

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 |



Council planners recommended that the controversial planning application be approved pointing to economic benefits and that the unusual design would add “something different” to the skyline.

Public Protest against Rubislaw Quarry Development

Ahead of the planning committee meeting a protest was organised by Craigiebuckler & Seafield Community Council on the evening of 19th June and a large turnout of protesters received a lot of coverage by the press and television news.



William Sell, secretary of Craigiebuckler and Seafield Community Council, with protesters at Rubislaw Quarry.
Photograph by Kenny Elrick

PLANNING PERMISSION REFUSED

The Planning Committee met on 21 June 2018 to make its decision on the proposal to build 299 flats at Rubislaw Quarry. Councillor Martin Greig, asked the committee to refuse permission and his motion was successful.

Planning permission was refused. The vote went 7 votes to 2.

The reasons on which the Council has based this decision are as follows:- Application refused due to the visual impact the application would have based on the scale and massing which was contrary to Policy D3. There is also insufficient onsite parking which would lead to overspill parking on residential streets. There is also a lack of suitable capacity for educational needs and purposes, the impact on the wildlife and the design is contrary to Policy D1 - Quality Placemaking by Design.

The developer now has the option of appealing to the Scottish Government to overturn our local decision and the Canadian developer Cartera has confirmed its intention to appeal to the Scottish Government.

RIGHT OF APPEAL

THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

If the applicant is aggrieved by the decision of the planning authority –

- a) to refuse planning permission;
- b) to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission;
- c) to grant planning permission or any approval, consent or agreement subject to conditions, the applicant may appeal to the Scottish Ministers under section 47 of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice.

Applicants may obtain information on how to submit an appeal by visiting

www.gov.scot/Topics/Built-environment/planning/Appeals/howtosubmitanappeal

<https://beta.gov.scot/publications/planning-appeals-guide/>

or contacting Planning and Environmental Appeals Division

Scottish Government, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk, FK1 1XR, Telephone: 01324 696 400

E-mail: DPEA@gov.scot

Dandara Zone F

There has been some uncertainty regarding the status of this planning application and whether the houses that are being built next to the site of the planned retirement flats are per the original planning permission or as per the revised plans.

Councillor Martin Greig contacted the planners at the City Council and a site visit by the planning inspector was organised. Still waiting on feedback from the planning inspectors visit.

Planning application 170243/DPP remains "undetermined". In September 2017, the Planning Committee gave approval subject to a legal agreement which has not been finalised.

The conditions are:

Requirement to complete a Section 75 legal agreement. The S75 legal agreement to secure the following:

- Payment of 10% Affordable Housing commuted sum against Over 55 accommodation units
- Securing affordable housing against the mainstream housing units in accordance with the terms of the S75 attached to the overarching PPiP
- Controlling occupancy of Over 55 units to people 55 years old or older into perpetuity;
- Payment of Core Path contributions (£16,963);
- Payment of Healthcare contributions (£46,675).

There are earlier planning permissions on the land at Pinewood and Hazledene - including the area referred to as Zone F - which remain live. It is not clear yet if any work ongoing is specific to the undetermined application 170243/DPP. It is possible that work is being legitimately undertaken in relation to an earlier consent.

