

Planning Matters

Rubislaw Quarry Development

The Planning Development Management Committee met on Monday 1st June and voted unanimously to reject planning application 200042. Councillors rejected the proposals 9 votes-0, planning officers had recommended approval



Planning Appeal PPA-100-2113 – 200042/DPP

Residential development of 245 private rented sector flats (up to nine storeys and two basement levels) with amenity space, 254 car parking spaces, two publicly accessible car club vehicles (including electric charging points), residents' gym, residents' function room, public bistro and public promenade with viewpoints to quarry at Land Adjacent To Rubislaw Quarry Hill Of Rubislaw Aberdeen AB15 6XL

Craigiebuckler & Seafield Community Council made representations to the Planning Authority in connection with the above application by Carterra Private Equities. That application was refused planning permission on the following grounds:-

- The proposal does not represent sustainable development in terms of Scottish Planning Policy for the following reasons:
 - It would be contrary to Policy H1 of the ALDP 2017 as it would have a negative visual impact on the character and amenity of the surrounding area.
 - The proposal was considered contrary to the following Policies of the Aberdeen Local Development Plan 2017 Policies D1, D3 and H1 in as far as it would constitute over development and would not be designed for context and would be of incongruous design that does not have a vertical emphasis. Furthermore, it would have an adverse effect on the visual amenity by virtue of its dominant scale and overshadowing/overlooking of the area including adjoining houses and offices.

- It does not comply with Policy T2 as it failed to provide adequate parking provision in accordance with adopted Supplementary Guidance on Transportation; and failed to comply with Policy NE1 in as far as it would result in the loss of green space.
- Finally it does not comply with Policy I1 in terms of Education provision in that it would cause unacceptable strain on the capacity of local schools.

In accordance with the relevant statutory regulations, I write to give you notice that Aurora Planning Ltd have now appealed on behalf of Carttera Private Equities to the Scottish Government against the refusal of planning permission and has requested that the appeal be disposed of with a review of all relevant information provided by the parties. Copies of representations previously made to the Planning Authority in connection with the application will be sent to the Scottish Government and the Appellant(s) and will be considered by the Scottish Government when determining the appeal unless, within fourteen days of the date of receipt of this notice, the person who made the representations asks the Scottish Government to disregard them. If therefore, you do not wish your representation to be considered by the Scottish Government you should so advise it within fourteen days of the date of receipt of this notice.

Any additional written submissions in relation to the appeal should be sent to the Scottish Government within fourteen days of the date of receipt of this notice.

If you wish to make any additional representations, you should write to the Scottish Government, Directorate for Planning and Environmental Appeals, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk, FK1 1XR.

E-mails can be sent to: dpea@scotland.gsi.gov.uk

The Scottish Government reference number is PPA-100-2113.



Telephone: 0131 244 6945 Fax: 0131 244 8990
E-mail: Liz.Kerr@scot.gov.uk

Dr M Bochel
Aurora Planning Ltd
Sent by e-mail

Our ref: PPA-100-2113

25 June 2020

Dear Dr Bochel

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

Thank you for your appeal that was received in this office on 18 June 2020.

I am pleased to inform you that your appeal has been checked and is ready to move to the next stage of the appeal process.

Next Steps

Aberdeen City Council, the planning authority that dealt with your original application now has 21 days to give us a response to your appeal, along with any relevant documents or information. You will receive a copy of this response and then have 14 days to respond. Please note, if you wish to respond, your comments should be limited to any new matters the planning authority raise and which were not included in its processing of your application.

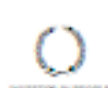
The reporter might have enough information to make a decision and in this instance you will be informed that no further procedures are necessary, prior to the decision being issued. Alternatively he/she might decide to carry-out a site visit before making a decision and/or decide that additional information is required. In either of these instances I will write and keep you informed.

Further Information

The planning appeals process is fully explained in the Scottish Government's Planning Circular, 4/2013. <http://www.scotland.gov.uk/Publications/2013/12/2943/0>.

Appeals Website

We collect information if you take part in the planning process, use DPEA websites, send correspondence to DPEA or attend a webcast. To find out more about what information is collected, how the information is used and managed please read the



DPEA's privacy notice - <https://beta.gov.scot/publications/planning-and-environmental-appeals-division-privacy-notice/>

Expenses

You are expected to meet all your own administration costs for your appeal. A claim for an award of expenses can be made if there has been unreasonable behaviour by another party. Information about expense claims can be found in the Planning Circular 6-1990 www.scotland.gov.uk/Publications/1990/03/circular-6-1990.

Complaints Procedure

A guidance note about making complaints is available at <https://beta.gov.scot/publications/planning-and-environmental-appeals-complaints-policy/>.

