

Planning Matters

Hazlehead Hotel and Country Club

Hayfield Riding Centre and fields to the east of Hazledene Road Hazlehead Park

Hotel and country club with circa 250 bedrooms, spa, swimming pool, function and conference facilities and restaurants including holiday chalets, equestrian centre and country club house with associated car parking/alterations to access roads

Aberdeen City Council have approved planning permission in principle for a development at Hayfield Riding Centre and fields to the east of Hazledene Road, Hazlehead Park.

Proposed development of a country house hotel circa 200 bedrooms, spa swimming pool, function and conference facilities, restaurants and equestrian centre on the Hayfield site, associated car parking /alterations to access roads.

Application Ref: 141026

There was a four year delay until a legal agreement was signed between the Council (who own the land) and the developer.

We will have to wait to see if a detailed planning application is submitted.



Application Type	Planning Permission in Principle
Decision	Approve Conditionally & Legal Agreement
Actual Decision Level	Committee
Expected Decision Level	Not Available
Case Officer	Lucy Greene
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr Alan Massie
Agent Name	BMJ Architects
Agent Company Name	Not Available
Agent Address	4 Albert Street Aberdeen AB25 1XQ





Site of proposed hotel development

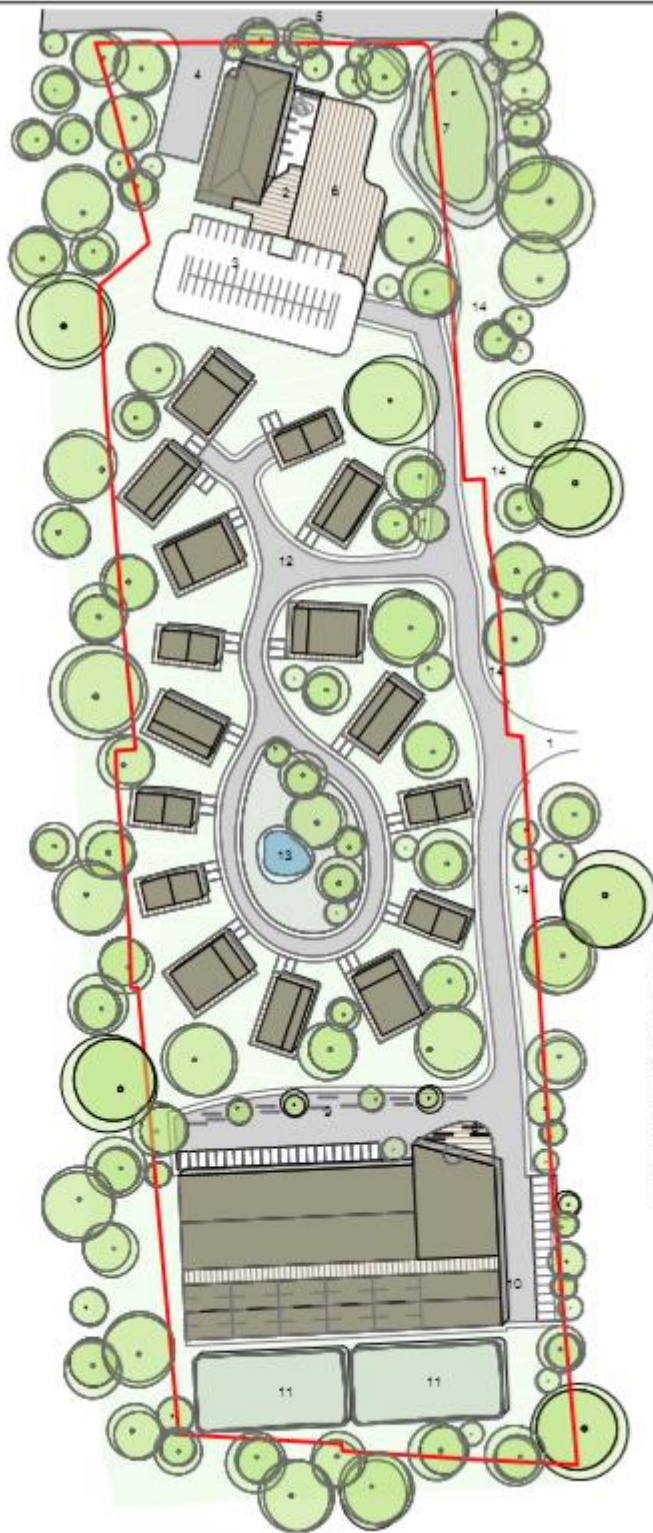


- Key**
- Hotel Option A
 - 1. Main Approach
 - 2. Main Entrance
 - 3. Restaurant & Banqueting
 - 4. Parking
 - 5. Guest Bedroom wing
 - 6. External Terraces overlooking landscaping
 - 7. Lodges