Planning Application Summary with Decisions

| Date | Planning Application Number | Address | Description | Type | Status | ACC Status | Decision Date | Decision |
|------------|-----------------------------|---|--|---|--------|--------------------|---------------|--------------------------------|
| 04/10/2017 | 171196 | 22 Kinaldie Crescent | Subdivision of residential curtilage and erection of single house | Detailed Planning Permission | | Pending | | |
| 15/12/2017 | 171493 | | Installation of telecommunication cabinet | Telecommunication | | Permitted | 27/12/2017 | Permitted Development |
| 25/01/2018 | 180092 | 62 Springfield Road, AB15 7RS | single storey extension | Detailed Planning Permission | | Approved | 27/02/2018 | APPROVE Unconditionally |
| 23/01/2018 | 180080 | 51 Anderson Drive, AB15 4UA | replacement of existing conservatory and single storey extension to rear | Detailed Planning Permission | | Approved | 06/03/2018 | APPROVE Unconditionally |
| 12/01/2018 | 180039 | 47 Woodburn Gardens , AB15 8JT | replacement garage to side | Detailed Planning Permission | | Approved | 07/02/2018 | APPROVE Unconditionally |
| 08/01/2018 | 180013 | Zone A Dandara Pinewood/Hazledene Development | Discharge of planning obligations relating to section 75 agreement | Modification /Discharge of Planning Oblig | | Approved | 26/04/2018 | Approve Modification/Discharge |
| 19/02/2018 | 180224 | Zone A-E Dandara Pinewood/Hazledene Development | - Major development of approximately 250 residential units including amenity space and associated infrastructure | Proposal of Application Notice | | | 02/03/2018 | Further Consultation Required |
| 09/02/2018 | 180163 | 21 Kepplestone Gardens Aberdeen AB15 4DH | Proposed alteration works to form enclosed front entrance area | Cert. of Lawfulness (Proposed) | | Certificate issued | 15/02/2018 | Issue Cert. of Lawfulness |
| 12/03/2018 | 180368 | Rubislaw Quarry Hill of Rubislaw Development for 300 Rented Flats | 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 | Detailed Planning Permission | | Refused | 21/06/2018 | REFUSED [7 votes to 2] |

| | | | | | | | | |
|------------|--------|------------------------------|---|------------------------------|--|--------------------|------------|---------------------------|
| 27/03/2018 | 180458 | Hazlehead Academy | Proposed installation of replacement windows and replacement of roof lights | Cert. of Lawfulness | | Certificate issued | 14/05/2018 | Issue Cert. of Lawfulness |
| 16/03/2018 | 180396 | 7 Craigiebuckler Terrace | Erection of 1.5 storey extension to gable end | Detailed Planning Permission | | Approved | 11/06/2018 | APPROVE Unconditionally |
| 15/03/2018 | 180382 | James Hutton Institute | Work to Protected Trees | Works to Tree Preservation | | Approved | 15/03/2018 | APPROVED Unconditionally |
| 09/03/2018 | 180345 | 41 Springfield Avenue | Erection of single storey extension with decking to rear | Detailed Planning Permission | | Approved | 01/05/2018 | APPROVED Conditionally |
| 19/04/2018 | 180622 | James Hutton Institute | Work to Protected Trees | Works to Tree Preservation | | Approved | 09/05/2018 | APPROVED Unconditionally |
| 30/04/2018 | 180667 | Nevada Bob's Springfiel Road | Gym and changing rooms | Detailed Planning Permission | | Approved | 29/06/2018 | APPROVED Conditionally |
| 01/05/2018 | 180688 | 25 Viewfield Road | | Detailed Planning Permission | | Approved | 13/06/2018 | APPROVED Unconditionally |
| 02/05/2018 | 180701 | Dandara Zone F | Work to Protected Trees | Works to Tree Preservation | | Approved | 30/05/2018 | APPROVED Unconditionally |
| 14/05/2018 | 180761 | 107 Springfield Road | Single Storey Extension | Cert. of Lawfulness | | Certificate issued | 15/05/2018 | Issue Cert. of Lawfulness |
| 18/05/2018 | 180790 | 12 Beckram Terrace | single storey extension | Detailed Planning Permission | | Pending | | |

Planning Applications as per weekly planning list June 2018:

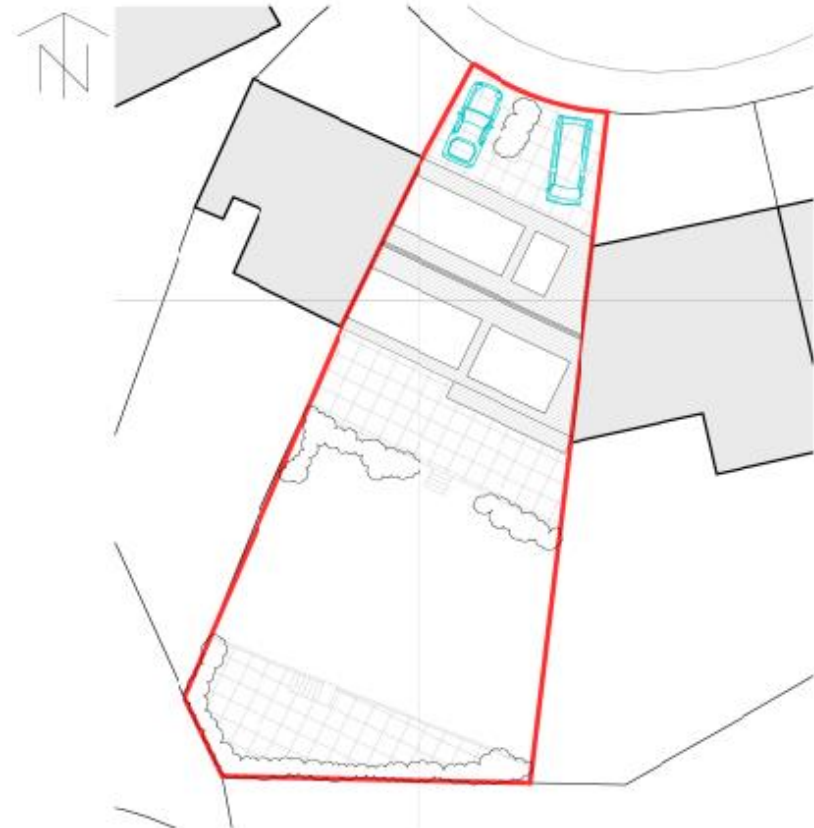
| | |
|-----------------------|--|
| Reference | 180879/DPP |
| Application Received | Fri 01 Jun 2018 |
| Application Validated | Tue 05 Jun 2018 |
| Address | 29 Woodburn Crescent Aberdeen AB15 8JX |

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|-------------------------|--|
| Proposal | Erection of 1.5 storey gable end extension incorporating garage, dormer to front and dormer with balcony to rear |
| Status | Pending |
| 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 | Mr Les Brown |
| Agent Name | Katrina Denholm |
| Agent Company Name | Katrina Denholm Architect |
| Agent Address | 8 Scotsmill Avenue Blackburn Aberdeen UK AB21 0HR |
| Agent Phone Number | Not Available |

| | |
|------------------------------------|-----------------|
| Environmental Assessment Requested | No |
| Application Validated Date | Tue 05 Jun 2018 |
| Expiry Date | Wed 27 Jun 2018 |
| Determination Deadline | Sat 04 Aug 2018 |



EXISTING SITE PLAN
1:250 @ A3



PROPOSED SITE PLAN
1:250 @ A3



LOCATION PLAN
1:1250 @ A3

PLOT AREA 468MSQ

EXISTING DEVELOPED AREA 102 MSQ (22%)

PROPOSED DEVELOPED AREA 105 MSQ (23%)

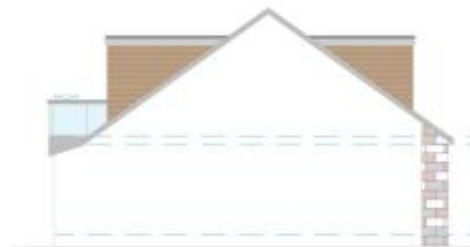
| | | |
|--|---|-----------------------|
| REV. | DATE | DESCRIPTION |
| 1 | Jun 18 | Boundary line Updated |
| REV. | DATE | DESCRIPTION |
| CLIENT : | KAREN BURNETT & LES BROWN | |
| PROJECT : | PROPOSED ALTERATIONS 29 WOODBURN CRESCENT | |
| TITLE : | LOCATION PLAN EXISTING & PROPOSED SITE PLANS | |
|  KATRINA DENHOLM ARCHITECT | | |
| DWG. SIZE: A3 | DRAWING No.: KHD-A10-9-P-01-001 | SHEET No. 1 of 1 |
| SCALE: VARIOUS | | |



