

## Planning Matters

### Rubislaw Quarry Hill of Rubislaw Development for 300 Rented Flats

**180368/DPP Residential development (across ten storeys and three basement levels) consisting of 299 private flats, gym, function room, public heritage bistro, promenade, car parking and amenity space**

Reference	180368/DPP
Application Received	Mon 12 Mar 2018
Application Validated	Wed 14 Mar 2018
Address	Land Adjacent To Rubislaw Quarry Hill Of Rubislaw Aberdeen AB15 6XL
Proposal	Residential development (across ten storeys and three basement levels) consisting of 299 private flats, gym, function room, public heritage bistro, promenade, car parking and amenity space
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available



Matthew Easton – the planning officer – has confirmed the target at present is for the planning application to be considered at the June committee meeting on 21 June but however there are several matters still under consideration so that could potentially change.

## Aberdeen Local Development Plan – Main Issues Report Consultation

**Main Issues Report (MIR)** Using the findings from the Pre-Main Issues Report consultation, the MIR will set out the views on what ‘Main Issues’ the LDP will address. It will also assess some of the different options and alternatives open to us. The aim is to publish this in

late 2018, and then there will be a public consultation period to gather people’s feedback on the contents of the report.

# Aberdeen Local Development Plan: Timeline



Stage 1	Development Plan Scheme	January 2018
<b>Stage 2</b>	<b>Pre Main Issues Consultation</b>	<b>Spring 2018</b>
Stage 3	Main Issues Report	January 2019
Stage 4	Proposed Plan	February 2020
Stage 5	Examination in Public	January 2021
Stage 6	Adopted Aberdeen Local Development Plan	February 2022

### Craigiebuckler & Seafield Community Council Response to the Main Issues Report Questionnaire

Submitted to Local Development Plan - Pre-Main Issues Report Questionnaire Submitted on 2018-05-24 20:11:19

#### Introduction

1 Please let us know the capacity in which you are completing this questionnaire. Are you...

#### **Craigiebuckler and Seafield Community Council**

2 Please provide your name and contact details?

**Name and Organisation: William Sell, Secretary, Craigiebuckler and Seafield Community Council, Email: craigden10@live.com**

3 If you are acting as an agent or completing this on behalf of an organisation, group or landowner, please provide their details:

4 May we have your permission to publish your name and/or organisation alongside your comments?

**Yes**

## **Aberdeen's Main Planning Issues**

1 What do you think are the most important things that make Aberdeen a good place to live, visit and/or work?

The most important things that make Aberdeen a good place to live, visit and/or work?:

**There are excellent public parks ( Hazlehead and Duthie)**

**Easy access to the countryside.**

**Open green space within the city boundaries.**

**Plenty variety for shopping.**

**Wide choice of places to dine out.**

**There are a number of cinemas.**

**Family entertainment at the beach.**

2 What do you think should be the Council's top priorities for the next Aberdeen Local Development Plan?

What should be the Council's top priorities for the next Local Development Plan?:

**Conservation of our green spaces.**

**Green space should no longer be made available for building.**

**An end to the piecemeal approach to cycle lane provision.**

**Only brown field development should be permitted.**

**The next development plan should take account of health and social care provision.**

**At present housing developments are being permitted without taking any account of capacities of the city's GP practices to take on the vast numbers of new**

**patients from the new communities.**

3 Do you have any particular aspirations for your community or Aberdeen as a whole that you think should be taken forward through the Aberdeen Local Development Plan? For example, what are your views on recycling of waste, affordable housing, access to green space or

ways to reduce CO2 emissions?

Do you have any particular aspirations for your community or Aberdeen as a whole that you think should be taken forward through the Aberdeen

**Local Development Plan:**

**Balanced/balancing communities, with particular regard to the need for health services and schools.**

**Air Quality and impacts from developments.**

**Protecting open space, public and private.**

**Cycle lanes should be linked and regarded as an essential and integral component of the road transport infrastructure**

**City centre development which is unsympathetic to our granite heritage should no longer be permitted.**

### **Policy Topic Areas**

1 What do you think should be our main planning priorities for the City Centre? (For example, what should the role of Union Street be?)

Does the City Centre have all the uses we want, or should there be more uses there - and if so where could they go?)

What do you think should be our main planning priorities for the City Centre?:

**Historically Union Street has been the principal link between the routes which lead to the towns of the North, South and West of the city. It is also the most direct connection between the major routes which lead to Aberdeen's suburban communities. Nothing should be done which would diminish this crucially important role in modern Aberdeen.**

2 What do you think should be our main planning priorities for providing infrastructure? (For example, how should new infrastructure be provided and how might it be paid for?)

What do you think should be our main planning priorities for providing infrastructure? :

**Aberdeen's roads infrastructure has failed to keep pace with the growths of housing developments, business parks and industrial estates. There is no scope for improvements to the roads infrastructure of the city's established communities. However, in all new major developments, roads that are fit for purpose should be paid for by the developers under Section 75 of the Town and Country Planning Act.**

3 What do you think should be our main planning priorities for transport and accessibility? (For example, how can we make it easier to travel in and around Aberdeen? Should we look at pedestrianisation in the City Centre?)

What do you think should be our main planning priorities for transport and accessibility?:

**Traffic in the city centre will become even more congested if any more of its main thoroughfares are pedestrianised.**

**Public transport frequency and accessibility are poor for the residents of some areas of Aberdeen., especially for Craigmillar, Seafield, Countesswells and Airyhall.**

**This situation, together with the advantages of car ownership discourages the use of public transport. Therefore more needs to be done to make bus travel more attractive than car travel. Buses should be allowed on to streets which have been pedestrianised.**

**Smart traffic lights which will sense the approach of a bus and change to green, giving it the advantage over cars at road junctions should be investigated as a possible aid to bus operators.**

**4** What do you think should be our main planning priorities for ensuring we have high quality buildings and places? (For example, how can we better protect our built heritage and ensure high quality and sympathetic architecture and landscape design?)

