

Planning Matters

PLANNING PERMISSION APPEAL: LAND ADJACENT TO RUBISLAW QUARRY HILL OF RUBISLAW ABERDEEN AB15 6XL

Welcome news that the planning appeal has been rejected- the Scottish Government reporter agreed that the plans were over development of this unique heritage site. **“Overall, I find the proposal would represent over development with consequent adverse impacts in terms of visual amenity.** I therefore conclude, for the reasons set out above, that the proposed development does not accord overall with the relevant provisions of the development plan and that there are no material considerations which would still justify granting planning permission. I have considered all the other matters raised, but there are none which would lead me to alter my conclusions.”



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



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Decision by Claire Milne, a Reporter appointed by the Scottish Ministers

- Planning appeal reference: PPA-100-2092
- Site address: Land adjacent to Rubislaw Quarry, Hill of Rubislaw, Aberdeen, AB15 6XL
- Appeal by Carttera Private Equities against the decision by Aberdeen City Council
- Application for planning permission 180368/DPP dated 14 March 2018 refused by notice dated 25 June 2018
- The development proposed: 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
- Date of site visit by Reporter: 11 September and 1 November 2018

Date of appeal decision: 18 January 2019

### **Preliminary**

The scale and nature of this proposed development is such that it is consistent within the description of development set out in Class 10(b) of Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017. It was however the subject of a screening opinion by the council, dated 29 March 2018, to the effect that Environmental Impact Assessment (EIA) was not required. I agree with the council's decision that, based on the characteristics and location of the development, together with the potential impacts, the proposal was not a development that required an EIA.

### **Reasoning**

1. I am required to determine this appeal in accordance with the development plan, unless material considerations indicate otherwise. The development plan comprises the Aberdeen City and Shire Strategic Development Plan, 2014 and the Aberdeen City Local Development Plan, 2017, along with relevant supplementary guidance adopted and associated with that plan.
2. Having regard to the provisions of the development plan, the main issues in this appeal are whether the proposed development would:
  - be supported in principle

result in over development of the site

- have an unacceptable impact on the character and amenity of the area
- adversely affect cultural heritage
- result in the loss of valuable and valued open space
- adversely affect natural heritage including designated sites, protected species, trees and woodland
- provide sufficient car parking, have an acceptable traffic impact and be accessible by a range of transport modes
- provide for education requirements.

### Conclusions

91. Overall, I find the proposal would represent over development with consequent adverse impacts in terms of visual amenity. I therefore conclude, for the reasons set out above, that the proposed development does not accord overall with the relevant provisions of the development plan and that there are no material considerations which would still justify granting planning permission. I have considered all the other matters raised, but there are none which would lead me to alter my conclusions.

*Claire Milne*

Reporter

## Dandara Development

**Residential development comprising of 216 units (across zones A, B, C, D and E) with associated access, landscaping and infrastructure**

Reference	182053/DPP
Application Received	Tue 04 Dec 2018
Application Validated	Thu 06 Dec 2018
Address	Land To South Of Hazledene Road Aberdeen AB15 8LD
Proposal	Residential development comprising of 216 units (across zones A, B, C, D and E) with associated access, landscaping and infrastructure
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Gavin Evans
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Dandara
Applicant Address	Dandara 16 Beech Manor Stoneywood Aberdeen UK AB21 9AZ
Environmental Assessment Requested	No

Application Validated Date	Thu 06 Dec 2018
Expiry Date	Wed 23 Jan 2019
Determination Deadline	Fri 05 Apr 2019

**Zone A: 14 houses already built and 52 more planned = 66 Houses and small "play area" plus an 81 bed care home.**

**Zone B/C: 44 houses already built and [34+23] 57 houses planned = 101 Houses**

**Zone D: No houses already built and 53 houses planned = 53 Houses**

**Zone E: No houses already built and 53 houses planned =54 Houses**

**Zone F: 35 Houses completed and retirements approved but not started so Total = 116 apartments and houses**

**Zone G: 44 Houses completed**

**Zone H: 48 Houses completed**

**Grand Total = 488 units + 81 bed care home - definitely an increase from the 350 units originally approved.**

**Craigiebuckler & Seafield Community Council held a Public Meeting to give local residents an opportunity to let their views be know to the community council. This event was held on Tuesday 8<sup>th</sup> January 2019 in Hazlehead Primary School from 7.30 pm until 9pm.**