PROPOSED NORTH EAST ELEVATION
1:100 @ A3



PROPOSED SOUTH WEST ELEVATION
1:100 @ A3



PROPOSED SOUTH EAST
ELEVATION/SECTION
1:100 @ A3



PROPOSED NORTH WEST
ELEVATION/SECTION
1:100 @ A3

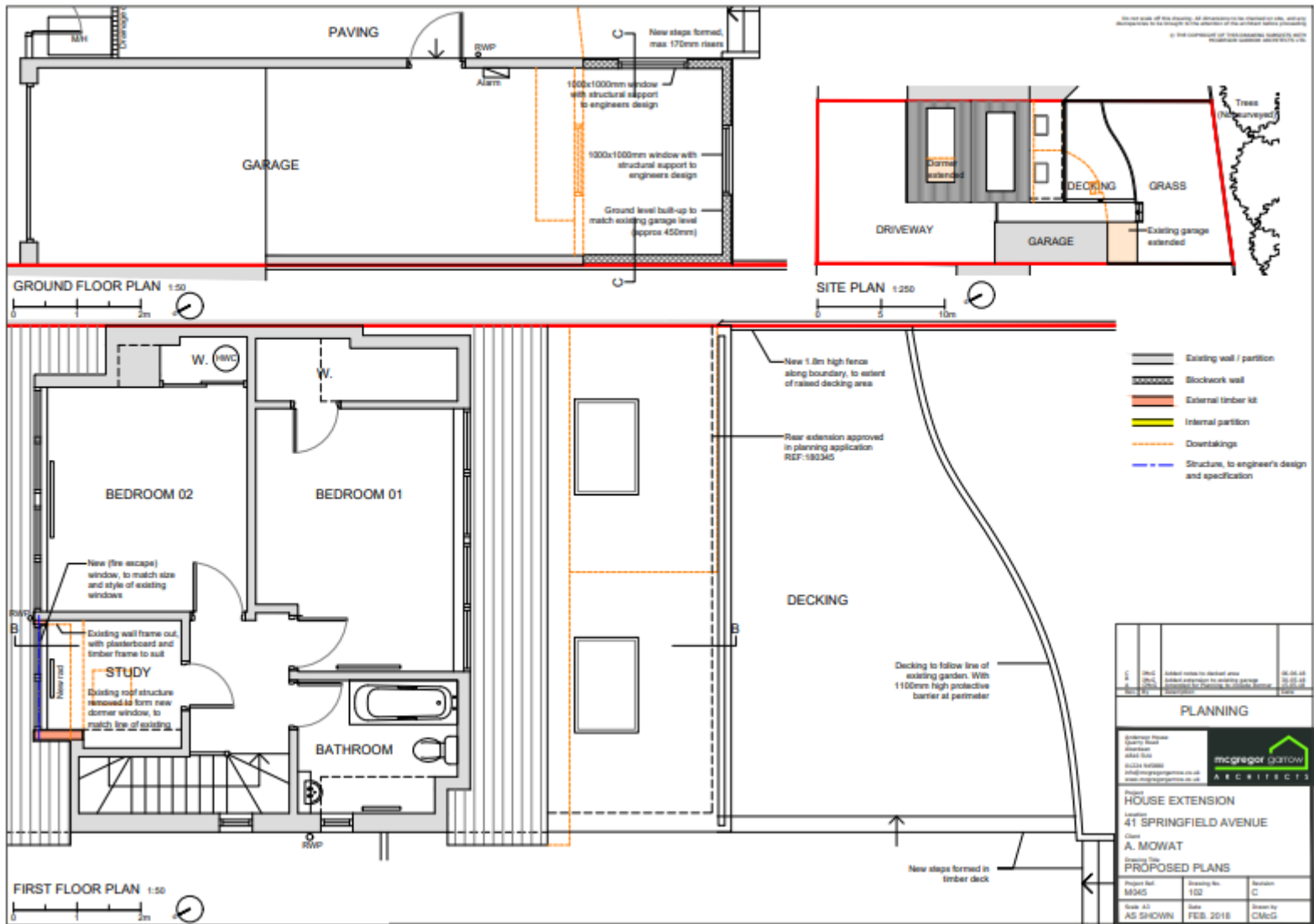
PROPOSED MATERIALS

- ROOF - CONCRETE ROOF TILES TO MATCH EXISTING (MARLEY MARQUIS)
- NEW WINDOWS & DOORS - UPVC TO MATCH EXISTING
- RAIN WATER GOODS - TO MATCH EXISTING
- WALLS - RENDER TO MATCH EXISTINGS & BASE COURSE FYFESTONE TO MATCH EXISTING.

