

Planning Summary 2017

Kinaldie Crescent Planning Appeal Dismissed

22 Kinaldie Crescent, Aberdeen, AB15 8HX

Sub-Division Of Residential Curtilage And Construction Of New Dwellinghouse And Associated Works.

The controversial planning application for the construction of a new house in Kinaldie Crescent has been refused after the appeal to Scottish Ministers was dismissed.

Hill of Rubislaw Development

Major development of 280 Flats and multistorey car park with associated amenities including Reception, Cafe/Bistro, Gym and outside amenity space at Hill of Rubislaw, Queens Road, Aberdeen for Cartera Private Equities Inc.

Public Consultation Meeting was held on the 18th November at the Chester Hotel on Queens Road.

Members of the Design Team and client body were in attendance to answer any queries.



Photograph above appeared in the Evening Express on 15th October 2016

Dandara Retirement Village

Retirement Village Planning Application Approved

The Pinewood Zone F “ Retirement Village” planning application was discussed on 20th July for **116 dwellings comprising of 2 apartment blocks, 35 houses and retirement apartment block**, with amenity space and associated infrastructure. The application was deferred, to be considered after additional information from planning officers was requested from councillors.

A visit to the site was held on Thursday 28th September and later that day the planning committee voted in to grant planning permission but subject to planning conditions, the committee imposed a requirement on the developer to incorporate a low cost ‘affordable’ element in the build. This requirement will have to go back to Dandara for discussion. If Dandara refuse to agree to this affordable element it is likely that the planning application will come back to the planning committee for another decision.

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



Dandara 3-storey 81 bed Care Home

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. We are keen to hear your views, concerning this proposed development, and shall welcome your attendance.

A visit to the site was held on Thursday 28th September and later that day the planning committee voted in to grant planning permission for the care home in Zone A.

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

AI
NOTES



Section A-A





Section B-B





View 1



Material Key:

	dark grey tile with slate appearance		energy efficient windows
	dark grey proprietary cladding panel		porches to houses formed in natural timber structure
	drinker coloured proprietary cladding panel		white render
	balcony with timber decking and structural glass balustrading		stone work to match within development zone

1	Submit from site	09/05/17	25
2	Submit from site	09/05/17	25
3	Submit from site	09/05/17	25

dandara
limited

15 Beech Manor
Stoneywood
Aberdeen
AB21 9AZ

Planned Appearance
Zone A

Street Elevation

1:200000
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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:



Application Reference: 171228/DPP

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

Reference	171336/DPP
Application Received	Mon 06 Nov 2017
Application Validated	Mon 06 Nov 2017
Address	70 Countesswells Road Aberdeen AB15 7YJ
Proposal	Change of use from class 1 (shops) to class 3 (food and drink) including outside seating area with fixed barriers and installation of door to East Elevation
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Plans for New Coffee Shop

Reference	171336/DPP
Application Received	Mon 06 Nov 2017
Application Validated	Mon 06 Nov 2017
Address	70 Countesswells Road Aberdeen AB15 7YJ
Proposal	Change of use from class 1 (shops) to class 3 (food and drink) including outside seating area with fixed barriers and installation of door to East Elevation
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

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.

