

Planning Matters

Aberdeen Local Development Plan (2022)

In January 2019 Aberdeen City Council published a Main Issues Report. This is a discussion document summarising the main planning issues facing Aberdeen. The Main Issues Report (MIR) has been published as part of the process in preparation for the 2022 Aberdeen Local Development Plan. It is designed to gather views on specific proposals and sets out options for dealing with the key planning matters facing Aberdeen over the next 20 years.

The MIR and associated documents are now out for a 10-week public consultation from 4 March 2019 to 13 May 2019. It outlines 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.

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.

The draft Main Issues Report for the Aberdeen Local Development Plan 2022 was discussed at the ACC Capital Programme Committee on 23 January 2019. All the developer proposals can be found on the council website.

Key Stages	Dates
Agree Main Issues Report and Monitoring Statement for consultation.	January 2019
Consult on Main Issues Report.	February to April 2019
Publish Proposed Local Development Plan and Proposed Action Programme.	February 2020
Consult on Proposed Local Development Plan and Proposed Action Programme.	February 2020 to May 2020
Submit Proposed Local Development Plan to Ministers. Publicise submission of Plan.	December 2020
Examination in Public of Proposed Plan.	January to September 2021
Report of Examination in Public published and submitted to Aberdeen City Council.	October 2021
Aberdeen City Council adopts Plan.	January 2022

The planning sub committee of Craigiebuckler & Seafield Community Council (William Sell, Robert Frost and James Flett) met on Thursday 18th April 2019 to discuss the Aberdeen City Local Development Main Issues Report and to prepare comments to the main issues and provide answers to 28 questions.

Craigiebuckler & Seafield Community Council Comments submitted on the council website on 29/04/2019:

Local Development Plan Main Issues Report 2019 Consultation

2 Settlement Strategy

The Aberdeen LDP 2017 allocated land for housing and employment over two phases in line with the Aberdeen City and Shire SDP 2014. This section sets out housing allowances for Aberdeen City in line with the Proposed SDP 2018.

Question 1. New Housing Sites

Do you agree with our preferred housing sites? Are there any other sites that would be suitable for housing?

Yes we agree with preferred housing sites. We have not identified any other sites that would be suitable for housing.

Question 2 . Housing Allowances Beyond 2032

Is there a need for us to identify further Housing Allowances or sites for the period beyond 2032?

No further housing sites should be identified beyond 2032. By that time the city will have grown considerably and green space could be too scarce to be allowed to be developed.

Question 3. Brownfield and other Opportunity Sites

Are there any further brownfield or other opportunity sites which would be suitable for redevelopment?

We have not identified any further brownfield or other opportunity sites which would be suitable for redevelopment.

Question 4 . New Healthcare Facilities

Do you have any comments on these sites? Are there any other sites in these areas that we should be considering?

Dyce and Stoneywood.

The former Cordyce School: Develop for a new medical centre. Bid reference B01-11

The MIR bid assesment advises that there are constraints to developing the former Cordyce School Site which has, in our opinion, reduced its value as a brownfield development . There is also a belt of mature trees which should be protected from construction activities.

The alternative site, Central park, Dyce – B01/10 – Site adjacent to new medical centre.

Possibly a good central location. However it impedes upon new sports facilities and existing paths used to access Dyce shopping centre.

Conclusion – Cordyce school site, though it is not ideal, seems a better option for the site of a new doctor's surgery/medical centre.

Bucksburn and Bankhead

B01-12 Playing fields, Stoneyton Terrace. This site, in our opinion, should be protected from development. It is zoned as green belt on the present development plan and should receive the same classification in the 2022 LDP.

The former Bucksburn primary school is a much better alternative for siting a medical centre because it is a brownfield site with good access.

Northfield and Mastrick

B0317 – Greenferns, South of Orchard Brae School. The area is zoned for residential development in the current LDP and should remain classified as such in the 2022 LDP

Site at Greenferns, West of Orchard Brae School, B0318 – partly reserved for a neighbourhood centre.

MIR bid assessment advises that the development of a health centre would add to the existing land uses in the area. It should be the preferred site.

3 Aberdeen City Centre and the Network of Centres

Aberdeen City Centre, the regional centre for the North East of Scotland, plays a major role in the commercial, economic, social, civic and cultural life in Aberdeen and beyond.

Question 5. City Centre Boundary

Do you agree the Local Development Plan should modify its City Centre boundary to match the City Centre boundary shown in the City Centre Masterplan?

Yes we agree the City Centre boundary should match that of the City Centre Masterplan but we also feel the two current areas should be integrated giving the larger area of the 2 boundaries.

Question 6. City Centre Masterplan Intervention Areas

Do you agree that the City Centre Masterplan intervention areas should be identified as opportunity sites within the Local Development Plan?

Yes agree that the CCMP intervention areas should be identified as opportunity sites within LDP.

Question 7. City Centre Retail Core

Should the retail core be reduced to focus on a more compact area of Union Street and the existing shopping centres?

We are of the opinion that the retail core should be reduced to focus on a more compact area of Union Street and the existing shopping centres. But we also need a plan for the whole of Union Street and careful consideration needs to be taken regarding the role of Union Street.

Question 8. Union Street Frontages

Should the Union Street Frontages percentages be reviewed? Do the current target percentages ensure there is a balance between a strong retail focus and allowing for other uses? What other uses should we allow on the retail core area of Union Street

Yes percentages should be reviewed as we need a more flexible approach and don't want to stick to rigid percentages.

Question 9. Out of Town Retailing

Should we direct high footfall uses to existing centres including the City Centre? Should we consider new out of town retail parks? What would the impact of these be on Union Street and the City Centre, and Aberdeen's network of centres?

High footfall uses should continue to be directed to existing centres, including the city centre.

