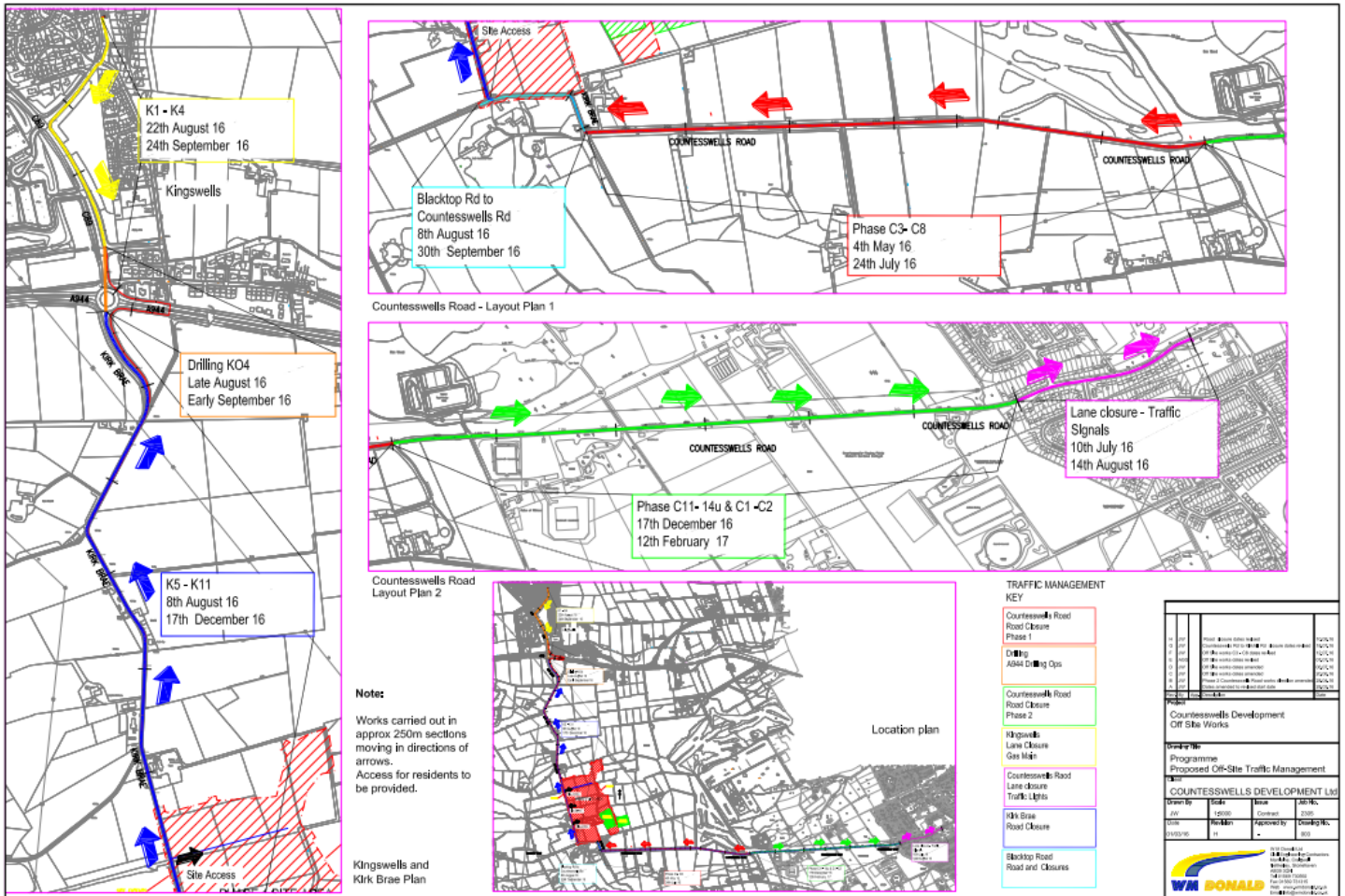
The central park will be started first in N10 and most of the homes will face the park.

Other zones have gone out to the market – other house builders alongside Stewart Milne, - The Framework should ensure consistency between house builders in different zones. The town centre will not be started until there is enough occupied houses to get a critical mass.