If after following the above steps, you want to take the matter further, then a complaint can be made to the Scottish Public Services Ombudsman (SPSO). The Ombudsman cannot consider complaints about appeal decisions, but can look at the administrative processes involved in reaching that decision. Responsibility for deciding whether or not to investigate a complaint rests with the Ombudsman who is entirely independent from the Scottish Government. The SPSO can be contacted at: Freepost EH641, Edinburgh, EH3 0BR, by telephone on 0800 377 7330 or you can complete an online complaint form at www.spsso.org.uk/

I trust this information is clear. Please do not hesitate to contact me if you require any further information.

Yours sincerely

Liz Kerr

LIZ KERR
Case Officer
Planning and Environmental Appeals Division

 Follow @DPEAScotland



Height Comparison: 106.80m AOD (above ordnance datum ie. above sea level)





APPLICATION REF NO. 200042/DPP

Development Management
Strategic Place Planning
Business Hub 4, Marischal College, Broad Street
Aberdeen, AB10 1AB
Tel: 01224 523470 Email: pi@aberdeencity.gov.uk

DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Margaret Bochel
Aurora Planning Limited
22 Rubislaw Terrace
Aberdeen
AB10 1XE

on behalf of **Carttera Private Equities**

With reference to your application validly received on 13 January 2020 for the following development:-

Residential development of 245 private rented sector flats (up to nine storeys and two basement levels) with amenity space, 254 car parking spaces, two publicly accessible car club vehicles (including electric charging points), residents' gym, residents' function room, public bistro and public promenade with viewpoints to quarry at Land Adjacent To Rubislaw Quarry, Hill Of Rubislaw

Aberdeen City Council in exercise of their powers under the above mentioned Act hereby **REFUSE PLANNING PERMISSION** for the said development in accordance with the particulars given in the application form and the following plans and documents:

<u>Drawing Number</u>	<u>Drawing Type</u>
IBI-A2-ZZ-PL-A-221-0103 REV 3	Site Layout (Proposed)
IBI-WB-XX-MR-A-200-0001 REV 2	3D Visualisation
IBI-WB-XX-MR-A-200-0002 REV 2	3D Visualisation
IBI-WB-XX-MR-A-200-0003 REV 2	3D Visualisation
IBI-WS-XX-PL-A-100-0100 REV 4	Location Plan

IBI-XX-ZZ-EL-A-251-0103 REV 2	Other Elevation (Proposed)
IBI-XX-ZZ-EL-A-251-0104 REV 2	Other Elevation (Proposed)
IBI-XX-ZZ-EL-A-251-0105 REV 2	Other Elevation (Proposed)
IBI-XX-ZZ-EL-A-251-0106 REV 2	Other Elevation (Proposed)
IBI-XX-ZZ-PL-A-221-0099 REV 3	Basement Floor Plan (Proposed)
IBI-XX-ZZ-PL-A-221-0100 REV 3	Multiple Floor Plans (Proposed)
IBI-XX-ZZ-PL-A-221-0102 REV 3	Multiple Floor Plans (Proposed)
IBI-XX-ZZ-PL-A-221-0103 REV 3	Multiple Floor Plans (Proposed)
IBI-XX-ZZ-PL-A-221-0104 REV 3	Multiple Floor Plans (Proposed)
IBI-XX-ZZ-PL-A-221-0105 REV 3	Multiple Floor Plans (Proposed)
IBI-XX-ZZ-SE-A-251-0100 REV 2	Site Cross Section
RQA-1801-AA	Site Layout (Other)
RQA-1803-TP REV 1	Site Layout (Other)

REASON FOR DECISION

The reasons on which the Council has based this decision are as follows:-

The proposal does not represent sustainable development in terms of Scottish Planning Policy for the following reasons:

It would be contrary to Policy H1 of the ALDP 2017 as it would have a negative visual impact on the character and amenity of the surrounding area.

The proposal was considered contrary to the following Policies of the Aberdeen Local Development Plan 2017 Policies D1, D3 and H1 in as far as it would constitute over development and would not be designed for context and would be of incongruous design that does not have a vertical emphasis. Furthermore, it would have an adverse effect on the visual amenity by virtue of its dominant scale and overshadowing/overlooking of the area including adjoining houses and offices.

It does not comply with Policy T2 as it failed to provide adequate parking provision in accordance with adopted Supplementary Guidance on Transportation; and failed to comply with Policy NE1 in as far as it would result in the loss of green space.

Finally it does not comply with Policy I1 in terms of Education provision in that it would cause unacceptable strain on the capacity of local schools.

Date of Signing 1 June 2020



Daniel Lewis
Development Management Manager

ALDI Development

Aldi, discount food retailer, is proposing to develop a new discount food store on Countesswells Road, close to the Dandara housing development.