What do you think should be our main planning priorities for ensuring we have high quality buildings and places?:

**Protecting the granite heritage of Aberdeen should be given more priority than it apparently has in the past. The recent construction of steel, concrete and glass edifices that contrast badly with the spectacular Victorian/Edwardian architecture of the city centre is viewed as a ruinous planning gaff which should never be repeated.**

**5** What do you think should be our main planning priorities for meeting the needs of business and industry? (For example, what can be done to retain existing businesses and attract new employment opportunities to Aberdeen?)

What do you think should be our main planning priorities for meeting the needs of business and industry? :

**Aberdeen's congested roads are not business friendly because "time is money". A lot of the congestion is caused by private cars, especially during the rush hours which are taking up more and more of the time between 7.30 am and 6.30 pm. Much of this congestion is by commuters from the Shire. The Aberdeen City and Aberdeenshire Councils should work in partnership to devise strategies to achieve objectives which are focused on user friendly and accessible forms of public transport which also has good connections between the city centre and Aberdeen's industrial estates and business parks. Less traffic delays mean less costs to businesses, not to mention a less stressed work force.**

**6** What do you think should be our main planning priorities for meeting Aberdeen's housing and community needs? (For example, how can we meet the needs of people who cannot afford mainstream housing?)

What do you think should be our main planning priorities for meeting Aberdeen's housing and community needs?:

**The main planning priority for meeting Aberdeen's housing needs is to build social housing. Land should be made available in the development plan for this purpose instead of allocating it to private sector house builders.**

**At present thousands of houses are being built, but the residents have no community centres. Community centres should be integral to every large planned development.**

**7** What do you think should be our main planning priorities for supporting retail centres across Aberdeen? (For example, should we be safeguarding existing centres, and what are your thoughts on new out-of-town retail parks?)

What do you think should be our main planning priorities for supporting retail centres across Aberdeen?:

**If Aberdeen's existing retail centres apply for planning permission to expand, they should be required to pay for any improvements to the surrounding roads. No more out-of-town retail parks should be built because they lead to increased car use.**

8 What do you think should be our main planning priorities for protecting and enhancing the natural environment and preventing flooding?(For example, what areas or features should we be safeguarding?)

What do you think should be our main planning priorities for protecting and enhancing the natural environment and preventing flooding?:

**All green spaces should be given public park status. Allowing more green space to be allocated for development increases the risk of flooding because of run-off from hard surfaces. The risk of flooding will be reduced if the Council is serious about protecting the natural environment from developers by allowing no further development.**

**Housing developments have encroached on natural woodlands. It is time that the Council realised that 'enough is enough'. There should be no repetition of the woodland destruction at Stonewood.**

9 What do you think should be our main planning priorities for ensuring that resources and waste are managed sustainably? (For example, can we make more innovative use of waste as a resource? Should we encourage renewable energy use? How could we do these things?)

What do you think should be our main planning priorities for ensuring that resources and waste are managed sustainably? :

**Aberdeen City Council has made good headway with recycling. All public buildings should have solar panels installed on their roofs where practical. In order to incentivise householders to install solar panels on their properties, reductions in council tax should be offered.**

10 If you have any views on topics not covered above, please write them below.

If you have any views on topics not covered above, please write them below:

11 If you have any further information you would like to upload please do so below

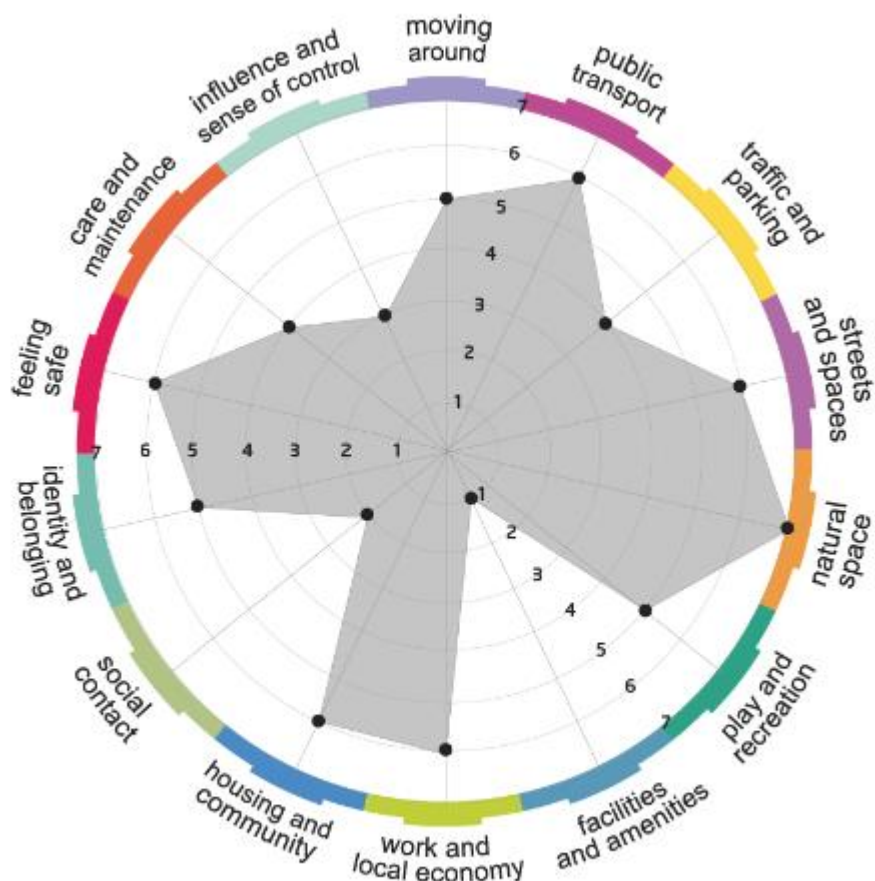
12 If you wish to be added to the LDP emailing list be be kept informed of the progress of the local development plan, please provide your email address:

