

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.



Planning Application Summary with Decisions

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
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		
02/07/2019	191044	15 Hazledene Road Aberdeen AB15 8LB	Formation of porch to front	Detailed Planning Permission	Pending		
10/07/2019	191096	144 Seafield Road Aberdeen AB15 7YN	Straightening of roof hip to form first floor extension to side	Detailed Planning Permission	Pending		
17/07/2019	191143	Somebody Cares Hazledene Road Aberdeen AB15 8QU	Change of use on a temporary basis (3 years) from garden centre to form mixed use development incorporating retail, training facilities, church services and meetings, storage, child's play area	Detailed Planning Permission	Pending		
24/07/2019	191181	Craigiebuckler Avenue Aberdeen AB15 8SH	Works to 4 Protected Trees; T1 & T2 - Elm, T3 & T4 - Cherry Blossom; Removal of all to ground level as	Works to Tree Preservation Order	Approved	24/07/2019	Approved Unconditionally

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

Reference	191044/DPP
Application Received	Tue 02 Jul 2019
Application Validated	Tue 02 Jul 2019
Address	15 Hazledene Road Aberdeen AB15 8LB
Proposal	Formation of porch to front
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Jamie Leadbeater
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr S Clark
Agent Name	Mark Urquhart
Agent Company Name	Raymond Simpson Associates Ltd
Agent Address	7 Mid Stocket Road Aberdeen AB15 5JL

Application Validated Date	Tue 02 Jul 2019
Expiry Date	Wed 24 Jul 2019
Determination Deadline	Sun 01 Sep 2019



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 to have been made to comply with current British and
 or European Standards unless otherwise stated.

Address
 15 HAZLEDENE ROAD
 ABERDEEN
 AB15 5LB

Client
 Mr & Mrs CLARK

Project
 PORCH

Scale 1:25, 1:50 & 1:10
 Date: June 2019
 Drawn: Raymond Simpson Associates Limited

Ref No: 1911-13
 Plan No: PLANNING

RAYMOND SIMPSON Associates Limited
 15 HAZLEDENE ROAD
 ABERDEEN AB15 5LB
 Tel: 01224 626200
 Fax: 01224 626201
 Email: info@raymond-simpson.co.uk
 www.raymond-simpson.co.uk
 Limited Company Registered in Scotland
 No. 2029

Reference	191096/DPP
Application Received	Wed 10 Jul 2019
Application Validated	Wed 10 Jul 2019
Address	144 Seafield Road Aberdeen AB15 7YN
Proposal	Straightening of roof hip to form first floor extension to side
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Ross McMahon
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr Gary Bryant
Agent Name	John Aitken
Agent Company Name	John G Aitken Architectural Services
Agent Address	2 Cameron Court Stonehaven AB39 2FH

Application Validated Date	Wed 10 Jul 2019
Expiry Date	Thu 01 Aug 2019
Determination Deadline	Mon 09 Sep 2019

Proposed Front Elevation (South)

Proposed Side Elevation (West)

Proposed Rear Elevation (North)

Existing Front Elevation (South)

Existing Side Elevation (West)

Existing Rear Elevation (North)