Section Scale: 1:200 @ 0.1

Client Name:	
Project Name:	Harrogate Hotel and Country Club
Project Location:	Harrogate, North Yorkshire
Project Status:	Concept Design
Project Start:	15/03/2011
Project End:	31/03/2011
Project Manager:	
Project Designer:	
Project Engineer:	
Project Architect:	
Project Landscape:	
Project Structural:	
Project MEP:	
Project Cost:	
Project Budget:	
Project Date:	01/04/2011
Project Version:	01



Key

- Hotel Club House
- 1. Main Approach
- 2. Hotel Club House Entrance
- 3. Hotel Club House Parking
- 4. Hotel Club House Service Access
- Route
- 5. Direct Link to the Golf Course
- 6. External Terraces overlooking landscaping
- 7. Practice Putting Green
- Equine Centre
- 8. Equine Centre Entrance
- 9. Equine Centre Parking
- 10. Equine Centre Service Access
- 11. Paddock & Training Area
- Other Site Facilities
- 12. Access Route to Lodges
- 13. Central Water Feature
- 14. Landscape Buffer

Dorset Race Ltd	
Hednesford Hall and Country Club	
Indicative Site Plan	
Club House	
Scale	1:1000
Author	AL/00/02
Date	10/01/02
Project	
Client	
Site	
Drawn	
Checked	
Approved	
Scale	
Author	
Date	
Project	
Client	
Site	
Drawn	
Checked	
Approved	





APPLICATION REF NO. 141026

Development Management
Strategic Place Planning
Business Hub 4, Marischal College, Broad Street
Aberdeen, AB10 1AB
Tel: 01224 523470 Email: pi@aberdeencity.gov.uk

DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Planning Permission in Principle

BMJ Architects
4 Albert Street
Aberdeen
AB25 1XQ

on behalf of **Mr Alan Massie**

With reference to your application validly received on 24.07.2014
for the following [development](#):-

Proposed development of a country house hotel circa 200 bedrooms, spa, swimming pool, function and conference facilities, restaurants and equestrian centre on the Hayfield site, associated car parking /alterations to access roads. at Hayfield Riding Centre and fields to the east of Hazledene Road, Hazlehead Park

Aberdeen City Council in exercise of their powers under the above mentioned Act hereby **GRANT PLANNING PERMISSION IN PRINCIPLE** for the said development in accordance with the particulars given in the application form and the following plans and documents:

<u>Drawing Number</u>	<u>Drawing Type</u>
<u>AL(00)01</u>	Location Plan
February 2015	Indicative Design Concept document

REASON FOR DECISION

The reasons on which the Council has based this decision are as follows:-
Site A: The proposal for the hotel does not comply with Green Belt policy NE2 in the adopted Aberdeen Local Development Plan (LDP) as it does not consist of one of the categories of development listed as acceptable, however, it complements recreational

Legal Agreement

Developer contributions:

"Core Path Contribution" means the sum of ONE HUNDRED AND EIGHTY THOUSAND POUNDS (£180,000) STERLING as Index Linked

"Core Path Contribution Remainder" being the sum of ONE HUNDRED AND SIXTY-TWO THOUSAND POUNDS (£162,000) Index Linked (which represents the Core Path Contribution minus the Initial Core Path Contribution

"Initial Public Bus Contribution" means the sum of EIGHT THOUSAND POUNDS (£8,000) STERLING Index Linked

"Public Bus Contribution" means the sum of EIGHTY THOUSAND POUNDS (£80,000) STERLING as Index Linked;

"Public Bus Contribution Remainder" means the sum of SEVENTY-TWO THOUSAND POUNDS (£72,000) STERLING Index Linked (which represents the Public Bus Contribution minus the Initial Public Bus Contribution);

"Recreational and Wildlife Enhancement Contribution" means the sum of ONE HUNDRED AND TWENTY THOUSAND POUNDS (£120,000) STERLING as Index Linked;

MINUTE OF AGREEMENT
amongst
ABERDEEN CITY COUNCIL
and
ALAN MASSIE
and
MACKENZIE COURSE LIMITED
And
CARLTON ROCK LIMITED

Subjects: Hayfield Riding Centre and fields to the east of Hazledene Road, Hazlehead Park, Aberdeen
Planning Application reference: P141026

