

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Planning Officer's Report

04 May 2021

Planning Matters

Tree Tops Housing 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.

Malcolm Allan Housebuilders have confirmed they will be consulting local residents on plans to build 95 residential units (with 25% affordable) on the site of the former Treetops Hotel.

Malcolm Allan housebuilders had an online meeting with Craigiebuckler & Seafield Community

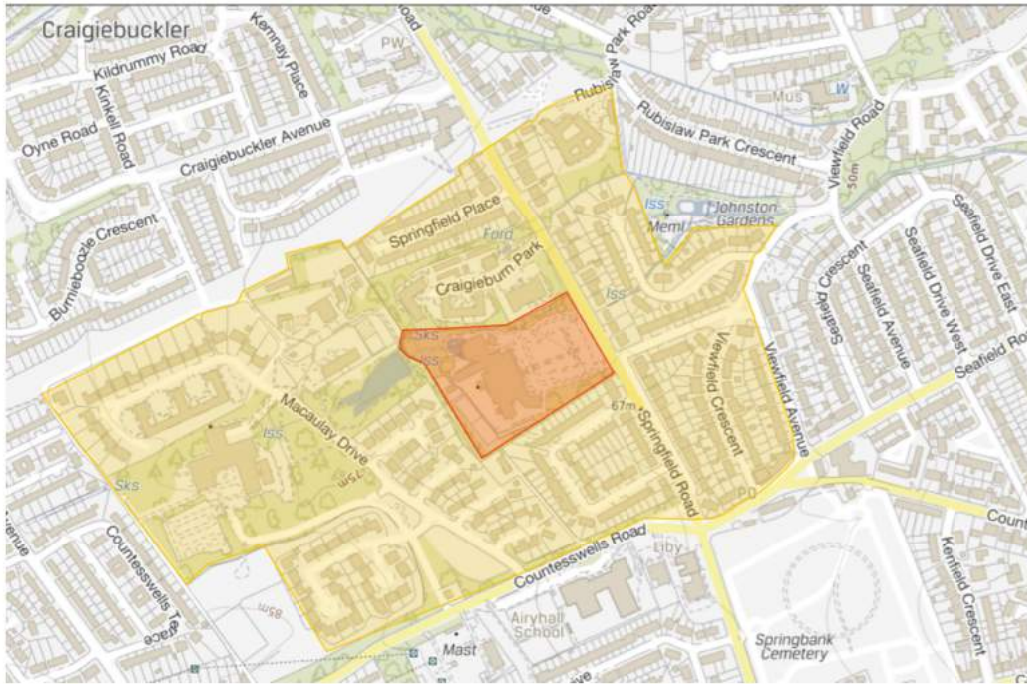
Council on Monday 26th April with Colin Wood, Craig Scott and Julie Robertson (Senior planning consultant Halliday Fraser)

ONLINE EXHIBITION From Wednesday 28th April 2021 an online exhibition will be available to view at www.mahousebuilders.com/news click on link

Comments and feedback can be submitted using the online feedback form, by email to treetopsconsultation@hfm.co.uk or in writing to Halliday Fraser Munro, 8 Victoria Street, Aberdeen, AB10 1XB Online Engagement Event: An online engagement event will be taking place through bookable sessions on Wednesday 5th May between 2pm and 8pm. Should you wish to participate please email treetopsconsultation@hfm.co.uk no later than 5pm on Tuesday 4th May to book a timeslot. CONSULTATION DEADLINE All comments and feedback on the consultation should be submitted by 5pm on Wednesday 19th May 2021

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
Application Type	Proposal of Application Notice (including 25% affordable) and
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

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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.

GALE BEATTIE
CHIEF OFFICER STRATEGIC PLACE PLANNING


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

Site Considerations



Figure 5: Site analysis

Site Analysis

- Flat open clearing for development between existing mature tree lined edges.
- Two existing access points on Springfield Road (entrance and exit).
- Active frontage along Springfield Road.
- Existing culverted watercourse in north of the site.