**Newsletter list : [craigden10@live.com](mailto:craigden10@live.com)**

## **Place Standard**

The Place Standard tool provides a simple framework to structure conversations about place. It allows you to think about the physical elements of a place (for example its buildings, spaces, and transport links) as well as the social aspects (for example whether people feel they have a say in decision making).

The tool provides prompts for discussions, allowing you to consider all the elements of a place in a methodical way. The tool pinpoints the assets of a place as well as areas where a place could improve.



## Place Standard

Respondent CC	Craigiebuckler and Seafield	
Topic – Moving Around		Score
Comments		5
Good walking routes – in and around Hazlehead Park. Cycling routes could be improved as some roads are in a poor state – broken surface, potholes etc. Better connection and marking of routes needed. Core path network is signposted but some improvement needed to improve disabled access to bring upto standard. Generally routes are attractive and pleasant to use.		
Topic – Public Transport		Score
Comments		2
Public transport not good – recently evening surface was scrapped and only after council funding was it extended. Serves purpose to transport public into the town centre. Bus stops – not adequate seating in bus shelters for the elderly. Public transport is expensive for those paying. Bus vehicles are ageing. Frequency of bus service needs to be increased to encourage greater use.		
Topic – Traffic and Parking		Score
Comments		3
Priority given to cars – other traffic. Parking at Seafield shops is very poor and hazardous. This has been raised many times but the Council is not interested. Traffic calming ‘20s plenty’ does help to reduce speeding traffic. Springfield Road to Seafield Road – congestion, very busy road.		
Topic – Streets and Spaces		Score
Comments		5

<p>Hazlehead Park – attractive, popular area, used for sporting activities and running, and is popular with dog walkers. Grove Nursery – good use for community groups – but proposed community garden is derelict and not attractive. Roads around Hazlehead Park are in a poor state and makes access difficult. Huge problem with poor drainage. Golf course is neglected and in urgent need of attention. In bad weather, flooding – boggy areas are a real problem and will deter access and make getting around difficult.</p>	
Topic – Natural Space	Score
Comments	5
<p>Walker Dam – nature reserve. Johnston Gardens – very attractive, popular space: Friends of Johnston Gardens. Hazlehead – great improvement in recent years: Friends of Hazlehead. There is seating in Hazlehead Park, Johnston Gardens and Walker Dam. Den Wood and Hazlehead Forest – could be better. Woodland management and footpaths could be further improved. Only limited areas for people with mobility or disability. Hazlehead Park has a small path network in Den Wood. Hazlehead Golf Course in poor conditions – huge drainage problems due to lack of maintenance in recent years.</p>	
Topic – Play and Recreation	Score
Comments	6
<p>Hazlehead Park – good opportunities for play and recreation. Sports – football, golf, athletics, running track and cycling routes. Park play equipment ok but could be improved. Plenty of green space for children playing and welcomed. Horse riding at Hayfield but very run down facility. Conflict with horse riding and playing fields/golf course damage. Generally area is safe to be used all year round and at different times of day.</p>	
Topic – Facilities and Amenities	Score
Comments	5
<p>Sufficient range of facilities, shops, 2 hotels. GP Surgeries under strain. Swimming pool at Hazlehead Academy great loss to local area. Both the Academy and local residents have no access to swimming facilities (unless they pay for membership at Hilton Treetops). Vacant shop unit – plans for coffee shop.</p>	
Topic – Work and Local Economy	Score
Comments	4
<p>Local economy – shops, 2 hotels, 2 primary schools and a secondary school in the area. Limited opportunities for training and volunteering in local area. Limited opportunities and space for local businesses to start up.</p>	
Topic – Housing and Community	Score
Comments	6
<p>Reasonable housing – new Dandara housing development: 350 houses. Retirement village and care home planned. Mixture of housing in local area: flats, semi and detached houses and range of sizes. Housing types seem to work well together. Yes, variety housing allows people to stay in area as their needs change/they grow older, with retirement village, bungalows and care home – good range for elderly. Limited affordable housing.</p>	
Topic – Social Contact	Score
Comments	5
<p>Local church, community centre, library and community rooms in primary schools – for people to meet. Good range of spaces – indoor and outdoor (Hazlehead Park, Johnston Gardens and Walker Dam) for people to meet. Greater need for more community opportunities to meet – whole community to get involved. More clubs, social activities needed in the area.</p>	
Topic – Identity and Belonging	Score
Comments	6
<p>Yes, local area viewed positively – space for recreation, greenspace and good area for walking and cycling. Local history – Walker Dam, Johnston Gardens, Hazlehead Park is fairly well known. Local groups: Friends of Walker Dam, Johnston Gardens, and Hazlehead work well together to promote the area. Good community spirit.</p>	
Topic – Feeling Safe	Score
Comments	6