The primary school has a trigger of 500 units.

N10: First houses will be started to be constructed in September and first ones ready in January 2017, affordable houses will be included for housing associations. By summer 2017 there may be roughly 50 houses completed.

**Road Closure: C128c from junction of Countesswells Road to the roundabout at Kingswells**  
**8th August to 17th December 2016**



**Countesswells Road will be closed from 17<sup>th</sup> December 2016 to 12<sup>th</sup> February 2017**

## Hazlehead Hotel and Country Club



**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

**As reported in the Evening Express:**

“A retirement village including a hospital is being lined up to replace a £50 million scheme for a five-star country club complex, the Evening Express can reveal today.

Scottish Ministers backed plans to create the 200-bedroom hotel – which would also include a restaurant, spa and swimming facilities – at Hazlehead Park in June last year.

But developer Carlton Rock, led by Aberdeen businessman Alan Massie, now hopes to create a village which would include a private hospital with 60 beds, a nursing home consisting of 40 to 60 bedrooms as well as homes and apartments.

The major development by Carlton Rock could also involve up to 60 flats for those aged over 55, 30 to 60 residential properties and a church. Shops are also being proposed for the area.

The project, along with the creation of 55 homes on the former Dobbies Garden Centre and Nursery on Aberdeen’s Hazledene Road situated nearby, would be worth between £50m and £60m.”

**Planning Applications as per weekly planning list September 2016:**

Reference 161236/DPP

Application Received Wed 24 Aug 2016

Application Validated Tue 30 Aug 2016

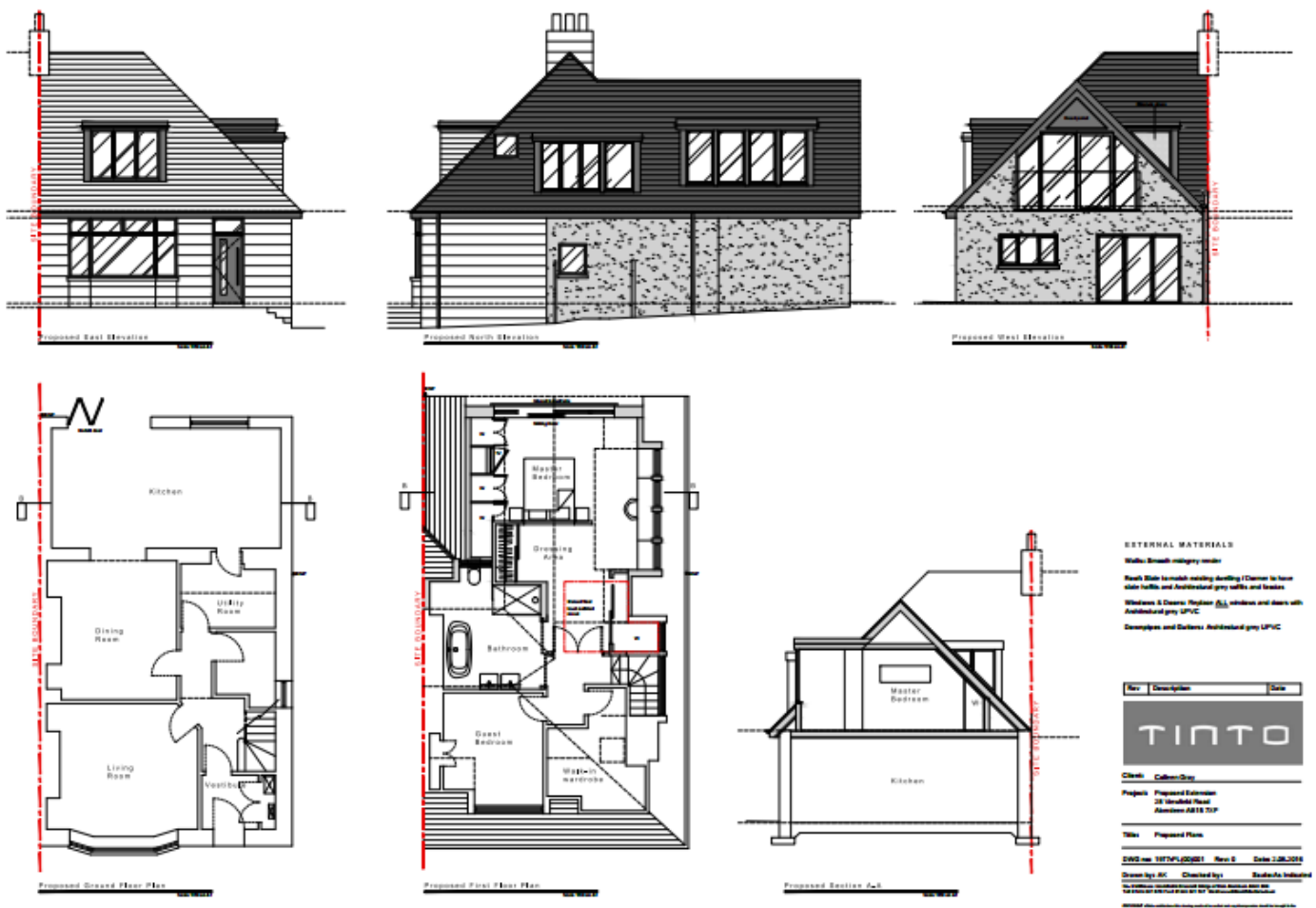
Address 28 Viewfield Road Aberdeen AB15 7XP

