

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.



Dandara Development: Core Path



Due to confusion as to ownership of the core path land running along the rear gardens of Burnieboozle Crescent Council officials were asked for confirmation if the land was owned by the Council or Dandara. Solicitors at the Council have confirmed the land and trees in the area between Burnieboozle Crescent and the Dandara Sales Pod is owned by Dandara.

The Council has contacted Dandara to ensure that they are aware that the trees in question are their responsibility. The Council will request Dandara to undertake the required maintenance of the trees to remove dead trees.

Planning Act, Scotland

Local Place Plans:

- Each community Council or Community group can submit a local place plan- this has to be community led.
- Aberdeen City Council have verbally agreed for council officers to give up 20 hours per month to help communities develop local place plans.
- It is up to each community council how to develop a local place plan; for example could be particularly interested in health issues or the local economy.
- Can ask questions of officials to help develop local plan, a part-time project manager is likely to be created to help with the process.
- If there is no community council in a geographical area then other prominent community groups can develop a plan.
- Help with funding may be available to get experts in or national experts who specialise in community issues.
- In Aberdeen City 10 community Councils have said they are ready to start, Old Aberdeen, Cults and Cults, Bieldside & Milltimber have developed local place plans but some were started in 2012 so it does take time to engage with the local community to document local issues, concerns and suggestions for improvement.
- Local place plans were initially dropped from the planning bill but after communities fought back and put forward credible arguments it was put back in and is now in the Planning (Scotland) Act, so local councils are required to support local community councils and groups.
- Way forward could include, agreeing at community council to start a local place plan and then next step advertise and hold a public meeting to get a discussion started to list local issues, concerns and suggestions [eg. Froghall CC recently held a Health day where local residents could get their blood pressure, weight checked and help with hearing aid etc]
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Planning (Scotland) Act 2019

Preparation of local place plans

- 1
- (1) A community body may prepare a local place plan.
 - (2) A local place plan is a proposal as to the development or use of land.
 - (3) It may also identify land and buildings that the community body considers to be of particular significance to the local area.
 - (4) In preparing a local place plan, a community body must—
 - (a) have regard to—
 - (i) the local development plan for the land, or any part of the land, to which the local place plan relates,
 - (ii) the National Planning Framework,
 - (iii) such other matters (if any) as are prescribed,
 - (b) set out reasons for considering that the local development plan should be amended, and
 - (c) comply with any prescribed requirements as to—
 - (i) the form and content of the plan, and
 - (ii) steps which must be taken before preparing the plan.

Submission of local place plans

- 2
- (1) A community body must comply with any prescribed requirements as to—
 - (a) steps which must be taken before submitting a local place plan,
 - (b) how the views of councillors for the area to which the local place plan relates are to be taken into account in the preparation of the local place plan, and
 - (c) information which must be submitted alongside a local place plan.
 - (2) Having complied with any requirements under sub-paragraph (1), a community body may submit a local place plan to the planning authority for the district to which the plan relates.

Register of local place plans

- 3
- (1) Every planning authority must keep a register of local place plans.
 - (2) When a valid local place plan relating to their district is submitted to them by a community body, a planning authority must—
 - (a) include it in their register, and
 - (b) inform the community body that submitted the plan that it has been registered.
 - (3) If a planning authority decide not to register a local place plan on the basis that it is not valid, the authority must give their reasons for reaching that view to the community body that submitted the plan.
 - (4) A local place plan is valid, for the purpose of this paragraph, if the requirements under paragraphs 1(4) and 2(1) have been complied with in relation to it.
 - (5) The Scottish Ministers may by regulations make provision about—
 - (a) the manner in which a register must be—
 - (i) kept, and
 - (ii) made available to the public,
 - (b) the information about a local place plan that must be included in a register,
 - (c) when a planning authority may, or must, remove a local place plan from their register, causing it to cease to be a registered local place plan.
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Map of local place plans

- 4
- Every planning authority must make publicly available, in the manner prescribed, a map of their district that shows the land to which the local place plans in their register of local place plans relate.

Meaning of "community body"

- 5
- In this schedule, "community body" means—
- (a) a community-controlled body within the definition given in section 19 of the Community Empowerment (Scotland) Act 2015, or
 - (b) a community council established in accordance with Part 4 of the Local Government (Scotland) Act 1973.
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Planning Application Summary with Decisions

| Date | Planning Application Number | Address | Description | Type | ACC Status | Decision Date | Decision |
|------------|-----------------------------|--|---|----------------------------------|------------|---------------|--------------------------|
| 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 | Approved | 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 | Approved | 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 | Approved | 29/08/2019 | Approved Conditionally |
| 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 | Approved | 09/09/2019 | Approved Unconditionally |
| 02/07/2019 | 191044 | 15 Hazledene Road Aberdeen AB15 8LB | Formation of porch to front | Detailed Planning Permission | Approved | 27/08/2019 | Approved Conditionally |
| 10/07/2019 | 191096 | 144 Seafield Road Aberdeen AB15 7YN | Straightening of roof hip to form first floor extension to side | Detailed Planning Permission | Refused | 23/08/2019 | REFUSED |
| 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 | Approved | 21/08/2019 | Approved Conditionally |
| 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 |
| 06/08/2019 | 191236 | Land Adjacent Great Western Medical Practice Seafield Road Aberdeen AB15 7YT | Works to 1 Protected Tree; T1 - Beech - Fell for safety reasons | Works to Tree Preservation Order | Approved | 06/08/2019 | Approved Unconditionally |
| 07/08/2019 | 191228 | 47 Craigiebuckler Avenue Aberdeen AB15 8SE | Erection of single storey extension to rear | Detailed Planning Permission | Determined | 08/08/2019 | Permitted Development |

Planning Applications as per weekly planning list September 2019:

None