

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.

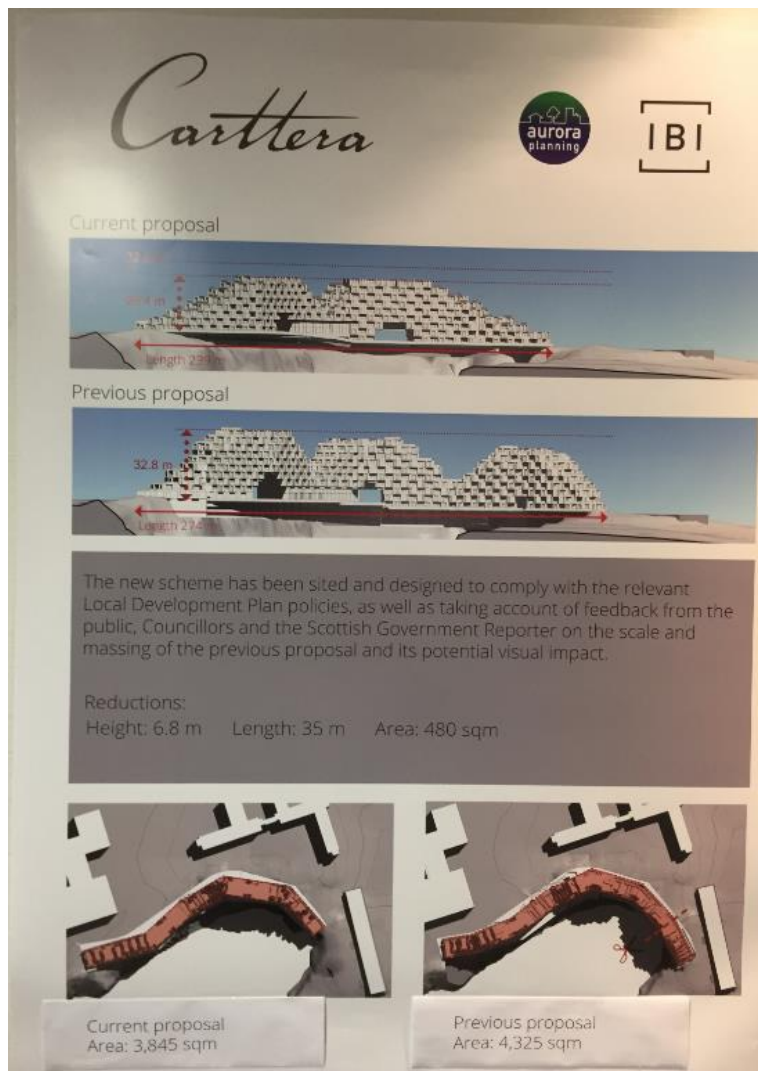
Reductions:

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 480m².

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.



Local Place Plan

At our December community council meeting local place plans were discussed and during the discussion it was agreed to consult the public in a meeting during which there would be workshops. Examples of completed place plans were also discussed. It was agreed to embark on this project in 2020 and its outcome would be best achieved by long-term working.

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.

Planning Application Summary with Decisions

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
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	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	Determined	20/11/2020	Permitted Development
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	Approved	09/12/2019	Approved Unconditionally
12/11/2019	191704	68 Springfield Road Aberdeen AB15 7RS	Erection of single storey extension and garage extension to rear	Detailed Planning Permission	Approved	19/12/2019	Approved Unconditionally
12/11/2019	191705	6 Woodburn Gardens Aberdeen AB15 8JA	Erection of single storey extension and dormer extension to rear	Detailed Planning Permission	Approved	18/12/2019	Approved Unconditionally

Planning Applications as per weekly planning list December 2019:

None