Proposal Erection of 1.5 storey extension to rear

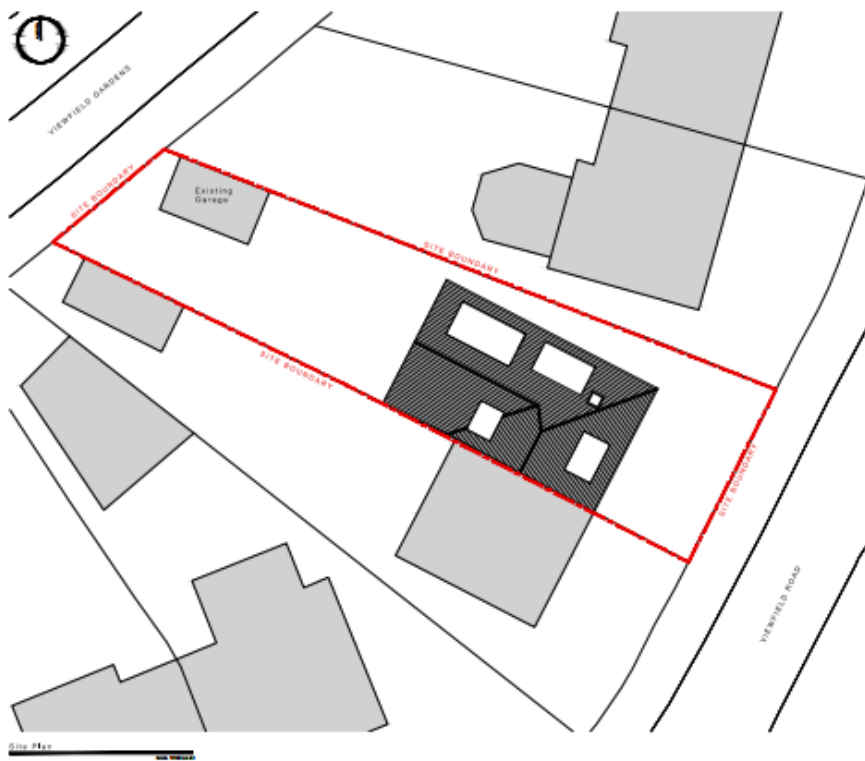
Status Awaiting decision

Appeal Status Unknown

Appeal Decision Not Available







Rev	Description	Date
<b>TINTO</b>		
Client: Calderdale		
Project: Proposed Extension 23 Viewfield Road Aberdeen AB15 7JF		
Title: Site Plan		
DWG no: 10770PL/0001 Rev: 0 Date: 14.09.2016		
Drawn by: JJC Checked by: [Signature] Indicated by: [Signature]		
All drawings are the property of Tinto and shall remain confidential.		

