

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Planning Officer's Report

06 April 2021

Planning Matters

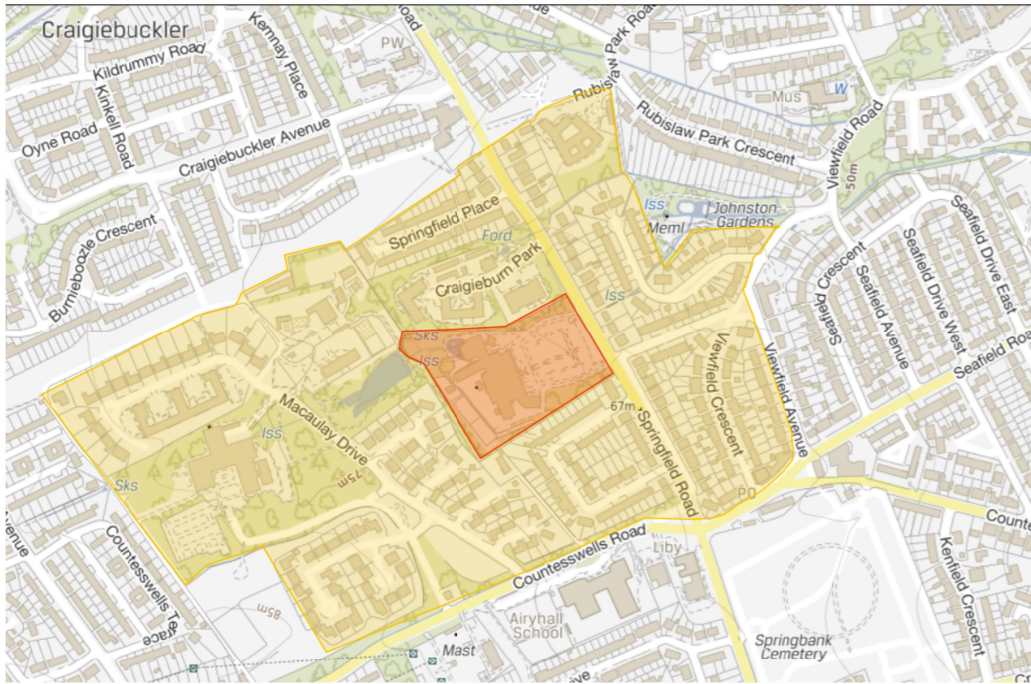
Former Tree Tops Development

Proposal of Application Notice : Proposed major residential development of approximately 95 units, including 25% affordable, and associated infrastructure at former Tree Tops Hotel for Malcolm Allan Housebuilders Ltd.

Reference	210338/PAN
Application Received	Mon 15 Mar 2021
Application Validated	Mon 15 Mar 2021
Address	Former Tree Tops Hotel 161 Springfield Road Aberdeen AB15 7SA
Proposal	Major residential development of approximately 95 units (including 25% affordable) and associated infrastructure
Status	Determined
Decision	Further Consultation Required
Decision Issued Date	Wed 31 Mar 2021
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Proposal of Application Notice
Decision	Further Consultation Required
Actual Decision Level	Delegated Decision
Expected Decision Level	Not Available
Case Officer	Matthew Easton
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Malcolm Allan Housebuilders Ltd.
Agent Name	Halliday Fraser Munro
Agent Company Name	Julie Robertson
Agent Address	8 Victoria Street Aberdeen AB10 1XB
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Mon 15 Mar 2021
Expiry Date	Not Available
Standard Consultation Expiry Date	Not Available
Decision Issued Date	Wed 31 Mar 2021
Determination Deadline	Sun 04 Apr 2021



Our Ref 210338/PAN
Your Ref 11934/LET.01/JR/HFM
Contact Matthew Easton
Email measton@aberdeencity.gov.uk
Direct Dial 01224 522017



30 March 2021

Halliday Fraser Munro
Julie Robertson
8 Victoria Street
Aberdeen
AB10 1XB

Strategic Place Planning
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

Tel 01224 523470
Fax 01224 523180
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DX 529452, Aberdeen 9
www.aberdeencity.gov.uk

Dear Madam

The Town and Country Planning (Scotland) Act 1997
Proposal of Application Notice
Former Tree Tops Hotel, 161 Springfield Road
Major residential development of approximately 95 units (including 25% affordable) and associated infrastructure
Application Ref: 210338/PAN