MINUTE OF AGREEMENT

between

ABERDEEN CITY COUNCIL, constituted by and acting under the Local Government etc. (Scotland) Act 1994 as Planning Authority in terms of the Town and Country Planning (Scotland) Act 1997 ("**the 1997 Act**") and having its principal office at Town House, Broad Street, Aberdeen (who and whose successors as Planning Authority aforesaid are hereinafter referred to as "**the Council**")

and

ALAN MASSIE, residing at 1 Royal Gardens, La Rigondaine, Grouville, Jersey, JE3 9UU (hereinafter referred to as "**the Applicant**")

and

MACKENZIE COURSE LIMITED a company incorporated in Scotland under the Companies Acts (Registered Number SC291209) and having its registered office at 52 – 54 Queen's Road, Aberdeen, AB15 4YE (who and whose successors as leaseholder to the Development Site are hereinafter referred to as "**the Leaseholder**")

and

CARLTON ROCK LIMITED a company incorporated under the Companies Acts (Registered No 217026) and having its Registered Office at 15 Summer Street, Aberdeen AB10 1SB (who and whose successors are hereinafter referred to as "**the Developer**")

Together referred to as "the Parties"

WHEREAS:

- A The Council is the Planning Authority for the Aberdeen City area in terms of Section 1 of the 1997 Act;
- B In terms of Section 75 of the 1997 Act a person may enter into an obligation with a planning authority restricting or regulating the development or use of land either permanently or during such period as may be specified in the instrument by which the obligation is entered into and this Agreement is a relevant instrument for that purpose;
- C The Application was made by the Applicant to the Council for planning permission in principle in terms of Section 32 of the 1997 Act in respect of the Development;
- E The Developer has entered into a contract with the Leaseholder to secure an agreement with the Council to sell the Development Site;

SUBSCRIBED for and on behalf of the said MACKENZIE COURSE LIMITED as Leaseholder

at ABERDEEN

on 22 MAY, 2019

by

WILLIAM MARE DONALD

Print Full name


Director

before this witness:

ANDREW CHARLES FORSYTH

Print Full Name


Witness

Address:

52/54 QUEEN'S ROAD

ABERDEEN

AB15 4TE

SUBSCRIBED for and on behalf of the said ALAN MASSIE as Applicant

at Aberdeen

on 26 March 2019

by Stephen James Morrice

STEPHEN JAMES MORRICE

Print Full name


for Alan Massie
Director

before this witness:

Anna Elizabeth Patience

Print Full Name


Witness

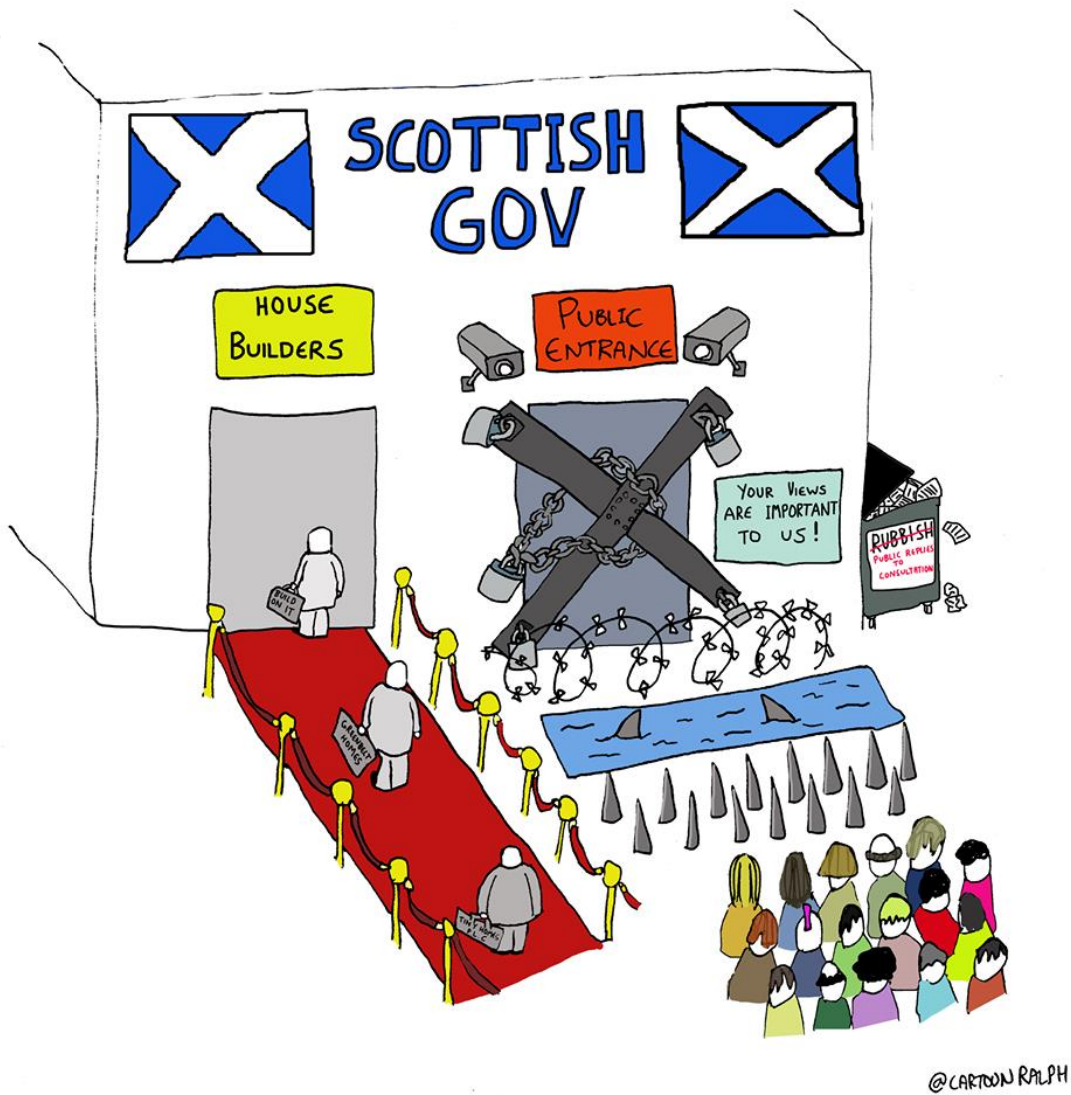
Address:

