

Planning Matters

Rubislaw Quarry Development

New plans are likely to be submitted to Aberdeen City Council in January 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 was held at the DoubleTree by Hilton Hotel Aberdeen Treetops Hotel, 161 Springfield Road on Wednesday 20 November.

The architecture is the same as the previous plans but the footprint has reduced on the far side overlooking Royfold Crescent, with a reduction of 50 units overall. The Scottish Government reporter stated the following in dismissing the appeal "I consider the proposed building would have an overbearing effect on the residential properties at the north western end of Royfold Crescent. In considering the previous permission granted in 2006 for residential development, I note that the building was not intended to extend this far east into the site. Given that the sensitivity of residential occupiers will be high, I find the impact of the proposal on the visual amenity of these properties would be unacceptable."



Current proposal



Previous proposal



The new scheme has been sited and designed to comply with the relevant Local Development Plan policies, as well as taking account of feedback from the public, Councillors and the Scottish Government Reporter on the scale and massing of the previous proposal and its potential visual impact.

Reductions:

Height: 6.8 m Length: 35 m Area: 480 sqm



The revised plans have reduced the height of the development by 6.8m, the length by 35m and a reduction in area of 40m².

It is intended to hold a public meeting to note views of local residents when the revised planning application is submitted, possibly in January 2020.

Carttera



Current proposal



Previous proposal



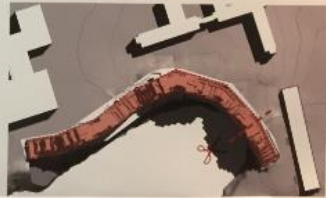
The new scheme has been sited and designed to comply with the relevant Local Development Plan policies, as well as taking account of feedback from the public, Councillors and the Scottish Government Reporter on the scale and massing of the previous proposal and its potential visual impact.

Reductions:

Height: 6.8 m Length: 35 m Area: 480 sqm



Current proposal
Area: 3,845 sqm



Previous proposal
Area: 4,325 sqm

Carttera



The proposed development from Carttera will comprise around 250 one, two and three-bedroom private rented flats overlooking the impressive Rubislaw Quarry.

Planning Act, Scotland

Local Place Plans:

- Local Place Plans have now been introduced as a way for communities to highlight issues, gather ideas and express aspirations for the future.

This represents a marked difference from communities being able to respond to the planning process, and instead become an active participant.

It is important that communities have the chance to participate in all parts of the planning system ranging from Local Development Plans, National Planning Frameworks and of course Planning Applications put forward in their area.

Local Place Plans are not intended to replace these opportunities, but instead to compliment and be provided alongside them. They present an opportunity to proactively look ahead in setting out the community's ideas for the future.

Aberdeen City Council have verbally agreed for council officers to give up 20 hours per month to help communities develop local place plans.

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 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.

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.

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	Approved	25/09/2019	Approved Unconditionally
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	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	Approved		Approved Unconditionally
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		
04/11/2019	191678	Craigiebuckler Substation Countesswells Road Aberdeen AB15 8AJ	Upgrade to telecommunications apparatus	Permitted Development	Pending		
07/11/2019	191685	15 Craigiebuckler Place Aberdeen AB15 8SW	Erection of first floor extension above existing garage to side; formation of dormers to front/rear	Detailed Planning Permission	Pending		
12/11/2019	191704	68 Springfield Road Aberdeen AB15 7RS	Erection of single storey extension and garage extension to rear	Detailed Planning Permission	Pending		
12/11/2019	191705	6 Woodburn Gardens Aberdeen AB15 8JA	Erection of single storey extension and dormer extension to rear	Detailed Planning Permission	Pending		

Planning Applications as per weekly planning list November 2019:

Reference	191678/TEL
Application Received	Mon 04 Nov 2019
Application Validated	Mon 04 Nov 2019
Address	Craigiebuckler Substation Countesswells Road Aberdeen AB15 8AJ
Proposal	Upgrade to telecommunications apparatus
Status	Determined
Decision	Permitted Development
Decision Issued Date	Wed 20 Nov 2019

Application Type	Courtesy Notification - Telecomms
Decision	Permitted Development
Actual Decision Level	No Decision
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	Wireless Infrastructure Group (WIG)
Agent Name	Martin Brown
Agent Company Name	The Harlequin Group
Agent Address	Innovation Centre Maidstone Road Chatham Kent ME5 9FD

Application Validated Date	Mon 04 Nov 2019
Expiry Date	Not Available
Decision Issued Date	Wed 20 Nov 2019
Determination Deadline	Fri 03 Jan 2020

Reference	191685/DPP
Application Received	Thu 07 Nov 2019
Application Validated	Thu 07 Nov 2019
Address	15 Craigiebuckler Place Aberdeen AB15 8SW
Proposal	Erection of first floor extension above existing garage to side; formation of dormers to front/rear
Status	Pending
Appeal Status	Unknown

Application Type	Detailed Planning Permission
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	Mr Michael Park
Applicant Address	15 Craigiebuckler Place Aberdeen AB15 8SW
Environmental Assessment Requested	No

Application Validated Date	Thu 07 Nov 2019
Expiry Date	Fri 29 Nov 2019
Determination Deadline	Mon 06 Jan 2020



Reference	191704/DPP
Application Received	Tue 12 Nov 2019
Application Validated	Tue 12 Nov 2019
Address	68 Springfield Road Aberdeen AB15 7RS
Proposal	Erection of single storey extension and garage extension to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

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 John Macleod
Agent Name	Robert Lamb
Agent Company Name	MTC
Agent Address	19-21 Charles Street Aberdeen AB25 3TU
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Tue 12 Nov 2019
Expiry Date	Tue 03 Dec 2019
Determination Deadline	Sat 11 Jan 2020

Reference	191705/DPP
Application Received	Tue 12 Nov 2019
Application Validated	Tue 12 Nov 2019
Address	6 Woodburn Gardens Aberdeen AB15 8JA
Proposal	Erection of single storey extension and dormer extension to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

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 John Anderson
Agent Name	Robert Lamb
Agent Company Name	Robert Lamb Architectural Services Ltd
Agent Address	Burnside Steading 24 Holdings Balmedie Aberdeen AB23 8WU
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Tue 12 Nov 2019
Expiry Date	Wed 04 Dec 2019
Determination Deadline	Sat 11 Jan 2020