| | | | |
|---------------------------|---|---------------|------|
| KATRINA DENHOLM ARCHITECT | | | |
| ED: | DATE | EDWFOR | |
| DRAWN: | KAREN BLUNETT & JES BROWN | | |
| PROJECT: | PROPOSED ALTERATIONS TO WOODBURN GREENH | | |
| REF: | PROPOSED ELEVATIONS | | |
| KATRINA DENHOLM ARCHITECT | | | |
| DATE: | 1/10/2024 | PROJECT NO: | 1001 |
| SCALE: | 1:100 | PROJECT NAME: | 1001 |

| | |
|-------------------------|---|
| Reference | 180895/DPP |
| Application Received | Tue 05 Jun 2018 |
| Application Validated | Wed 06 Jun 2018 |
| Address | 41 Springfield Avenue Aberdeen AB15 8JJ |
| Proposal | Erection of dormer to front and extension to garage at rear |
| Status | Pending |
| 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 | Mr Alistair Mowat |
| Agent Name | Ian McGregor |

| | |
|------------------------------------|---|
| Agent Company Name | McGregor Garrow Architects |
| Agent Address | Anderson House Quarry Road Aberdeen Scotland AB16 5UU |
| Agent Phone Number | Not Available |
| Environmental Assessment Requested | No |
| Application Validated Date | Wed 06 Jun 2018 |
| Expiry Date | Thu 28 Jun 2018 |
| Determination Deadline | Sun 05 Aug 2018 |