The proposals would see a new, food store development to serve Hazlehead.

The proposed scheme will deliver a 1,315 sq.m net food store, with associated parking and landscaping. New pathways are also proposed to the newly developed housing estate to the north, together with an internal walking route enabling easier and safer access to the store, whilst encouraging travel by sustainable means.

The proposals are at an early stage and no planning application has been submitted to Aberdeen City Council at this stage. Aldi would like to hear your views about our ambitions for a new store at Hazlehead which could be open as early as March 2022.



Aldi Store - The proposed Aldi Store will deliver a 1,868 sqm (19,870 sqft) gross / 1,315 sqm (14,154 sqft) net foodstore, plus staff welfare and storage areas.

Parking - 112 car parking spaces including 7 accessible, 10 parent & child bays and 2 electric charging spaces. The proposals will also include 8 cycle spaces.



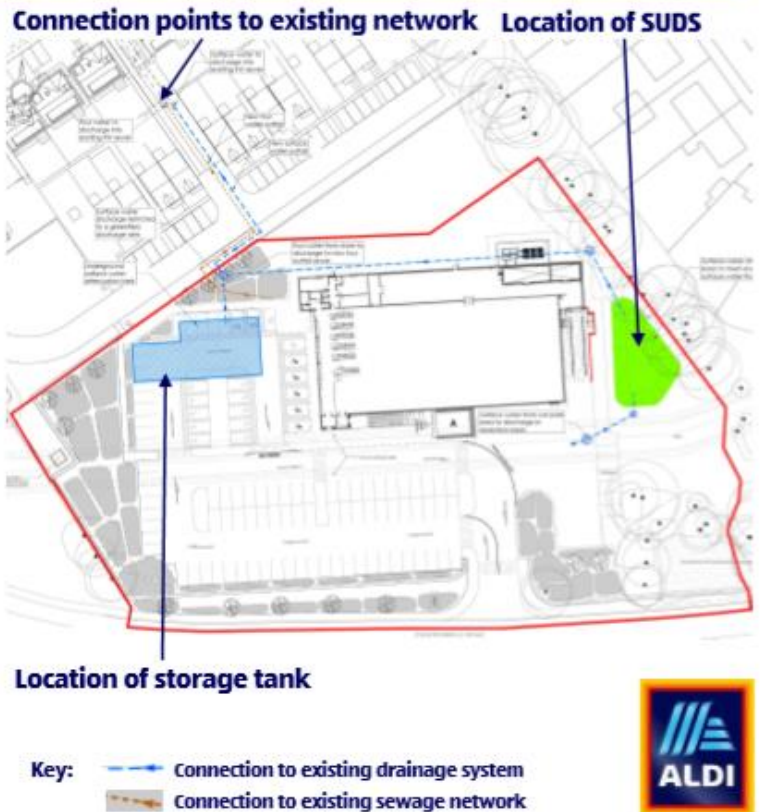
DRAINAGE AND FLOODING

As part of the planning application, Aldi are required to fully consider drainage and flood risk matters and ensure that there is no impact on nearby properties.

In line with current guidance Aldi need to ensure that the proposed surface water flows from the site be restricted to mimic a greenfield discharge as if the site had not been developed.

In order to achieve this, Aldi's proposals involve the installation of a Sustainable Urban Drainage System (SUDS) to the east of the store (in green), which is linked to an underground storage tank to the west of the site (blue box). In the event of an extreme storm, the system would keep any water on the site, and discharge it into the existing drainage network (to the north of the site) at a controlled rate to avoid any flooding taking place. This system will be further supported by filter trenches underneath the car park area.

Full details of the proposed drainage scheme will be included in a submitted Flood Risk and Drainage Assessment as part of the formal application.



Aldi held an online question and answer session for local residents to find out more about the plans, on Friday 29th May between 16:00 and 19:00

A planning application was submitted to Aberdeen City Council on 30th June 2020: the deadline for submitting comments is 23rd July.