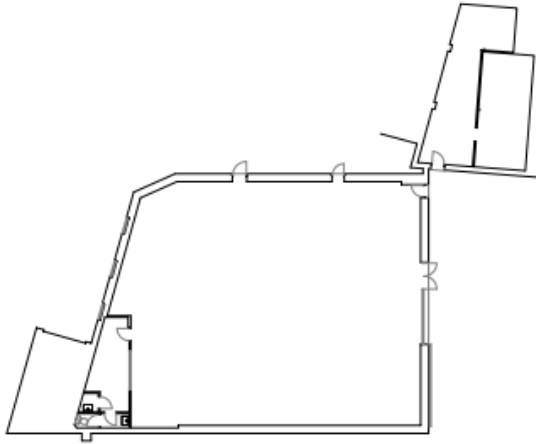
Generally area is safe – Hazlehead Park and Johnston Gardens. Low crime and antisocial behaviour. People do feel safe most of the times – for everyone, but elderly may feel more vulnerable.		
Topic – Care and Maintenance		Score
Comments		5
Hazlehead Park, Johnston Gardens have improved greatly in last few years but more work to do. i.e. toilets are Hazlehead Park, Pets Corner has been improved but still not maintained – not funded properly – area for improvement. Recycling Centre – Grove Nursery is well designed and maintained. Local community objections ensured recycling centre built to higher standard with hedera fencing, acoustic fencing etc. added after initial objections.		
Topic – Influence and Sense of Control		Score
Comments		4
Local community services/groups could be increased to allow more local people to get involved. Local health services do not work actively with local community – lots of room for improvement. Generally local people don't feel they are listened to by local authorities and health services. Community council tries to encourage local community to get involved so they can be listened to and raise any concern.		
Attendees were asked if they were happy to have us share the information gathered with other services and partners to help support service improvements. Names and address will not be shared but Postcodes will.		Response Yes or No Yes

### **Planning Applications as per weekly planning list May 2018:**

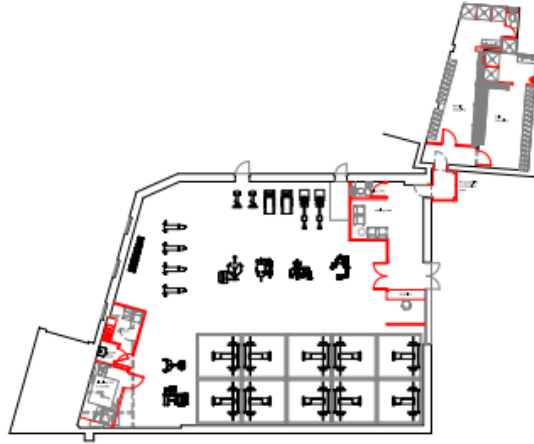
Reference	180667/DPP
Application Received	Mon 30 Apr 2018
Application Validated	Wed 02 May 2018
Address	Nevada Bob's Golf Superstore Springfield Road Aberdeen AB15 7SE
Proposal	Change of use from Class 1 (Shop) to Class 11 (Assembly & Leisure) and extension to link gym to changing rooms, replacement of doors
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Jane Forbes
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr Scott Beattie
Agent Name	William Mitchell
Agent Company Name	Not Available
Agent Address	10 Presly Avenue Tarves Aberdeenshire AB41 7AA

Application Validated Date	Wed 02 May 2018
Expiry Date	Wed 20 Jun 2018
Determination Deadline	Sun 01 Jul 2018



Ground Floor Plan - Existing  
Scale 1:200



Ground Floor Plan - Proposed  
Scale 1:200



South Elevation - Existing  
Scale 1:200



South Elevation - Proposed  
Scale 1:200



East Elevation - Existing  
Scale 1:200

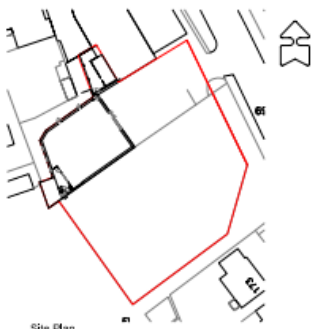


East Elevation - Proposed  
Scale 1:200

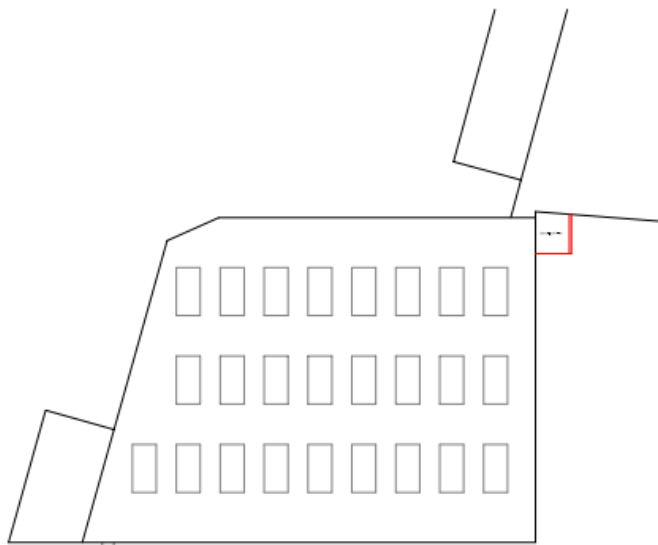
Project: Proposed Gym  
Address: Nevada Bobs Golf Superstore  
Springfield Road  
Aberdeen  
AB15 7SE  
Date: April 2018  
Dwg No: P-01 Rev: A