There should be no new out-of-town retail parks because they encourage car use as opposed to sustainable means of travelling.

The out-of-town retail parks are convenient for shopping because they have large free, user friendly car parks. This has had an adverse impact on Union Street, the city centre retailers and Aberdeen's network centres.

Question 10. Commercial Leisure Uses

Should we continue to direct commercial leisure uses towards existing centres and the beach and leisure area?

Yes, leisure users should continue to be directed towards the historic existing centres and the Beach Leisure Area, but listen to any new proposals as a more flexible approach needs to be taken.

Question 11. City Centre Living

How can we encourage more people to live in the City Centre? Would a document outlining the principles which need to be applied in converting a building into residential use be helpful?

The main attraction of city centre living should be advertised .

The attraction is the convenience of having so many retail and leisure outlets on one's doorstep.

There is no doubt that a guidance document, which explains the planning principles of converting a building into residential use, would be both essential and invaluable and could increase the quantity and quality of residential accommodation.

The Local Development Plan should include a policy supporting residential development in the city centre.

MAIN ISSUE 1. Living in the City Centre

Should we include a policy in the Local Development Plan supporting residential development in the City Centre, including the conversion of upper and basement floors of premises to provide residential accommodation?

We agree with Option 2, which is the preferred option: "Include in policy the support for residential use in the city centre, and the conversion of upper floors to residential accommodation in the LDP and identify opportunity sites with residential uses."

Though supporting Option2 – Preferred Option, the conversion of basement floors as part of achieving this aim is not supported. If basement floor living means living below ground level with little or no natural light then that part of this option should be removed or excluded.

- Option 1 - Current Approach
- Option 2 - Preferred Option
- Option 3 - Alternative Approach

Question 12. Residential Development in the City Centre

Are there any other locations within the City Centre where residential accommodation could be provided?

We have not identified any other locations within the City Centre where residential accommodation could be provided.

MAIN ISSUE 2. A 24-Hour City

Should 24-hour activities in Aberdeen be supported and encouraged to grow, especially in the City Centre? Could this be achieved through policy?

We agree with Option 2, which is the preferred option - "Establish the requirement to support and encourage the evening and night time economy through policy.

- Option 1 - Current Approach
- Option 2 - Preferred Option

Question 13. Encouraging the Creative Arts

What can we do to support and encourage the creative sector to ensure a range of distinctive experiences so that Aberdeen City Centre is like no other place?

Ensure that this question is directed to as many bodies as possible which have expertise in this area. Apart from the expertise that resides within the council including arm's length bodies e.g. Aberdeen Performing Arts, amongst other organisations worthy of consultation include the city's two universities, Aberdeen Civic Society, Aberdeen Artists Society, Peacock Visual Arts and the Friends of Aberdeen Art Gallery and Museums.

Provide grants to the creative sector, conditional upon it locating in the city centre.

Question 14. Proposals for Creative Arts

Are there other buildings or areas within Aberdeen that could accommodate the existing, and support an emerging creative sector for desk-based and studio-based artists?

We have not identified any other buildings or areas within Aberdeen that could accommodate the existing and support an emerging creative sector, for desk based and studio based artists.

Question 15. Percent for Art

To ensure Aberdeen City Centre retains its distinctiveness, should developments with construction costs of £1 million or over be required to allocate at least 1% of construction costs for the inclusion of art projects in a publicly accessible/ visible place or places within the development?

Though firm in the belief that attractive buildings (for any purpose) contribute to a public sense of well-being and civic pride, a concern is held that mandating a minimum fixed percentage of construction costs for Art might be restrictive. Money spend is not a measure of artistic merit. Is it not better to have a policy of 'Engagement and Encouragement' as opposed to Enforcement?

MAIN ISSUE 3. Support for Visitor Attractions

To support our existing visitor attractions should Aberdeen have a policy about protecting and growing visitor attractions?

We agree with Option 2, which is the preferred option: " Establish a new policy to support and encourage visitor attractions".

A new policy would be very welcome. It is to be hoped that this policy would include in its scope of engagement an examination of how best the very many hidden treasures of Aberdeen (and the Shire) can be freed from confinement to become appreciated not only by visitors but also by local citizens. Will Aberdeen's Reserve Collection fully emerge into the sunlight? It sometimes seems that the Art Gallery though very worthy is our only jewel in the crown. Aberdeen very much needs other new world class flagship developments and access to those hidden museums and their collections that are 'hidden' to the general public and visitors except perhaps on an Open Doors Day.

Aberdeen Medico-Chirurgical Society has artefacts relating to the city's worthy place in the history of medical progress. Aberdeen University's museum at Marischal College is rarely heard of. What other treasures do Aberdeen Universities keep in storage? Where is the will to create an Aberdeen Peoples' Museum to display the treasures that many people would gladly donate?

- Option 1 - Current Approach
- Option 2 - Preferred Option

MAIN ISSUE 4. Minimum Internal Space Standards for New Residential Development

How can we ensure that new residential development delivers an adequate amount of internal floor space for future occupants?

We agree with Option 2, which is the preferred option: "Set minimum internal space standards for new residential development (including conversions) in line with the 'Nationally Described Space Standard'" But we should actively encourage trying to work towards achieving a higher internal space standard wherever possible. We would prefer to support Option 3- Alternative Option, provided the word 'better' clearly means 'higher' standards in all contextual expectations than those determined in Option 2.

- Option 1 - Current Approach
- Option 2 - Preferred Option
- Option 3 - Alternative Option

Question 16. External Space Standards

Do you think that the amenity spaces currently delivered are of a sufficient quality? Should we strive for a better quality/ quantity of private/ semi-private residential amenity space across the city and refuse planning permission to proposals which do not meet our high standards? What standards would you like to see set for new dwellings, flats, and conversions in respect of quality and quantity of external amenity space?