After consideration of your Proposal of Application Notice which was received on 15 March 2021, it is the opinion of the planning authority that the proposed consultation is insufficient for the development proposed. Therefore, the following should be undertaken in addition to what is outlined on the Proposal of Application Notice –

1. A time period has not been specified for the online public consultation event. To capture a sufficient potential audience, including those who may be working during the day, the public event should run for a minimum of 4 hours until at least 8pm on the chosen date.
2. The dedicated website/virtual exhibition boards must be available for the public to view and to comment on, no later than 7 days prior to the online consultation event and preferably by the time that the notifications of the event are sent out. The website must incorporate a function whereby questions and comments can be made and responded to, as is proposed through the PoAN. The website must also clearly include details of the date and time of the consultation event and how it can be accessed.

3. It is recommended that the online discussion function is managed in line with demand from participants, for example by having discussion groups rather than individuals, to ensure that all those interested have the opportunity to directly engage with the project team.
4. Details of the online consultation event, including date(s), time(s), how the event can be accessed and how the event promoters will engage with participants (e.g. details of booking slots and/or a live chat function within specified times) must be provided to the planning authority as soon as those details have been confirmed and not less than 7 days prior to the event taking place.
5. Where possible, posters which include details of the website and consultation event should be displayed on local community public notice boards or other suitable locations (i.e. local supermarkets and shops, with the businesses' consent and where current Covid-19 restrictions allow) for at least 7 days prior to the event. It may also be worth contacting local community groups to raise the profile and awareness of the consultation event and website. Evidence that suitable publicity has been undertaken prior to the event will require to be detailed in the Pre-Application Consultation Report.
6. Notification of the proposal, the website and online consultation event must be given, in writing, to occupiers of all properties (both commercial and residential) within the vicinity of, and/or likely to be affected by, the proposed development. As a minimum the premises in the following streets must be notified (please see attached map) –
 - Springfield Place
 - Craigieburn Park
 - Beeches Gate
 - Springfield Road (52–160 and 93-173)
 - Springfield Gardens
 - Macaulay Drive
 - Macaulay Park
 - Macaulay Walk
 - Macaulay Place
 - Macaulay Gardens
 - Macaulay Grange
 - Viewfield Gardens
 - Viewfield Avenue
 - Viewfield Road (22-50 and 39-47)
 - Viewfield Crescent
 - Countesswells Road (70–86)
 - The James Hutton Institute
 - Bright Horizons Nursery, Cunningham Building (Macaulay Drive)
 - Scout Hut (Craigiebuckler Drive)
 - Rubislaw Park Care Home (Rubislaw Park Road)

Once the required consultation has taken place, a Pre-application Consultation Report should be produced and then submitted to the planning authority as part of the formal planning application. The report should specify who has been consulted and set out what steps were taken to comply with the statutory requirements (outlined in the pre-application consultation notice). The report should also set out

how the applicant has responded to any comments made by those who were consulted, including whether and the extent to which the proposals have changed as a result of consultation.

It would be helpful if the report could also provide appropriate evidence that the various prescribed steps have been undertaken – e.g. copies of advertisements of the public events and reference to material made available at such events. It is also important to demonstrate that steps were taken to explain the nature of pre application consultation – i.e. that it does not replace the application process whereby representations can be made to the planning authority.

Yours faithfully



Daniel Lewis
Development Management Manager

Dandara Development

Work on the care home in Zone A has started, see photos below:



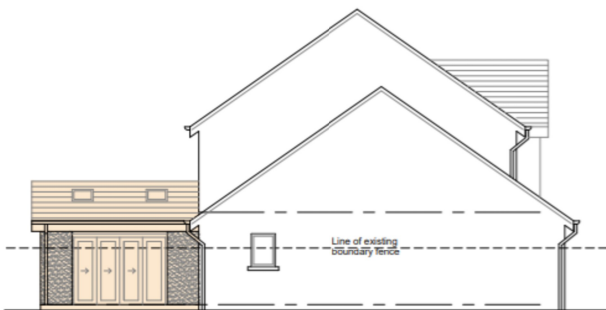
Planning Application Summary with Decisions

