

Planning Matters

Planning Summary 2020

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 to consider a revised planning application.

A public meeting was organised by Craigiebuckler & Seafield community council to hear the views of local residents concerning the latest planning application. It was held on Tuesday 28th January 2020 at Harlaw Academy, attended by over 40 members of the public.

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.

Carterra lodged an appeal to the Scottish Government against the decision on 18th June 2020.

November 2020: A planning appeal for the Rubislaw Quarry development has been allowed by the Scottish Government despite being unanimously rejected by the City Council Planning Committee.

Planning Permission Appeal by Scottish Ministers:

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

A notice of intention was issued by the Scottish Government reporter, David Buylla who decided to allow the appeal subject to conditions. This indicates that planning permission will be granted provided an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 is reached between the planning authority and the appellant.

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.

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 2020.

The planning application for an Aldi store on Countesswells Road, (planning application# 200659) was approved at the meeting of the Planning Development Management Committee meeting on 24th September 2020 (8 votes for, 1 against)



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.

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
29/10/2020	201320	52 Woodburn Gardens Aberdeen AB15 8JT	Erection of first floor extension above existing garage to side	Detailed Planning Permission	Pending	05/02/2021	Approved Unconditionally
30/10/2020	201329	14 Countesswells Crescent Aberdeen AB15 8LP	Erection of single storey extension to side and rear	Detailed Planning Permission	Approved	07/01/2021	Approved Conditionally
13/11/2020	201311	59 Woodburn Gardens Aberdeen AB15 8JT	Basement conversion comprising excavation of ground to form access at basement level, formation of retaining walls and external staircase	Detailed Planning Permission	Pending	18/02/2021	Approved Unconditionally
11/11/2020	201340	Grove Nursery Hazledene Road Aberdeen AB15 8LD	Installation of modular unit to an outdoor nursery to provide wet weather shelter and toilets for staff and children with associated parking and works	Detailed Planning Permission	Withdrawn	06/01/2021	Withdrawn by Applicant
13/11/2020	201347	29 Seafield Crescent Aberdeen AB15 7XD	Extension of an existing dormer to side	Detailed Planning Permission	Withdrawn	07/12/2020	Withdrawn by Applicant
12/11/2020	201395	Land To Rear Of 20 Seafield Drive East Aberdeen AB15 7UX	Works to 4 Protected Trees; T1, T3 & T4 - Lime; T2 - Sycamore; Cut back overhanging branches & crown lift	Works to Tree Preservation Order	Approved	26/11/2020	Approved Unconditionally
16/11/2020	201404	1 Countesswells Place Aberdeen AB15 8LR	Erection of 1.5 storey extension to side and widening of driveway to front	Detailed Planning Permission	Approved	21/01/2021	Approved Unconditionally
10/12/2020	201561	2 Queen'S Crescent Aberdeen AB15 4BE	Works to 6 Protected Trees; T1-T6 - Mature Lime - Crown reduce by 25%	Works to Tree Preservation Order	Approved	07/01/2021	Approved Conditionally
15/12/2020	201590	97 Springfield Road Aberdeen AB15 7RT	Erection of single storey extension to rear and replacement garage to side	Detailed Planning Permission	Pending		
16/12/2020	201593	Land Adjacent To John Porter Wynd Aberdeen AB15 8LE	Erection of 17 dwelling houses (change of house type at plots BC21-34, BC46-48 as previously approved under A8/0530)	Detailed Planning Permission	Pending		
03/02/2021	210129	38 Craigiebuckler Terrace Aberdeen AB15 8SX	Erection of single storey extension to side	Detailed Planning Permission	Pending		
19/02/2021	210218	34 Woodburn Gardens Aberdeen AB15 8JA	Extension of roof to existing garage to form ancillary accommodation with balcony to rear	Detailed Planning Permission	Pending		

Planning Applications as per weekly planning list February 2021:

Reference	210129/DPP
Application Received	Wed 03 Feb 2021
Application Validated	Wed 03 Feb 2021
Address	38 Craigiebuckler Terrace Aberdeen AB15 8SX
Proposal	Erection of single storey extension to side
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Gavin Clark
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr Andrew Makoni
Agent Name	Andrew Keir
Agent Company Name	Andrew Keir Chartered Architect
Agent Address	Bloomfield Finzean Banchory AB31 6LY
Agent Phone Number	Not Available
Environmental Assessment Requested	No