We do not think that the amenity spaces currently delivered are of sufficient quality. You should strive for better quality/quantity of private/semi-private residential amenity space across the city and refuse permission to proposals which do not meet your high standards.

For many years, in our opinion, developers have been allowed to cram in as many houses as they could on their development sites in order to maximise their profits.

Amenity space is of inestimable importance to the residents' quality of life.

Question 17. Natural Environment

Do you agree that the proposed list of policies for Natural Environment gives a clearer and more coherent structure than at present?

Yes we agree with this as it reduces the number of policies and makes them clearer.

Question 18. Food Growing

How can the Local Development Plan support the delivery of food growing projects in the City? Do you think food growing should be included in the next Plan by way of a new policy, or through existing policy and guidance?

Aberdeen City Council should encourage self-sufficiency in food production. The LDP should include land designated exclusively for allotments and horticultural activities.

A new and stringent policy of safeguarding the present areas of land being cultivated for food production as well as designating new areas of land for the production of food should be included in the next LDP.

5 Transport and Infrastructure

The public sector, at both local and national level, funds most major pieces of infrastructure. These schemes are essential for the delivery of the spatial strategy in both Aberdeen City and Aberdeenshire.

Question 19. City Centre Parking

Should we reduce car parking in the City Centre to support the City Centre Masterplan? If so, how?

Reducing city centre parking will have a negative impact on Aberdeen's urban economy in terms of footfall to retail outlets, restaurants and places of entertainment. People will tend to travel out of town, for these leisure activities, where parking is more available.

However car parking should not be increased in the city centre. Public transport needs to be improved and made more affordable to encourage more people to use public transport.

MAIN ISSUE 5. Electric Vehicle Charging Infrastructure

How best can we encourage the provision of infrastructure to support changes in transport technologies?

We agree with Option 2, which is the preferred option: "Increase the requirement for electrical vehicle charging infrastructure for all new developments that provide parking. Investigate fitting electric vehicle charging points using street lights.

- Option 1 - Current Approach
- Option 2 - Preferred Option

Question 20. Digital Infrastructure

Should high speed broadband be mandatory in all new residential developments with 5 or more units? Do you wish to suggest any other proposed changes to the Digital Infrastructure and Telecommunications Infrastructure policies?

High speed broadband should be mandatory in all new residential developments with 5 or more units.

It should also be mandatory for the developers of all new residential sites to contribute towards the costs associated with extending the digital infrastructure to facilitate the provision of the extra high speed broadband coverage.

Question 21. Developer Obligations and Infrastructure Delivery

Do we need to change our approach to securing developer obligations for future development proposals?

We see little need to change your approach to securing obligations to securing developer obligations for future development proposals.

MAIN ISSUE 6. Low and Zero Carbon Generating Technologies and Water Efficiency

Should the requirement of existing Policy R7 be changed?

Our preference is Option 2, which is the preferred option: "Follow the targets set out in the current Supplementary Guidance (Resources for New Development) and transcribe these into the Local Development Plan."

- Option 1 - Current Approach
- Option 2 - Preferred Option
- Option 3 - Alternative Option

Question 22. Low and Zero Carbon Generating Technologies and Water Efficiency

What methodology should the Council use in calculating compliance with Policy R7, specifically how should the target of reducing carbon dioxide levels be calculated?

We have no response to this question.

Question 23. Solar Farm Developments

Do you agree that Solar Farms should be supported within the Council's policy on Renewable and Low Carbon Energy developments, and should specific guidance be included within Policy R8?

We agree that solar farms should be supported within the Council's policy on renewable and low carbon energy developments. Specific guidance should be included within policy R8.

MAIN ISSUE 7. Heat Networks

Should we include a policy in the Local Development Plan supporting the development of Heat Networks within the City?

We prefer Option 2, which is the preferred option: "Include a policy supporting the development of heat networks across the city. The policy would identify key areas of the city where existing networks exist, or where new networks should be developed."

- Option 1 - Current Approach
- Option 2 - Preferred Option
- Option 3 - Alternative Option

Question 24. Supporting Business and Industrial Development

Should we carry forward our current policy approach to safeguarding existing business and industrial areas from other development pressures into the next Local Development Plan?

Despite the adverse affects of the downturn in the oil industry, we believe that safeguarding the existing business and industrial areas against other forms of development should continue as a Council policy in the next LDP.

MAIN ISSUE 8. West End Office Area

Should the policy support a mix of uses in the West End Office Area? If so, what types?

We prefer Option 2, which is the preferred option: "Relax the current policy and encourage a mix of uses (including housing, offices, small business units, hotels, food and drink premises) in this area."

- Option 1 - Current Approach
- Option 2 - Preferred Option
- Option 3 - Alternative Option

7 Affordable Housing

The affordability of housing in Aberdeen remains a significant challenge for a significant percentage of the population and continues to be raised as a priority through consultations.

Question 25. Affordable Housing

Do you agree with the Local Development Plan's current affordable housing approach being carried forward? What other measures could the Council consider in order to assist with the delivery of affordable housing units via the Plan? Should the threshold of not applying affordable housing requirements to developments smaller than 5 units remain in place?

Despite the downturn in the oil industry and the on-going provision of hundreds of new homes, the value of housing in the city remains high.

Consequently house purchase is still unaffordable to many citizens and to workers seeking to relocate to Aberdeen.

The current LDP's approach to affordable housing should be continued, but with a policy variation which departs from the inflexibility of strictly selecting lower value land for affordable housing development.

In addition to selecting low value land on which to site affordable housing developments, proportions of higher value land should be allocated for affordable housing in the next LDP.

The threshold of not applying affordable housing requirements to developments smaller than 5 units should remain in place.