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
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	Withdrawn	25/03/2021	Withdrawn by Applicant
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	Approved	03/03/2021	Approved Unconditionally
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		
08/03/2021	210299	10 Beckram Terrace Aberdeen AB15 8LW	Erection of single storey extension to rear	Detailed Planning Permission	Pending		
08/03/2021	210292	19 Kepplestone Avenue Aberdeen AB15 7XF	Erection of 1.5 storey side extension and formation of dormer extensions to front and rear	Detailed Planning Permission	Pending		
10/03/2021	210309	Rear Of 41 Countesswells Crescent Aberdeen AB15 8LN	Works to 6 Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	25/03/2021	Approved Unconditionally
15/03/2021	210334	62 Springfield Avenue Aberdeen AB15 8JB	Formation of dormer to rear	Detailed Planning Permission	Pending		
15/03/2021	210338	Former Tree Tops Hotel 161 Springfield Road Aberdeen AB15 7SA	Major residential development of approximately 95 units (including 25% affordable) and associated infrastructure	Proposal of Application Notice (PAN)	Pending		
29/03/2021	210399	58 Springfield Avenue Aberdeen AB15 8JB	Erection of log cabin to rear	Detailed Planning Permission	Pending		

Planning Applications as per weekly planning list March 2021:

Reference	210299/DPP
Application Received	Mon 08 Mar 2021
Application Validated	Mon 08 Mar 2021
Address	10 Beckram Terrace Aberdeen Aberdeen City AB15 8LW
Proposal	Erection of single storey extension to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

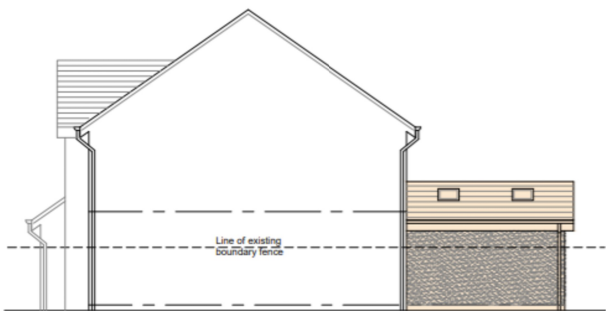
Application Validated Date	Mon 08 Mar 2021
Expiry Date	Wed 31 Mar 2021
Standard Consultation Expiry Date	Not Available
Determination Deadline	Fri 07 May 2021



WEST ELEVATION 1:100



RENDERED VISUALISATION FOR ILLUSTRATION PURPOSES ONLY

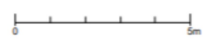


EAST ELEVATION 1:100



NORTH ELEVATION 1:100

- FINISHES**
- WALLS**
Render, to match existing
 - PITCHED ROOF**
State effect tiles, to match existing
 - WINDOWS / DOORS**
PVC, white, to match existing
 - RAINWATER GOODS**
PVCu, black, to match existing



PLANNING	
Client	J. EMMERSON
Address	10 BECKRAM TERRACE
Proposal	HOUSE EXTENSION
Planning Use	PROPOSED ELEVATIONS
Date	MAR. 2021
Scale	1:100
Project No.	E006
Year	201