Location Plan  
Scale 1:1250



Site Plan  
Scale 1:500



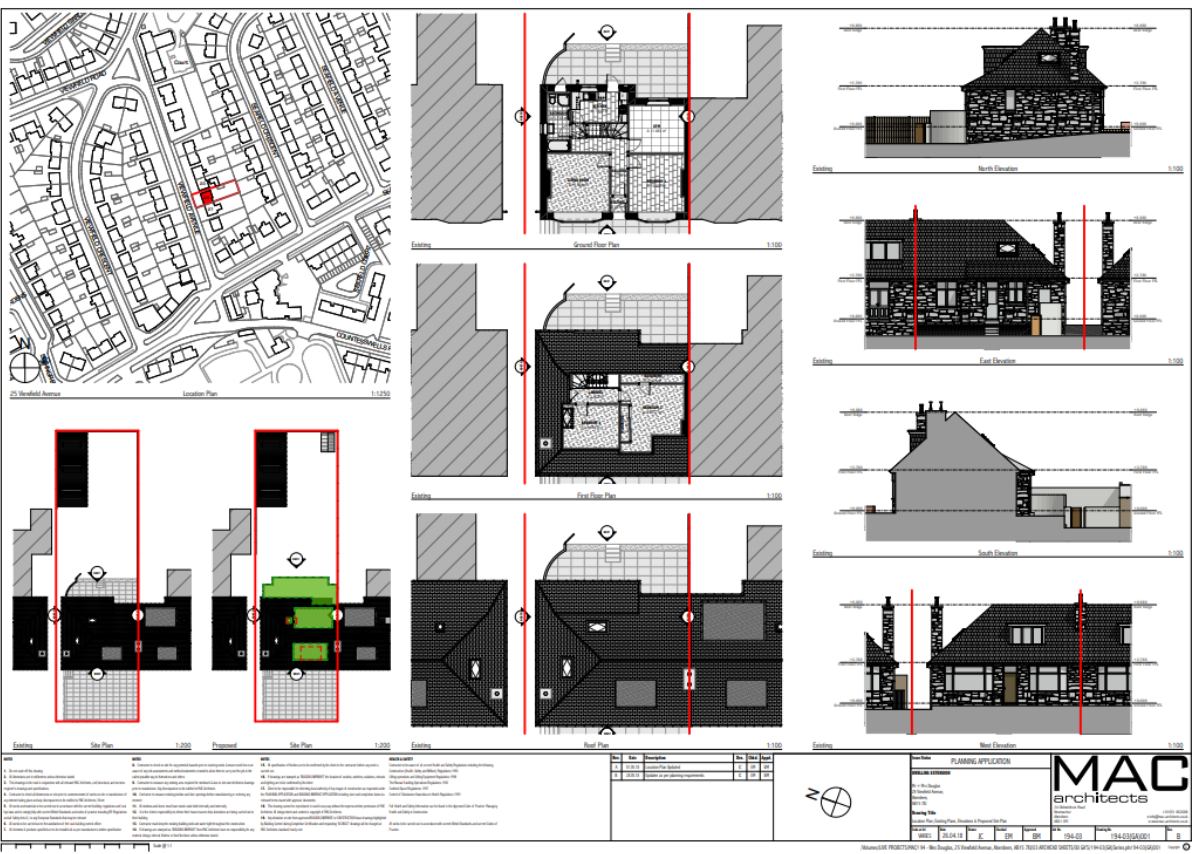
Roof Plan  
Scale 1:1000

Project: Proposed Gym  
Address: Nevada Bobs Golf Superstore  
Springfield Road  
Aberdeen  
AB15 7SE  
Date: April 2018  
Dwg No: P-02 Rev: A

Reference	180688/DPP
Application Received	Tue 01 May 2018
Application Validated	Tue 01 May 2018
Address	25 Viewfield Avenue Aberdeen AB15 7XJ
Proposal	Erection of single storey extension to rear and dormers to the front and rear.
Status	Pending
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 Wesley Douglas
Agent Name	Jonathan Cheyne
Agent Company Name	MAC Architects
Agent Address	24 Oldmeldrum Road Newmachar AB21 0PJ
Agent Phone Number	Not Available