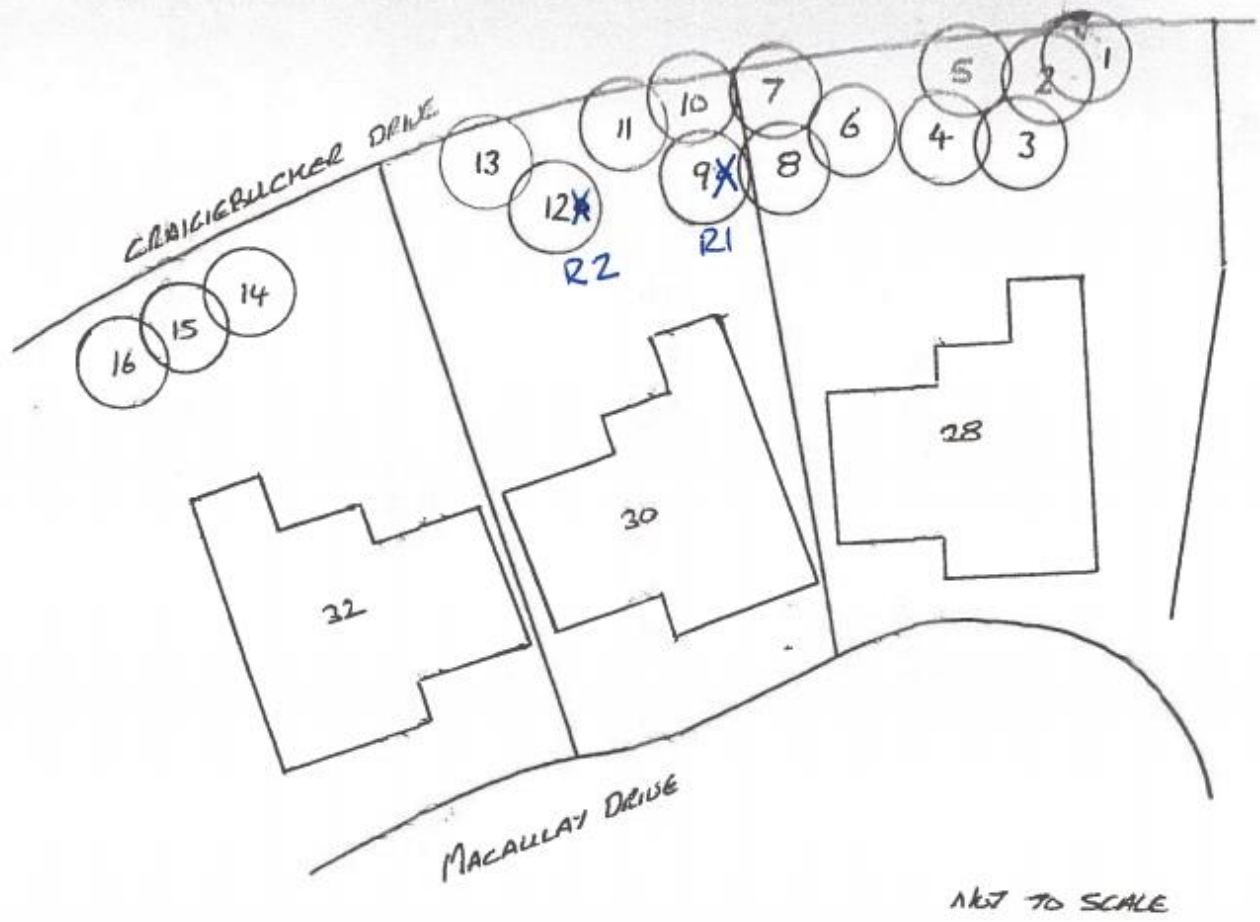
| | |
|-----------------------|---|
| Reference | 180979/TPO |
| Application Received | Fri 15 Jun 2018 |
| Application Validated | Fri 15 Jun 2018 |
| Address | 30 Macaulay Drive Aberdeen AB15 8FL |
| Proposal | Works to 2 Protected Trees; T1 & T2 - Beech - Remove and replace due to wood decay/safety concerns |
| Status | Pending |
| Appeal Status | Unknown |
| Appeal Decision | Not Available |

| | |
|-------------------------|----------------------------------|
| Application Type | Works to Tree Preservation Order |
| 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 | David Peters |
| Applicant Address | 30 Macaulay Drive Aberdeen AB15 8FL |
| Environmental Assessment Requested | No |

| | |
|----------------------------|-----------------|
| Application Validated Date | Fri 15 Jun 2018 |
| Expiry Date | Not Available |
| Determination Deadline | Thu 09 Aug 2018 |

Appendix 5: Tree Sketch Map



R1. - WHITEBEAM
R2 - ROWAN



TREE
⑨



| | |
|-------------------------|---|
| Reference | 181009/DPP |
| Application Received | Wed 20 Jun 2018 |
| Application Validated | Wed 20 Jun 2018 |
| Address | 15 Springfield Place Aberdeen AB15 7SF |
| Proposal | Erection of single storey extension to side (including integral garage) |
| Status | Pending |
| Appeal Status | Unknown |
| Appeal Decision | Not Available |
| Application Type | Detailed Planning Permission |
| 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 | Mr and Mrs Duncan and Louise Frost |
| Agent Name | PAUL WALBER |

| | |
|------------------------------------|---|
| Agent Company Name | All Design (Scotland) Limited |
| Agent Address | James Gregory Centre, Campus 2 Bridge of Don Aberdeen United Kingdom AB22 8GU |
| Agent Phone Number | Not Available |
| Environmental Assessment Requested | No |

| | |
|----------------------------|-----------------|
| Application Validated Date | Wed 20 Jun 2018 |
| Expiry Date | Thu 12 Jul 2018 |
| Determination Deadline | Sun 19 Aug 2018 |

These drawings are to be read in conjunction with:
AD 1169 / 02, 03 & 04

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Aberdeen Innovation Centre, Campus 2, James Gregory
Centre, Bridge of Don, Aberdeen, AB23 8GU
Telephone Number - 01224 701576
Website : www.all-design.co.uk

Project Residential Development at 15 Springfield
Place, Aberdeen, AB15 7SF.