Johnstone House, 52-54 Rose Street,

Aberdeen, AB10 1HA

Planning (Scotland) Bill

A new Planning Bill in Scotland was passed by MSPs last week and will become law. Planning Democracy were successful in bringing forward key issues into the debate and they thank the MSPs who brought forward amendments on the issues important to communities. But the equal right of appeal was thrown out.



Planning Application Summary with Decisions

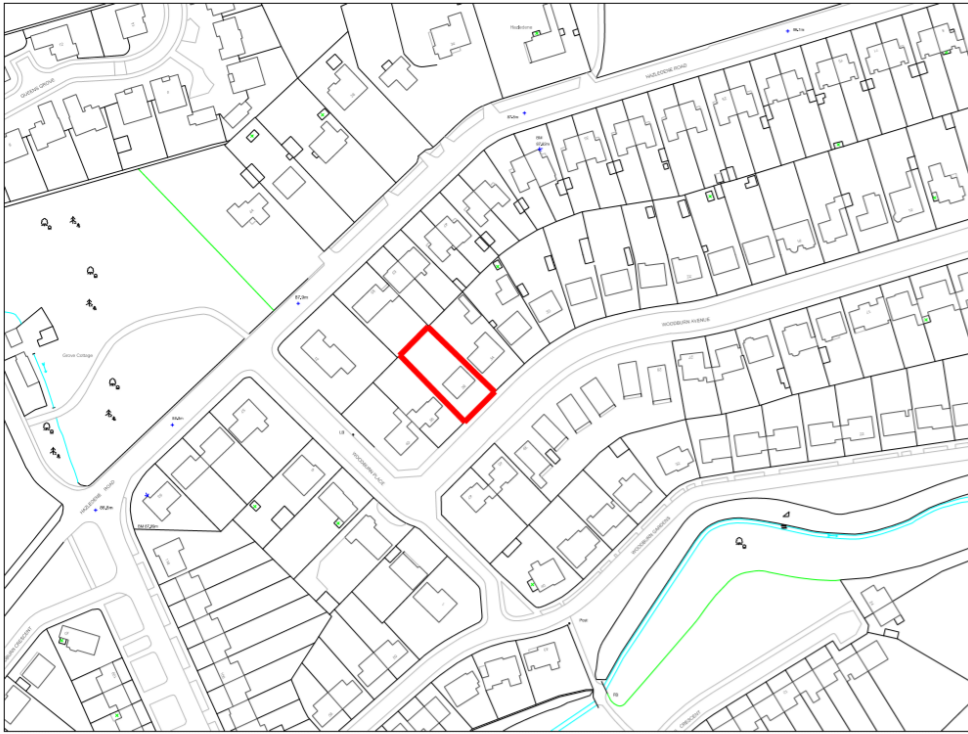
Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
10/01/2019	190051	225 Queens Road, Aberdeen AB15 8DL	Works to 2 Protected Trees; T1 - Beech, T2 - Purple Leaved Plum; Thin canopies by 25% & reduce by 2m to reduce density	Works to Tree Preservation Order	Approved	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	Approved	13/05/2019	Approved Unconditionally
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	04/04/2019	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	02/05/2019	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	Approved	29/03/2019	Approved Unconditionally
15/04/2019	190618	25 Seafield Drive East Aberdeen AB15 7UX	Installation of replacement conservatory roof and installation of flue	Detailed Planning Permission	Pending	17/05/2019	Approved Conditionally
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	28/05/2019	Approved Conditionally
13/05/2019	190785	36 Woodburn Avenue Aberdeen AB15 8JQ	Formation of roof lantern over existing extension to rear	Permitted Development	Determined	20/05/2019	Permitted Development
05/06/2019	190880	205 Queen's Road Aberdeen AB15 8DB	Erection of 2 storey extension, straightening of hip on existing single storey extension, formation of retaining wall and external steps with handrail to side	Detailed Planning Permission	Pending		
11/06/2019	190947	5 Macaulay Park Aberdeen AB15 8FR	Erection of 1½ storey extensions to side and rear, decking to rear	Detailed Planning Permission	Pending		
25/06/2019	191004	109 Craigiebuckler Avenue Aberdeen AB15 8PB	Erection of single storey extension above existing garage and single storey extension to rear	Detailed Planning Permission	Pending		

