

Planning Matters

Hill of Rubislaw Development

A public consultation event was held at the Chester hotel on 9th October, where Canadian developers Cartera were looking to get feedback on their plans to build around 300 rented flats, a gym, and a "heritage bistro", which will host a permanent exhibition detailing the history of the famous site which gave the Granite City its name at the north of the quarry.

The proposals for the north of the quarry rival local businessman Hugh Black's plans for the south and west of the site, where he wants to create a dedicated heritage centre celebrating the city's granite tradition.

The visitor centre, which would project over the side of the 466ft deep quarry would include conference facilities for up to 200 people and educational facilities.

But Mr Black's vision has stalled, with Rubislaw Quarry Aberdeen Ltd wrangling with the Scottish Lands Tribunal to change the deed conditions currently prohibiting from moving forward, there is a hearing in November.

Cartera said the company would continue to "vehemently" oppose the scheme – "as theirs will protect the "natural state" of the site better".



Kinaldie Crescent – New House overlooking Walker Dam

This is a new planning application after the original plans (reference: 15031) were refused and a subsequent appeal dismissed in February 2017. The new plans changed the access from Kemnay Place to Kinaldie Crescent. See details below:



Planning Applications as per weekly planning list October 2017:

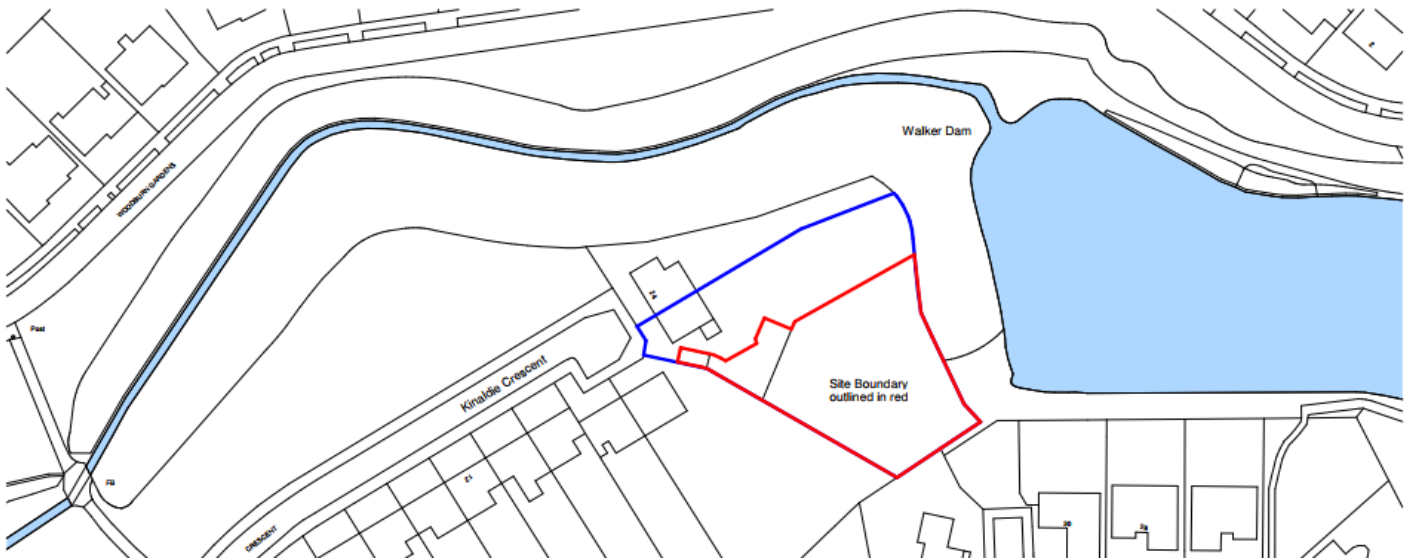
Reference	171196/DPP
Application Received	Wed 04 Oct 2017
Application Validated	Thu 05 Oct 2017
Address	22 Kinaldie Crescent Aberdeen AB15 8HX
Proposal	Subdivision of residential curtilage and erection of residential dwellinghouse and associated works, including demolition of existing garage.
Status	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	Mr Neil and Nicola Greig
Agent Name	Halliday Fraser Munro Planning
Agent Company Name	Halliday Fraser Munro
Agent Address	Carden Church 6 Carden Place Aberdeen Scotland AB10 1UR
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Thu 05 Oct 2017
Expiry Date	Fri 27 Oct 2017
Determination Deadline	Mon 04 Dec 2017

The Community Council has been given an extension until 10th November to allow discussion of concerns/comments at the next community council meeting on 7th November.