Reference	200659/DPP
Application Received	Fri 12 Jun 2020
Application Validated	Tue 30 Jun 2020
Address	Land At Countesswells Road Aberdeen
Proposal	Erection of Class 1 (shops) retail unit with associated car parking, access, landscaping and associated works
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	Aldi Stores Ltd
Agent Name	Robert Newton
Agent Company Name	Avison Young
Agent Address	6th Floor 40 Torphichen Street Edinburgh EH3 8JB
Agent Phone Number	Not Available
Environmental Assessment Requested	No

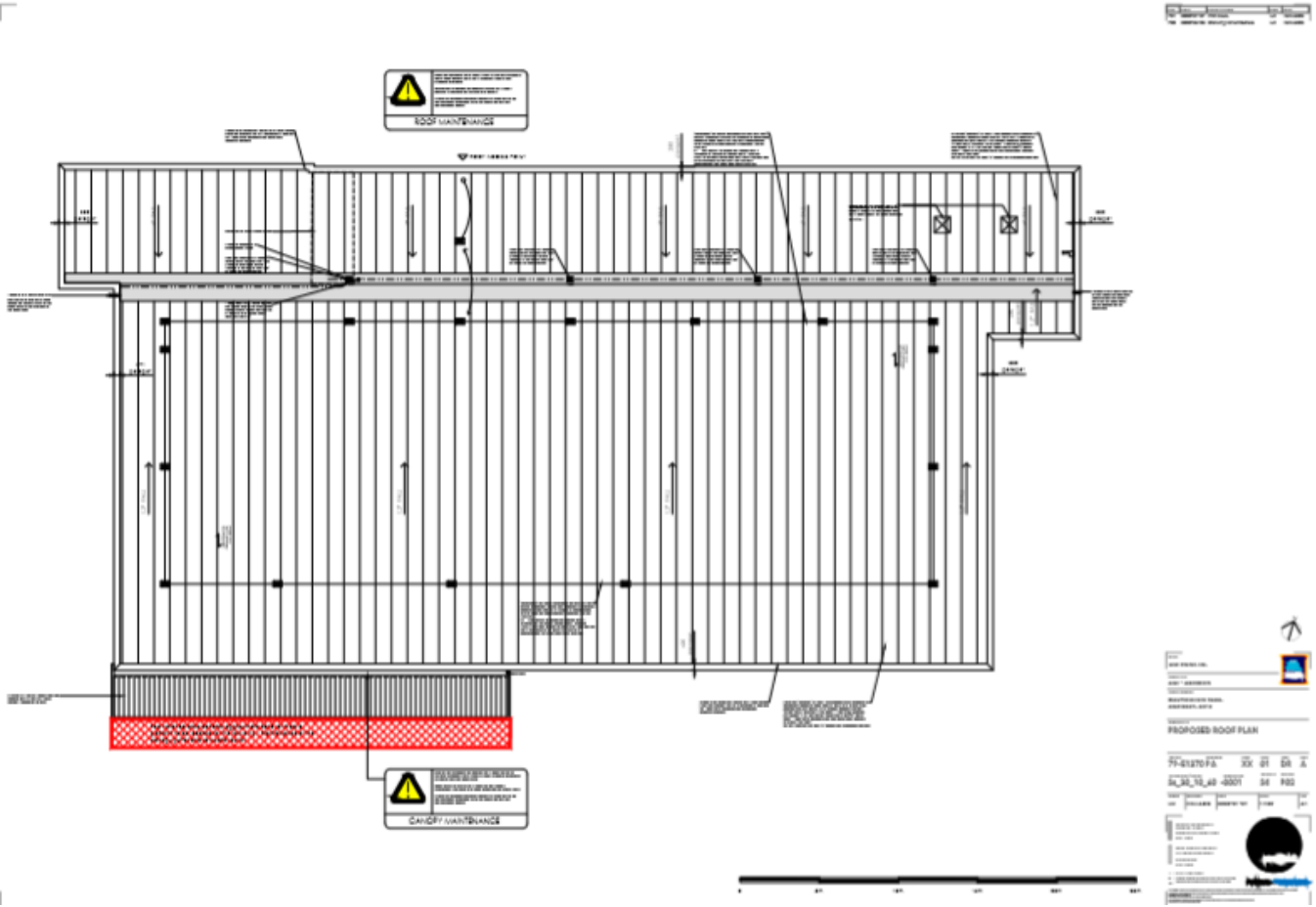
Application Validated Date	Tue 30 Jun 2020
Expiry Date	Thu 23 Jul 2020
Determination Deadline	Sat 29 Aug 2020