**Craigiebuckler & Seafield Community Council Letter of Representation:**

## **CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL**

Mr Gavin Evans  
Senior Planning Officer  
Planning & Sustainable  
Development  
Enterprise, Planning &  
Infrastructure  
Aberdeen City Council  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

Email: [craigsea.10@hotmail.com](mailto:craigsea.10@hotmail.com)

Dear Mr Evans

**Planning Application Reference 182053/DPP by Dandara Ltd.**

**Land To South of Hazledene Road, Aberdeen, AB15 8LD. Proposal: Residential development comprising of 216 units (across zones A, B, C, D and E) with associated access, landscaping and infrastructure.**

The Pinewood/Hazledene site is situated in a semi-rural location within Aberdeen city boundary where the neighbouring Countesswells Playing fields and woods present an open and spacial landscape. In contrast, the area to the east of the site is mainly residential, and consists of the long-established communities of Craigiebuckler, Burnieboozle (extensively developed in the 1950s and 60s), the Macauley Estate, consisting of large, modern family homes and flatted developments (built in the mid - 1990s) and Macauley Grange (built approximately 10 years ago), consisting of large detached luxury homes and terraced family homes. All of these varied developments are unobtrusive in their settings because of their spatial distribution and low ratio of tall flatted buildings to 2 storey homes. Consequently, they blend in with the planned woodland areas of the original Craigiebuckler Estate, which was landscaped during the Victorian era.

Also blending in with established woodlands are the mid-twentieth century housing developments of Pinewood and Countesswells which lie to the south of the development site. The boundaries between their long established streets and the Hazlewood development are formed by rows of tall mature beech trees which may have been planted probably in the late nineteenth century.

Part of this woodland boundary separates the single storey semi-detached houses of Pinewood Road from the row of distinctly modern detached family homes of the new Hazlewood development at Countesswells Close.

Here the houses are all of a similar size and type and the street scape is not lacking in green space. The remainder of the 2016/17 Hazlewood development, where Countesswells Road continues into Zone H, is also of a well proportioned layout with a uniformity of house types facing on to open green space, thus giving it the semi-rural character of the neighbouring mid twentieth century developments of Craigiebuckler and Countesswells.

However, notwithstanding the developer's comments in the supporting statement in regard to development density, the spatial distribution of the proposed development is not in keeping with or sympathetic to the established development in the local area and the layout and density of the completed properties within the Dandara development site.

It appears that the Developer proposes to tactically change from the earlier lower density designs of the streets of the completed properties to plan the layouts, and development densities of Zones A, B, C, D and E to suit the current varied demands of the housing market in terms of unit size and type.

We object to the proposed development of these zones because the Developer's ability to sell

properties is not a concern of the Town and Country Planning Act.

Therefore we contend that this apparent attempt by the Developer to address the current conditions of the market by planning to construct a variety of house types will result in an imbalance with the homogeneous housing types already built on the other zones.

At the top of page 3 of the “Design and Access Statement” the Developer explains, “In response to the market conditions in Aberdeen, it was identified that there is a strong demand for a greater variety of housing types. Following the review of the accommodation previously provided it was felt that the dwellings should range from two bedroom apartments through to five storey detached dwellings, but with greater emphasis on smaller occupation dwellings.”

This statement alludes to the site plan documents of the current proposal which, in our opinion, are illustrative of an unacceptable development density, layout and design that is out of keeping with the surrounding area to the extent of being obtrusive.

The tendency for over development is particularly evident in the plan document for Zone A, which is to the north of the site where 10 five bedroom houses are already built and planning consent has been given for an 81 bedroom care home.