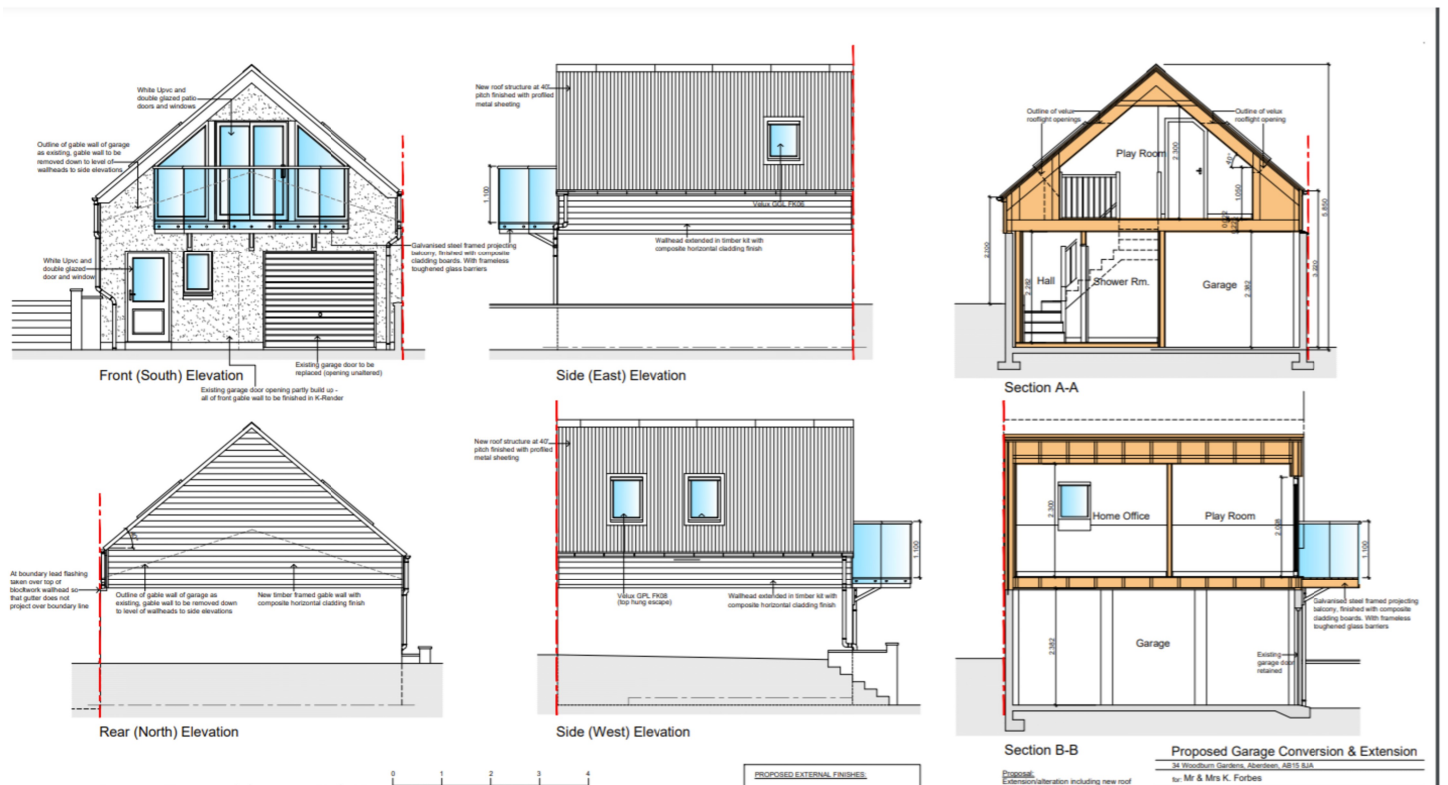
Application Validated Date	Wed 03 Feb 2021
Expiry Date	Wed 24 Feb 2021
Standard Consultation Expiry Date	Not Available
Determination Deadline	Fri 02 Apr 2021