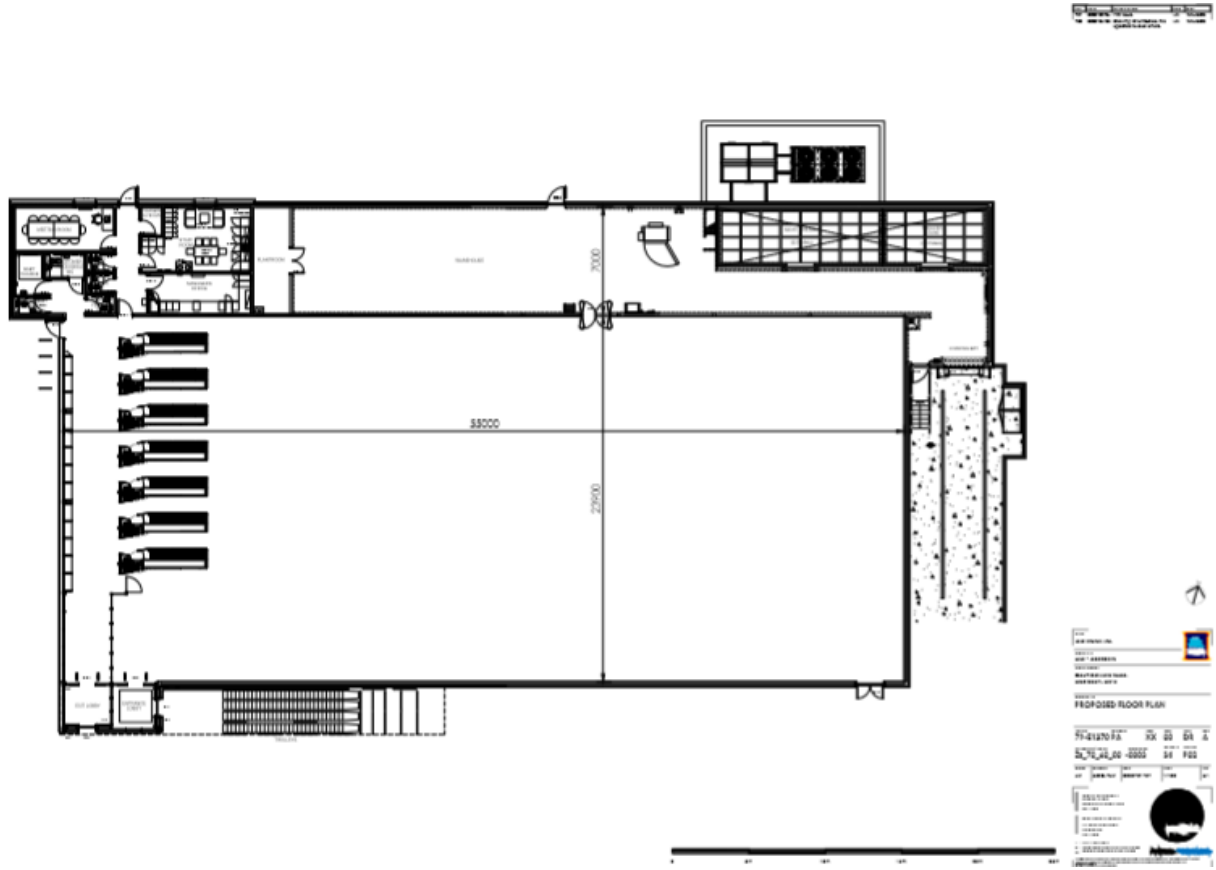
Location Plan



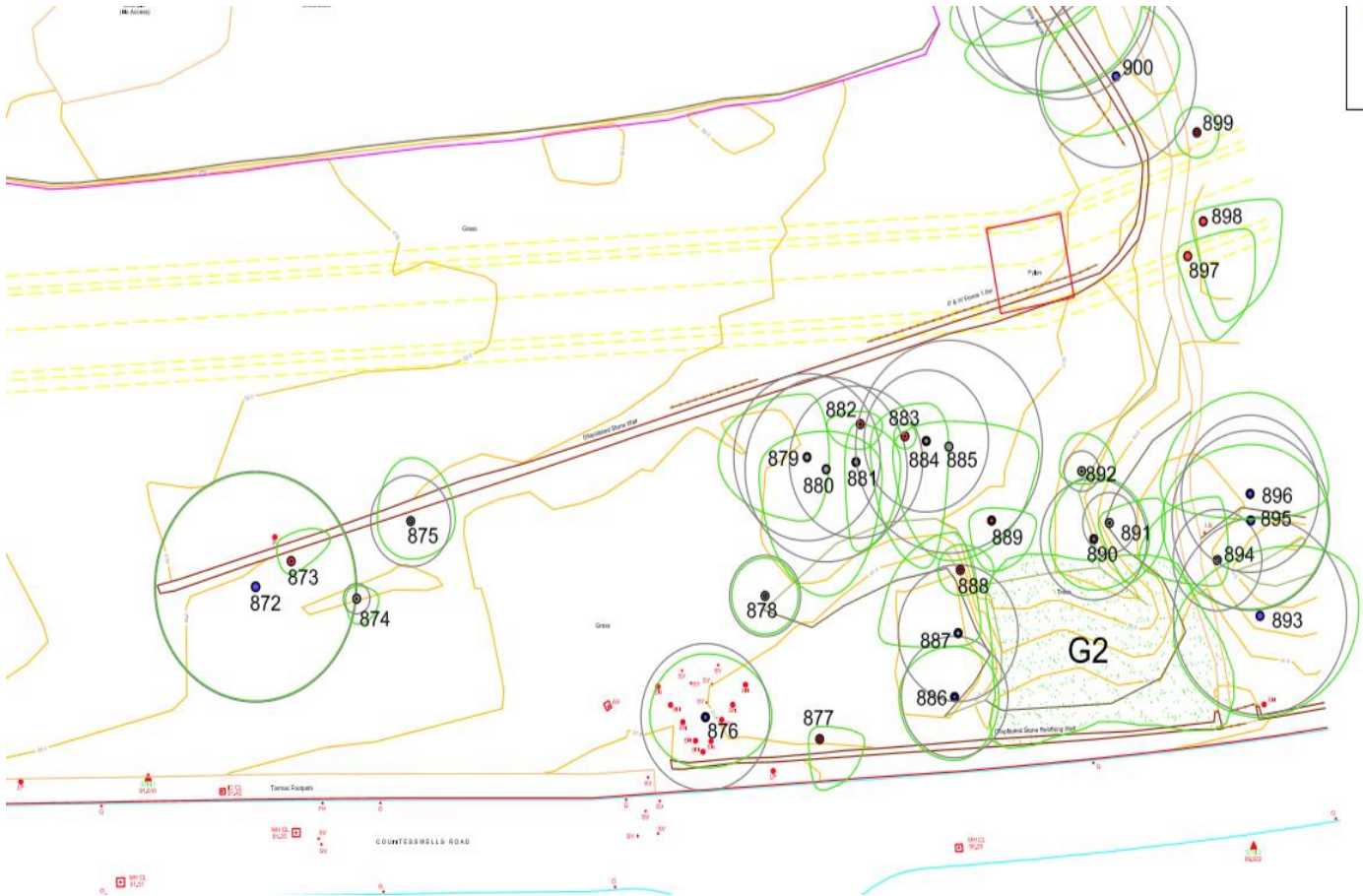
Existing Site Plan



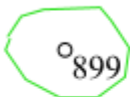
Proposed Roof Plan



Proposed Floor Plan



Tree Survey



TREE, SHOWING TAG NUMBER, TRUNK DIAMETER AND CANOPY SPREAD DRAWN TO SCALE

- TREES BS 5837 CATEGORY A
- TREES BS 5837 CATEGORY B
- TREES BS 5837 CATEGORY C
- TREES BS 5837 CATEGORY U



ROOT PROTECTION AREA, AS PER BS 5837:2012 (12X TRUNK DIAMETER)



GROUP OF TREES, SHOWING CANOPY SPREAD

Tree survey details recorded in accordance with BS5837:2012. Numbers refer to tree tags. Refer to accompanying report and schedule for tree details.

Do not scale from drawing.



DRS Facility & Operational Characteristics

- Standard units will have a number of customer facing recycle points for glass, can and PET.
- Each customer facing unit is capable of collecting up to 60 containers per minute.
- At the end of each deposit a customer will be recompensed at a rate of 20p per unit deposited.



Facebook Poll – currently 88 votes after 2 days

Object: 29 = 33%

Support: 59 = 67%



Craigiebuckler & Seafield Community Council created a poll. ...

Published by Bob Frost [?] · 2 July at 21:56 · 🌐

Do you Object or Support a new Aldi Store on Countesswells Road?

I Object to an Aldi Store

I Support an Aldi Store

This poll ends in 5 days

88 Votes

344

People reached

72

Engagements

Boost Unavailable



1

2 comments 4 shares

Aldi's private consultation

In total they received 308 formal feedback forms, 88 of these were via the website and 220 via post. From these, 67.2% were in support, 32.5% objected, and 0.3% (1 person) didn't respond.

In terms of reasons for response:

- Support:
 - More retail provision
 - Reduced travel time/convenience of location
 - Good links to surrounding areas (pathways etc)

- Objections:
 - Traffic Issues
 - Enough retail stores nearby
 - Impact on nearby residential amenity/property value

Aberdeen Local Development Plan – Proposed Plan 2020

Aberdeen City Council has progressed to the next stage of the preparation of its development plan and published its Proposed Local Development Plan. You may previously have commented on the Aberdeen Local Development Plan - Main Issues Report (MIR) in early 2019.

You can view responses to all of the comments made to the MIR on our webpage: <http://www.aberdeencity.gov.uk/aldp2022>

The Proposed Aberdeen Local Development Plan (Proposed Plan), Proposed Delivery Programme and associated background documents were approved by Full Council on Monday 2 March 2020. It was agreed the Proposed Plan, Proposed Delivery Programme and Environmental Report would be published as part of a statutory period of representation in public.