Planning Applications as per weekly planning list May-June 2019:

Reference	190785/DPP
Application Received	Mon 13 May 2019
Application Validated	Tue 14 May 2019
Address	36 Woodburn Avenue Aberdeen AB15 8JQ
Proposal	Formation of roof lantern over existing extension to rear
Status	Determined
Decision	Permitted Development
Decision Issued Date	Mon 20 May 2019
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Decision	Permitted Development
Actual Decision Level	Not Available
Expected Decision Level	Not Available
Case Officer	Alex Ferguson
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Ms Nicola Taylor
Agent Name	Lippe Architects & Planners Ltd
Agent Company Name	Lippe Architects + Planners
Agent Address	4 St. James Place Inverurie AB51 3UB
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Tue 14 May 2019
Expiry Date	Wed 05 Jun 2019
Decision Issued Date	Mon 20 May 2019
Determination Deadline	Sat 13 Jul 2019



LOCATION PLAN
Scale 1:1250 at A3

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REVISIONS



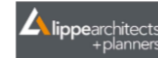
PROJECT DETAILS

Alterations at
36 Woodburn Avenue
Aberdeen
AB15 8JQ
N Taylor

Location Plan

Scale: As shown at A3
Date: April 2019
Drawn: KD

CHECK	INITIALS	DATE
planning	SN	2019-05-03
warrant	SN	2019-05-03
tender	SN	2019-05-03



4 St James Place, Inverurie
Aberdeenshire, AB51 3UB
t: 01467 622785 f: 01467 624185

25 Albany Place, Aberdeen, AB10 1YL
t: 01224 531333

admin@lippe-architects.co.uk
www.lippe-architects.co.uk

Ref: 5604-00

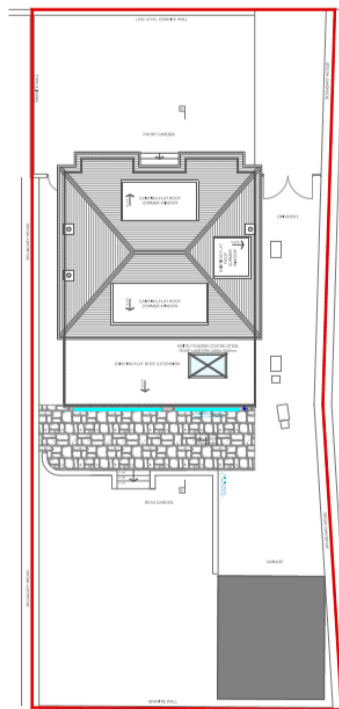
MATERIAL KEY
WHITE UPVC SLIDING DOORS TO MATCH EXISTING
WHITE UPVC SASH AND CASE WINDOWS TO MATCH EXISTING
NEW WINDOWS AND DOORS TO HAVE AN ANTHRACITE GREY INTERNAL FINISH
WHITE POWDER COATED STEEL ROOF LANTERN
NEW HARKING TO MATCH EXISTING WHERE THE SOUTH WEST WINDOW CILL HAS BEEN RAISED AND THE NORTH WEST WINDOW OPENING HAS BEEN REDUCED IN WIDTH
CONCRETE WINDOW CILLS TO NEW OPENINGS TO MATCH EXISTING



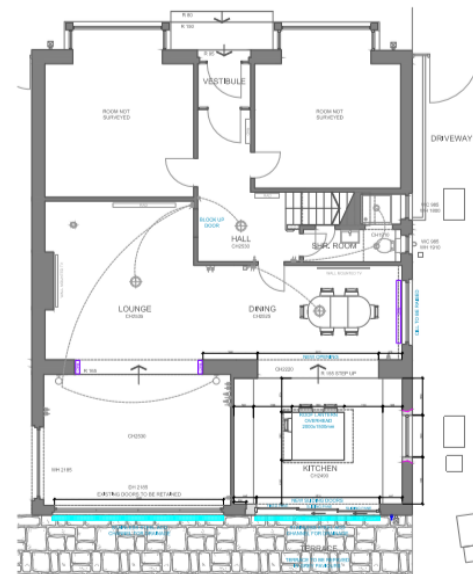
PROPOSED NORTH WEST ELEVATION
Scale 1:100 at A1