View from Kinaldie Crescent



Site Plan
1:100

Project: Kinladie Crescent

Title: Proposed Site Plan
Scale: 1:100 @ A1
Date: 05/31/17
Drawing No: P05002A

THE COPYRIGHT OF THIS DRAWING BELONGS TO HALLIDAY FRASER MUNRO

HALLIDAY FRASER MUNRO
CHARTERED ARCHITECTS / PLANNING CONSULTANTS
MEMBERS: RIBA / RICS / RIBA / RICS / RIBA / RICS



East Elevation
1:100



North Elevation
1:100



South Elevation
1:100



West Elevation
1:100

Proposed Residential Development
Kinladie Crescent

Title: Proposed Elevations
Scale: 1:100 @ A1
Date: 08/07/17
Drawing No: P05002B

THE COPYRIGHT OF THIS DRAWING BELONGS TO HALLIDAY FRASER MUNRO

HALLIDAY FRASER MUNRO
CHARTERED ARCHITECTS / PLANNING CONSULTANTS
MEMBERS: RIBA / RICS / RIBA / RICS / RIBA / RICS

Reference	171228/DPP
Application Received	Wed 11 Oct 2017
Application Validated	Thu 12 Oct 2017
Address	Ben Reid Garden Centre Countesswells Road Aberdeen AB15 7AL
Proposal	Extensions to garden centre buildings including: change of use of store to farm shop; construction of two additional buildings; extension and alterations to car park; relocation of polytunnels; outdoor events; animal field/informal events area and improvements to site access
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Dineke Brasier
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Ben Reid & Company Ltd
Agent Name	Kathryn Farden
Agent Company Name	Pleydell Smithyman Limited
Agent Address	20A The Wharfage Ironbridge Telford England TF8 7NH
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Thu 12 Oct 2017
Expiry Date	Wed 08 Nov 2017
Determination Deadline	Mon 11 Dec 2017

