

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Planning Officer's Report

01 August 2017

Planning Matters

Dandara Development

Dandara have submitted a planning application for a 3-storey 81 bed care home in Zone A across from Hazledene Manor with a new access road onto Hazledene Road

A public meeting in Hazlehead Academy was held on Tuesday 23rd May and the concerns of local residents were noted and used when writing the community council's representation to Aberdeen City Council planning department.

Reference	170525/DPP
Application Received	Tue 09 May 2017
Application Validated	Thu 11 May 2017
Address	Zone A (site Between) Countesswells Road/Hazledene Road Aberdeen
Proposal	Erection of care home and 4 dwellings
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Gavin Evans
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Dandara
Applicant Address	16 Beech Manor Stoneywood Aberdeen UK AB21 9AZ
Environmental Assessment Requested	No

Application Received Date	Tue 09 May 2017
Application Validated Date	Thu 11 May 2017
Expiry Date	Wed 07 Jun 2017
Determination Deadline	Mon 10 Jul 2017



- 2.5 The proposal is for the development of a Care Home with 81 bed spaces including: a quiet room, day room, therapy room, nurse station, dining room, cinema, and hair bar. The Care Home would be approximately 5010sqm in size. In addition to this, 4 dwellings are also proposed (see Figure 4 below).



Figure 4: Site Layout

- 2.6 The Care Home element of the development has been designed to front Hazledene Road with the 4 dwellings fronting onto the main access road into Zone A itself. Access to the Care Home is taken directly from Hazledene Road.
- 2.7 The Care Home delivers 81 ensuite bedrooms. Other facilities to be delivered for its residents include: residents lounges, quiet lounges, a library, cinema and gym. A nurses station is also provided as well as areas for staff members. Residents will all have particular needs which is addressed by the design of the building; which aims to create a familiar environment to reduce the effects of these symptoms and provide a safe, domestic style place which residents can call "home".
- 2.8 The Care Home will be 3 stories in height. It has been positioned to sit away from the road with access via a drive taken from Hazledene Road. The site of the Care Home

Planning Development Management Committee Meeting 20th July 2017

The Pinewood Zone F planning application was discussed for 116 dwellings comprising of 2 apartment blocks, 35 houses and retirement apartment block, with amenity space and associated infrastructure. The application was referred, to be considered and determined at a site visit to be held on Thursday 27 July.

Reference	170243/DPP
Application Received	Thu 09 Mar 2017
Application Validated	Fri 10 Mar 2017
Address	Pinewood Zone F Countesswells Road AB15 8AT
Proposal	Erection of 116 dwellings comprising of 2 apartment blocks, 35 houses and retirement apartment block, with amenity space and associated infrastructure
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

6.4 Pinewood Zone F, Countesswells Road - Erection of 116 Dwellings Comprising of 2 Apartment Blocks, 35 Houses and Retirement Apartment Block, with Amenity Space and Associated Infrastructure PDF 203 KB

Planning reference – 170243

All documents associated with this application, including any Letters of Representation, can be found at:-
<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OMJTNWBZJG300>

Planning Officer – Jamie Leadbeater

Decision:

Application was referred, to be considered and determined at a site visit to be held on Thursday 27 July.

Members requested additional information on the following, to be issued before the site visit:-

- Information on the affordable housing element of the application (Planning)
- To look at the previous section 75 agreement that is in place in order to establish whether the Council is bound by the previous decisions in regards to the amount of affordable housing required ; (Legal)
- To look at a previous report that went to Finance, Policy & Resources Committee in regards to Pinewood and to establish if it affects the application; (Legal)
- Information on the capacity of Hazlehead Primary and Secondary school. It was noted that there may be over-capacity at both schools due to the proposed application; (Education)
- Clarification on whether a TPO exists.

Damage to the publicly owned green space known as the “Coulter By Pass”

Dandara are connecting their drainage/sewage system to the city drains at Springfield Place. The photos below show the considerable damage that their heavy excavating vehicles (a tracked excavator and a dumper) have caused to the public green space behind the scout hut.

Two high mounds of soil are shown. Restoration of the affected areas will be costly.

This is a popular amenity with dog walkers and joggers. The Council should repair the damage and recover costs from Dandara for the considerable costs, to make sure the area is restored to a standard for recreational use.