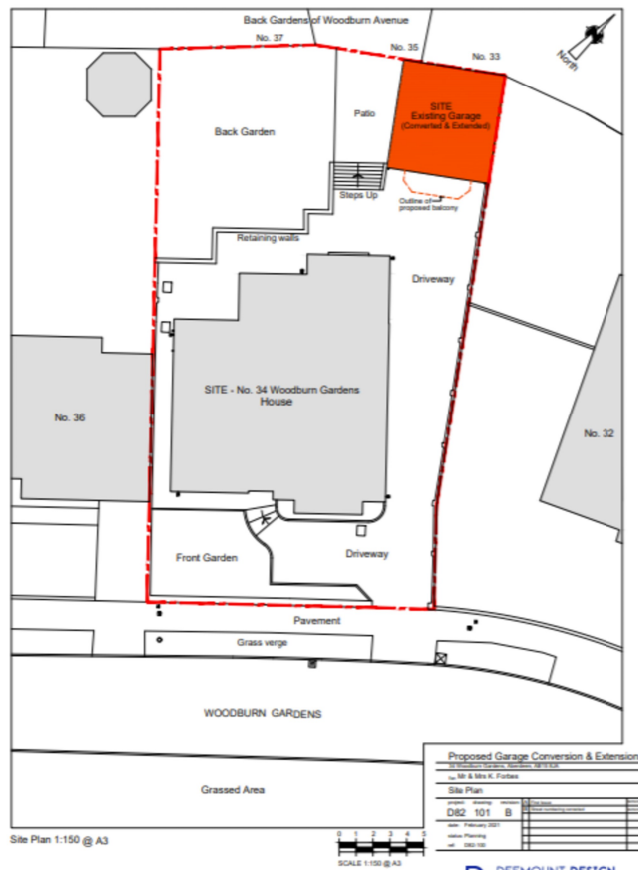
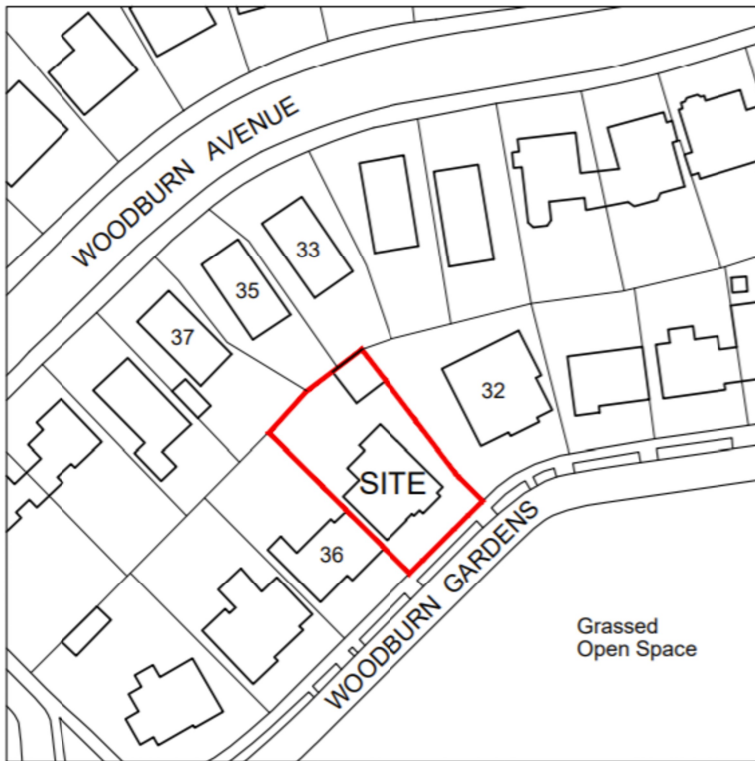


Reference	210218/DPP
Application Received	Fri 19 Feb 2021
Application Validated	Fri 19 Feb 2021
Address	34 Woodburn Gardens Aberdeen AB15 8JA
Proposal	Extension over existing garage to form ancillary accommodation at 1st floor level with balcony
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

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 & Mrs Kevin Forbes
Agent Name	Eric Digweed
Agent Company Name	Deemount Design
Agent Address	12 Deemount Road Ferryhill Aberdeen AB11 7TJ
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Fri 19 Feb 2021
Expiry Date	Mon 15 Mar 2021
Standard Consultation Expiry Date	Not Available
Determination Deadline	Sun 18 Apr 2021





Proposed Garage Conversion & Extension

100% Planning Application

Mr & Mrs K. Forbes

Site Plan

Project Name	Proposed Garage Conversion & Extension
Client	Mr & Mrs K. Forbes
Drawn	DB2 101 B
Date	15/04/2021
Scale	1:150
Sheet	DB2 101 B

DEEMOUNT DESIGN
ARCHITECTURE & INTERIORS

The Deemount Design Group Ltd
100% Planning Application