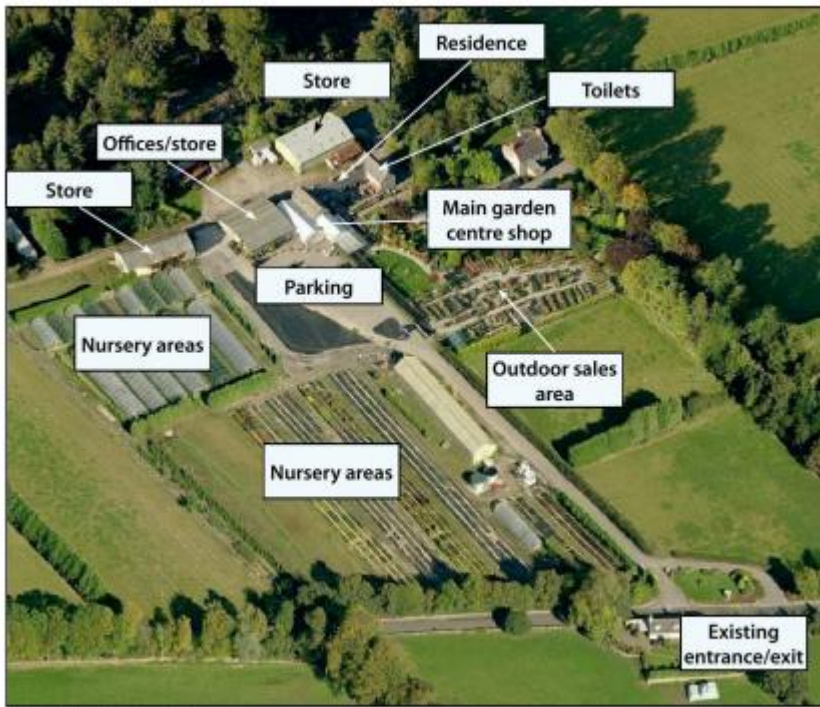
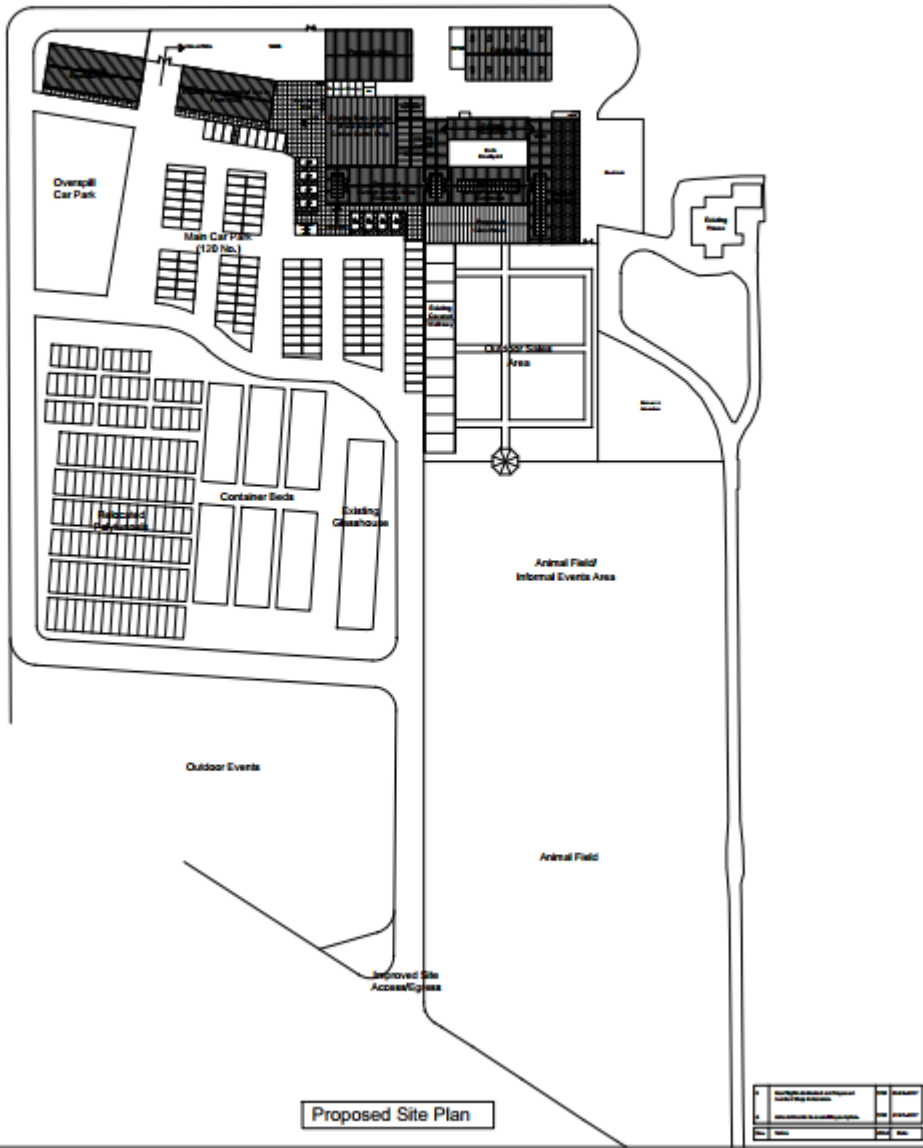