Damage to grass

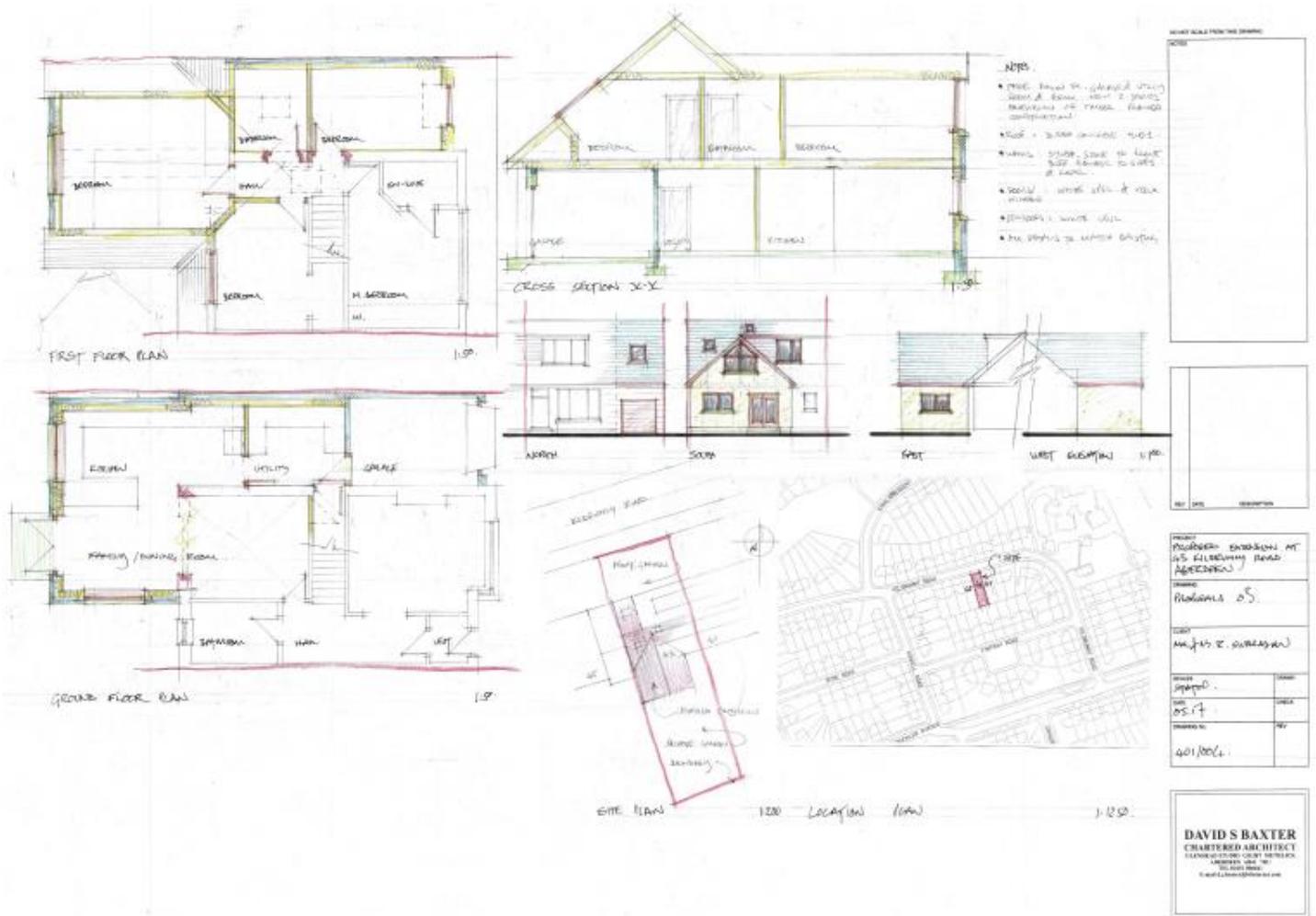


Planning Applications as per weekly planning list July 2017:

Reference	170776/DPP
Application Received	Mon 03 Jul 2017
Application Validated	Mon 03 Jul 2017
Address	43 Kildrummy Road Aberdeen AB15 8HT
Proposal	1.5 storey rear and side extension
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Sheila Robertson
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr And Mrs Sivarajan
Agent Name	David S Baxter
Agent Company Name	Not Available
Agent Address	Glenheadstudio Gight Methlick Aberdeen
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Received Date	Mon 03 Jul 2017
Application Validated Date	Mon 03 Jul 2017
Expiry Date	Thu 27 Jul 2017
Determination Deadline	Sat 02 Sep 2017



43 Kildrummy Road, Existing Elevations