Proposed Upper Floor Plan

Existing Upper Floor Plan

Scale Bar 100

Scale Bar 100

Proposed Alterations at 144 Seafield Road, Aberdeen
for Mr & Mrs Gary Bryant

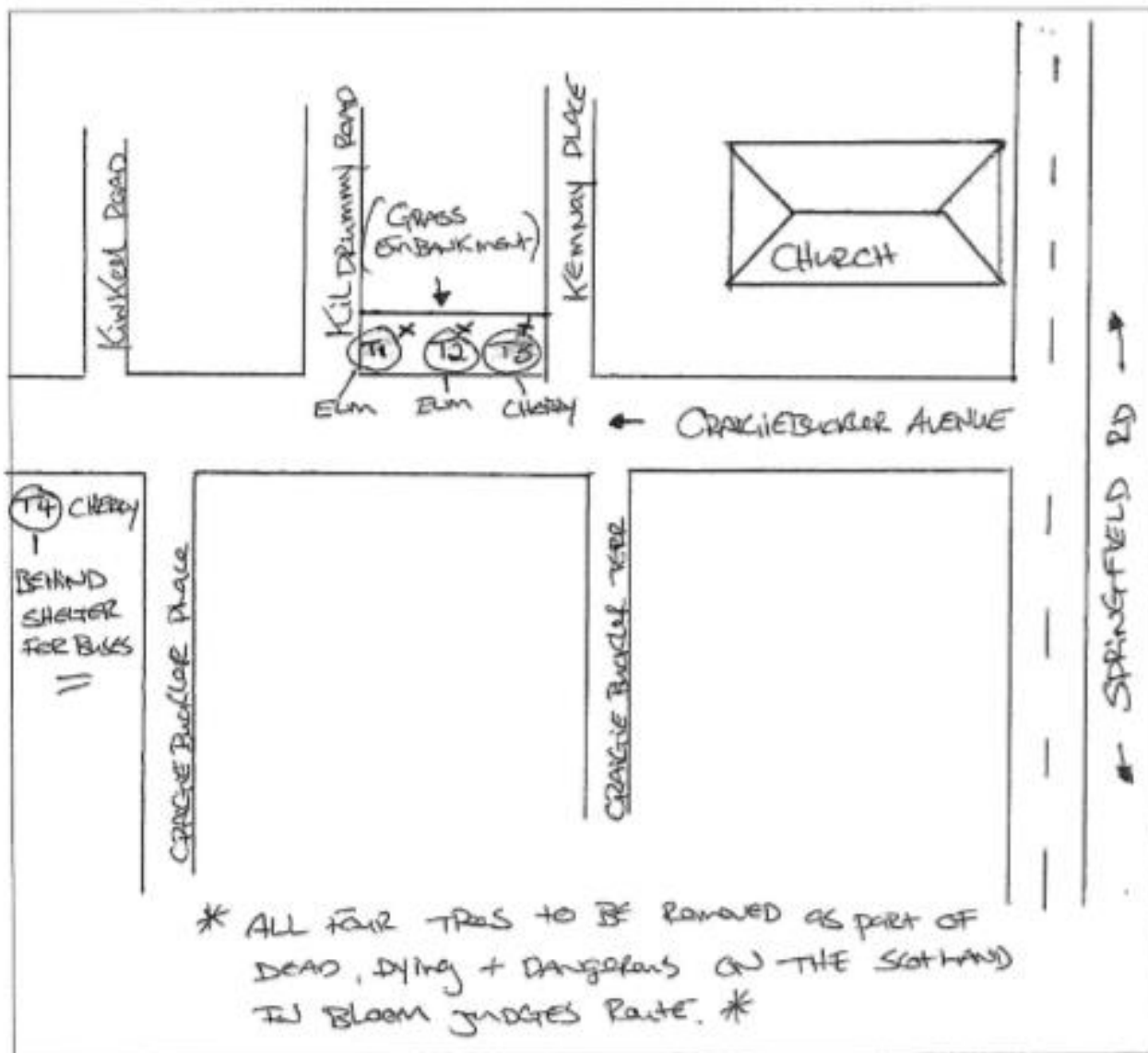
Dr.No.810.01 | **Scales 1:50,1:100** | **June 2019**

John G. Aitken, Architectural Services
Telephone Stonehaven 01569 760763 Mobile No. 07734 569995

Reference	191181/TPO
Application Received	Wed 24 Jul 2019
Application Validated	Wed 24 Jul 2019
Address	Craigiebuckler Avenue Aberdeen AB15 8SH
Proposal	Works to 4 Protected Trees; T1 & T2 - Elm, T3 & T4 - Cherry Blossom; Removal of all to ground level as dead/dangerous
Status	Approved
Decision	Approve Unconditionally
Decision Issued Date	Wed 24 Jul 2019
Appeal Status	Unknown

Application Type	Works to Tree Preservation Order
Decision	Approve Unconditionally
Actual Decision Level	Not Available
Expected Decision Level	Not Available
Case Officer	Richard Brough
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Aberdeen City Council - Arboricultural Dept.
Applicant Address	Duthie Park Depot Polmuir Avenue Aberdeen AB11 7TH

Application Validated Date	Wed 24 Jul 2019
Expiry Date	Not Available
Decision Issued Date	Wed 24 Jul 2019
Determination Deadline	Tue 17 Sep 2019