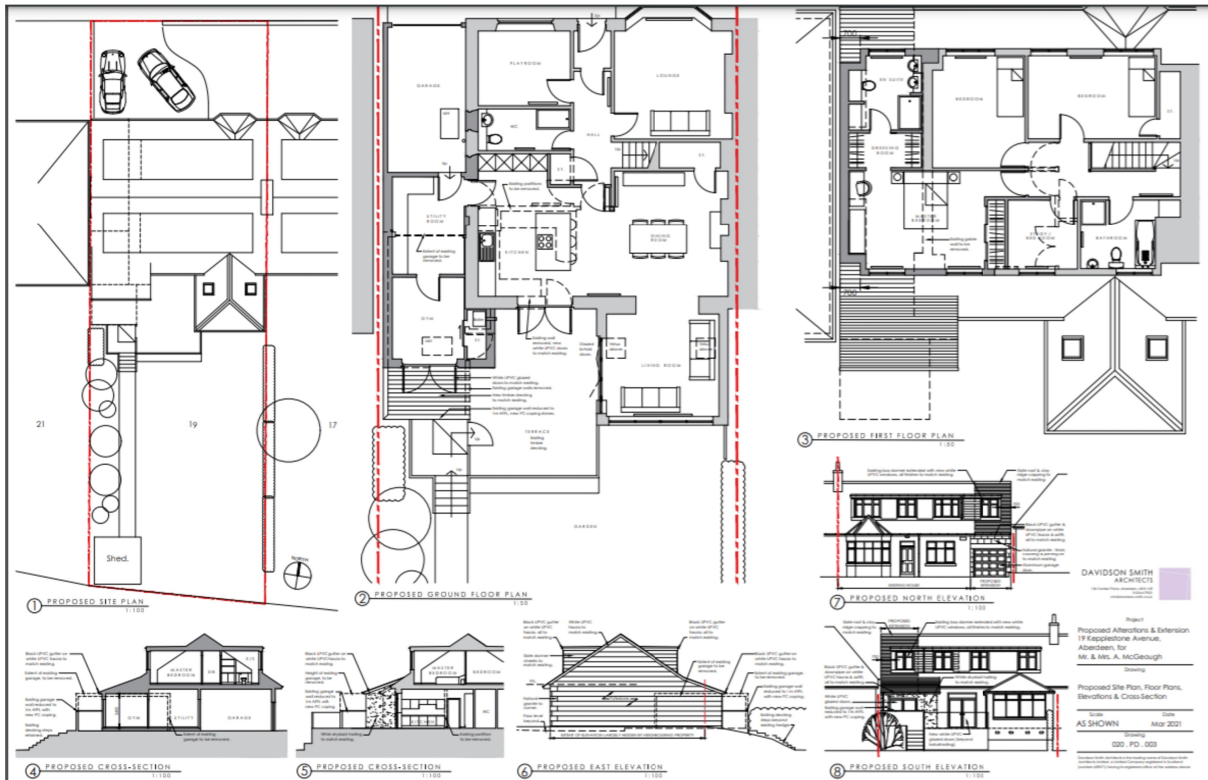
ALBYN ARCHITECTS

DESIGN | BUILD | MANAGE

Rennyston House | 207A Renfrew Road | Aberdeen | AB21 2QH
01224 638162 | info@albynarchitects.co.uk | albynarchitects.co.uk

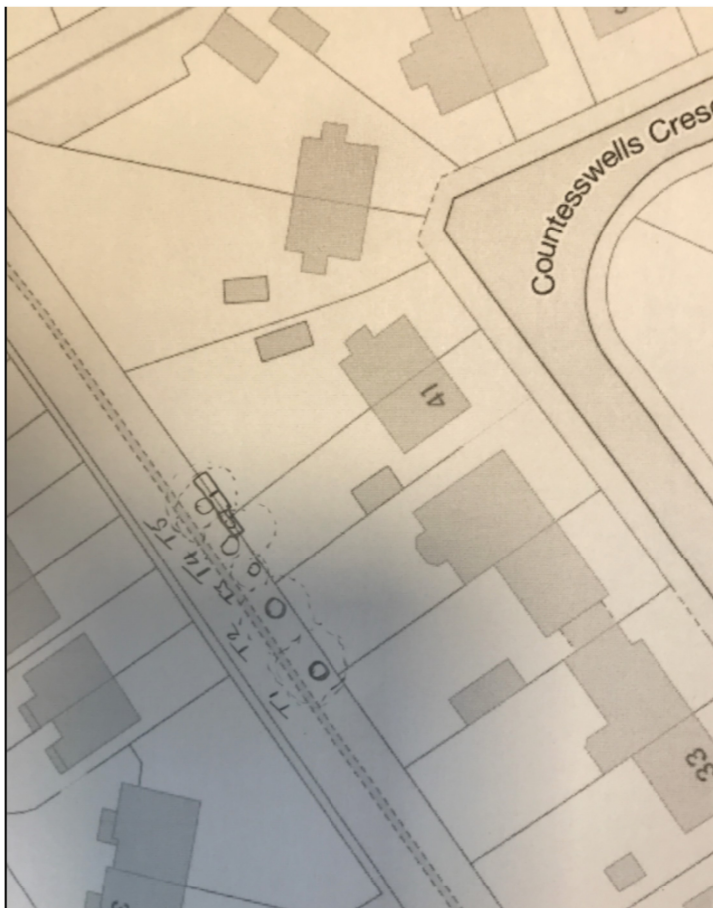
Reference	210292/DPP
Application Received	Mon 08 Mar 2021
Application Validated	Mon 08 Mar 2021
Address	19 Kepplestone Avenue Aberdeen AB15 7XF
Proposal	Erection of 1.5 storey side extension and formation of dormer extensions to front and rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Validated Date	Mon 08 Mar 2021
Expiry Date	Tue 30 Mar 2021
Standard Consultation Expiry Date	Not Available
Determination Deadline	Fri 07 May 2021