Fig. 2. Aerial view of the site

PINEWOOD PARK NURSERIES



Proposed Site Plan

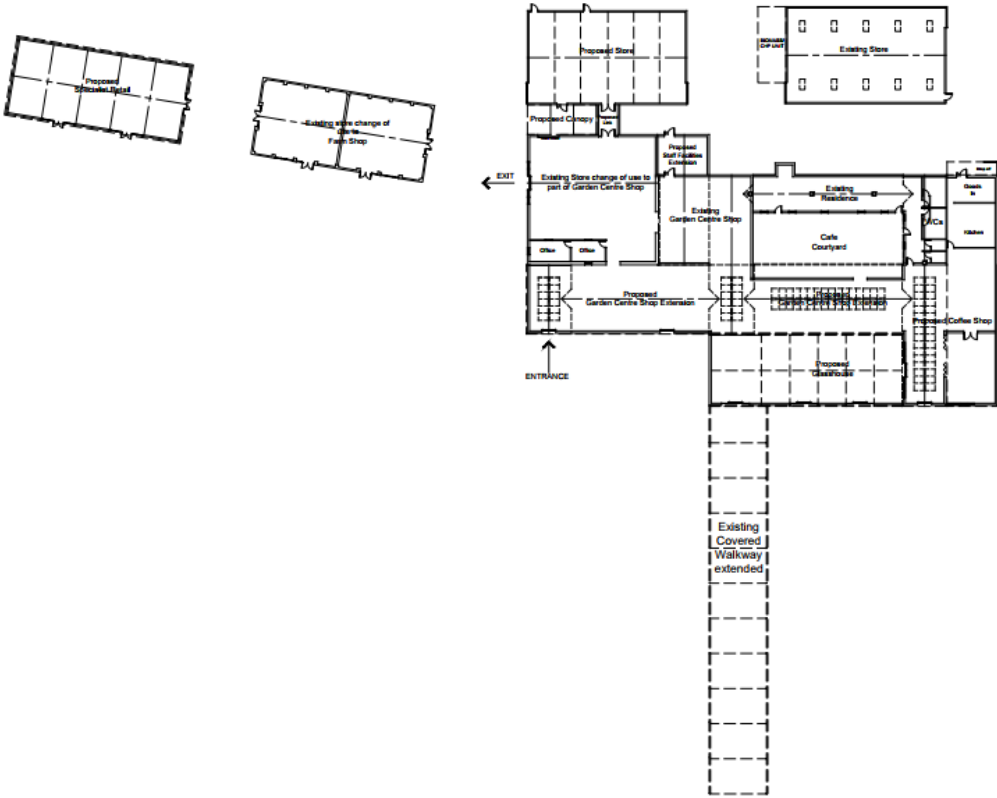
Scale	1:1000
Date	10/10/2023

LEGEND

<p>Prepared by: PLANNING</p> <p>Project: PINEWOOD PARK NURSERIES</p> <p>Client: Ben Bell & Company LTD</p>	<p>Poyde Smithyman</p>
---	------------------------

PINEWOOD PARK NURSERIES

LEGEND
 PLEASE NOTE: ALL DIMENSIONS GIVEN ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 ALL INTERNAL LAYOUTS ARE ILLUSTRATIVE ONLY.



Proposed Floor Plan

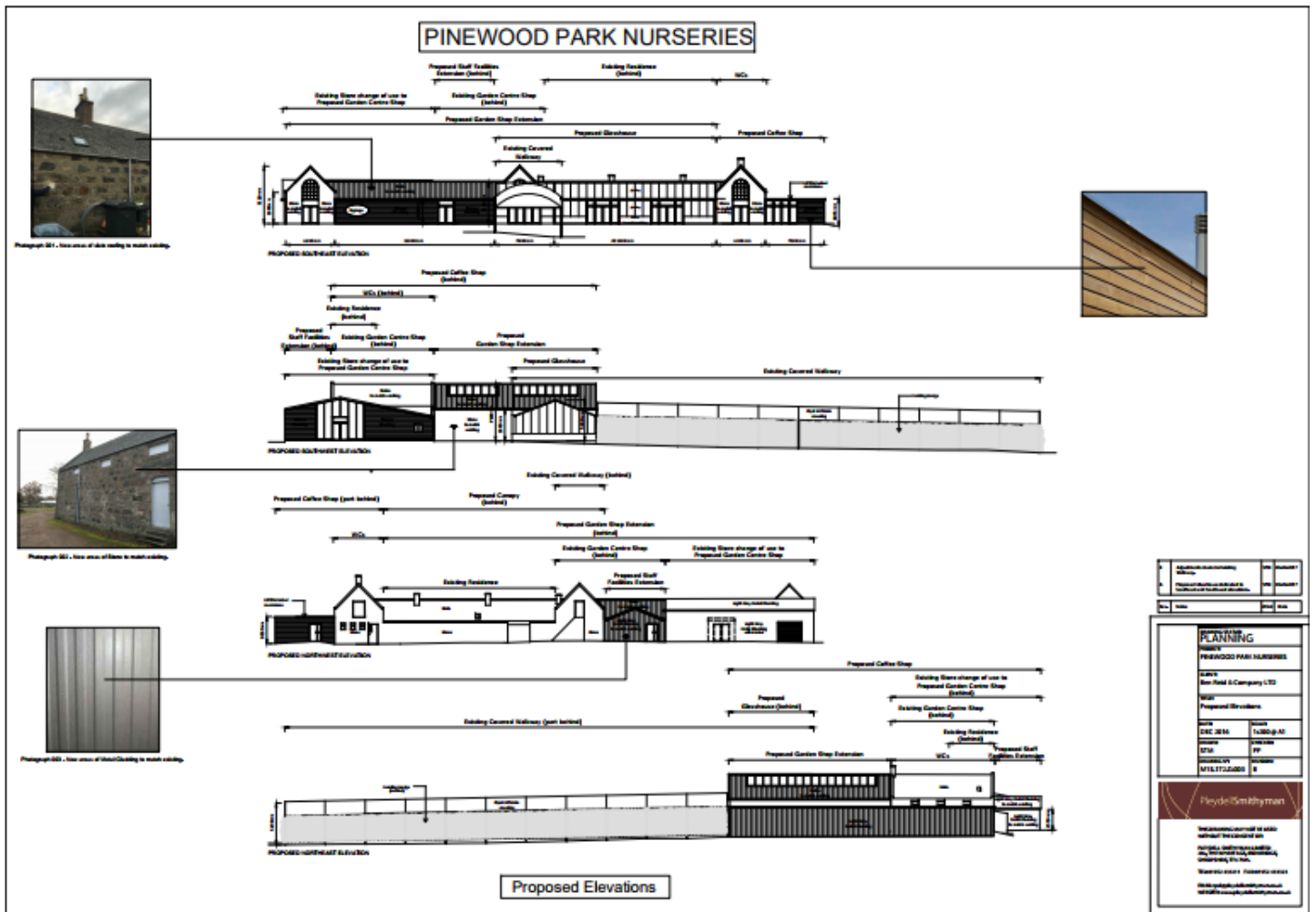
Project Name	Pinewood Park Nurseries	Rev	001/017
Client Name	See-Rid & Company LTD	Rev	001/017
Scale		Drawn	
Checked		Issue	

