

Planning Matters



Rubislaw Quarry Hill of Rubislaw Development for 299 Rented Flats

A planning appeal to the Scottish Government was submitted on Thursday 26th July, The Planning and Environmental Appeals Division (DPEA) have a website with documents relating to the case. <http://dpea.scotland.gov.uk/>

Grounds for appeal.

Reasons for refusal

3.1 Although the Decision Notice only gives one reason for refusal, it contains five different elements as follows:

- the adverse visual impact the proposal would have based on its scale and massing which is contrary to Policy D3 - Big Buildings of Aberdeen Local Development Plan;
- there is insufficient onsite parking provided which would lead to overspill parking on residential streets;
- there is a lack of suitable capacity to accommodate the educational needs of the development;
- there would be an adverse impact on the wildlife on the site; and
- the quality of the design does not meet the requirements of Policy D1 – Quality Placemaking by Design of the Aberdeen Local Development Plan.

The case officer is Smerah Akbar and the reporter is Ms Claire Milne, a decision has been made that the reporter will have an unaccompanied site visit.

Smerah Akbar

Scottish Government | Planning and Environmental Appeals Division

4 The Courtyard | Callendar Business Park



Callendar Road

FALKIRK, FK1 1XR

Direct Number: 0131 244 8182

Main Number: 0300 244 6668

Main office email: DPEA@gov.scot

DPEA Case Reference	PPA-100-2092 
Case Status *	Allocated to reporter
Target Date	17 Dec 2018 
Case Type *	Planning Permission Appeal
Application Type	Planning permission
Case Owner	Akbar, Smerah - Email: smerah.akbar@gov.scot - Tel: 0131 244 8182
Main Contact	Cartera Private Equities
Agent	Margaret Bochel
Applicant	Cartera Private Equities
Authority	Aberdeen City Council
Authority Reference	180368/DPP
Reporter	Ms Claire Milne
Next Oral Process Details	

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.

Aberdeen Local Development Plan (2022)

In January 2019 Aberdeen City Council will publish a Main Issues Report. This will be a discussion document summarising the main planning issues facing Aberdeen. It will outline the major differences in approach to the current LDP. In doing so it will also take into account the requirements of the Strategic Development Plan and any issues arising out of its emerging replacement.

The Main Issues Report will link closely to the process of Strategic Environmental Assessment. All proposals (preferred and alternative) put forward in the Main Issues Report will be environmentally appraised and a draft Environmental Report will be published alongside it.

Prior to its publication we will invite people to submit comments and ideas for the Main Issues Report. These comments could be regarding new policy approaches for the LDP and/or land allocations for development. This process will likely take place between February and April 2018.

The emerging Strategic Development Plan may suggest the identification of further housing and employment allocations, including proposals to redevelop brownfield sites in the urban area. A development options form and a sustainability checklist will be posted on the Council's website at an appropriate time. All submissions will be assessed against sustainability criteria and, following further consultation, will inform the content of the Main Issues Report.

• Report Main Issues Report to Full Council	December 2018
• Publish Main Issues Report and issue to persons and key agencies	January 2019
• Publish Monitoring Statement	January 2019
• Send Strategic Environmental Assessment Scoping Report to consultation authorities	
• Main Issues Report consultation	January – March 2019

STAGE 3 - Preparing and publishing the Proposed Aberdeen Local Development Plan	TIMEFRAME
• Prepare and publish updated Local Development Plan Scheme and issue to Scottish Government	January 2019
• Process representations to the Main Issues Report	March – May 2019

• Prepare Proposed Aberdeen Local Development Plan and Draft Supplementary Guidance	June – September 2019
• Prepare draft Action Programme	June – September 2019
• Prepare Environmental Report and carry out appropriate Assessment	
• Report Proposed Plan to Full Council	December 2019
• Prepare and publish updated Local Development Plan Scheme and issue to Scottish Government	January 2020
• Publish Proposed Aberdeen Local Development Plan and notify to persons and key agencies	February 2020
• Publish Proposed Action Programme	
• Publish Environmental Report and send to Strategic Environmental Assessment Gateway under 2004 Regulations	
• Notification of Neighbours	February/ March 2020
• Objection and representation period	February – May 2020

Craigiebuckler & Seafield Community Council Representation to Pre-Main Issues Report Consultation:

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...