Question 26. Private Rented Accommodation and Build to Rent

Are there ways that the Local Development Plan can facilitate Build to Rent development, through policy?

During the downturn in the housing market, one of the city's major developers has advertised their unsold properties for rent. The measure has had some success.

Perhaps, through policy, the LDP could by land allocation, incentivise development proposers to build to rent.

8 Sustainable Mixed Communities

Scottish Planning Policy states that where a demand is identified through the Housing Need and Demand Assessment, policies should be put in place to meet it through the provision of suitable housing.

The HNDA 2017 for Aberdeen City and Aberdeenshire finds that the growth rate of the 'pensionable age' group (ages 65-68) for 2014-39 is 20%, and growth for the age 75+ age group is around 65%.

MAIN ISSUE 9. Inclusive Housing Mix (Housing for the Elderly and Accessible Housing)

How can the Local Development Plan ensure a greater mix of housing types is achieved in new developments?

We prefer Option 2, which is the preferred option. "Policy H4 would be updated to set a minimum requirement for a housing mix to be achieved in most new residential developments.

Mix can be agreed with Planning Authority to respond to individual site context. Units that can be demonstrated as 'adaptable' for varying needs, or designed for lifetime living, would be supported in principle, subject to other policies. Further guidance/ design guide could be prepared to support this.

- Option 1 - Current Approach
- Option 2 - Preferred Option
- Option 3 - Alternative Option

MAIN ISSUE 10 . Residential Care Facilities

How should the Local Development Plan cater for proposals relating to Residential Care Facilities?

We prefer Option 2, which is the preferred option. "A new policy dedicated to Residential Care Facilities. Such development should be fully accessible by most transport modes and satisfy all other relevant policies that apply to residential development, principally with regards to design and amenity.

There would be a presumption in favour of retaining such facilities in terms of redevelopment/ Change of Use proposals. Where a proposal is justified to the satisfaction of the Planning Authority, all other relevant policies would apply to the proposed development."

- Option 1 - Current Approach
- Option 2 - Preferred Option
- Option 3 - Alternative Option

MAIN ISSUE 11. Student Accommodation

How can the Local Development Plan cater to proposals relating to student accommodation?

We prefer Option 2, which is the preferred option: "A new policy dedicated to Student accommodation. Such development should be fully accessible by most transport modes and satisfy all other relevant policies that apply to residential development, principally with regards to design and amenity.

There would be a presumption in favour of retaining such facilities in terms of redevelopment/ Change of Use proposals. Where a proposal is justified to the satisfaction of the Planning Authority, all other relevant policies would apply to the proposed development.

- Option 1 - Current Approach
- Option 2 - Preferred Option
- Option 3 - Alternative Option

MAIN ISSUE 12. Houses in Multiple Occupation

How can the Local Development Plan support sustainable mixed communities, with regards to HMOs?

We prefer Option 2, which is the preferred option: "A new policy dedicated to HMOs. A policy would seek a certain standard of design and amenity for proposed development or change of use to HMO use.

Safeguarding for existing communities to protect neighbours from any adverse impact of HMO overprovision would be a priority. There would need to be reference to the HMO licensing process, which is separate to the planning process.

- Option 1 - Current Approach
- Option 2 - Preferred Option
- Option 3 - Alternative Option

Question 27. Community Planning

Is there anything else that the Local Development Plan can do to support the objectives of the LOIP or the aims of Community Planning?

Question 28. Changing Places Toilets

Should large new developments that require public access provide Changing Places toilets? What types of venues should provide them?

Yes large new developments that require public access should provide Changing Places toilets. Hospitals, large shopping centres, and bus/train stations should provide them.

Development Bids

Development Options Assessment Report on the Pre-Main Issues Submissions 2018

All the development bids in ward 10 below have been assessed by the local development plan team as Undesirable.