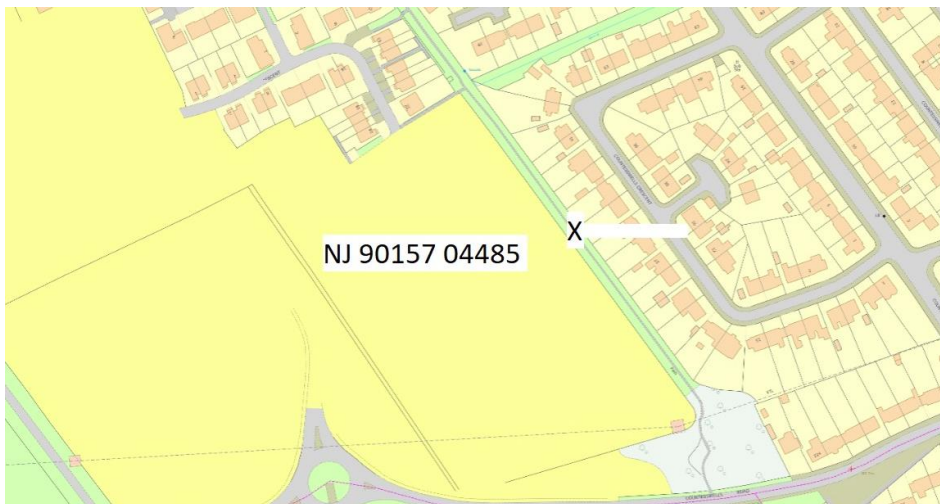
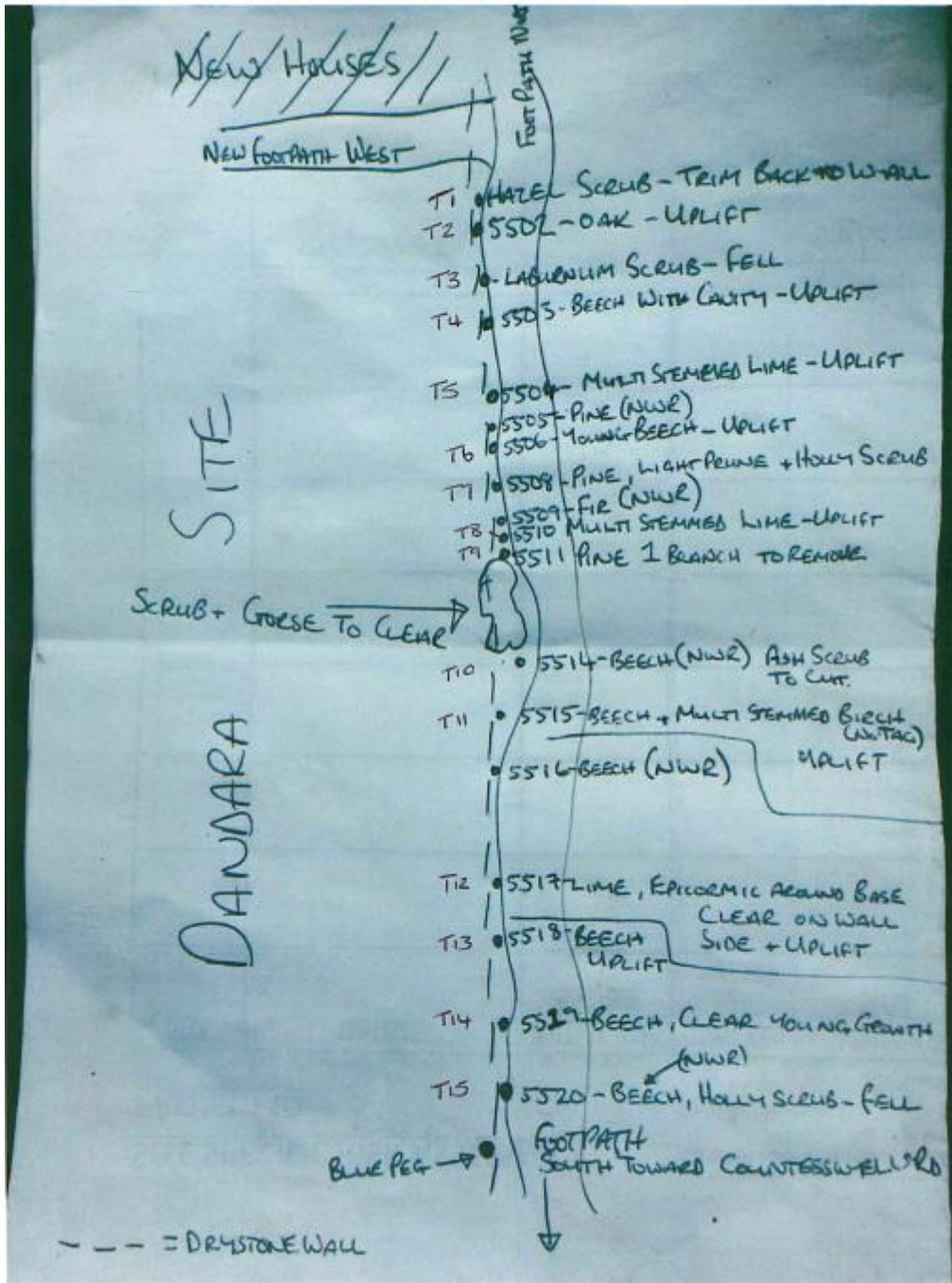
Application Validated Date	Tue 01 May 2018
Expiry Date	Thu 24 May 2018
Determination Deadline	Sat 30 Jun 2018



Reference	180701/TPO
Application Received	Wed 02 May 2018
Application Validated	Tue 08 May 2018
Address	Dandara Site Zone F Hazledene
Proposal	Works to 15 Protected Trees as per schedule of works
Status	Approved
Decision	Approve Unconditionally
Decision Issued Date	Wed 30 May 2018
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Works to Tree Preservation Order
Decision	Approve Unconditionally
Actual Decision Level	Delegated Decision
Expected Decision Level	Not Available
Case Officer	Kevin Wright
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr Alistair Mckee
Agent Name	Angela Smith
Agent Company Name	Future Forestry
Agent Address	The Cabin Castleknowe Tough Aberdeenshire AB33 8HU
Agent Phone Number	Not Available

Application Validated Date	Tue 08 May 2018
Expiry Date	Not Available
Decision Issued Date	Wed 30 May 2018
Determination Deadline	Not Available