Planning Application Summary with Decisions

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
27/02/2020	200281	7 Macaulay Walk Aberdeen AB15 8FQ	Erection of replacement single storey extension to rear	Detailed Planning Permission	Approved	27/04/2020	Approved Unconditionally
02/03/2020	200288	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Works to 1 Protected Tree; T1 - Silver Fir - Fell as dead	Works to Tree Preservation Order	Approved	13/03/2020	Approved Conditionally
23/03/2020	200396	27 Viewfield Avenue Aberdeen AB15 7XJ	Erection of single storey extension, decking with steps and balustrade to rear and dormer extension to front	Detailed Planning Permission	Approved	18/05/2020	Approved Conditionally
01/04/2020	200438	37 Springfield Place Aberdeen AB15 7SF	Erection of single storey extension to rear (amended design to application ref 190328/DPP)	Detailed Planning Permission	Determined	06/04/2020	Permitted Development
15/04/2020	200468	68 Springfield Road Aberdeen AB15 7RS	Erection of single storey extension and garage extension, external steps to rear (partly retrospective)	Detailed Planning Permission	Approved	03/06/2020	Approved Unconditionally
22/04/2020	200490	11 Viewfield Crescent Aberdeen AB15 7XQ	Erection of single storey extension to rear; formation of dormers to front and rear and driveway to front	Detailed Planning Permission	Approved	12/06/2020	Approved Conditionally
07/05/2020	200539	Rubislaw Park Care Home Rubislaw Park Road Aberdeen AB15 8DA	Works to 18 Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	12/06/2020	Approved Conditionally
12/05/2020	200552	The Gate Lodge 2 Rubislaw Park Road Aberdeen AB15 8DA	Works to 2 Protected Trees; T1 & T2 - Beech - Trim & crown as overgrown	Works to Tree Preservation Order	Approved	23/06/2020	Approved Unconditionally
28/05/2020	200605	8 Pinewood Terrace Aberdeen AB15 8LS	Raising of roof height and installation of patio doors to the existing garage to rear	Detailed Planning Permission	Pending		
02/06/2020	200619	The Gate Lodge 1 Rubislaw Park Road Aberdeen AB15 8DA	Works to 1 Protected Tree; T1 - Beech - Crown lift & reduction as overgrown	Works to Tree Preservation Order	Pending		
30/06/2020	200659	Land At Countesswells Road Aberdeen	Erection of Class 1 (shops) retail unit with associated car parking, access, landscaping and associated works	Detailed Planning Permission	Pending		
26/06/2020	200712	75 Anderson Drive Aberdeen AB15 4UA	Erection of canopy to front	Detailed Planning Permission	Pending		

Planning Applications as per weekly planning list June 2020:

Reference	200619/TPO
Application Received	Tue 02 Jun 2020
Application Validated	Tue 02 Jun 2020
Address	The Gate Lodge 1 Rubislaw Park Road Aberdeen AB15 8DA
Proposal	Works to 1 Protected Tree; T1 - Beech - Crown lift & reduction as overgrown
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Works to Tree Preservation Order
Expected Decision Level	Not Available
Case Officer	Richard Brough
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Marianne May
Applicant Address	The Gate Lodge 1 Rubislaw Park Road Aberdeen AB15 8DA
Environmental Assessment Requested	No

Application Validated Date	Tue 02 Jun 2020
Expiry Date	Not Available
Determination Deadline	Mon 27 Jul 2020