Ward 10 - Hazlehead/Ashley/Queen's Cross

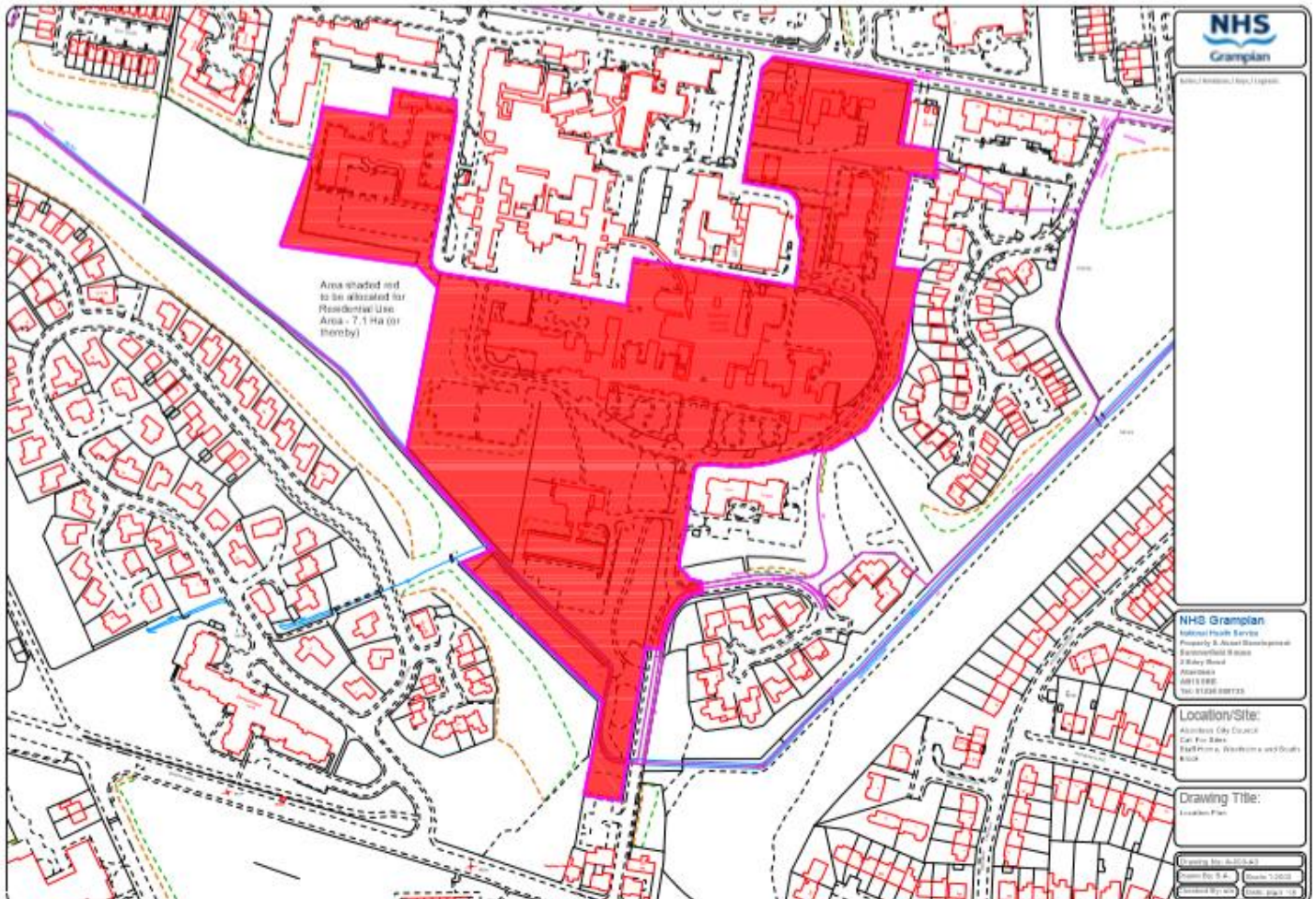
Ward 10 Map

B1001 - Dobbies	B1002 - Hayfield	B1003 - Land at Phase 1 NE Countesswells	B1004 - Jessiefield and Smithfield
B1005 - Bellfield Farm			

Ward 3 - Kingswells/Sheddocksley

B0319 Woodend hospital was assessed as preferred:

B0319- Woodend Hospital



B0319 – Woodend Hospital

SITE NUMBER: B03/19		NAME of SITE: Woodend Hospital
Nature of the proposal:	Residential (7.1ha)	
Checklist Score:	53	
Constraints:	Listed buildings, trees, flooding near the burn.	
Recommendation:	Preferred	

Justification:

Woodend Hospital is largely zoned in the Aberdeen Local Development Plan 2017 as 'Existing Community Sites and Facilities. Parts of it are Urban Green Space and Green Space Network. Residential development in this location would be accessible and well connected to services, facilities and employment areas. It is part of the existing urban fabric and is largely a brownfield site. It is not without issues – parts near the burn are prone to flooding and there are a number of listed buildings and trees on the site. However, the site is large enough that a well-designed proposal would be able to take these issues into account and make them attractive features of the development. The Proposed Strategic Development Plan favours brownfield development. It is recommended that the site is identified as a brownfield opportunity site for residential development with the requirement for a Masterplan and a Flood or Drainage Impact Assessment.

Ward 10 – Hazlehead/Ashley/Queen’s Road

- B1001 - Dobbies
- B1002 – Hayfield
- B1003 – Land at Phase 1 North East Countesswells
- B1004 – Jessiefield and Smithfield
- B1005 – Bellfield Farm

Main Issues Report – Bid Assessment by Council Planners

B1001 – Dobbies

SITE NUMBER: B10/01		NAME of SITE: Dobbies
Nature of the proposal:	Housing (major; 100 units)	
Checklist Score:	46	
Constraints:	Flooding, drainage, GSN, impact on protected species, habitats, local designations, tree loss & post development impacts.	
Recommendation:	Undesirable	

Justification:

The site proposed for development would be located on a currently zoned Greenbelt and partially zoned Green Space Network area. The site is well sheltered, predominantly flat, would not result in the loss of any built/ cultural elements of historical designations, would fit well within the landscape and would be well related to the emerging residential developments on the urban fringe of the city. However, the proposal would likely have a significant impact upon nature conservation, resulting in the loss/ disturbance of wildlife habitat and species. The proposal would sever the Green Space Network in this location and would pose threats to Ancient Woodland surrounding the site, both during and post construction. There may also be flooding and drainage issues. For the reasons outlined above, on balance, the site is considered unsuitable for development.

B1002 – Hayfield

SITE NUMBER: B10/02		NAME of SITE: Hayfield
Nature of the proposal:	Country house hotel circa 200 bedrooms, spa, swimming pool, function and conference facilities, restaurants and equestrian centre, associated car parking/alterations to access roads	
Checklist Score:	Site A (Hotel): 52	
	Site B (Equestrian Centre): 49	
Constraints:	Greenbelt, GSN, impact on trees and wildlife habitat, accessibility.	
Recommendation:	Undesirable	
Justification:		
<p>Site A (Hotel): The proposed development would be located on a site currently zoned as Greenbelt and Green Space Network. Whilst the site poses a number of constraints in respect of potential impact(s) on existing trees, wildlife habitat and accessibility, it is recognised that, given the nature of the development, such constraints could be reasonably dealt with through appropriate siting and mitigation to minimise impacts. Whilst located within the Greenbelt, site characteristics would ensure that the development would have a limited and localised impact on the surrounding landscape.</p> <p>Site B (Equestrian Centre): The proposed development seeks formal recognition of an existing use through future redevelopment. The site is currently zoned as Greenbelt and Green Space Network. It is not considered that there would be any significant constraint to redevelopment on the site, with some potential archaeological and wildlife habitat impacts likely to be sufficiently dealt with through appropriate mitigation.</p> <p>In respect of Site B, the Reporter, in his response to a representation to the Proposed Aberdeen Local Development Plan 2015 (Issue 8, pages 84, 87, 91 & 92) concluded that, 'Paragraph 52 of Scottish Planning Policy indicates that recreational uses that are compatible with an agricultural or natural setting may be appropriate within a green belt. I therefore consider that the ongoing green belt status of this land is</p>		