Drawing Title Location and Block Plan

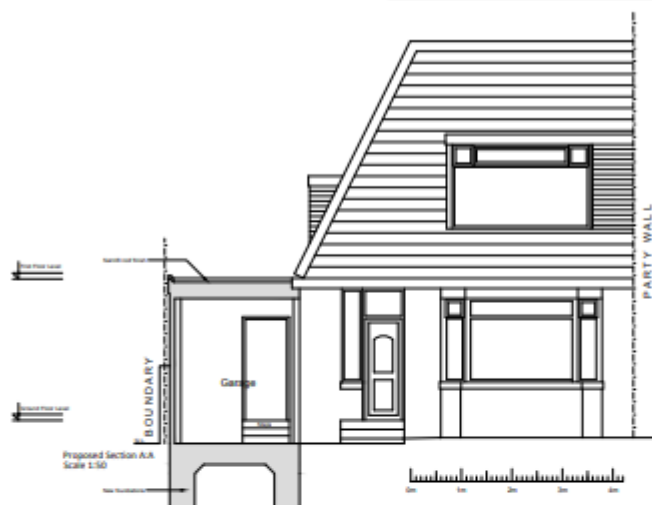
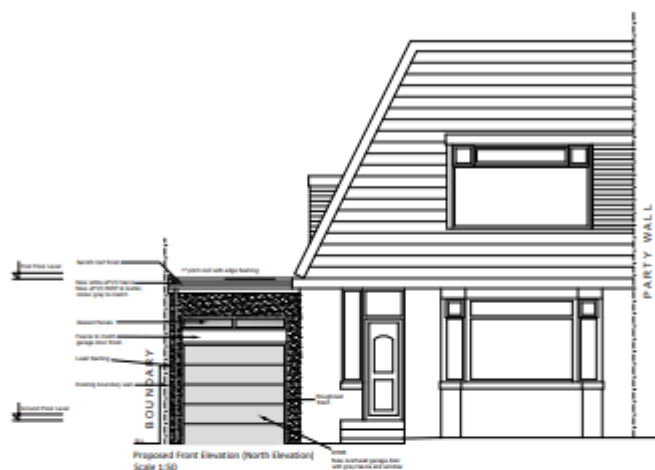
Drawing Number AD 1169 / 01 Rev B

Scale 1:1250, 1:200 @ A3 Date : 30th April 2018
Drawn : PW

Rev B Issued to Planning for Approval
13th June 2018 - PW
Rev A Issued to Client for Approval
1st June 2018.

These drawings are to be read in conjunction with:
AD 1349 / 04, 05 & 06

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Rev C - Amended in line with Planning Comments. Issued
to Planning for Approval. 20th June 2018 - PW
Rev B Issued to Planning for Approval
12th June 2018 - PW
Rev A - Issued to Client for Approval. 1st June 2018. LW