A further 52 houses for Zone A are included in the planning application, despite the obvious large volume of traffic that will have to access Hazledene Road which is narrow at the point of exit from the application site with sharp bends and no pavements in several stretches. The increased traffic will impact on school children crossing Hazledene Road going to Hazlehead Primary and also Hazlehead Academy. Although there is a zebra crossing an increase in traffic could increase the chance of an accident involving pupils.

Traffic entering Hazledene Road from Zone A is compelled to turn right because the road is closed at its former junction with Countesswells Road. Therefore the direction of travel for all vehicles is north to Hazledene Road's junction with Queens Road. Traffic entering Queens Road from this junction is not permitted to turn right and therefore must go left to the Hazlehead roundabout and turn the full circle to access Queens Road.

This roundabout, which has four exits, was designed for the traffic of the 1960s and is inadequate to cope with volume of traffic movements generated by all the new housing developments and industrial estates. It is usually so congested during the rush hours that vehicles travelling north west from Queens Road are unable to enter it because drivers who have already accessed it from Kings Gate cannot exit towards Westhill because vehicles are queued between the roundabout and the traffic light controlled junction with Provost Graham Avenue. The extra traffic generated by 216 homes will worsen this situation.

Aberdeen City Council has already given planning permission for a care home on Zone A. If planning consent is given for a further 52 homes at that location, with the possibility of an extra 104 motor vehicles taking access on to Hazledene Road, the resulting congestion will add to the already polluted atmosphere on Queens Road, especially during the rush hours.

It should be born in mind that the proposed development, consisting of 216 units, is part of a much larger overall proposed development to the west of Aberdeen and could cause a further

340 motor vehicles to be added to the ever-increasing congestion of the neighbouring roads infrastructure where, every working day, long queues of traffic pollute the air surrounding the nearby homes.

If 216 units are permitted to be built, the volume of the traffic on the main road of Hazlewood could also increase by as much as 340 vehicles which would adversely affect the air quality in the estate.

The junction at Countesswells Road, heading into the city, where it crosses Springfield Road at the library is already over capacity. Obviously the volume of traffic at this junction will massively increase if this development is permitted.

The increased volume of traffic also increases the risk to the safety of the children who attend Airyhall Primary School.

In our view the plan makes very little provision for recreational space, considering the mix of age groups that will populate the development if completed. Therefore we contend that the plan takes little or no account of the outdoor recreational needs of such a densely populated site – which, we must remember, initially only had planning consent for 350 units.

The sustainable drainage systems of Hazlewood was designed to prevent flooding by the run-off of rainwater from the sealed ground surfaces and roofs of 350 houses.

Two SuDS ponds (one at the north and one at the south of the site) were constructed to store water from the drainage systems, thus preventing the drains of the city streets from being overwhelmed by water flowing from the drains of Hazlewood, causing Aberdeen's roads, pavements and properties to be flooded.

The density of the development proposed for Zones A, B, C, D, and E will reduce the total area of permeable surfaces and increase the area of sealed surfaces, i.e., roofs driveways and roads. Therefore we contend that the volume of water entering the estate's drainage system will increase to the extent that the storage capacities of the existing SuDS ponds will be reached more frequently causing water from their outflows to continuously enter the city's drainage systems, resulting in incidents of flooding in the streets, particularly from the original Victorian drainage systems nearer the centre of Aberdeen. They were designed to meet the drainage requirements of the city when it was much smaller.

Therefore, in our opinion, unless the number of homes proposed to be built is reduced, the plans should be altered to include the construction of a third SuDS pond for storing the ground water from the additional sealed surfaces.

We believe that the capacities of Hazlehead Primary and Academy are likely to be insufficient to accommodate all the extra pupils from Hazlewood if this 216 unit development receives planning consent.