Reference	210309/TPO
Application Received	Wed 10 Mar 2021
Application Validated	Wed 10 Mar 2021
Address	Rear Of 41 Countesswells Crescent Aberdeen AB15 8LN
Proposal	Works to 6 Protected Trees as per schedule of works
Status	Approved
Decision	Approve Unconditionally
Decision Issued Date	Thu 25 Mar 2021
Appeal Status	Unknown
Appeal Decision	Not Available

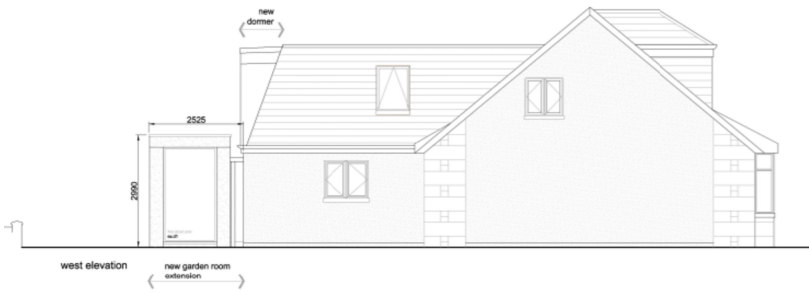
Application Validated Date	Wed 10 Mar 2021
Expiry Date	Not Available
Standard Consultation Expiry Date	Not Available
Decision Issued Date	Thu 25 Mar 2021
Determination Deadline	Tue 04 May 2021



Tree No.	Tree Species	Description of tree work(s)	Reason(s) for work
T1	Fagus sylvatica	Remove limb over garden at 20 ft and dead wood.	
T2	Fagus sylvatica	Remove limbs over garden and remove dead wood.	
T3	Tillia	Prune back from the garden and path.	
T4	Fagus sylvatica	Remove large leg extending 5m over garden area and dead wood	
T5	Fagus sylvatica	Remove lower leg from over garden dead wood and thin by 15%	
T6	Cypress	Remove small cypress hedge/clump (4 stems)	
Other	Various	Removal of large deadwood over path	

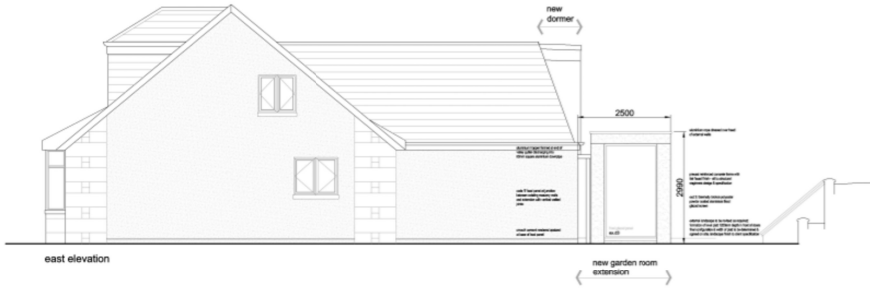
Reference	210334/DPP
Application Received	Fri 12 Mar 2021
Application Validated	Mon 15 Mar 2021
Address	62 Springfield Avenue Aberdeen AB15 8JB
Proposal	Formation of dormer to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Validated Date	Mon 15 Mar 2021
Expiry Date	Tue 06 Apr 2021
Standard Consultation Expiry Date	Not Available
Determination Deadline	Fri 14 May 2021