PLANNING	
PROJECT: PINEWOOD PARK NURSERIES	
CLIENT: See-Rid & Company LTD	
TITLE: Proposed Floor Plan (Shop and extension)	
DATE: DEC 2016	SCALE: 1:250 @ A3
SCALE: 1:250	DATE: PP
DATE: 15/12/2016	SCALE: B

Reydel Smithyman

THIS DRAWING MAY NOT BE USED WITHOUT THE CONSENT OF:
 REYDEL SMITHYMAN LIMITED
 25, THE SQUARES, ROCHDALE,
 LANCASHIRE, TN 10 1JG

TEL: 0161 62211 FAX: 0161 63211
 WWW.REYDEL-SMITHYMAN.CO.UK
 WWW.PINWOODPARKNURSERIES.CO.UK



PLANNING	
PINewood PARK NURSERIES	
Site: Bee Field & Company LTD	
Site: Proposed Elevations	
Scale:	1:500 @ A1
Client:	Site
Drawn:	Site
Checked:	Site
Project No:	171189/TCA
Revision:	1
Peyde Smithyman	
<small> Incorporated in Scotland Registered Professional Chartered Institution of Building Surveyors (CIBS) Incorporated in England and Wales Registered Professional Chartered Institution of Building Surveyors (CIBS) </small>	