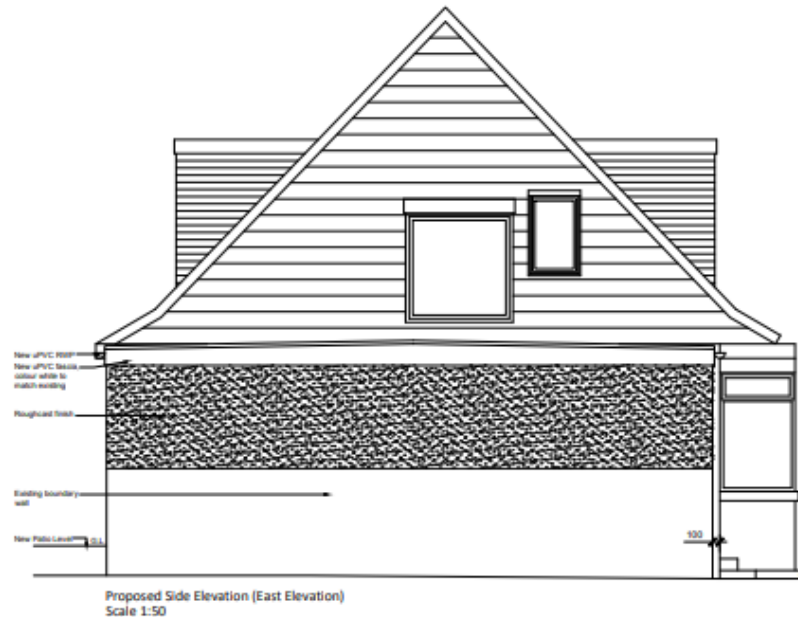
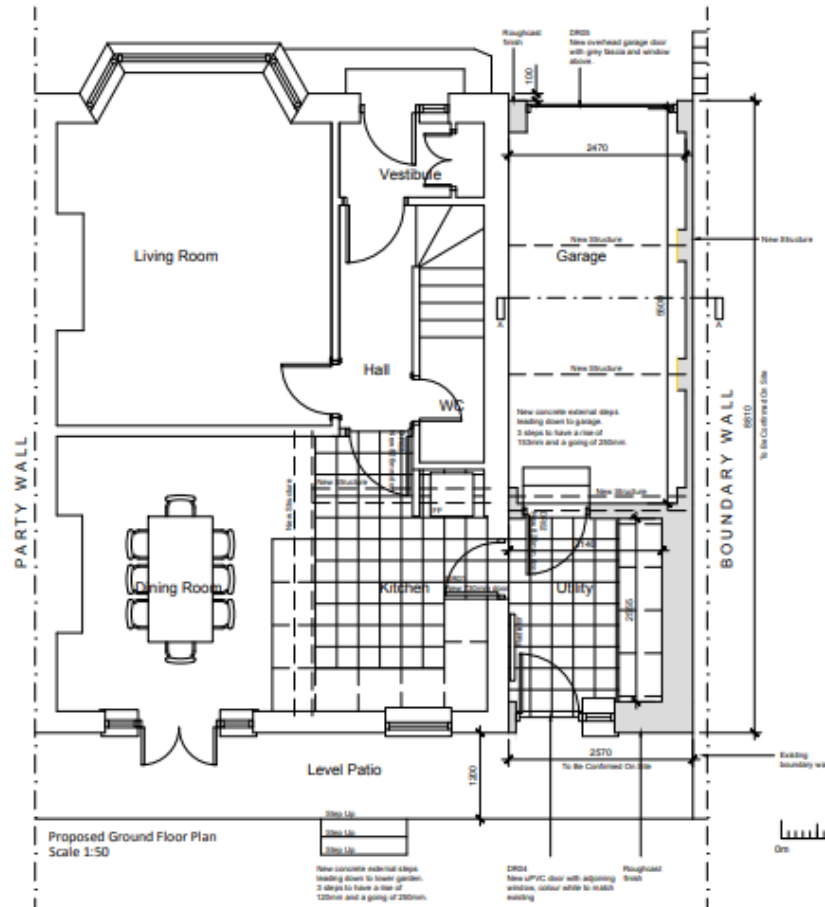
Abertown Innovation Centre, Campus 3, James Gregory
Centre, Bridge of Don, Aberdeen, AB21 8GU
Telephone Number - 01224 701576
Website - www.all-design.co.uk

Project Residential Development at 15 Springfield
Place, Aberdeen, AB25 7SL

Drawing Title Proposed Front and Rear Elevation and
Section A-A

Drawing Number AD 1349 / 04 Rev C

Scale Date: 1st June 2018
1:50 @ A2 Drawn: LW



Rev C - Amended inline with Planning Comments.. Issued to Planning for Approval. 20th June 2018 - PW
Rev B Issued to Planning for Approval 13th June 2018 - PW
Rev A - Issued to Client for Approval. 1st June 2018. LW.



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Telephone Number - 01224 701576
Website : www.all-design.co.uk

Project Residential Development at 15 Springfield Place, Aberdeen, AB15 7SF.

Drawing Title Proposed Ground Floor Plan and Side Elevation

Drawing Number AD 1169 / 03 Rev C