**Reference** 161270/DPP

**Application Received** Fri 02 Sep 2016

**Application Validated** Fri 02 Sep 2016

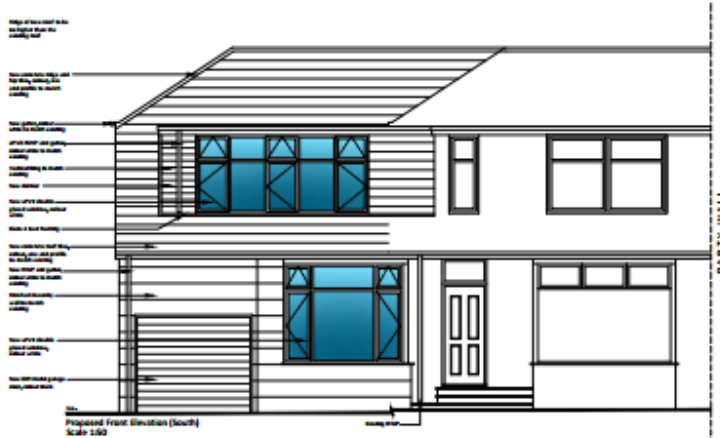
**Address** 72 Kildrummy Road Aberdeen AB15 8HT

**Proposal** Erect a 1 & 1/2 storey side extension

**Status** Awaiting decision

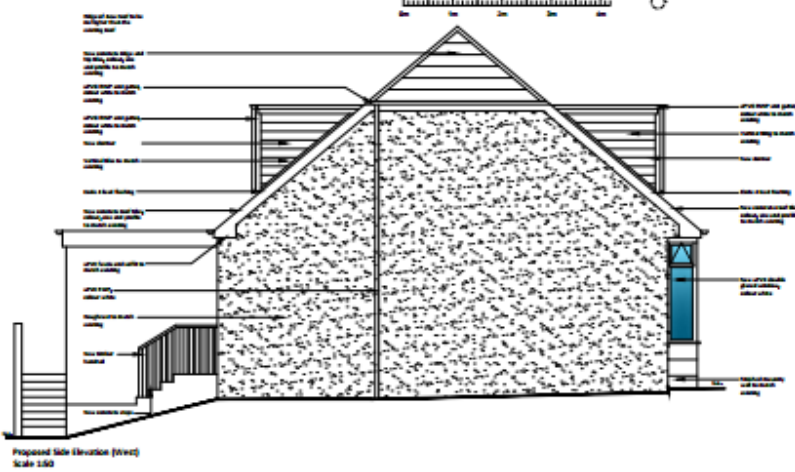
**Appeal Status** Unknown

**Appeal Decision** Not Available



These drawings are to be read in conjunction with the following drawings:  
AD/03/20/01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

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Rev A - Issued to Planning, Aug 2016



6 Seaview Close, Bridge of Don, Aberdeen, AB22 8BP.  
Telephone Number - 01224 702576  
Website - www.ad-design.co.uk

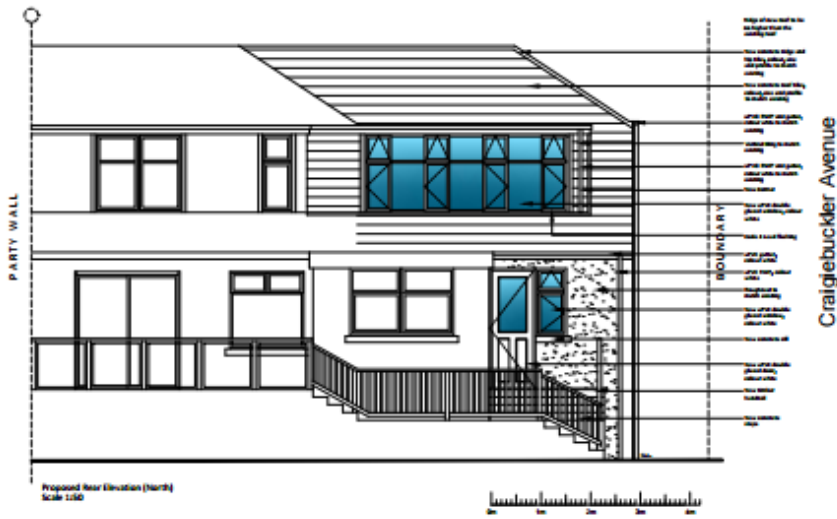
Client : Curt and Carrie Kewson

Project : Residential Development at 72 Kildrumney Road, Aberdeen, AB15 8HT.