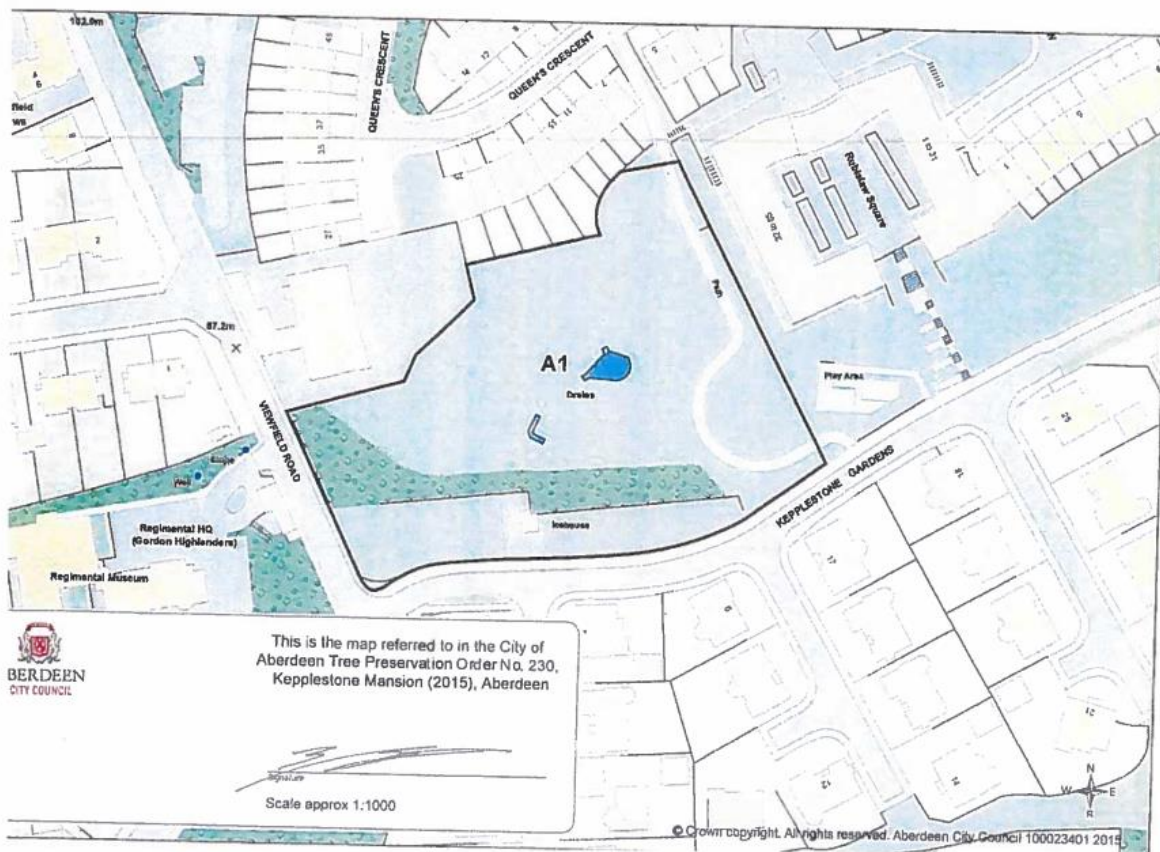
Reference	171189/TCA
Application Received	Tue 03 Oct 2017
Application Validated	Fri 06 Oct 2017
Address	Kepplestone Development Aberdeen AB15 4DG
Proposal	Works to protected trees (17 - as per attached schedule of works)
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Works to Tree Preservation Order
Expected Decision Level	Not Available
Case Officer	Lina-Elvira Back
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Not Available
Agent Name	Trees Are Us
Agent Company Name	Not Available
Agent Address	Sunnyside Farm Sunnyside Drive Drumoak Aberdeenshire AB31 5EE
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date | Fri 06 Oct 2017

Expiry Date | Not Available

Determination Deadline | Not Available



Pre-Application

A new local business venture for a coffee shop, food and drink focussing on quality is planned for the vacant property (formerly Morrison's and has been vacant for 2 years) at the Seafield shops on Countesswells Road. Figment Coffee, set up by Neil Glover, is planning to be open from 7.30am – 7.30pm- the aim is to offer the best coffee in the region. An initial 4 year lease will be taken over from Morrison's. They will apply for a licence to serve wine/beer and it is hoped to make the coffee shop dog friendly, there may be an option to have outside seating. The main concern surrounds parking and the poor road layout which makes parking challenging and there are also safety concerns with current layout with a central raised area.