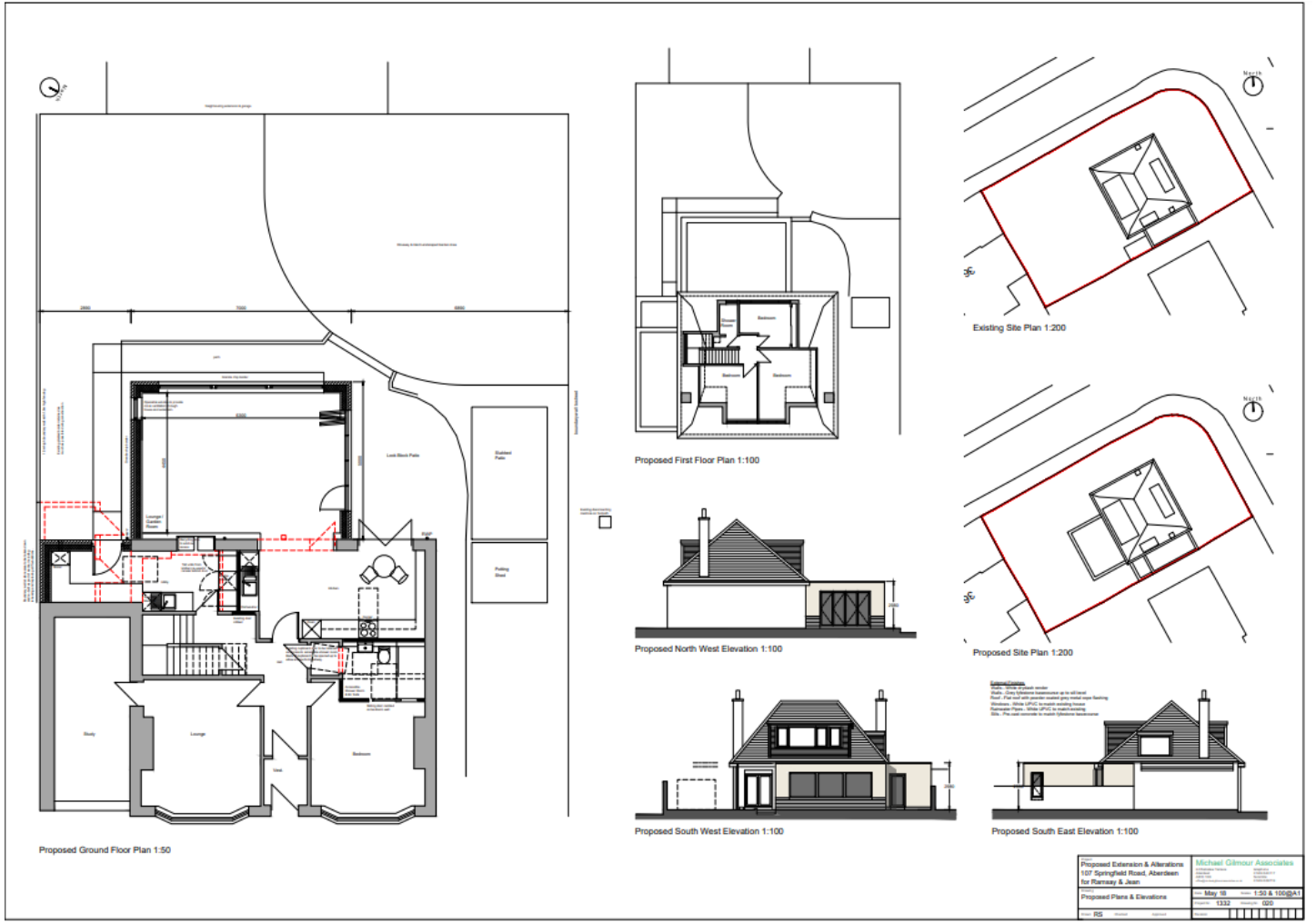




Reference	180761/CLP
Application Received	Mon 14 May 2018
Application Validated	Mon 14 May 2018
Address	107 Springfield Road Aberdeen AB15 7RT
Proposal	Proposed single storey extension to side and rear
Status	Certificate Issued
Decision	Issue Cert. of Lawfulness
Decision Issued Date	Tue 15 May 2018
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Cert. of Lawfulness (Proposed)
Decision	Issue Cert. of Lawfulness
Actual Decision Level	Delegated Decision
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 Ramsay Milne
Agent Name	Richard Slater
Agent Company Name	Michael Gllmour Associates
Agent Address	22 Rubislaw Terrace Aberdeen AB10 1XE
Agent Phone Number	Not Available
Environmental Assessment Requested	No





Reference	180790/DPP
Application Received	Fri 18 May 2018
Application Validated	Fri 25 May 2018
Address	12 Beckram Terrace Aberdeen AB15 8LW
Proposal	Erection of single storey extension to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

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	Mr John Duthie
Agent Name	Steven Lawrence
Agent Company Name	LAS Architecture
Agent Address	Upper Balblair Midmar Aberdeenshire AB51 7NA

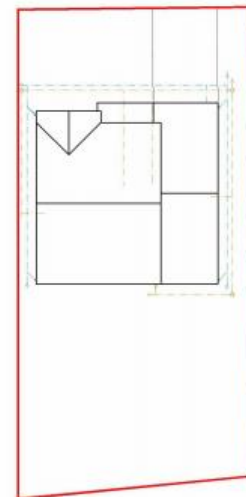
Application Validated Date	Fri 25 May 2018
Expiry Date	Mon 18 Jun 2018
Determination Deadline	Tue 24 Jul 2018