PROPOSED SOUTH WEST ELEVATION
Scale 1:100 at A1



PROPOSED SITE PLAN
Scale 1:100 at A2



PROPOSED GROUND FLOOR PLAN
Scale 1:50 at A1



PROPOSED SECTION AA
Scale 1:100 at A1



PROPOSED NORTH EAST PART ELEVATION
Scale 1:100 at A1

REVISIONS

NO	DESCRIPTION	DATE
1	ISSUE FOR TENDER	03/05/19
2	ISSUE FOR TENDER	03/05/19

PROJECT DETAILS

Alterations at
36 Woodburn Avenue
Aberdeen
AB15 8JQ
N Taylor

Proposed Drawings

Scale: As shown at A1
Date: April 2019
Drawn: KD

CHECK	INITIALS	DATE
planning	SN	2019-05-03
warrant	SN	2019-05-03
tender	SN	2019-05-03



4 St James Place, Inverurie
Aberdeenshire, AB51 3UB
t: 01467 622785 f: 01467 624185

25 Albany Place, Aberdeen, AB10 1YL
t: 01224 531333

admin@lippe-architects.co.uk
www.lippe-architects.co.uk

Ref: 5604-05-B

PLANNING DRAWINGS

Reference	190880/DPP
Application Received	Fri 31 May 2019
Application Validated	Wed 05 Jun 2019
Address	205 Queen's Road Aberdeen AB15 8DB
Proposal	Erection of 2 storey extension, straightening of hip on existing single storey extension, formation of retaining wall and external steps with handrail to side
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Nicholas Lawrence
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr and Mrs Stephen Kinloch
Agent Name	Nicola Edward
Agent Company Name	NORR
Agent Address	3 Bon Accord Crescent Aberdeen UK AB24 2RS

Application Validated Date	Wed 05 Jun 2019
Expiry Date	Wed 26 Jun 2019
Determination Deadline	Sun 04 Aug 2019



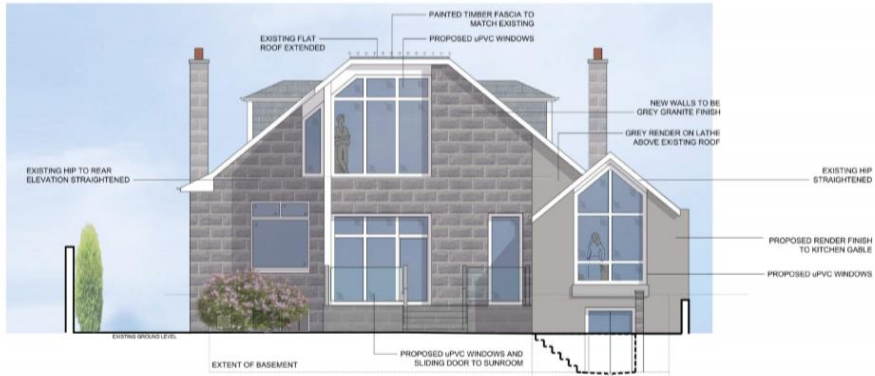
SCALE BAR 1:1250

PLANNING	
PROPOSED ALTERATIONS TO JARDIN-015	Site No.
HOUSE AT 205 QUEENS RD	AD-00-01
JARDIN-015	Site
MIRAGE/ENLOCH	Site
Scale	1:1250 (A4)
LOCATION PLAN	Date: FEB 2019
	Drawn by: [Name]

NORR
 1 Glen Avenue, Dunfermline, Midlothian, Midlothian, Midlothian
 T: +44 (0)1224 88077 F: +44 (0)1224 87634



SIDE ELEVATION (EAST)



REAR ELEVATION (SOUTH)

PLANNING
 PROJECT/DATE: PROPOSED ALTERATIONS TO JAAB19-0010
 DRAWING NO: 1000



FRONT ELEVATION (NORTH) - NO ALTERATIONS



SIDE ELEVATION (WEST)

PLANNING
 PROJECT/DATE: PROPOSED ALTERATIONS TO JAAB19-0010
 DRAWING NO: 1000

Reference	190947/DPP
Application Received	Tue 11 Jun 2019
Application Validated	Tue 11 Jun 2019
Address	5 Macaulay Park Aberdeen AB15 8FR
Proposal	Erection of 1½ storey extensions to side and rear, decking to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