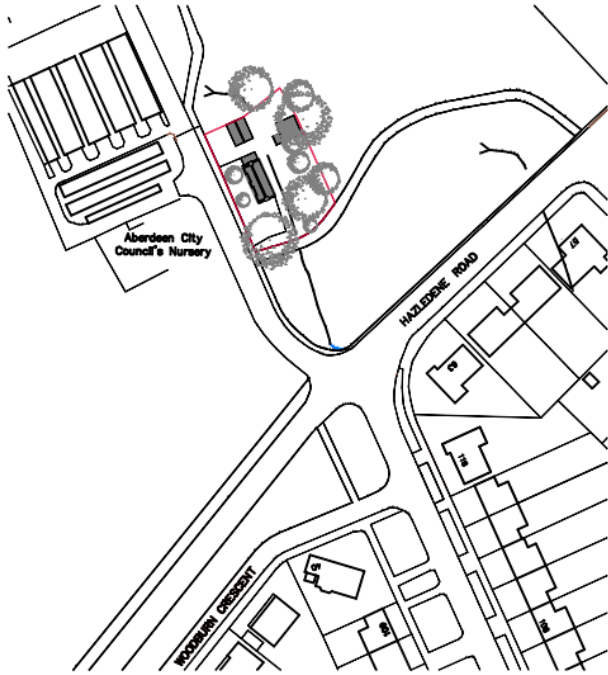


Reference	171316/DPP
Application Received	Tue 31 Oct 2017
Application Validated	Wed 01 Nov 2017
Address	Grove Cottage Hazledene Road Aberdeen AB15 8LD
Proposal	Erection of new dwellinghouse
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

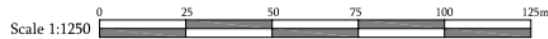
Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Roy Brown
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mrs Susan Brown
Agent Name	Annie Kenyon
Agent Company Name	Annie Kenyon Architects Ltd.
Agent Address	South Lediken Inch Inch UK AB52 6SH
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Wed 01 Nov 2017
Expiry Date	Thu 23 Nov 2017
Determination Deadline	Sun 31 Dec 2017

This drawing is copyright of Annie Kenyon Architects Ltd. This drawing is to be read in conjunction with all related drawings. Do not scale from this drawing. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy.



LOCATION PLAN
Scale 1:1250



PLANNING

B	Location Plan re-titled.	RT	01.11.2017
A	Location Plan scaled for Planning.	RT	01.11.2017

aka
Annie Kenyon Architects Ltd

South Laidken Studios
Inch
Aberdeenshire
AB92 6SH
tel/fax: 01464 851 621
www.akenyonarchitects.com
info@akenyonarchitects.com

Client Alistair & Susan Brown			
Job Title Grove Cottage Hazledene Road Aberdeen			
Drawing Title As Existing Location Plan			
CAD Reference			

Scale at A4 1:1250	Drawn RT	Chk RT	Date SEPT 17
Job No. 428	Drawing No. PN-01	Revision No. B	



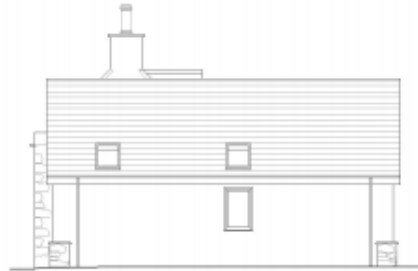
SOUTH WEST ELEVATION



NORTH EAST ELEVATION



PART SOUTH EAST ELEVATION



NORTH WEST ELEVATION



PLANNING

aka
Annie Kenyon Architects Ltd

South Laidken Studios
Inch
Aberdeenshire
AB92 6SH
tel/fax: 01464 851 621
www.akenyonarchitects.com
info@akenyonarchitects.com

Client Alistair & Susan Brown			
Job Title Grove Cottage Hazledene Road Aberdeen			
Drawing Title As Proposed Elevations			
CAD Reference			

Scale at A3 1:100	Drawn NM	Chk RT	Date SEPT 17
Job No. 428	Drawing No. PN-06	Revision No. -	

This drawing is copyright of Annie Kenyon Architects Ltd. This drawing is to be read in conjunction with all related drawings. To not scale from this drawing. All dimensions must be checked and verified on site before commencing any work or producing any drawings. The originator should be notified immediately of any discrepancy.

To be read in conjunction with Topographic Wood Energy Landscape survey & report.

--- TREE ROOT PROTECTION ZONES
(Refer to Tree logs survey & report for further information)

PLANNING

aka
Annie Kenyon Architects Ltd

South Lathien Studios
Inver
Aberdeenshire
AB52 4SH
tel/fax: 01464 851 621
www.akenyonarchitects.com
info@akenyonarchitects.com

Client
Alistair & Susan Brown

Job Title
Grove Cottage
Hazledene Road
Aberdeen

Drawing Title
As Proposed
Site Plan

CAD Reference

Scale at A3	Drawn	Chk	Date
1:200	RT	AK	SEPT 17
Job No.	Drawing No.	Revision No.	



PROPOSED SITE PLAN