

Planning Matters

Rubislaw Quarry visitor Centre

Local businessman Hugh Black wants to transform parts of the flooded Rubislaw Quarry into a £6 million heritage centre and tourist attraction. In November Rubislaw Quarry Aberdeen Ltd put forward a case to the Lands Tribunal for Scotland to vary the conditions. However, in a report, the application has been denied, casting doubt on the future of the project.

Hill of Rubislaw Development

A public consultation event was held at the Chester hotel on 9th October, where Canadian developers Carttera 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.



Dandara Zone B- Work continues



Planning Applications as per weekly planning list December 2017 – January 2018:

Reference	171493/TEL
Application Received	Fri 15 Dec 2017
Application Validated	Fri 15 Dec 2017
Address	Craigiebuckier Avenue, S/O 1 Kemnay Place Aberdeen AB15 8SG
Proposal	Installation of telecommunications cabinet
Status	Determined
Decision	Permitted Development
Decision Issued Date	Wed 20 Dec 2017

Application Type	Courtesy Notification - Telecomms
Decision	Permitted Development
Actual Decision Level	No Decision
Expected Decision Level	Not Available
Case Officer	Sepideh Hajisoltani
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Openreach
Agent Name	Harlequin Group
Agent Company Name	Jamie Miller
Agent Address	Rutland House 5 Allen Rd Livingston EH54 6TQ

Application Validated Date	Fri 15 Dec 2017
Expiry Date	Not Available
Decision Issued Date	Wed 20 Dec 2017
Determination Deadline	Wed 14 Feb 2018

PCP020 Craigiebuckier Avenue, S/O 1 Kemnay Place, Aberdeen, AB15 8SG

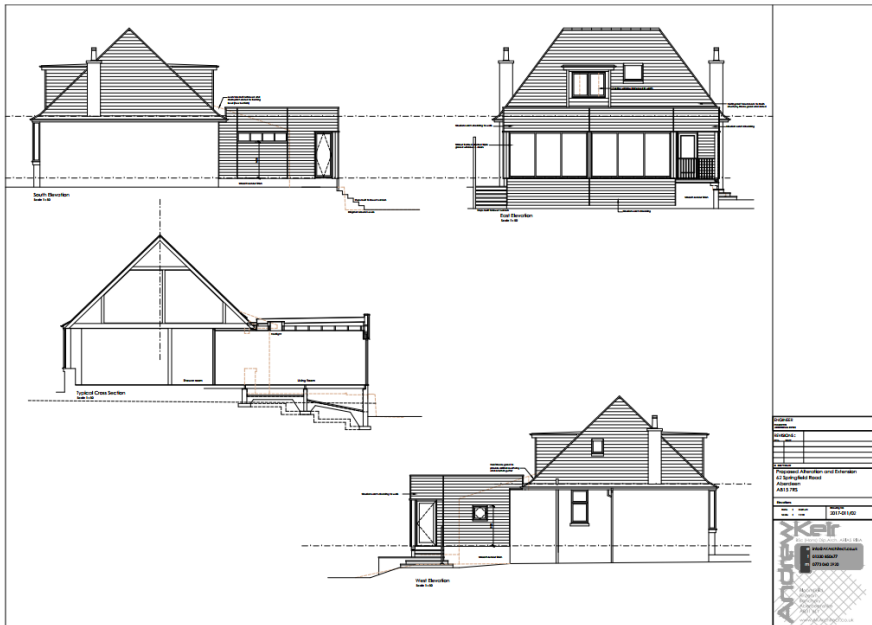




Reference	180092/DPP
Application Received	Thu 25 Jan 2018
Application Validated	Mon 29 Jan 2018
Address	62 Springfield Road Aberdeen AB15 7RS
Proposal	Erection of single storey extension with external stairs to rear
Status	Awaiting decision

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	Mr Barry McAllister
Agent Name	Andrew Keir
Agent Company Name	Andrew Keir Chartered Architect
Agent Address	Bloomfield Finzean Banchory UK AB31 6LY