Drawing Title Proposed Elevations (South and West)	Drawing No. AD/03 / 01 Rev A
Scale : 1:50 @A2	Date : August 2016

These drawings are to be read in conjunction with the following drawings:  
AD 902 / 01, 02, 03, 04, 05 and 06

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Rev A - Issued to Planning, Aug 2016



6 Seaview Close, Bridge of Don, Aberdeen, AB22 8BP.  
Telephone Number - 01224 702676  
Website - www.all-design.co.uk

Client - Curt and Carrie Keenan

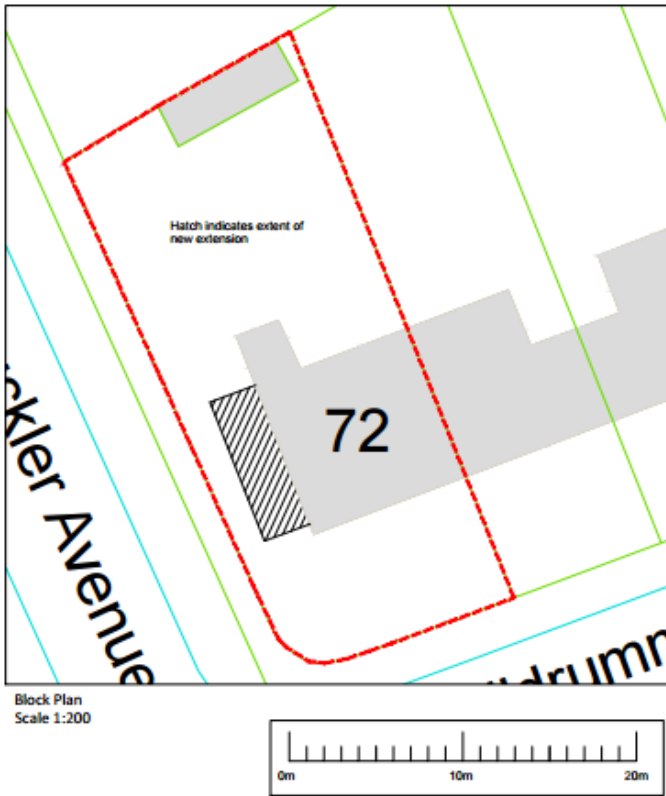
Project - Residential Development at 72 Killybrannay Road, Aberdeen, AB25 8VJ.

Drawing Title - Proposed Elevation (North)  
Drawing No. - AD 902 / 06 Rev A

Scale - 1:50 @A2 Date - August 2016

These drawings are to be read in conjunction with the following drawings:  
AD 958 / 02, 03, 04, 05 and 06

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6 Seaview Close, Bridge of Don, Aberdeen, AB23 8RP.  
Telephone Number - 01224 701576  
Website : [www.all-design.co.uk](http://www.all-design.co.uk)

Client : Curt and Carrie Keenan

Project : Residential Development at 72 Kildrumny Road, Aberdeen, AB15 8HT.

Drawing Title  
Location and Block Plan

Drawing No.  
AD 958 / 01

Scale : 1:1250, 1:200 @A3

Date : August 2016

Reference 161273/DPP

Application Received Fri 02 Sep 2016

Application Validated Fri 02 Sep 2016

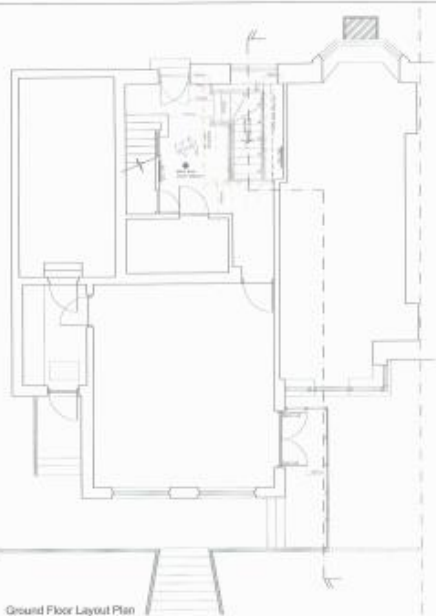
Address 23 Kepplestone Avenue Aberdeen AB15 7XF