appropriate. It would nevertheless be possible to designate the site as an opportunity site within the green belt, as has been done elsewhere on the proposals map. However I do not consider this to be essential, given the similar nature of the proposed use to the current use, and the council's formal statement that it is minded to approve the redevelopment. I therefore conclude that no change to the plan is required.'

In terms of Site A, the Reporter states '...the site is in the green belt, currently has a strongly rural character and is divorced from the built-up area of the city. The council has formally stated its willingness to approve an application for the construction of a hotel and associated facilities on this land, subject to a Section 75 agreement', further noting that '...given the site's rural character and separation from the built-up area of the city, I consider that its green belt status remains appropriate. As with the Riding Centre site, it would nevertheless be possible to designate the site as an opportunity site within the green belt. However I do not consider this to be essential, given that the council's formal statement that it is minded to approve the hotel application has already established the principle of development. I therefore conclude that no change to the plan is required.'

As there has been no circumstantial change in the interim, we do not consider that the removal of Greenbelt or Green Space Network status is necessary or desirable.

B1003 – Land at Phase 1 North East Countesswells

SITE NUMBER: B10/03		NAME of SITE: Land at Phase 1 North East Countesswells
Nature of the proposal:	Housing (major; 355 units).	
Checklist Score:	41	
Constraints:	Greenbelt, GSN, impact on protected species, habitats, local designations, tree loss & post development impacts.	
Recommendation:	Undesirable	
Justification:		
<p>The site proposed for development would be located on a currently zoned Greenbelt and Green Space Network. The site is predominantly flat, would not result in the loss of any built/ cultural elements of historical designations, and would be well related to the emerging residential developments at Countesswells. However, the site is exposed with a north facing aspect, and as a result of its topography and elevation, would likely have a significant impact on landscape character. Further, the proposal would have a significant impact upon nature conservation, resulting in the loss/ disturbance of wildlife habitat and species. The proposal would sever the Green Space Network in this location and would pose threats to natural designations within and surrounding the site, both during and post construction. For the reasons outlines above, on balance, the site is considered unsuitable for development.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current "constrained" supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>		

B1004 – Jessiefield and Smithfield

SITE NUMBER: B10/04		NAME of SITE: Jessiefield & Smithfield
Nature of the proposal:	Residential – approx. 200 units, Leisure and Recreation (6.46ha).	
Checklist Score:	42	
Constraints:	Existing OP site	
Recommendation:	Undesirable	
Justification:		
<p>The site is proposed for 200 residential units along with leisure and recreation use. The site is allocated OP50: Skene Road, Hazlehead for a phased cemetery expansion and will be required for this. The site sits immediately to the north of Aberdeen Crematorium and the Aberdeen Garden of Remembrance. There could be land use conflict between the existing crematorium use, the garden of remembrance use and the proposed use. The development is isolated from the existing Aberdeen settlement edge and is remote from existing community facilities and services. It is part of an area that will serve to separate Maidencraig and Kingswells to the north from Countesswells to the south and should remain as green belt.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current "constrained" supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>		

B1005 – Bellfield Farm

SITE NUMBER: B10-05		NAME of SITE: Bellfield Farm
Nature of the proposal:	Residential development of c. 1000 units	
Checklist Score:	41	
Constraints:	Pylons, landscape fit	
Recommendation:	Undesirable	

Justification:

The site is proposed as a residential development comprising 1000 units. Development on the site would have significant impact on the landscape. The site sits on the crest of rising ground, therefore will be visible from surrounding areas. It occupies land which serves to separate Kingswells from Countesswells, thus maintaining their landscape setting and separate identities. This is an important green belt function. The site is also in close proximity to the crematorium and the Garden of Remembrance, therefore there may be issues with conflicting land uses.

The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current "constrained" supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.

Planning Application Summary with Decisions

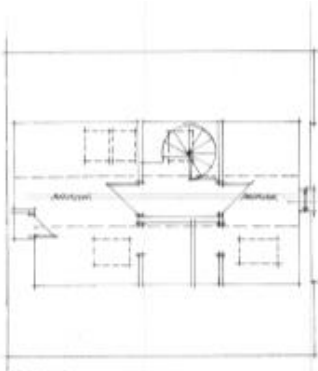
Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
10/01/2019	190051	225 Queens Road, Aberdeen AB15 8DL	Works to 2 Protected Trees; T1 - Beech, T2 - Purple Leaved Plum; Thin canopies by 25% & reduce by 2m to reduce density	Works to Tree Preservation Order	Approved	14/02/2019	Approved Unconditionally
22/01/2019	190107	24 Seafield Road, Aberdeen AB15 7YT	Works to 1 Protected Tree; T1 - Unknown - Remove overhanging limbs	Works to Tree Preservation Order	Approved	23/01/2019	Approved Conditionally
04/02/2019	190178	4 Seafield Drive East Aberdeen AB15 7UX	Erection of single storey extension to rear	Detailed Planning Permission	Approved	19/03/2019	Approved Conditionally
26/02/2019	190328	37 Springfield Place Aberdeen AB15 7SF	Erection of single storey extension to rear/side	Detailed Planning Permission	Pending		
05/03/2019	190370	124 Seafield Road Aberdeen AB15 7YQ	Erection of single storey extension to side/rear	Detailed Planning Permission	Approved	02/05/2019	Approved Unconditionally
07/03/2019	190399	5 John Porter Place Aberdeen AB15 8LF	Erection of single storey extension to rear	Detailed Planning Permission	Approved		Approved Unconditionally
26/03/2019	190505	2 Burnieboozle Place Aberdeen AB15 8NL	Erection of single storey extension to side and rear	Detailed Planning Permission	Approved		Approved Conditionally
12/04/2019	190597	2 Pinewood Road Aberdeen AB15 8NA	Erection of garage with fence to side and single storey extension to rear	Detailed Planning Permission	Pending		
15/04/2019	190618	25 Seafield Drive East Aberdeen AB15 7UX	Installation of replacement conservatory roof and installation of flue	Detailed Planning Permission	Pending		
16/04/2019	190642	267 Queen's Road Aberdeen AB15 8DQ	Works to 1 Protected Tree; T1 - Mature Elm - Remove/replace as dying	Works to Tree Preservation Order	Pending		