Application Validated Date	Mon 29 Jan 2018
Expiry Date	Tue 20 Feb 2018
Determination Deadline	Wed 28 Mar 2018



Reference	180080/DPP
Application Received	Tue 23 Jan 2018
Application Validated	Fri 26 Jan 2018
Address	51 Anderson Drive Aberdeen AB15 4UA
Proposal	Replacement of existing conservatory with single storey extension to rear
Status	Awaiting decision

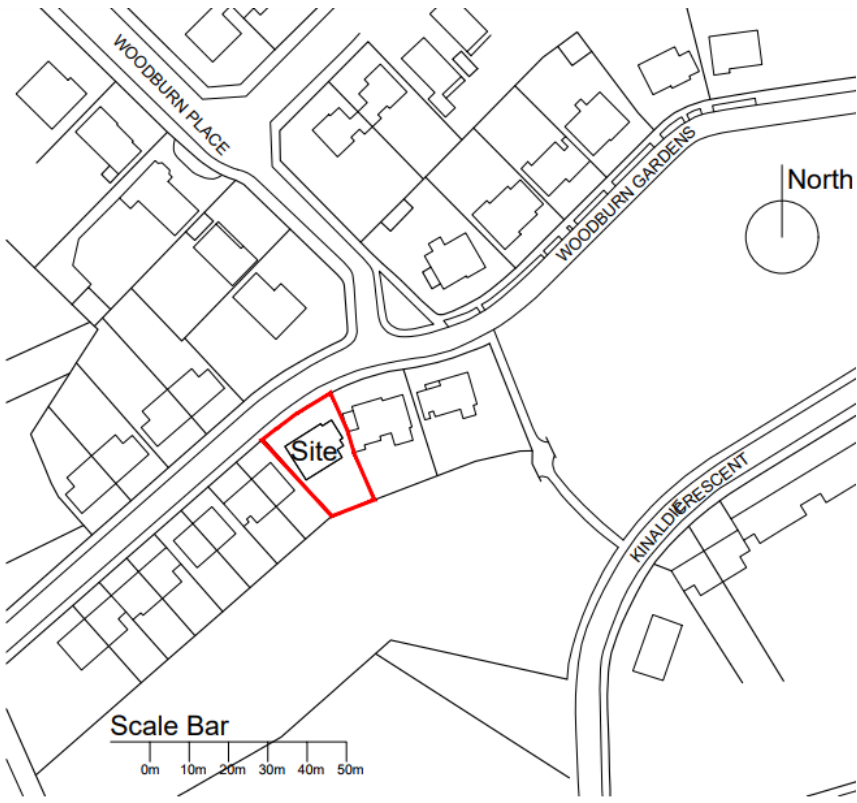
Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Jacqui Thain
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Dr Iain Duthie
Agent Name	Architectonics
Agent Company Name	Not Available
Agent Address	19 Tormentil Crescent Balmedie Aberdeenshire AB12 8SY

Application Validated Date	Fri 26 Jan 2018
Expiry Date	Fri 16 Feb 2018
Determination Deadline	Sun 25 Mar 2018

Reference	180039/DPP
Application Received	Fri 12 Jan 2018
Application Validated	Fri 12 Jan 2018
Address	47 Woodburn Gardens Aberdeen AB15 8JT
Proposal	Erection of replacement garage to side
Status	Awaiting decision
Appeal Status	Unknown

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	Mrs Alison Easton
Agent Name	Mark Taylor
Agent Company Name	Cumming and Co (Aberdeen) Ltd
Agent Address	Albion House 6 Castlehill Aberdeen U.K. AB11 5GJ

Application Validated Date	Fri 12 Jan 2018
Expiry Date	Mon 05 Feb 2018
Determination Deadline	Sun 11 Mar 2018