If the City Council permits, what in our opinion, is a proposal to overdevelop the application site, we think that it will be failing to consider its role as a partner in the Health and Social Care

Partnership because we estimate that there could be as many as 300 extra residents who may attempt to register with the local GP practice, which is already at capacity. Even if a health centre is built for the new communities in the west of the city, how will it be staffed with medical professionals?

There is already a shortage of general practitioners in Aberdeen and two medical practices have recently closed. This may not be a matter for the Developer to consider, but we think that the Council should take it in to account before consenting to this planned major housing development.

We conclude with the following summary of our objections:-

The proposed development is at odds with existing area developments including the applicant's own existing area development in terms of character and density.

The scale of the proposed development will result in additional vehicle movements thus pressurising inadequate surrounding roads, increasing pollution levels and increasing the safety concerns of area residents.

The development inadequately addresses recreational needs.

The additional proposed development adds to flooding risk by overwhelming the existing sustainable drainage systems (SuDS).

The development cannot be supported by current primary and secondary schools.

The local medical practice cannot support additional patient registrations.

Yours sincerely,  
William Sell,  
Chair.





## SUDS Ponds



# Site Plan – Zone A



# Street Elevations – Zone A





**SECTION BB**

**Material Key:**

	Dark grey tile with slate like appearance		Composite door
	Natural stone cladding		Sectional garage door
	White render		Boundary hedge
	Energy efficient windows		Timber fencing to boundaries between properties



**dandara limited**  
 10 Beach Mews  
 St Leonards  
 New South Wales  
 2232 NSW

Project Name: Beach Mews  
 Project No: M\_API\_206  
 Date: 20/08/2016  
 Drawing No: M\_API\_206