Figure 6: Site opportunities and constraints

Opportunities & Constraints

- Establish green pedestrian link from Springfield Road through site to adjacent green space.
- Existing access point opposite Viewfield Road—opportunity to create single access point.
- Consideration of sewer along western section and impact on existing trees and landscaping—opportunity to resolve any potential future issues.



Greenspace Network & Access

- Greenspace prominent feature of the area with green network corridors providing linkages.
- Promotes active travel (walking, cycling, wheeling) in an established residential area.
- Opportunity to contribute to this network and provide connections through the site to the west e.g. landscaped ground of the James Hutton Institute.
- Figure 8 below shows the existing green network.

The Proposal

The proposed development includes the development of approximately 95 residential units. The development will provide a mix of housetypes and sizes as well as provision for 25% affordable housing.



Figure 9: Development Zoning

Development Zoning

- Seek to reflect surrounding residential massing and structure.
- Mainly low rise housing around a central space.
- Opportunity in North West , where the site deepens to explore opportunities for flatted accommodation set in parkland to provide housing choice within the site (Figure 13 provides a concept sketch showing this).



Figure 10: Initial concept plan

Initial Concept

- Development set within a mature attractive landscaped setting.
- Incorporate the existing trees within the design and layout.
- Design the built environment around a centralised area of open space to provide a sense of welcome and identity.
- Streets and open space overlooked to create an active and safe environment.



Figure 11: Access and movement through the site

Access and Movement

- Create a single access point off Springfield Road—will help address existing access point opposite Viewfield Road.
- Accessibility within the site for private car movement and opportunities to explore enhanced pedestrian links within and through the site.
- Site is well located to access public transport with bus stops along Springfield Road.



Figure 12: Greenspace and design concept plan

Greenspace and Design Concept

- Retention and enhancement of landscape setting with existing trees and proposed landscaping throughout the site.
- Creation of a variety of formal and informal, private and public green spaces within the development.
- Creation and enhancement of links within and through the site connecting to the surrounding green network.

The Proposal



NEXT STEPS

Now you have seen the proposals, what are your thoughts? Please let us know by:

Completing a feedback form;
This can be downloaded from the website

Email:
treetopsconsultation@hfm.co.uk

In writing to:
Halliday Fraser Munro,
8 Victoria Street, Aberdeen, AB10 1XB

Consultation Deadline:
All comments should be received by
5pm on Wednesday 19th May 2021

Online Engagement Event

An online engagement event will be taking place through bookable question and answer sessions on **Wednesday 5th May 2021** between 2pm and 8pm.

Should you wish to participate, please email treetopsconsultation@hfm.co.uk no later than **5pm on Tuesday 4th May 2021** to book a timeslot. We would also request, should you have any specific questions you wish to ask as part of this Q&A, please send these to us no later than **5pm on Tuesday 4th May 2021** to allow us time to consider your questions and help us to respond to your queries on the day.

Feedback received during this public consultation will be used to inform the development proposal and Planning Application that will be submitted Aberdeen City Council for consideration.

Please note: Comments made at this stage are not representations to the Planning Authority in respect of a Planning Application. On submission of a Planning Application there will be an opportunity to make formal representations to the Planning Authority at that time.

Your views are important.
Please complete and return the online feedback questionnaire on this website
by **5pm on Wednesday 19th May 2021**

Feedback Form:

TREETOPS CONSULTATION

Public Consultation Feedback Form

We appreciate you have taken time to read our consultation.

Please leave some comments to help us in the next stage of the planning process.

Comments can be returned by email to: treetopsconsultation@hfm.co.uk or by post to: **Halliday Fraser Munro, 8 Victoria Street, Aberdeen, AB10 1XB**

Please return all comments by **5pm on 19th May 2021** for consideration.

Name:

Address:

Email address:

Are you happy to be contacted by email in relation to this project?

Y / N

Q1) Do you have any comments on the proposed development as outlined in the consultation material?