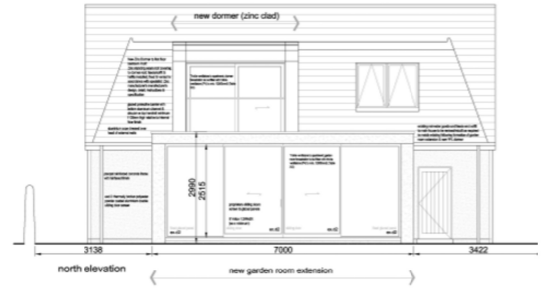
west elevation

new garden room extension



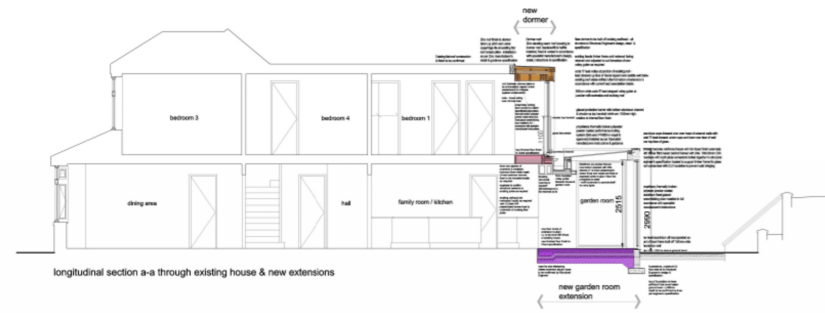
east elevation

new garden room extension

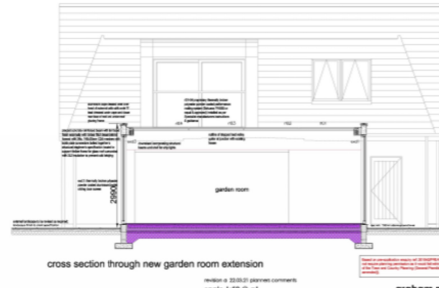


north elevation

new garden room extension

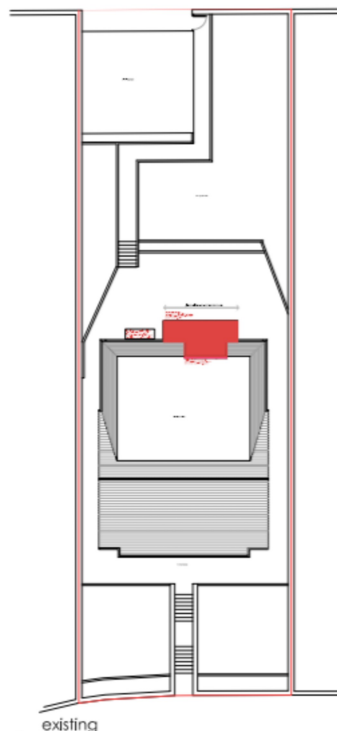


longitudinal section a-a through existing house & new extensions

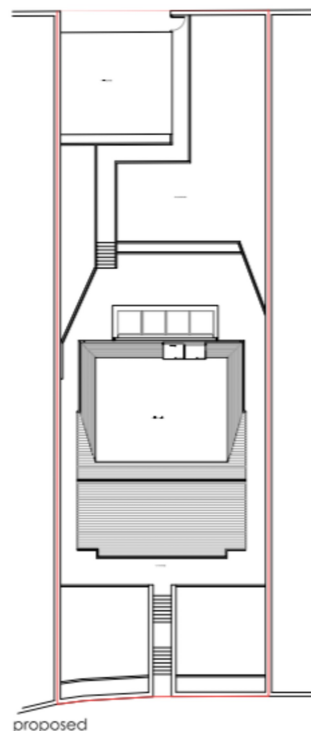


cross section through new garden room extension

revision 03/02/2009 please comments
 scale 1:50 @ a1
 graham mitchell architects
 22 Rubislaw Terrace
 Aberdeen
 AB10 1XE
 t: 01224 649949
 e: office@gmo-berdeen.co.uk
 w: gmo-berdeen.co.uk



existing



proposed

10m
 scale 1:250 @ a4

site plans existing and proposed
 revision
 drawing 10
 proposed alteration & extension to dwelling house
 62 Springfield Avenue,
 Aberdeen AB15 8JB
 Mr & Mrs Mackie
 2009

graham mitchell architects

22 Rubislaw Terrace
 Aberdeen
 AB10 1XE
 t: 01224 649949
 e: office@gmo-berdeen.co.uk
 w: gmo-berdeen.co.uk

Reference	210399/DPP
Application Received	Tue 23 Mar 2021
Application Validated	Mon 29 Mar 2021
Address	58 Springfield Avenue Aberdeen AB15 8JB
Proposal	Erection of log cabin to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Validated Date	Mon 29 Mar 2021
Expiry Date	Mon 19 Apr 2021
Standard Consultation Expiry Date	Not Available
Determination Deadline	Fri 28 May 2021

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

To construct a single storey extension to the existing dwelling house at the rear with access from the kitchen and study, and to site a log cabin measuring 5.0M x 4.0M at the north end of the rear garden.