**Street elevations – Zone B/C**



**SECTION DD**



**SECTION EE**



**SECTION EE**

**SECTION FF**



**SECTION FF**

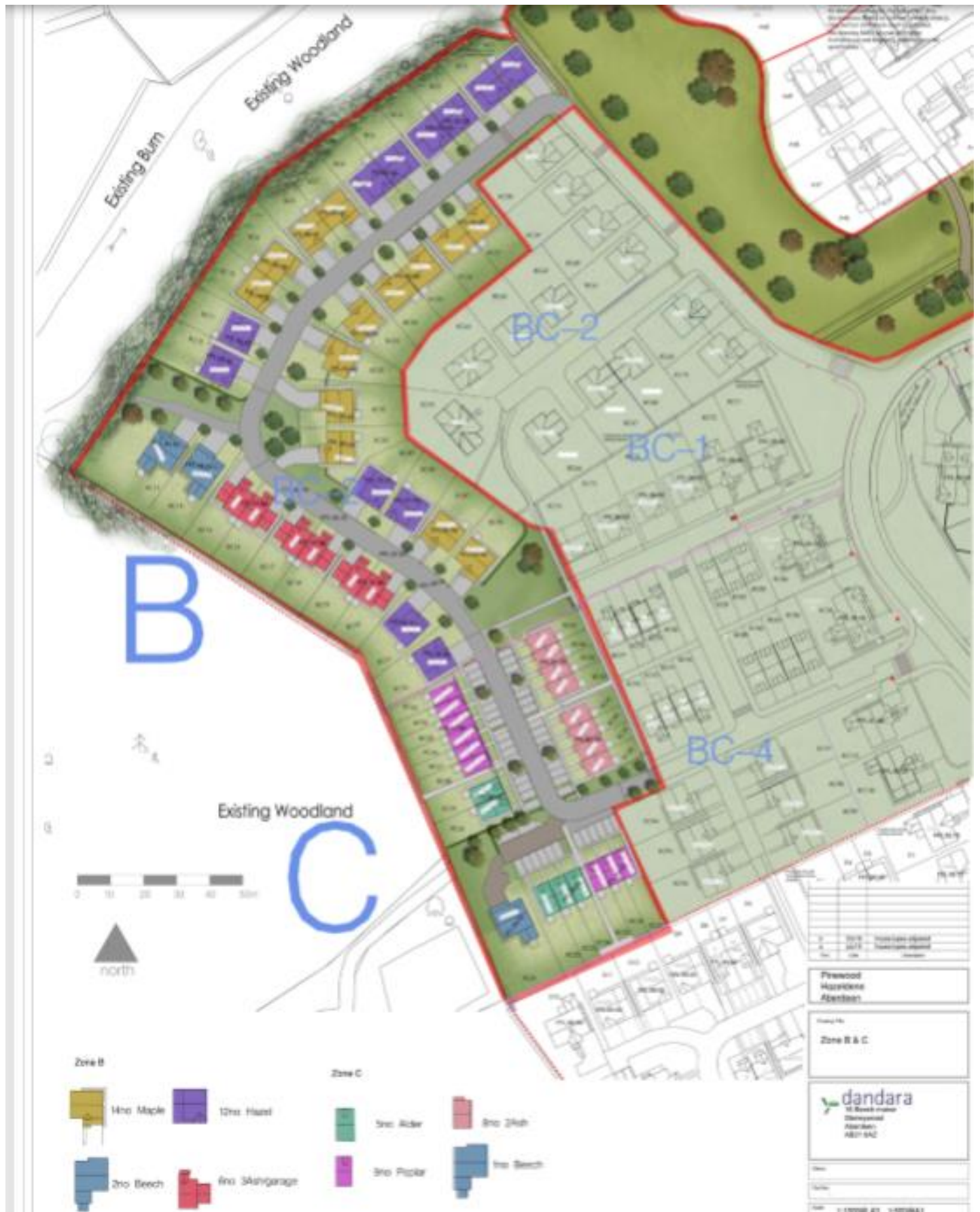


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Site Plan - Zone B/C



Site Plan D/E



## **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.

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.

## **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



### B1001 – Dobbies

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

### B1002 – Hayfield

<b>SITE NUMBER: B10/02</b>		<b>NAME of SITE: Hayfield</b>
<b>Nature of the proposal:</b>	Country house hotel circa 200 bedrooms, spa, swimming pool, function and conference facilities, restaurants and equestrian centre, associated car parking/alterations to access roads	
<b>Checklist Score:</b>	Site A (Hotel): 52 Site B (Equestrian Centre): 49	
<b>Constraints:</b>	Greenbelt, GSN, impact on trees and wildlife habitat, accessibility.	
<b>Recommendation:</b>	Undesirable	
<b>Justification:</b>		
<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 &amp; 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

<b>SITE NUMBER: B10/03</b>		<b>NAME of SITE: Land at Phase 1 North East Countesswells</b>
<b>Nature of the proposal:</b>	Housing (major; 355 units).	
<b>Checklist Score:</b>	41	
<b>Constraints:</b>	Greenbelt, GSN, impact on protected species, habitats, local designations, tree loss & post development impacts.	
<b>Recommendation:</b>	Undesirable	
<b>Justification:</b>		
<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

<b>SITE NUMBER: B10/04</b>		<b>NAME of SITE: Jessiefield &amp; Smithfield</b>
<b>Nature of the proposal:</b>	Residential – approx. 200 units, Leisure and Recreation (6.46ha).	
<b>Checklist Score:</b>	42	
<b>Constraints:</b>	Existing OP site	
<b>Recommendation:</b>	Undesirable	
<b>Justification:</b>		
<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
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/Hazleden e 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/Hazleden e 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 Springfiel Road	Gym and changing rooms	Detailed Planning Permission	Approved	29/06/2018	APPROVED Conditionally
01/05/2018	180688	25 Viewfield Road		Detailed Planning Permission	Approved	13/06/2018	APPROVED Unconditionally
02/05/2018	180701	Dandara Zone F	Work to Protected Trees	Works to Tree Preservation 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	Detailed Planning Permission	Approved	03/08/2018	APPROVED Unconditionally

			extension to garage at rear				
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 - Beech - 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	Approved	22/01/2019	APPROVED Conditionally