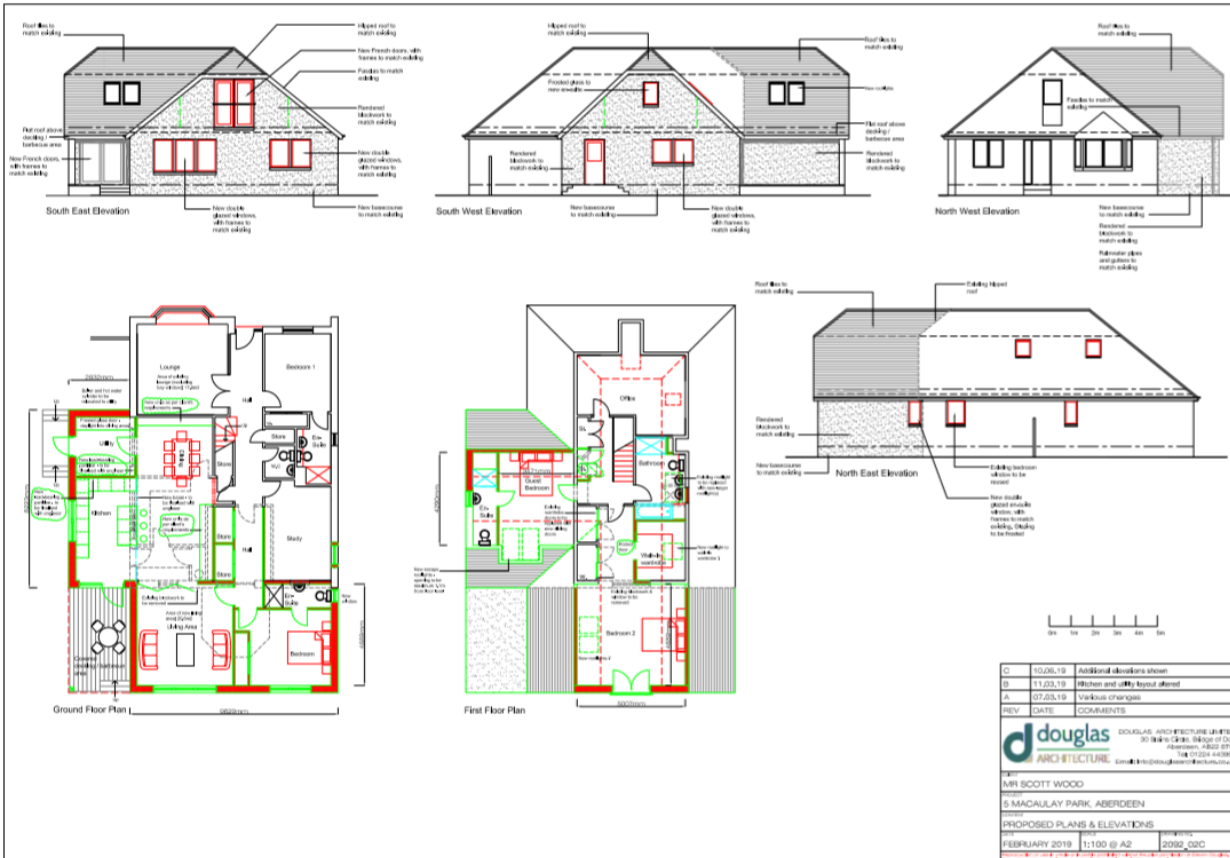
Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Roy Brown
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr Scott Wood
Agent Name	Steve Douglas
Agent Company Name	Douglas Architecture Ltd.
Agent Address	30 Slains Circle Bridge Of Don Aberdeen AB22 8TW
Application Validated Date	Tue 11 Jun 2019