Location Plan 1:1250

Reference	180013/MPO
Application Received	Mon 08 Jan 2018
Application Validated	Mon 08 Jan 2018
Address	Zone A (site Between) Countesswells Road/Hazledene Road Aberdeen
Proposal	Discharge of planning obligation associated with A7/2178 and A8/530 relating to the site of 170525
Status	Awaiting decision
Appeal Status	Unknown

Application Type	Modification/Discharge of Planning Oblig
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	Hazledene Developments (3) Ltd
Agent Name	Burness Paull
Agent Company Name	Theresa Hunt
Agent Address	Union Plaza 1 Union Wynd Aberdeen AB10 1SL

Application Validated Date	Mon 08 Jan 2018
Expiry Date	Not Available
Determination Deadline	Wed 07 Mar 2018



Application for the Modification or discharge of Planning Obligations

FOR OFFICE USE ONLY

Receipt:

No Fee

The Town and Country Planning (Scotland) Act 1997
The Town and Country Planning
(Modifications and Discharge of Planning Obligations)(Scotland) Regulations 2010

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Applicant's Details

Title	<input type="text"/>	Forename	<input type="text"/>	Surname	<input type="text"/>
Company Name	<input type="text" value="Hazeldene Developments (3) Limited"/>				
Building Number	<input type="text"/>	Building Name	<input type="text"/>		
Address	<input type="text" value="Dandara Group Head Office, Isle of Man Business Park, Cooil Road, Braddan, Isle of Man, IM2 2SA"/>				
Telephone (inc. STD Code)	<input type="text"/>	Extension	<input type="text"/>		
Mobile	<input type="text"/>	Fax	<input type="text"/>		
Email	<input type="text"/>				

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Agent's Details

Company Name	<input type="text" value="Burness Paull LLP"/>	Agent Ref No.	<input type="text"/>		
Forename	<input type="text" value="Theresa"/>	Surname	<input type="text" value="Hunt"/>		
Building Number	<input type="text"/>	Building Name	<input type="text" value="Union Plaza"/>		
Address	<input type="text" value="1 Union Wynd, Aberdeen"/>				
	<input type="text"/>	Postcode	<input type="text" value="AB10 1DQ"/>		
Telephone	<input type="text" value="01224 621621"/>	Extension	<input type="text" value="8538"/>	Mobile	<input type="text"/>
Fax	<input type="text"/>	Email	<input type="text" value="Theresa.Hunt@burnesspaull.com"/>		

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- 8 JAN 2018

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Application type

Please indicate the type of application:

modification of the planning obligation

discharge of the planning obligation

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Address or Location of Site

If the site has no postal address, please describe the location of the land and why the obligation is enforceable against the applicant.

Land at Zone A, Pinewood/Hazeldene, Aberdeen. Hazeldene Developments (3) Ltd own the land comprising planning application reference 170525/DPP (Zone A) which is the subject of this request for a discharge of the Section 75 Agreement.

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Description of the planning obligation

Please provide sufficient details to enable us to identify the Planning Obligation which the applicant wishes to have modified or discharged.

Discharge the existing s75 agreement in respect of site of application reference 170525/DPP (Zone A).

Planning application number(s) that the obligation relates to

Please state the nature of the applicant's interest in the land and why it is enforceable against them.

The Applicant owns all the land comprising the site of application reference 170525/DPP, to which the planning obligation relates.

