

## Planning Matters

### Rubislaw Quarry Development

New plans are in the process of being submitted to Aberdeen City Council for 250 private flats, a gym, function room, public bistro and a promenade along the north side of Rubislaw quarry.



Carterra's previous £68 million plans to build nearly 300 flats at the site were rejected by the council's planning committee last year because of environmental, traffic and visual issues. Carterra's appeal to the Scottish Government was dismissed in January 2019 and planning permission refused.

**A public consultation event will be held at the DoubleTree by Hilton Hotel Aberdeen Treetops Hotel, 161 Springfield Road on Wednesday 20 November from 12pm until 7pm.**

Dr Maggie Bochel, of Aurora Planning, which is working with Carterra, said: "We are delighted to be looking at a substantially revised scheme for this site which reflects comments made on the previous proposals from last year. We look forward to answering any queries at our public consultation event next month."





## 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 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, Culter and Culter, 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]

## **What is a Local Place Plan?**

Local Place Plans present local areas spatially. They outline areas of potential change, identify enhancements and prioritise areas of vacant or derelict land for new or alternative uses.

Plans should also assist the Council and Community Planning Partners to have an improved understanding of local aspirations and to target services, facilities and infrastructure in response. This will help to align community and land use planning to achieve better outcomes

### **Geographical Focus**

Plans should relate to a recognisable area or community, for example a neighbourhood or village.

### **Reflect Community Aspirations**

Plans should be prepared by or with the local community. They must be led by local communities, to ensure that they reflect community aspirations.

**Inclusive Engagement**

Community engagement to inform the plan must be as broad as possible, ensuring that everyone has an opportunity to be involved.

**Community Vision**

Plans require to reflect the local vision for the area, informed by strong Community engagement. In setting out the vision it is important to note that Local Place Plans must have regard to the spatial strategy and policies within the Aberdeen Local Development Plan.

**Action Focus**

It is important that plans focus on delivery of the community vision and contain a series of actions. These should be realistic and capable of being delivered. Actions within the plan will assist in identifying resources or priorities for delivery.

## Planning Application Summary with Decisions

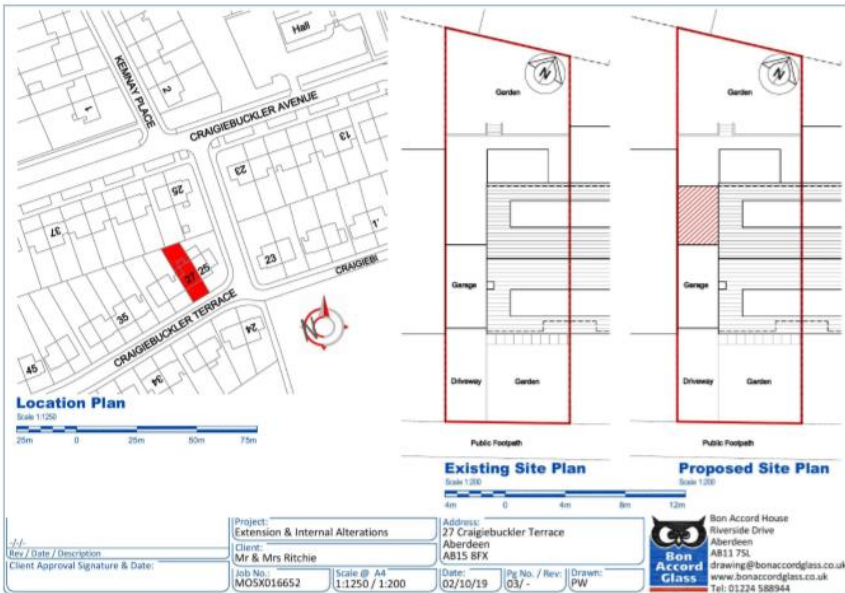
Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
13/05/2019	190785	36 Woodburn Avenue Aberdeen AB15 8JQ	Formation of roof lantern over existing extension to rear	Permitted Development	Determined	20/05/2019	Permitted Development
05/06/2019	190880	205 Queen's 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 and on-site restaurant (retrospective)	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 dead/dangerous	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
15/10/2019	191553	27 Craigiebuckler Terrace Aberdeen AB15 8SX	Erection of single storey extension to rear of garage and replacement of garage roof	Detailed Planning Permission	Pending		
15/10/2019	191564	19 Countesswells Crescent Aberdeen AB15 8LN	Erection of replacement single storey extension to rear and formation of dormers to front and rear	Detailed Planning Permission	Pending		