Expiry Date

Wed 03 Jul 2019

Determination Deadline

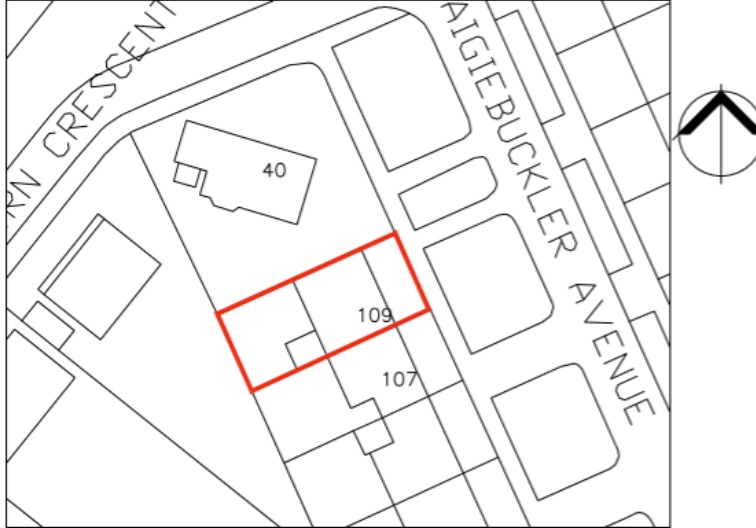
Sat 10 Aug 2019



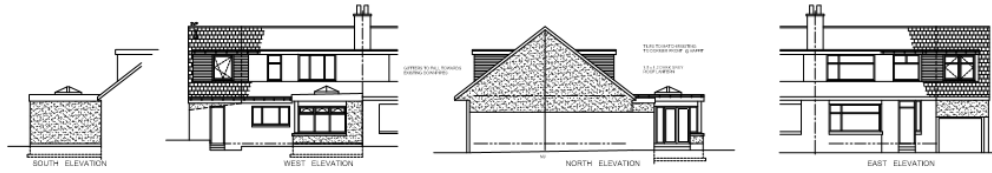
Reference	191004/DPP
Application Received	Tue 25 Jun 2019
Application Validated	Tue 25 Jun 2019
Address	109 Craigiebuckler Avenue Aberdeen AB15 8PB
Proposal	Erection of single storey extension above existing garage and single storey extension to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Aoife Murphy
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr S Sharakass
Agent Name	Mike Mair
Agent Company Name	Mike Mair Architectural Services
Agent Address	2 Harvest Hill Westhill Aberdeenshire AB32 9PU
Application Validated Date	Tue 25 Jun 2019
Expiry Date	Wed 17 Jul 2019
Determination Deadline	Sat 24 Aug 2019

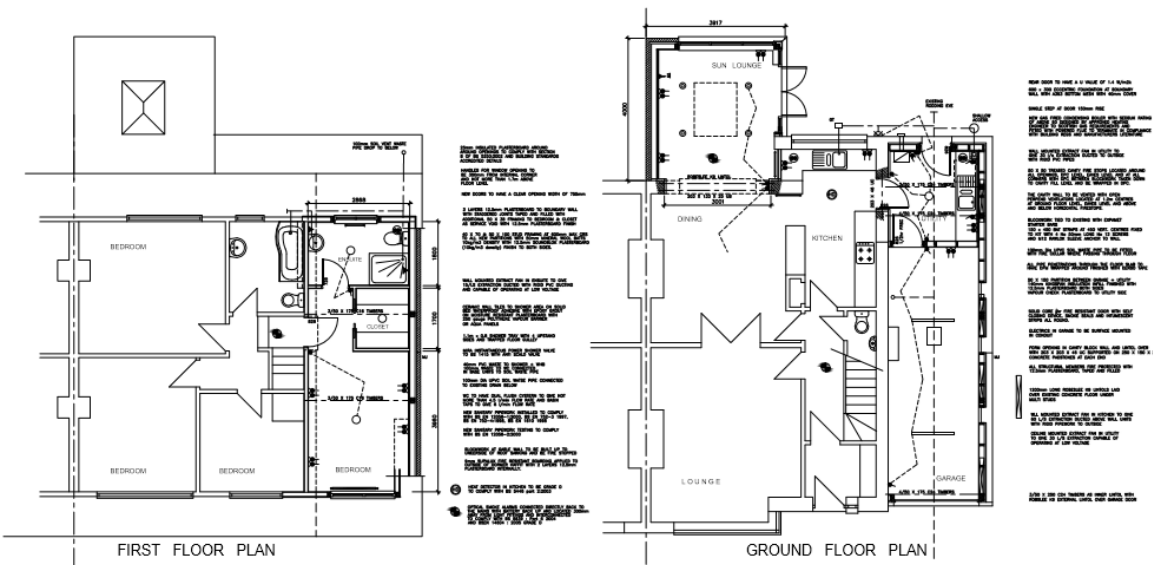
PROPOSED EXTENSION AT
109 CRAIGIEBUCKLER AVENUE ABERDEEN



PROPOSED BLOCK PLAN 1:500



FIGURES
 ROOF : INTERLOCKING TILES TO MATCH EXISTING
 WALLS : SANDRAM CONCRETE BRICKWORK TO MATCH EXISTING
 WITH COLOURED SANDRAM TO MATCH EXISTING
 WINDOWS : WHITE UPVC DOUBLE GLAZED WITH
 ONE COLOURED SANDRAM
 FLOOR ETC : WHITE UPVC
 NEW GARDEN : BLACK UPVC GARDEN GATES + DOWNPIPES
 PLUMBING : CODE No 3 LINE



ELECTRICAL LEGEND
 ■ LIGHT SWITCH
 ■ 13 AMP SPUR SWITCH
 = 48 AMP SOU
 ○ CEILING LIGHT
 ○ TV SOCKET
 + PHONE SOCKET
 ○ EXTRACT FAN
 ○ HOT WATER
 = HEATER
 = GARDEN SOCKET
 * WALL LIGHT

MIKE MAIR MCAT
 ARCHITECTURAL SERVICES
 2 HARVEST HILL, WESTHILL
 94 01224 747051

PROPOSED EXTENSION AT
 109 CRAIGIEBUCKLER AVENUE
 CRAIGIEBUCKLER
 ABERDEEN
 FOR Mr & Mrs SHARKASS

FLOOR PLANS + ELEVATIONS

SCALE 1:50 + 1:100 DWG No 19/1123/02