Planning Applications as per weekly planning list April 2019:

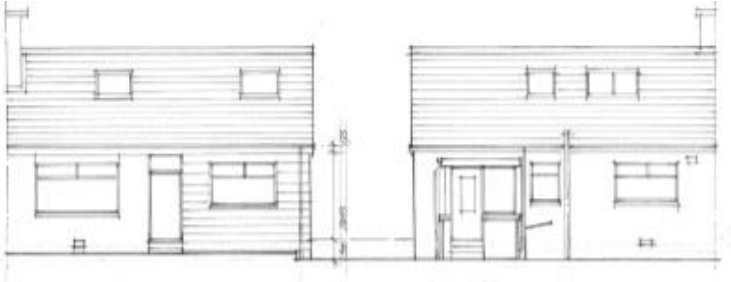
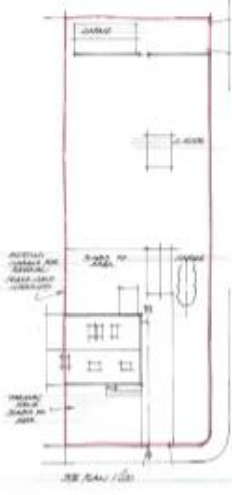
Reference	190597/DPP
Application Received	Tue 09 Apr 2019
Application Validated	Fri 12 Apr 2019
Address	2 Pinewood Road Aberdeen AB15 8NA
Proposal	Erection of garage with fence to side and single storey extension to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Sheila Robertson
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr And Mrs David Gibbson
Agent Name	Calder Design
Agent Company Name	Not Available
Agent Address	19 Beechgrove Terrace Aberdeen AB15 5DR
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Fri 12 Apr 2019
Expiry Date	Mon 06 May 2019
Determination Deadline	Tue 11 Jun 2019



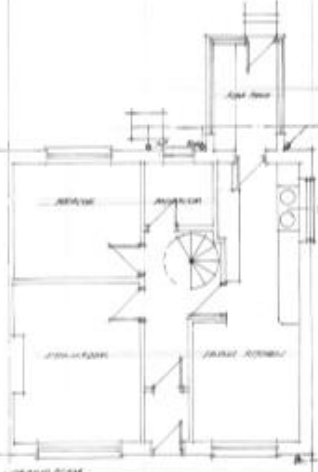
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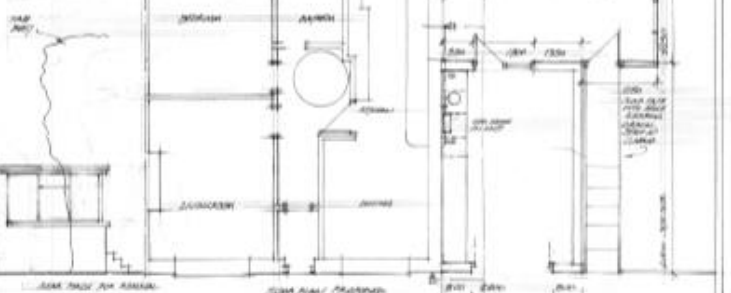
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Reference	190618/DPP
Application Received	Fri 12 Apr 2019
Application Validated	Mon 15 Apr 2019
Address	25 Seafield Drive East Aberdeen AB15 7UX
Proposal	Installation of replacement conservatory roof and installation of flue
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Gavin Clark
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr & Mrs P Muir
Agent Name	Zoe Urquhart
Agent Company Name	Thistle Windows & Conservatories Ltd
Agent Address	Thistle House Woodside Road Bridge Of Don Aberdeen AB23 8EF

Application Validated Date	Mon 15 Apr 2019
Expiry Date	Thu 16 May 2019
Determination Deadline	Fri 14 Jun 2019



Existing Site Plan Scale 1:250



Proposed Site Plan Scale 1:250
GRID REFERENCE: NJ 91382 05043



Location Plan Scale 1:2500



GENERAL NOTES

ALL ELECTRICAL WORK IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE LATEST I.E.E. REGULATIONS.

ANY DISCREPANCIES OR QUERIES REGARDING ANY PART OF THE WORKING TO BE UNDERTAKEN PRIOR TO ANY EFFECTIVE WORK BEING CARRIED OUT.

QUALITY THE QUALITY OF THE WORK IS TO BE MAINTAINED THROUGHOUT THE WORKING. THERE SHALL BE NO DEFECTS IN THE WORKING. ALL DEFECTS SHALL BE REPAIRED IMMEDIATELY.

DRAWINGS TO BE READ AND UNDERSTOOD TO BE FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND CONDITIONS TO BE OBSERVED ON SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND CONDITIONS TO BE OBSERVED ON SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND CONDITIONS TO BE OBSERVED ON SITE.