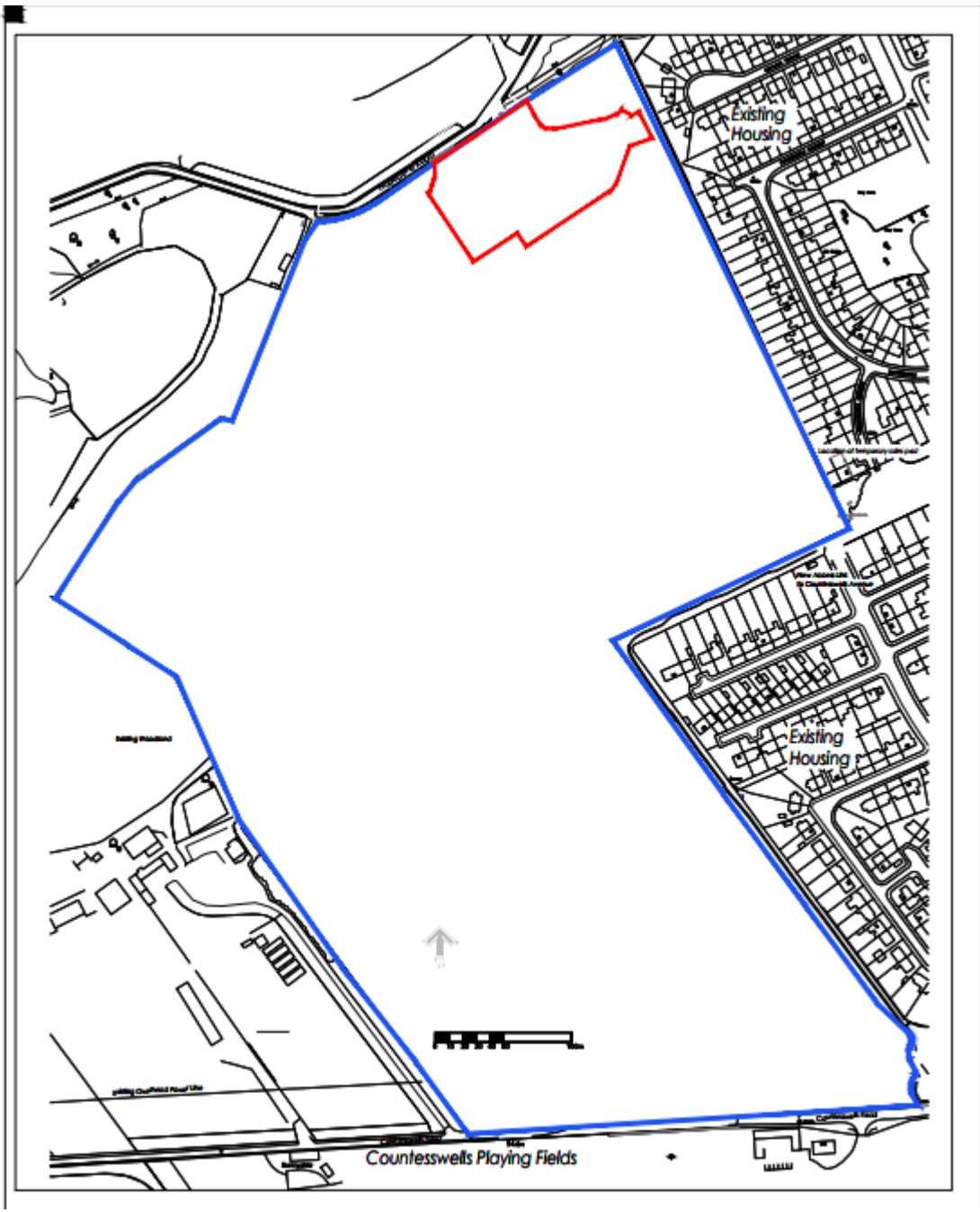
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Application for modification of the planning obligation

If a modification is being applied for, please set out the changes which the applicant wishes to be made to the obligation.

The discharge sought is to remove the site covered by application reference 170525/DPP (Zone A) from the obligations in the Section 75 Agreement. The developer obligations for application referenc 170525/DPP have been secured by a Section 69 agreement which has been signed on 29 and 30 November 2017 and registered in the Books of Council and Session on 4 December 2017. The payments due under the Section 69 agreement have been made. The planning permission to which the Section 75 Agreement can no longer be implemented on the Zone A site, and as such it is appropriate to remove the redundant Section 75 Agreement from the title to the Zone A site.