**Planning Applications as per weekly planning list October 2019:**

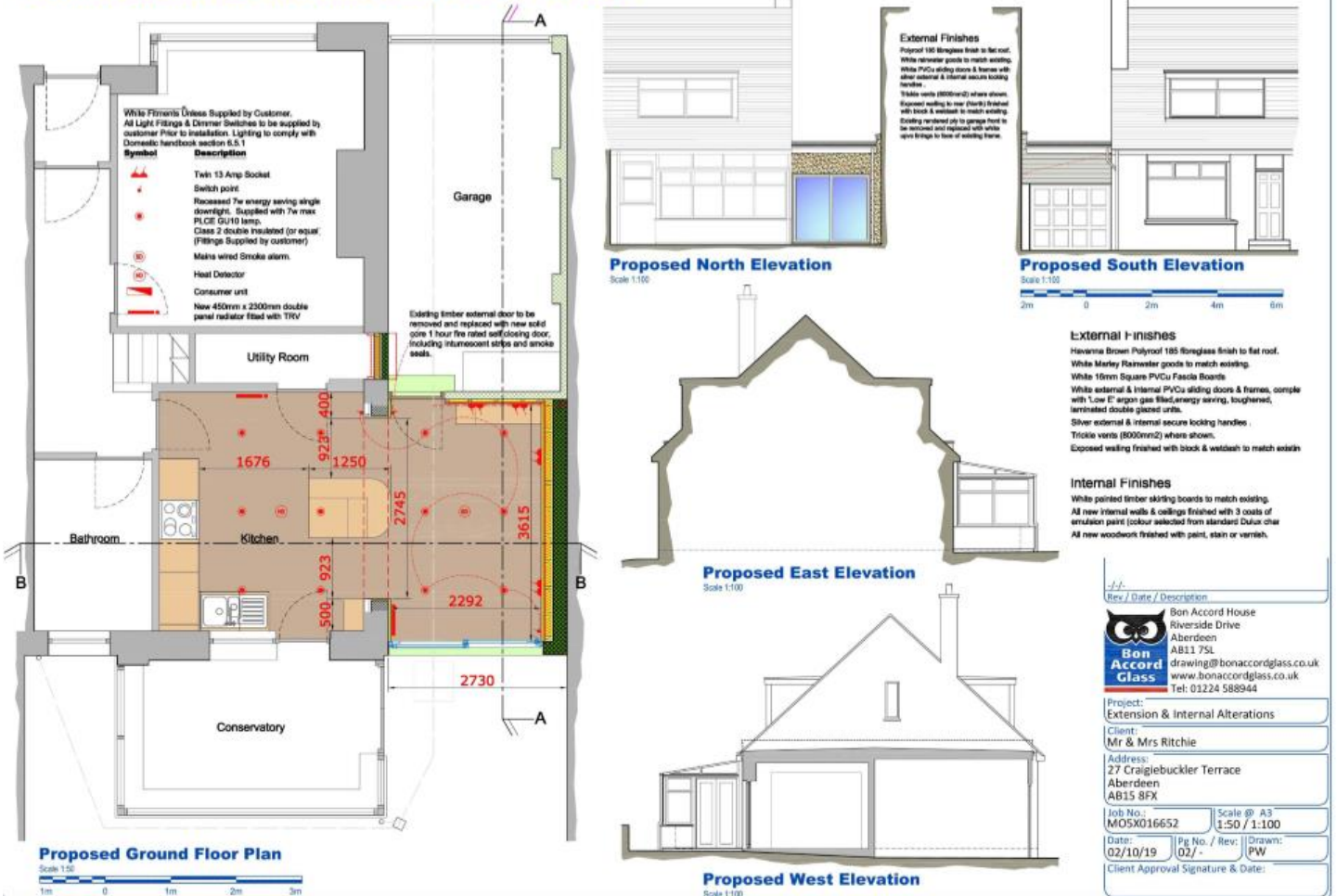
Reference	191553/DPP
Application Received	Tue 15 Oct 2019
Application Validated	Thu 17 Oct 2019
Address	27 Craigiebuckler Terrace Aberdeen AB15 8SX
Proposal	Erection of single storey extension to rear of garage and replacement of garage roof
Status	Pending
Appeal Status	Unknown