A community representative e.g. Community Council

If you are a community representative, which area do you represent?: Craigiebuckler and Seafield Community Council

If you answered Other, please tell us who you are.:

2 Please provide your name and contact details?

Name and Organisation:: William Sell, Secretary, Craigiebuckler and Seafield Community Council

Address::

AB15 8ND

Telephone::

Email:

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

Organisation/Group/Landowner:

Address::

Postcode::

Telephone::

Email::

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?

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?

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?)

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?)

Aberdeen's roads infrastructure has failed to keep pace with the 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?)

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 Craigiebuckler, 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?)

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?)

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 in 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?)

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?)

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?)

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 Stoneywood.

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?)

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

Planning Application Summary with Decisions

Date	Planning Application Number	Address	Description	Type	Status	ACC Status	Decision Date	Decision
09/03/2017	170243	Pinewood Dandara Zone F Countesswells Road AB15 8AT	Erection of 116 dwellings comprising of 2 apartment blocks, 35 houses and retirement apartment block, with amenity space and associated infrastructure	Detailed Planning Permission		Approved	22/08/2018	APPROVE Conditionally & Legal Agreement
04/10/2017	171196	22 Kinaldie Crescent	Subdivision of residential curtilage and erection of single house	Detailed Planning Permission		Approved	24/09/2018	APPROVED Conditionally
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 (Proposed)		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 Order		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 Order		Approved	09/05/2018	APPROVED Unconditionally
30/04/2018	180667	Nevada Bob's Springfield 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 Order		Approved	30/05/2018	APPROVED Unconditionally
14/05/2018	180761	107 Springfield Road	Single Storey Extension	Cert. of Lawfulness (Proposed)		Certificate issued	15/05/2018	Issue Cert. of Lawfulness
18/05/2018	180790	12 Beckram Terrace	single storey extension	Detailed Planning Permission		Approved	10/07/2018	APPROVED Unconditionally
01/06/2018	180879	29 Woodburn Crescent Aberdeen AB15 8JX	1.5 storey gable end extension incorporating garage	Detailed Planning Permission		Approved	10/08/2018	APPROVED Unconditionally
05/06/2018	180895	41 Springfield Avenue Aberdeen AB15 8JJ	Erection of dormer to front and extension to garage at rear	Detailed Planning Permission		Approved	03/08/2018	APPROVED Unconditionally
15/06/2018	180979	30 Macaulay Drive Aberdeen AB15 8FL	Work to 2 Protected Trees	Works to Tree Preservation Order		Approved	09/08/2018	APPROVED Conditionally

20/06/2018	181009	15 Springfield Place Aberdeen AB15 7SF	Erection of single storey extension to side	Detailed Planning Permission		Approved	23/08/2018	APPROVED Unconditionally
29/06/2018	181111	9 Woodburn Avenue Aberdeen AB15 8JQ	Erection of single storey extension to rear including alterations to the external steps and installation of railings	Detailed Planning Permission		Approved	14/08/2018	APPROVED Unconditionally
02/07/2018	181129	62 Craigiebuckler Avenue Aberdeen AB15 8SU	Erection of single storey extension to rear	Detailed Planning Permission		Approved	28/08/2018	APPROVED Unconditionally
06/08/2018	181393	The James Hutton Institute, Countesswells Road, Aberdeen, AB15 8QH	Works to 1 Protected Tree; T1 - Bech - Fell to ground as diseased	Works to Tree Preservation Order		Approved	10/09/2018	APPROVED Conditionally
28/09/2018	181654	12 Seafield Road Aberdeen AB15 7YT	Partial change of use from class 3 (food and drink) to class 2 (Financial, Professional and other services), demolition of existing function room and erection of single storey extension	Detailed Planning Permission		Pending		
26/10/2018	181866	5 Rubislaw Park Crescent Aberdeen AB15 8BT	Erection of single storey extension to rear and sides	Detailed Planning Permission		Pending		