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	ELM	Removal to ground level.	DEAD + DANGEROUS (Dutch ELM)
T2	ELM	Removal to ground level.	DEAD + DANGEROUS (Dutch ELM)
T3	CHERRY BLOSSOM	Removal to ground level	DEAD + DANGEROUS
T4	CHERRY BLOSSOM	Removal to ground level	DEAD + DANGEROUS

Reference	191143/DPP
Application Received	Wed 17 Jul 2019
Application Validated	Fri 19 Jul 2019
Address	Somebody Cares Hazledene Road Aberdeen AB15 8QU
Proposal	Change of use on a temporary basis (3 years) from garden centre to form mixed use development incorporating retail, training facilities, church services and meetings, storage, child's play area and on-site restaurant (retrospective)
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	Somebody Cares Trust UK
Agent Name	Angela Slater
Agent Company Name	David Murray Associates
Agent Address	The Radar Station Donmouth Road Bridge Of Don Aberdeen AB23 8DR
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Fri 19 Jul 2019
Expiry Date	Wed 14 Aug 2019
Determination Deadline	Wed 18 Sep 2019

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Change of Use on a Temporary Basis (3 Years) from Garden Centre to Form Mixed Use Development Incorporating Retail, Training Facilities, Church Services and Meetings, Storage, Childs Play Area and On-Site Restaurant (Retrospective).

Is this a temporary permission? *

Yes No

Description of Proposal Cont.

Please state how long permission is required for and why: * (Max 500 characters)

Permission is required for a further 3 years. Advice was originally received that a permanent retail use would not be appropriate but a continuation of the former retail element on a temporary basis should be acceptable.

Supporting Statement – Somebody Cares



Somebody Cares House
Greenwell Road
East Tullos, Aberdeen
AB12 3AX

Telephone: 01224 460700

Email: brian.taylor@somebodycaresuk.org

Somebody Cares is the largest charity in Aberdeen in the provision of essential social care and wellbeing support to the people of Aberdeen.

The trust has been established for 16 years and in that time experienced huge expansion in its core operations of providing free food, furniture and clothing to the poor, the marginalised and the vulnerable people of the city.

Somebody Cares is currently providing for thousands of families, pensioners and other individuals on an annual basis and with the current recession, cut backs coming down from the Government and the real financial difficulties being experienced by a rapidly growing percentage of the population, are seeing the number of people needing help rising, literally, every week. The expectation is that this will continue to rise over the coming weeks and months.

No other organisation in the city can approach these numbers and the huge success story of Somebody Cares is that all of this has been provided FREE!!

This has been accomplished with no Council contracts and no grants and provides a massively significant and essential service to numerous departments of Aberdeen Council in their social service departments, homeless sections, neighbourhood services and many others. We are providing for family centres, domestic abuse refugees, mother and baby units, medical centres with health visitors and district nurses.

The coming twelve months will see a massive expansion in the scope of Somebody Cares services with new food programmes, recycling and reuse programmes and training programmes as well as major growth in the key core services it provides. Most of this is to increase the range of help and support it gives to the Aberdeen people, while some will be to raise the necessary financial back-up to keep the whole operation going.

The organisation has taken on a number of additional buildings to support the growth and a key building in the development plan is the former Dobbies Garden Centre in Hazledene Road, Aberdeen.

Somebody Cares has now been using these buildings for almost nine years and as our existing planning permission has now run out, new permission is being sought from Aberdeen City Council to allow us to continue what we do on the site.

As part of the development that will be taking place in the Somebody Cares, significant employment opportunities will be created, and the projections are showing 20 to 30 permanent employees.



- STORES
- RESTAURANT
- STORAGE AREA
- MEETINGS & TRAINING AREA
- CIRCULATION & DISPLAY
- RETAIL



CHANGE OF USE AT FORMER DOBBIES GARDEN CENTRE, HAZLEDENE ROAD
FLOOR PLAN EXISTING 1:5000 @ A3 1310 D(0-01)
 David Murray Associates Chartered Architects
 The Rider Station, Cornmouth Road, Ayrickton, A551 8DR 01294 759800 dma@doba.com
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