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Jemma Tasker
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr Mrs Ritchie
Agent Name	Paul Whitford
Agent Company Name	Bon Accord Glass
Agent Address	Bon Accord House Riverside Drive Aberdeen AB11 7SL
Application Validated Date	Thu 17 Oct 2019
Expiry Date	Fri 08 Nov 2019
Determination Deadline	Mon 16 Dec 2019





**EXISTING GROUND LEVELS TO REMAIN UNAFFECTED BY PROPOSALS**



Reference	191564/DPP
Application Received	Tue 15 Oct 2019
Application Validated	Thu 17 Oct 2019

Address	19 Countesswells Crescent Aberdeen AB15 8LN
Proposal	Erection of replacement single storey extension to rear and formation of dormers to front and rear
Status	Pending
Appeal Status	Unknown

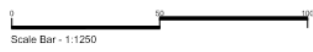
Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Jane Forbes
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr Derek Williamson
Applicant Address	19 Countesswells Crescent Aberdeen AB15 8LN
Environmental Assessment Requested	No

Application Validated Date	Thu 17 Oct 2019
Expiry Date	Fri 08 Nov 2019
Determination Deadline	Mon 16 Dec 2019

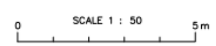
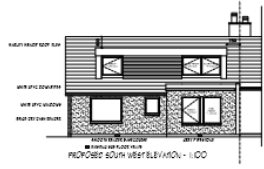
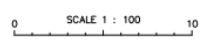
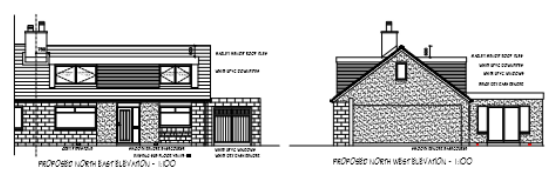
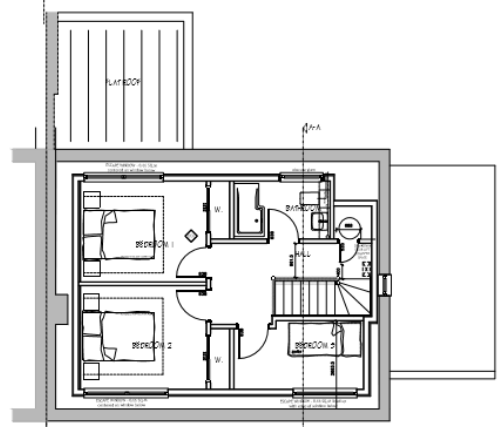
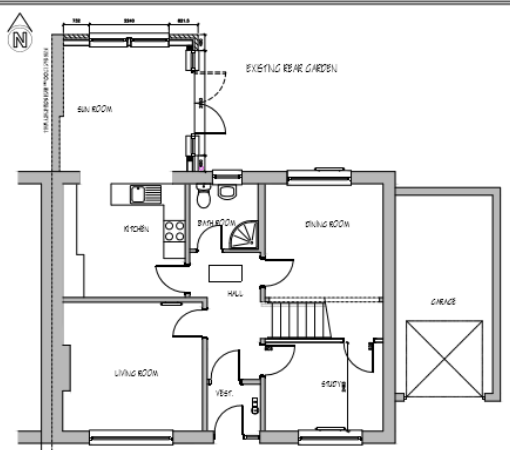




LOCATION PLAN 1:1250



PROPOSED EXTENSION AT                      DATE:- 16.10.19  
19 COUNTESSWELLS CRESCENT, ABERDEEN, AB15 8LN



BASE INFO:  
 Plot area - 515sqm  
 Existing frontage - 1250m  
 Proposed frontage - 1250m  
 Proposed additional floor area - 45sqm