Planning Applications as per weekly planning list November 2018:

Reference	181866/DPP
Application Received	Fri 26 Oct 2018
Application Validated	Fri 09 Nov 2018
Address	5 Rubislaw Park Crescent Aberdeen AB15 8BT
Proposal	Erection of single storey extension to rear and sides
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 C Fletcher
Agent Name	James A Smith
Agent Company Name	James A Smith
Agent Address	Tigh Na Bruaich Kingswells Aberdeen AB15 8QQ
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Fri 09 Nov 2018
Expiry Date	Mon 03 Dec 2018
Determination Deadline	Tue 08 Jan 2019

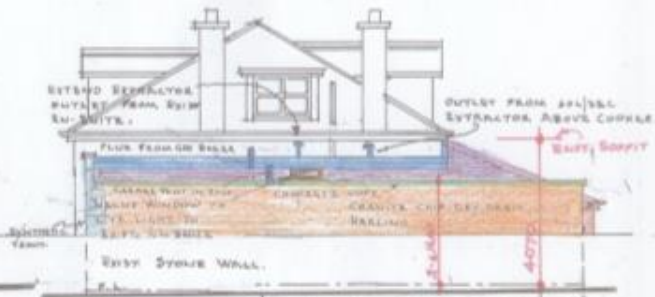
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 CENTRE COORDINATES: 39196, 805085



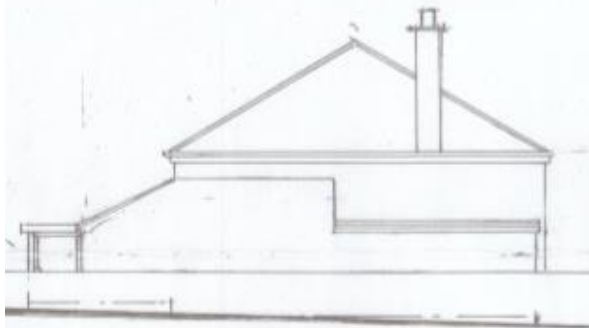
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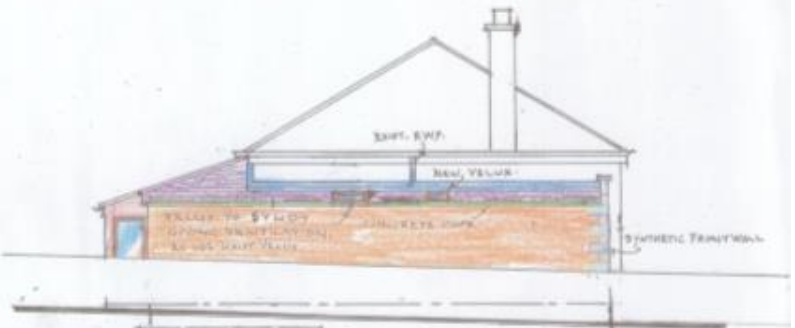
EXIST. WEST ELEVATION.



PROPOSED WEST ELEVATION.



EXIST. EAST ELEVATION.



PROPOSED EAST ELEVATION.

EXIST. & PROPOSED ELEVATIONS. 5 RUBISLAW PARK CRESC., ABERDEEN. AB15 8BT.
 MR. & MRS. FLETCHER. SCALE 1:100 (SCALE BAR ON SHEET 3'S) JAMES A SMITH 01224 790930 SHEET N° 4.