CONTRACT APPROVAL		
DATE		
DESIGNER		
DATE		
APPROVAL		

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PLANNING & CURRENT APPROVAL	23/03/2018	001
2	ISSUED TO CUSTOMER FOR APPROVAL	23/03/2018	001
3	ISSUED TO CUSTOMER FOR APPROVAL	23/03/2018	001
4	ISSUED TO CUSTOMER FOR APPROVAL	23/03/2018	001

CUSTOMER:
MR & MRS MUR
25 SEAFIELD DRIVE EAST
ABERDEEN
AB15 7JX

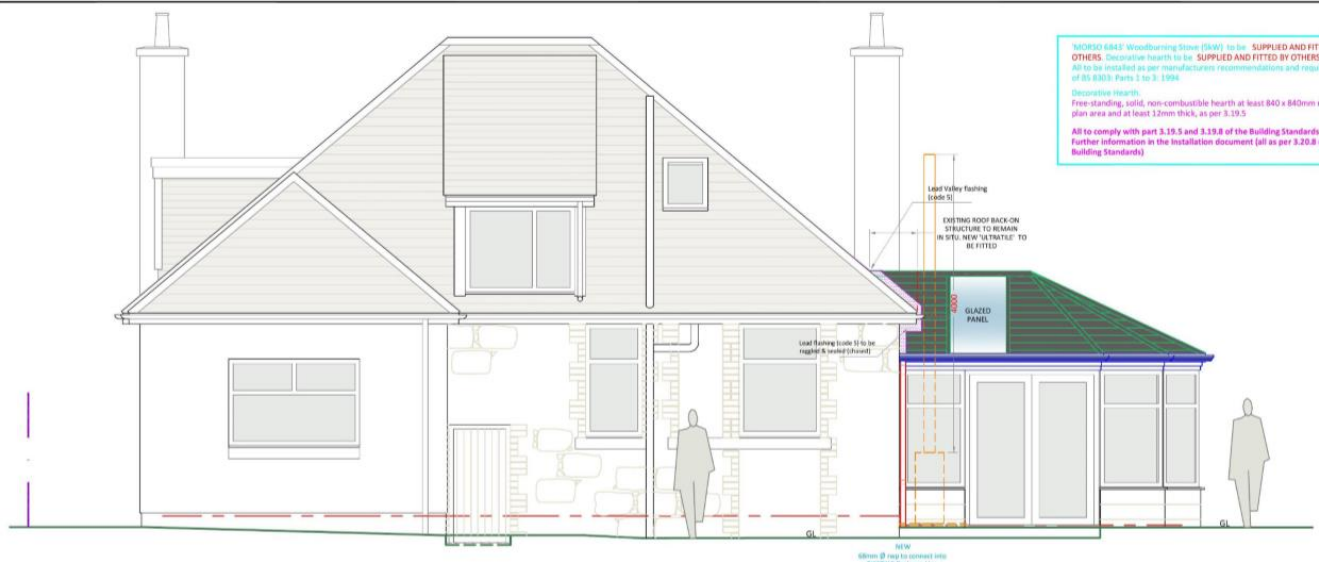
PROJECT:
PROPOSED ROOF REPLACEMENT

THISTLE CONTRACT NO: **33600**

Thistle
Windows & Conservatories Ltd Ltd

THISTLE HOUSE, WOODSIDE ROAD
BRIDGE OF DON
ABERDEEN, AB23 8EP
TEL: +44 (0) 1224 740000 FAX: +44 (0) 1224 706444
WWW.THISTLEWINDOWS.COM

DATE: **MARCH '18** DRAWING NO: **001**
SCALE: 1/2500



WOODS 6447 Woodburning Stone (SW4) to be SUPPLIED AND FITTED BY OTHERS. Decorative hearth to be SUPPLIED AND FITTED BY OTHERS.

All to be installed as per manufacturers recommendations and requirements of BS 8800: Parts 1 to 3: 1994.

Decorative hearth.

Free-standing, solid, non-combustible hearth at least 840 x 840mm minimum plan area and at least 12mm thick, as per 3.19.5

All to comply with part 3.19.5 and 3.19.8 of the Building Standards.

Further information in the installation document (all as per 3.20.8 of the Building Standards)

Proposed South-East Elevation scale 1:50

Reference	190642/TPO
Application Received	Tue 16 Apr 2019
Application Validated	Tue 16 Apr 2019
Address	267 Queen's Road Aberdeen AB15 8DQ
Proposal	Works to 1 Protected Tree; T1 - Mature Elm - Remove/replace as dying
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	Alison Duncan
Applicant Address	267 Queen's Road Aberdeen AB15 8DQ
Environmental Assessment Requested	No

Application Validated Date	Tue 16 Apr 2019
Expiry Date	Not Available
Determination Deadline	Mon 10 Jun 2019

APPLICATION FOR WORK TO PROTECTED TREES

Name and Address of Applicant

Name(s)

Address

Postcode Tel. No.

Fax No. Mobile

E-mail

Location of Trees (if different from address above)

Owner (if different from applicant above)

Name(s)

Address

Postcode Tel. No.

Fax No. Mobile

E-mail

NOTE: If you are not the owner of the tree; in addition to Aberdeen City Councils consent you will also need the owner's consent.

Schedule of Proposed Works

Please list each individual tree and label them as T1, T2, T3 etc. and provide a detailed description of the works proposed and the reason for the works.

Tree No.	Tree Species	Description of tree work(s)	Reason(s) for work
T1	Mature Elm	Tree felling	After monitoring this dying tree for 18 years and a visit from Mark Wright at Alpine Tree Care, we feel it is now time to remove this tree.