Proposal Formation of lightwell to front and alterations to decking at rear of dwelling

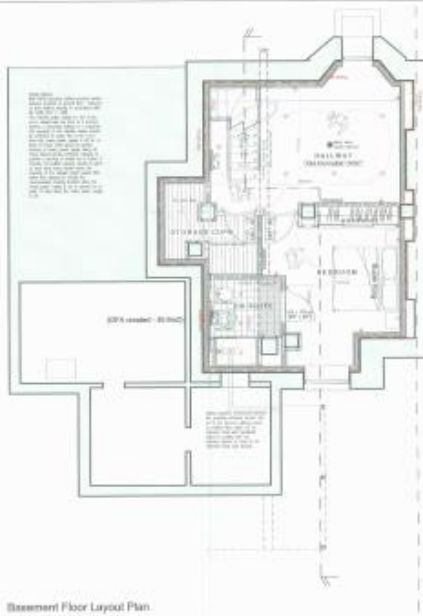
Status Awaiting decision

Appeal Status Unknown

Appeal Decision Not Available



Ground Floor Layout Plan



Basement Floor Layout Plan



FRONT ELEVATION



REAR ELEVATION



Cross Section



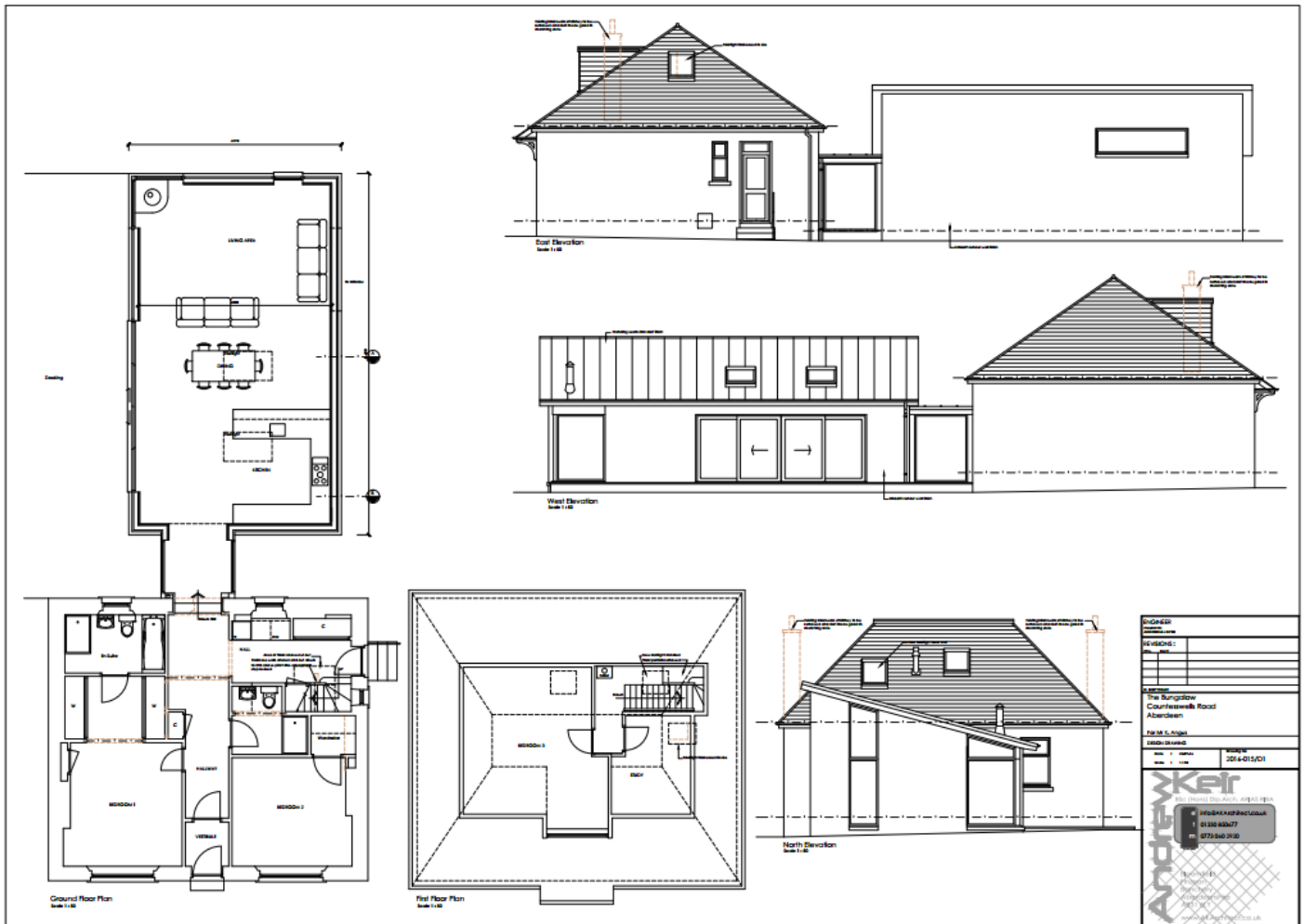
PROPOSED REAR ELEVATION

PLANNING			
PROJECT NO:	2018 - Internal Alterations & Basement Conversion	DATE:	12/11/18
CLIENT:	23 Kingsdown Avenue, Altonham	SCALE:	1:50
DESIGNER:	N & G Architects	DATE:	12/11/18
DESCRIPTION:	Existing and Proposed Elevations, Floor Plans and Section	PROJECT:	23 Kingsdown Avenue, Altonham
DATE:	12/11/18	BY:	N&G
SCALE:	1:50	DATE:	12/11/18
PROJECT:	23 Kingsdown Avenue, Altonham	DATE:	12/11/18
SCALE:	1:50	DATE:	12/11/18

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100 Wood Street, Colchester CO1 1JF  
 Tel: 01206 254111 Fax: 01206 254112  
 www.tcdarchitects.co.uk  
 Email: info@tcdarchitects.co.uk

Reference	161388/DPP
Application Received	Mon 26 Sep 2016
Application Validated	Tue 27 Sep 2016
Address	The Bungalow Countesswells Road Aberdeen AB15 8AL
Proposal	Erection of single storey rear extension and erection of single garage
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available



<b>Application Number:</b>	161314/ADV	<b>Type:</b>	Advertisement Consent
<b>Received Date:</b>	12 September 2016	<b>Date of expiry of period allowed for representations:</b>	
<b>Application Validation Date:</b>	19 September 2016		