Q2 Please leave any other comments you may have

Planning Application Summary with Decisions

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
16/12/2020	2101593	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		
08/04/2021	210477	9 Kildrummy Road Aberdeen AB15 8HJ	Erection of 2 storey side extension with integral garage and alterations to boundary wall and rear extension roof	Detailed Planning Permission	Pending		
08/04/2021	210499	24 Macaulay Drive Aberdeen AB15 8FL	Works to 3 Protected Trees; T1 - Beech - Fell for safety; T2 - Beech - Full crown reduction for garden maintenance; T3 - Beech - Remove deadwood over path and reduce weight from tips of lowest branch	Works to Tree Preservation Order	Approved		Approved Unconditionally
16/04/2021	210534	43 Kildrummy Road Aberdeen AB15 8HT	Erection of single storey extension to side and rear	Detailed Planning Permission	Pending		
19/04/2021	210541	97 Springfield Road Aberdeen AB15 7RT	Erection of 2 storey extension to rear and replacement garage to side	Detailed Planning Permission	Pending		
20/04/2021	210543	64 Kildrummy Road Aberdeen AB15 8HT	First floor extension comprising straightening of gables and formation of dormers to front and rear	Detailed Planning Permission	Pending		
21/04/2021	210554	24 Seafield Drive West Aberdeen AB15 7XA	Erection of single storey extension; formation of dormer; and formation of raised terrace to rear	Detailed Planning Permission	Pending		
23/04/2021	210575	13 Seafield Drive East Aberdeen AB15 7UX	Erection of single storey extension to rear	Detailed Planning Permission	Pending		
30/04/2021	210600	75 Anderson Drive Aberdeen AB15 4UA	Erection of covered patio canopy to rear	Determined	Permitted Development		

Planning Applications as per weekly planning list April 2021:

Reference	210477/DPP
Application Received	Fri 02 Apr 2021
Application Validated	Thu 08 Apr 2021
Address	9 Kildrummy Road Aberdeen AB15 8HJ
Proposal	Erection of 2 storey side extension with integral garage and alterations to boundary wall and rear extension roof
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Validated Date	Thu 08 Apr 2021
Expiry Date	Fri 30 Apr 2021
Standard Consultation Expiry Date	Not Available
Determination Deadline	Mon 07 Jun 2021



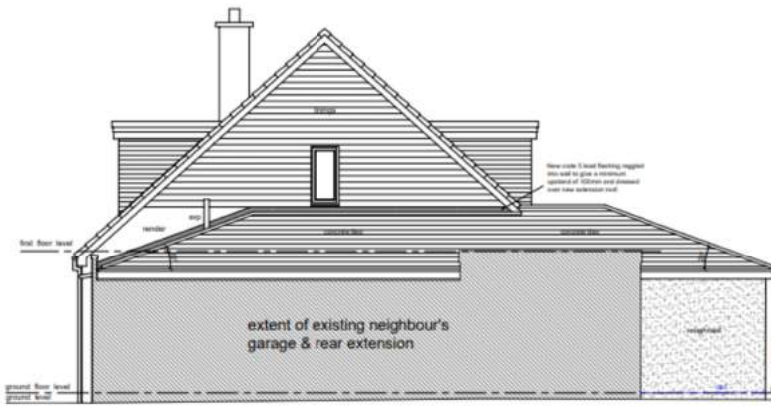
EXISTING PLANS & ELEVATIONS 1:100 @ A1



Reference	210499/TPO
Application Received	Thu 08 Apr 2021
Application Validated	Thu 08 Apr 2021
Address	24 Macaulay Drive Aberdeen AB15 8FL
Proposal	Works to 3 Protected Trees; T1 - Beech - Fell for safety; T2 - Beech - Full crown reduction for garden maintenance; T3 - Beech - Remove deadwood over path and reduce weight from tips of lowest branch
Status	Approved
Decision	Approve Unconditionally
Decision Issued Date	Fri 23 Apr 2021
Appeal Status	Unknown
Appeal Decision	Not Available

Reference	210534/DPP
Application Received	Fri 16 Apr 2021
Application Validated	Fri 16 Apr 2021
Address	43 Kildrummy Road Aberdeen AB15 8HT
Proposal	Erection of single storey extension to side and rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Validated Date	Fri 16 Apr 2021
Expiry Date	Mon 10 May 2021
Standard Consultation Expiry Date	Not Available
Determination Deadline	Tue 15 Jun 2021



PROPOSED SIDE (WEST) ELEVATION. 1:50.