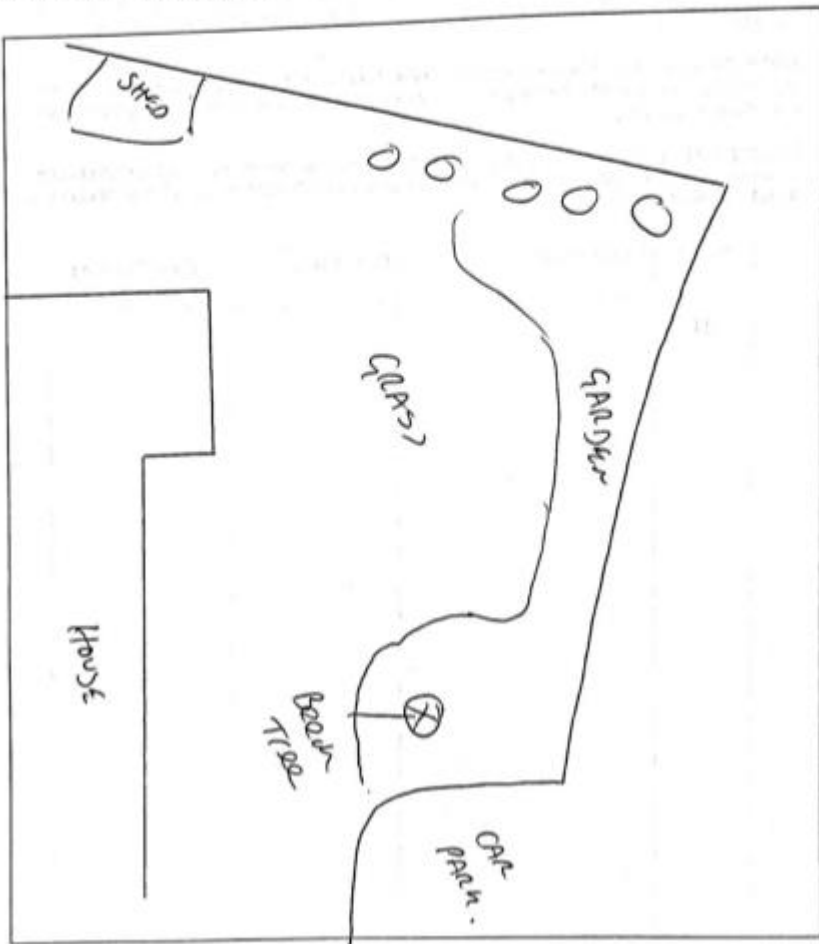
Schedule of Proposed Works

Please list each individual tree and label them as T1, T2, T3 etc. and provide a detailed description of the works proposed and the reason for the works.

Tree No.	Tree Species	Description of tree work(s)	Reason(s) for work
T1	Beech Tree	Crown lift and reduction	Old tree (approx 150 years) and very close to residential property. Requires regular work to reduce overhang on property and keep tree healthy.

Site Plan

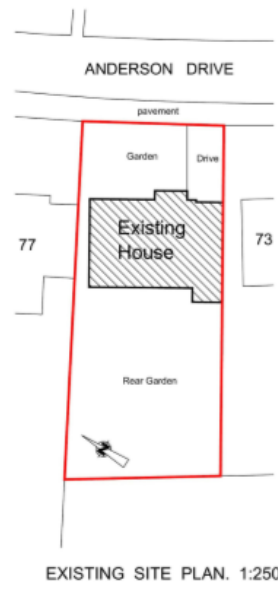
Please provide a Site Plan showing as accurately as possible the position of the tree(s) in relation to any other trees on site, nearby buildings, walls, roads etc. This can be based on an O.S. plan of a suitable scale or, alternatively the space below can be used to sketch a plan. If this application 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.



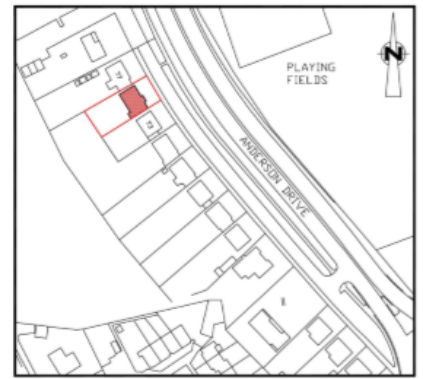
Reference	200712/DPP
Application Received	Fri 26 Jun 2020
Application Validated	Fri 26 Jun 2020
Address	75 Anderson Drive Aberdeen AB15 4UA
Proposal	Erection of canopy to front
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available



EXISTING GROUND FLOOR PLAN. 1:50.



EXISTING SITE PLAN. 1:250.



Crown Copyright. All rights reserved. Licence Number 100020449
LOCATION PLAN. 1:1250.



EXISTING FRONT (EAST) ELEVATION. 1:100.



EXISTING REAR (WEST) ELEVATION. 1:100.



EXISTING PART SIDE (NORTH) ELEVATION. 1:100.

B	22/06/20	Planning & Building Waiver Subordinate	PL
A	19/06/20	EXIST 10001	PL
Rev	Date	Revision	(#)

ROBERT LAMB 
Architectural Services Ltd

BURNBEE STEADINGS, 24 SMALLHOLDINGS,
BALMORIE, ABERDEEN, AB23 9WJ.
TEL/FAX: 01224 742771 MOB: 07792 198279
E-Mail: robert.lamb@robertlamb.co.uk

Client:
Mr & Mrs A Robertson

Project:
Proposed alterations to existing house
at 75 Anderson Drive, Aberdeen.

Description:
Existing House Details

Project No	Drawing No	Attendance
Robertson	001	B
Scale	Date	Drawn By
as shown @ A2	16/06/20	MSL
Computer File Ref	Checked By	Signatures
		PL / RW

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