<b>Site Location:</b>	Tree Tops Hotel 161 Springfield Road Aberdeen AB15 7SA	<b>Proposal:</b>	Installation of 2No. illuminated and 1No. non-illuminated signs
<b>Applicant:</b>	Maple Hotel 1 Limited C/O Agent  C/O Agent C/O Agent C/O Agent	<b>Agent:</b>	Katy Rodger Nathaniel Lichfield & Partners Ltd. 101 George Street Edinburgh Scotland EH23ES
		<b>Case Officer:</b>	Sepideh Hajisoltani
		<b>Case Officer Contact:</b>	01224 522228 shajisoltani@aberdeencity.gov.uk
<b>Weblink:</b>	<a href="https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=ODE4BGBZGOM00">https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=ODE4BGBZGOM00</a>		

<b>Application Number:</b>	161368/ADV	<b>Type:</b>	Advertisement Consent
<b>Received Date:</b>	22 September 2016	<b>Date of expiry of period allowed for representations:</b>	
<b>Application Validation Date:</b>	23 September 2016		
<b>Site Location:</b>	245 Union Grove Aberdeen AB10 6SX	<b>Proposal:</b>	Installation of 2No. illuminated and 5No. non-illuminated signs
<b>Applicant:</b>	Ms Nicky Turnbull 245 Union Grove Aberdeen United Kingdom AB10 6SX	<b>Agent:</b>	Aleksandra Fidos Millhouse 3 Grandholm Crescent Bridge of Don Aberdeen United Kingdom AB22 8BB
		<b>Case Officer:</b>	Sepideh Hajisoltani
		<b>Case Officer Contact:</b>	01224 522228 shajisoltani@aberdeencity.gov.uk
<b>Weblink:</b>	<a href="https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=ODWHOQBZGTD00">https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=ODWHOQBZGTD00</a>		