PROPOSED PART SIDE (EAST) ELEVATION. 1:50.



PROPOSED FRONT (NORTH) ELEVATION. 1:50.



PROPOSED REAR (SOUTH) ELEVATION. 1:50.

16/04/21	Planning & Building Warrant Submission	PL
16/04/21	PROPOSED FOR CLIENT APPROVAL	PL
Rev	Date	Revision



MTC PROPERTY DEVELOPMENT CO. (ABERDEEN) LTD
 10/101 & 1002 DUNDEE
 19 - 21 CHARLES STREET
 ABERDEEN AB9 7DU
 01224 624 111

Client
MR & MRS SIVARAJAN

Project
 Proposed home extension & garage conversion
 AT 97 KILBURNIE ROAD, ABERDEEN.

Description
Proposed elevations

Project No	Drawing No	Amendment
Sivarajan	003	B
Scale	Date	Drawn By
as shown at A2	11/03/21	MBL
Computer File Ref	Checked By	Issue
C:\MTC\SV\001		PL - BB

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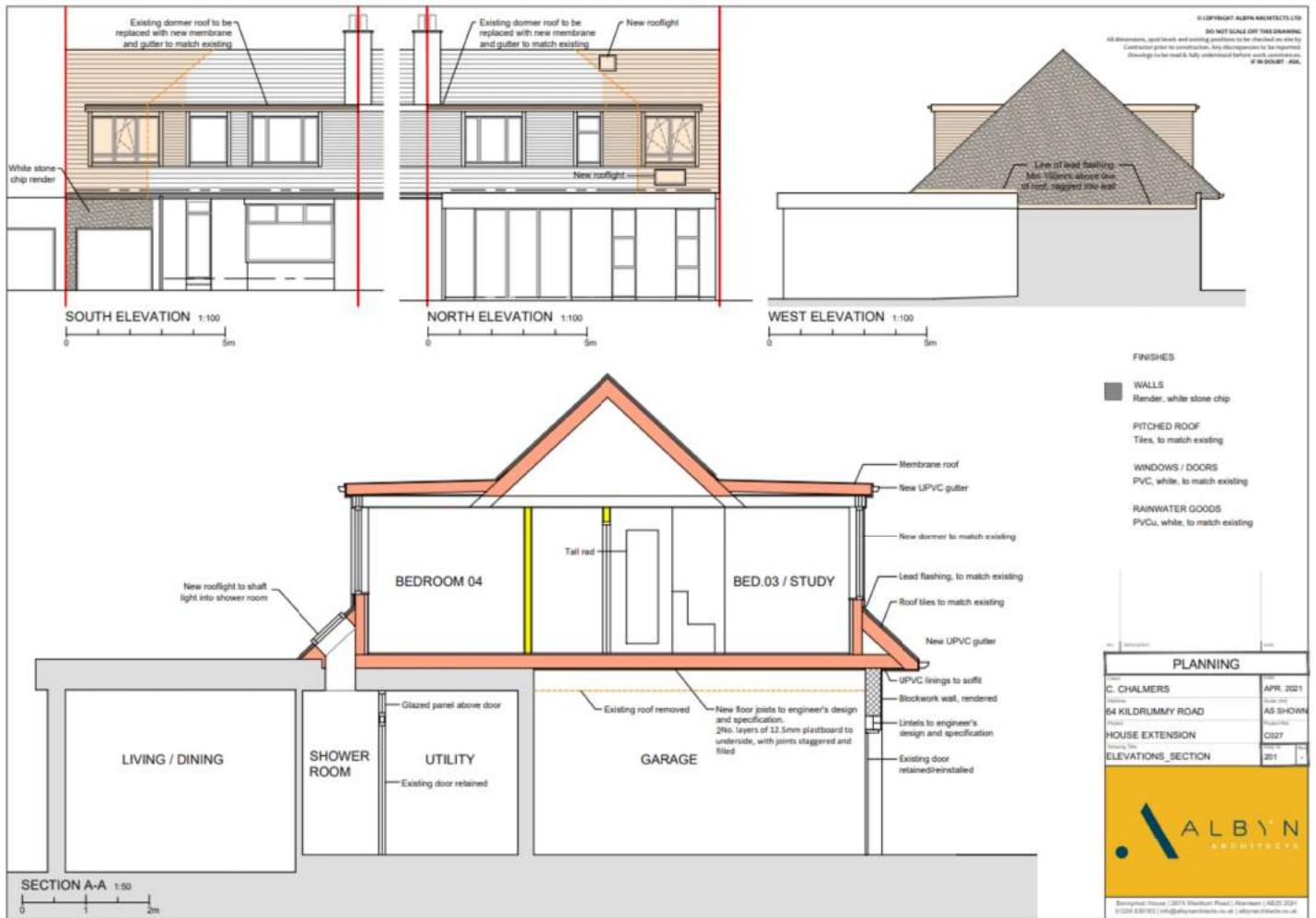
Reference	210541/DPP
Application Received	Mon 19 Apr 2021
Application Validated	Mon 19 Apr 2021
Address	97 Springfield Road Aberdeen AB15 7RT
Proposal	Erection of 2 storey extension to rear and replacement garage to side
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Validated Date	Mon 19 Apr 2021
Expiry Date	Wed 12 May 2021
Standard Consultation Expiry Date	Not Available
Determination Deadline	Fri 18 Jun 2021