26/10/2018	181866	5 Rubislaw Park Crescent Aberdeen AB15 8BT	Erection of single storey extension to rear and sides	Detailed Planning Permission	Approved	08/01/2019	APPROVED Conditionally
04/12/2018	182032	22 Springfield Avenue Aberdeen AB15 8JD	Erection of single storey extension to rear	Detailed Planning Permission	Pending		
04/12/2018	182047	178 Springfield Road Aberdeen AB15 7SD	Formation of dormers to front	Detailed Planning Permission	Approved	24/01/2019	Approved Unconditionally
06/12/2018	182053	Land To South Of Hazledene Road Aberdeen AB15 8LD	Residential development comprising of 216 units (across zones A, B, C, D and E) with associated access, landscaping and infrastructure	Detailed Planning Permission	Pending		
11/12/2018	182080	32 Macaulay Drive Aberdeen AB15 8FL	Works to 5 Protected Trees; T1 & T2 - Ash - Repollard to primary pollard point; T3 & T4 - Beech - Fell x1 as decayed & x1 15% crown reduction; T5 - Lime - Pollard to existing pollard point	Works to Tree Preservation Order	Approved	23/01/2019	Approved Conditionally
20/12/2018	182145	4 Queens Crescent Aberdeen AB15 4BE	Works to 1 Protected Trees; T1 - T4 - Lime - Crown raise,	Works to Tree Preservation Order	Approved	23/01/2019	Approved Unconditionally



			removing epicormics up to main forks to create more light/space				
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	Pending		
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

## Planning Applications as per weekly planning list January 2019:

Reference	190051/TPO
Application Received	Wed 09 Jan 2019
Application Validated	Thu 10 Jan 2019
Address	225 Queens Road Aberdeen AB15 8DL
Proposal	Works to 2 Protected Trees; T1 - Beech, T2 - Purple Leaved Plum; Thin canopies by 25% & reduce by 2m to reduce density
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

### Identification of Tree(s) and Works Proposed

Please indicate the tree(s) and provide a full detailed specification of the works you want to carry out.

Give details of the species of the tree(s) and include an accurate plan showing positions(s) of the tree(s) in relation to buildings, named roads and boundaries. A group of trees can be treated as one. If the trees are protected by a TPO, please try to number them as shown in the First Schedule to the Tree Preservation Order (for example T3 Oak; two Beech and one Birch in G2; seven Ash in A1; sycamore in W1). You may submit a schedule of works.

Tree description: *	1. Beech. Pollarded in past at 3.5m, forming a multi-stemmed tree, topped at 8.0m.
Works description: *	Reduce canopy by 2.0m and thin canopy by 25 percent to reduce density
Tree description: *	2. Purple leaved plum Pollarded at 2.75m to form multi-stemmed crown.
Works description: *	Thin canopy 25 percent. Reduce by 2.0m to reduce density and weight. Shape canopy to balance tree

Note: if you are submitting a schedule of works or a plan, please give the reference number in the description of the works.



**Tree Management**

**225 Queens Road**

**Site Location**



**Tree Location**

Reference	190107/TCA
Application Received	Tue 22 Jan 2019
Application Validated	Tue 22 Jan 2019
Address	Rear Of 24 Seafield Road Aberdeen AB15 7YT
Proposal	Works to 1 Protected Tree; T1 - Unknown - Remove overhanging limbs
Status	Approved
Decision	Approve Conditionally
Decision Issued Date	Wed 23 Jan 2019
Appeal Status	Unknown
Appeal Decision	Not Available

**Site Plan**

Please provide a Site Plan showing **as accurately as possible** the position of the tree(s) in relation to any other trees on site, nearby buildings, walls, roads etc. This can be based on an O.S. plan of a suitable scale or, alternatively the space below can be used to sketch a plan. If this application is to carry out work to more than one tree, then each tree should be individually numbered on the plan to correspond with the numbering in the table overleaf entitled Schedule of Works.

11 Mayfield Gardens Application to Trim Neighbors Tree