LOCATION PLAN  
Scale 1:1250



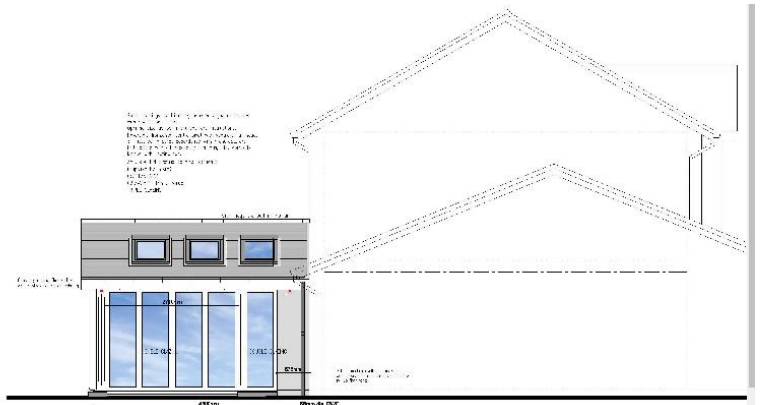
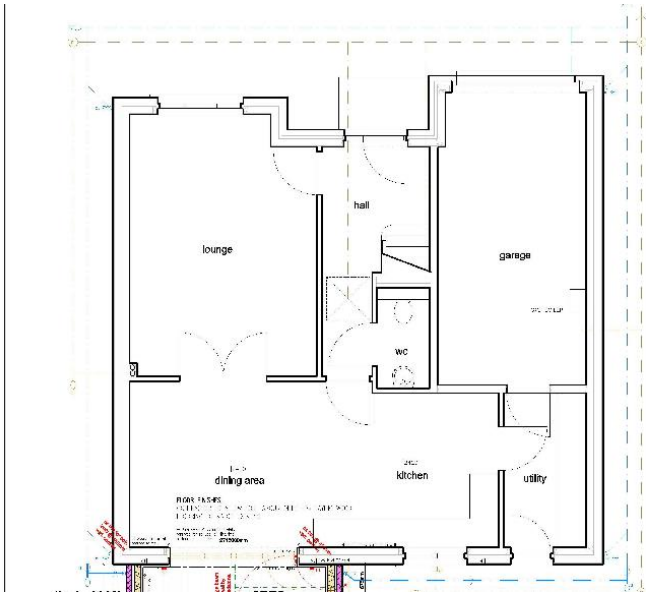
LOCATION PLAN  
Scale 1:2500



EXISTING SITE PLAN  
Scale 1:200

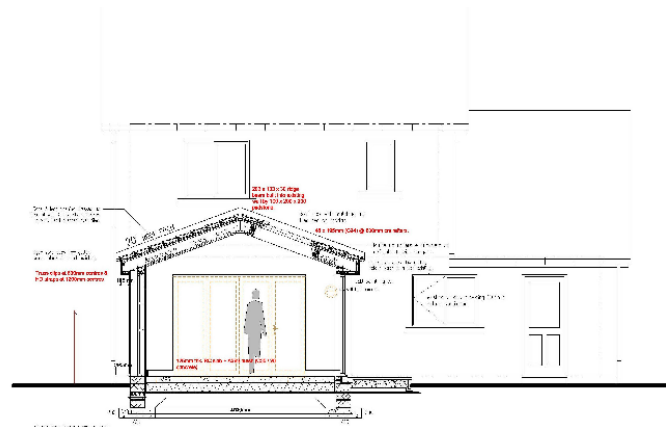
<b>PLANNING</b>	
<b>LAS</b> ARCHITECTURE	
<small>Upper Balblair Street, Midmar, Aberdeen, AB51 7NA 01224 221 221 las@lasarch.co.uk www.lasarch.co.uk</small>	
<small>PROJECT NO:</small>	LAS1882 - Single Storey Extension to Rear
<small>CLIENT:</small>	10 Beckram Terrace, Aberdeen, AB51 7NA
<small>DESIGNER:</small>	Mr John Duthie
<small>DATE:</small>	Location Plan & Existing Site Plan
<small>PROJECT NO:</small>	LAS1882-01
<small>SCALE:</small>	As Shown
<small>DATE:</small>	26.04.2018
<small>BY:</small>	ML/SL
<small>CHECKED BY:</small>	A

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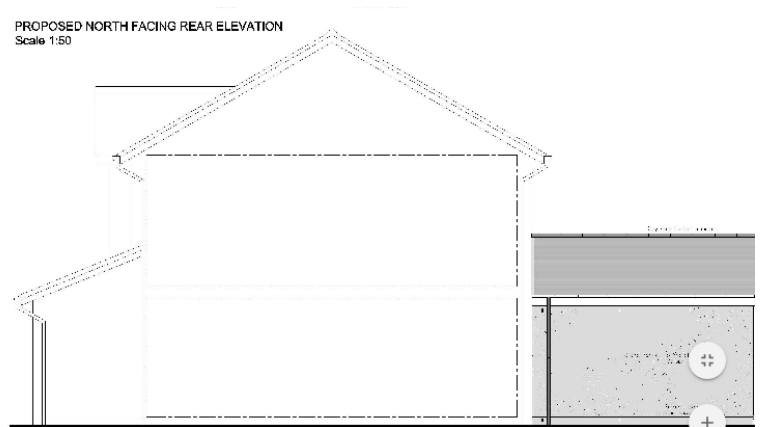


PROPOSED WEST FACING SIDE ELEVATION  
Scale 1:50

**Materials Specification**  
 ROOF: 42000818M THK. CONCRETE INTERLOCKING RO TO MATCH EXISTING.  
 RENDERED WALLS - WALLS FINISHED EXTERNALLY WITH 12 TO MATCH EXISTING.  
 WINDOWS/DOORS - WHITE UPVC DOUBLE-GLAZED CONCRETE 201 UNITS.  
 FASCIA/SKYE BOARDS - WHITE UPVC.  
 RAINWATER GOODS - GREY STYLE ECSP FLOW GUZZETS BY 60MM DIA. UPVC W/EP. COLOUR BLACK TO MATCH EXISTING.



PROPOSED NORTH FACING SECTIONAL REAR ELEVATION  
Scale 1:50



PROPOSED EAST FACING SIDE ELEVATION  
Scale 1:50