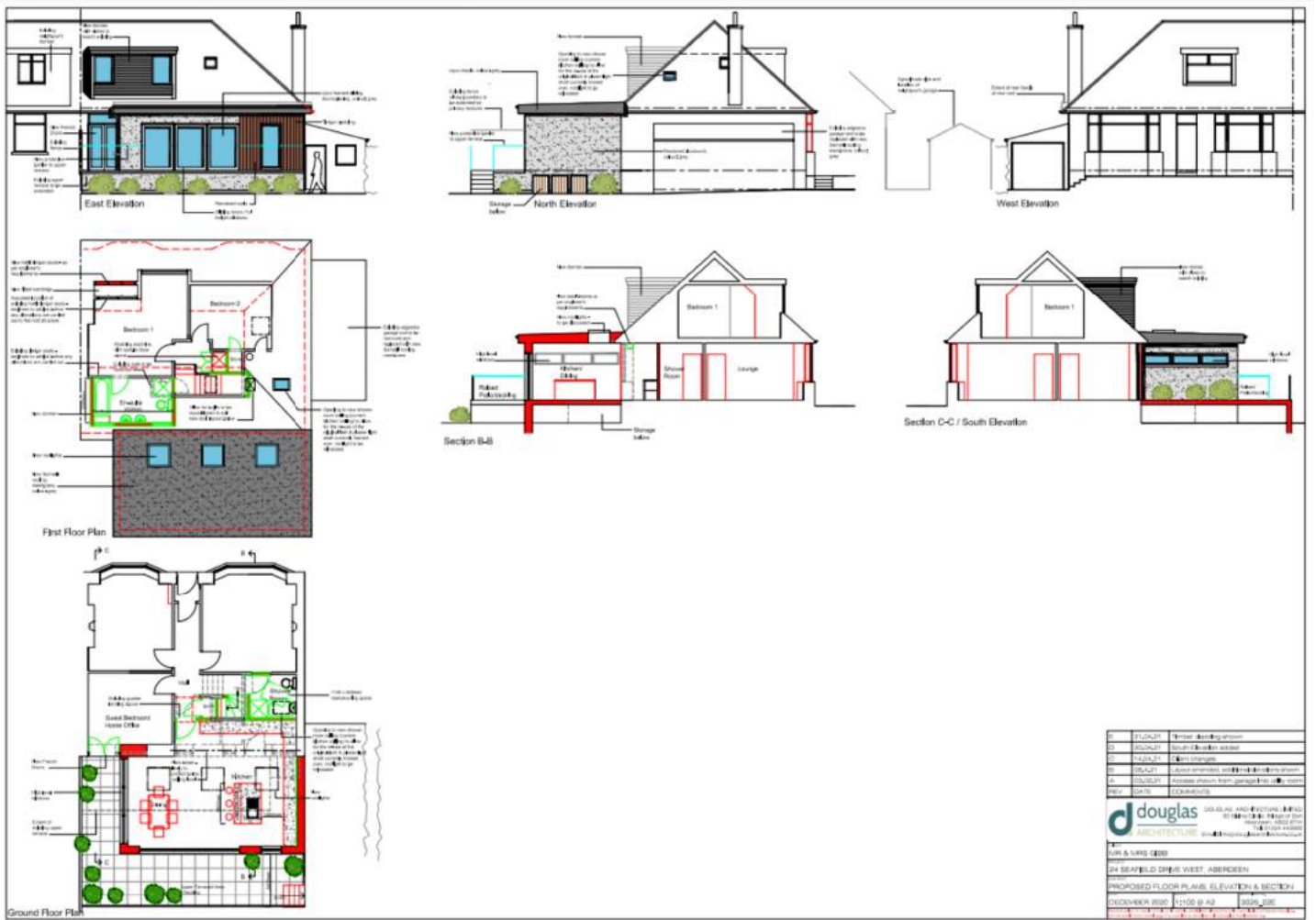
Reference	210543/DPP
Application Received	Tue 20 Apr 2021
Application Validated	Tue 20 Apr 2021
Address	64 Kildrummy Road Aberdeen AB15 8HT
Proposal	First floor extension comprising straightening of gables and formation of dormers to front and rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Validated Date	Tue 20 Apr 2021
Expiry Date	Wed 12 May 2021
Standard Consultation Expiry Date	Fri 21 May 2021
Determination Deadline	Sat 19 Jun 2021