- S1** internally illuminated double-sided totem  
size 3451 x 5000 mm  
*Note: sign is not according to manual;*
- S2** internally illuminated  
channel letters and logotype  
size 4000 x 3375 mm
- S3** non-illuminated  
channel letters and logotype  
size 2500 x 1670 mm
- S4** non-illuminated plate  
size 500 x 150 mm  
*Note: size to be clarified before production*



existing view



internally illuminated double-sided totem size 3451 x 5000 mm **S1**  
*Note: sign is not according to manual*





existing view



internally illuminated  
channel letters and logotype  
size 4000 x 3375 mm **S2**

non-illuminated  
channel letters and logotype  
size 2500 x 1670 mm **S3**



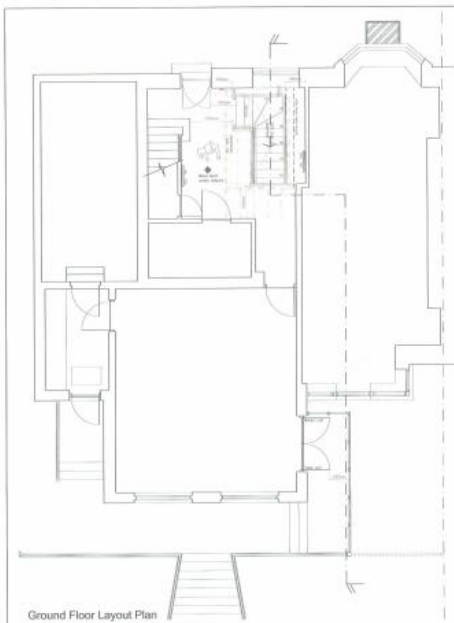
existing view



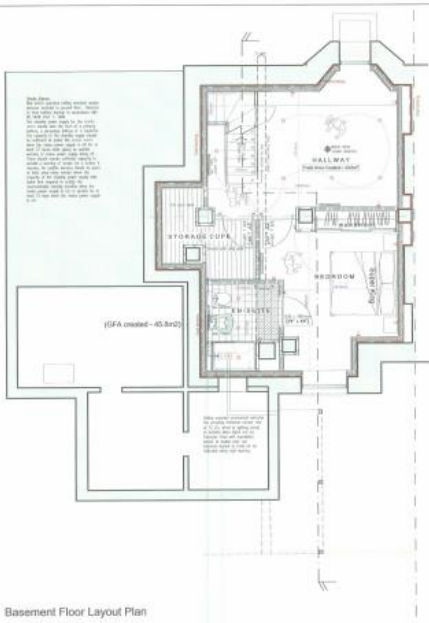
**S3** non-illuminated  
channel letters and logotype  
size 2500 x 1670 mm

Reference	161319/TPO
Application Received	Tue 13 Sep 2016
Application Validated	Tue 13 Sep 2016
Address	The Gate Lodge 1 Rubislaw Park Road Aberdeen AB15 8DA
Proposal	T1 - Sycamore - remove tree as want to replace with smaller, more easily maintained tree ie cherry or hawthorn
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Reference	161273/DPP
Application Received	Fri 02 Sep 2016
Application Validated	Fri 02 Sep 2016
Address	23 Kepplestone Avenue Aberdeen AB15 7XF
Proposal	Formation of lightwell to front and alterations to decking at rear of dwelling
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available



Ground Floor Layout Plan



Basement Floor Layout Plan



FRONT ELEVATION



EXISTING REAR ELEVATION



Cross Section



PROPOSED REAR ELEVATION

**PLANNING**

PROJECT NO:	0410 - Internal Staircase & Basement Conversion
ADDRESS:	21 Kippleshire Avenue, Aberdeen
CLIENT:	K & G Johnson
DESCRIPTION:	Existing and Proposed Elevations, Floor Plans and Section
DATE:	1:50 @ A1 June 2010 (prelf)

01

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