The discharge sought is to remove the site covered by application reference 170525/DPP (Zone A) from the obligations in the Section 75 Agreement. The developer obligations for application referenc 170525/DPP have been secured by a Section 69 agreement which has been signed on 29 and 30 November 2017 and registered in the Books of Council and Session on 4 December 2017. The payments due under the Section 69 agreement have been made. The planning permission to which the Section 75 Agreement can no longer be implemented on the Zone A site, and as such it is appropriate to remove the redundant Section 75 Agreement from the title to the Zone A site.



Our Ref: HAZ/3001/00041/EFB/TGGH

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Planning and Sustainable Development
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Broad Street
ABERDEEN
AB10 1AB

 Burness Paul

4 January 2018

Dear Sirs

**HAZELDENE DEVELOPMENTS (3) LIMITED
LAND AT PINWOOD/HAZELDENE, ABERDEEN
SECTION 75A APPLICATION FOR DISCHARGE OF SECTION 75 AGREEMENT
AGAINST SITE OF PLANNING APPLICATION REFERENCE 170525/DPP FOR
ERECTION OF A CARE HOME AND 4 RESIDENTIAL DWELLINGS**

We enclose a completed application form for the discharge of planning obligations on behalf of our client, Hazeldene Developments (3) Limited. This Section 75A Application relates to a Section 75 Agreement entered into between Aberdeen City Council, The Governors of Robert Gordon's College and Hazeldene Developments Ltd dated 20, 29 and 30 July 2013 and registered in the General Register of Sasines on 1 August 2013 (*"the Section 75 Agreement"*).

The Section 75A Application enclosed requests a discharge of the Section 75 Agreement in respect of the site of planning application reference 170525/DPP, which was for the erection of a care home and four dwellinghouses at Zone A, Pinewood. A Section 69 agreement has been signed on 29 and 30 November 2017 and registered in the Books of Council and Session on 4 December 2017 which secured the developer obligations arising from the proposed development pursuant to application reference 170525/DPP.

The terms of the existing Section 75 Agreement as they relate to Zone A are no longer able to be implemented as the consent to which the Section 75 Agreement relates has lapsed. No further matters specified in condition applications can be submitted. As such the terms of the Section 75 Agreement are redundant in respect of Zone A. To avoid the retention of a redundant Section 75

Aberdeen Edinburgh Glasgow

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VAT registration number GB 210 2185 32

Lawyers with offices in Aberdeen, Edinburgh and Glasgow.
A list of members is available for inspection at the firm's registered office.



Law: 39723113 v 4

Agreement against the title to Zone A, and in recognition of the Section 69 agreement which has secured the required developer obligations pursuant to planning application reference 17052/DPP, it is requested that the site of application reference 170525/DPP (Zone A) is discharged from the terms of the Section 75 Agreement.


We enclose a copy of the Keeper's acknowledgments for Title Numbers ABN137646 (residential areas, including 4 unit site) and ABN137645 (care home site) disclosing dispositions in favour of our client undergoing registration. We enclose a copy of the dispositions and related plans in favour of our client.

We trust that the location plan drawing number A_APL_150, at a scale of 1:2500 showing the subjects to be discharged outlined in red, which form part of the land bound by the terms of the Section 75 Agreement, is sufficient to meet the requirement of provision of a location plan for the Section 75A Application. A copy of the Section 75 Agreement is also enclosed.

Please let us know if you require any further information. Please do not hesitate to contact our Theresa Hunt in our Aberdeen office.

We look forward to receiving an acknowledgement of the Application in due course and for the determination of the Application to proceed as quickly as possible.

Yours faithfully



for and on behalf of Burness Paull LLP

T: +44 (0)1224 618538
E: theresa.hunt@burnesspaull.com

Enc Application Form for the Discharge of Planning Obligations
Location Plan (1:2500) (drawing number A_APL_150)
Copy Section 75 Agreement
Copy Keeper's acknowledgements for Title Sheets ABN137646 and ABN137645 and related dispositions with plans