Reference	210554/DPP
Application Received	Wed 21 Apr 2021
Application Validated	Wed 21 Apr 2021
Address	24 Seafield Drive West Aberdeen AB15 7XA
Proposal	Erection of single storey extension; formation of dormer; and formation of raised terrace to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Validated Date	Wed 21 Apr 2021
Expiry Date	Fri 14 May 2021
Standard Consultation Expiry Date	Not Available
Determination Deadline	Sun 20 Jun 2021



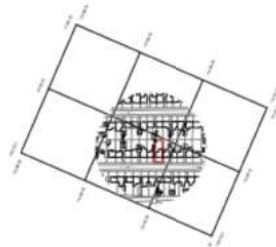
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D	FLOOR	South Elevation
D	FLOOR	North Elevation
D	FLOOR	West Elevation
D	FLOOR	Section B-B
D	FLOOR	Section C-C / South Elevation
REV	DATE	DESCRIPTION
13 SEAFIELD DRIVE WEST, ABERDEEN AB15 7UX TEL: 01224 621111 WWW.DOUGLASARCHITECTURE.CO.UK		
DRAWN BY: J. J. J. CHECKED BY: J. J. J. DATE: 11/05/21		

Reference	210575/DPP
Application Received	Fri 23 Apr 2021
Application Validated	Fri 23 Apr 2021
Address	13 Seafield Drive East Aberdeen AB15 7UX
Proposal	Erection of single storey extension to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

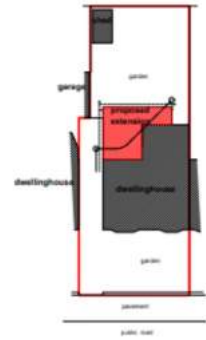
Application Validated Date	Fri 23 Apr 2021
Expiry Date	Mon 17 May 2021
Standard Consultation Expiry Date	Not Available
Determination Deadline	Tue 22 Jun 2021



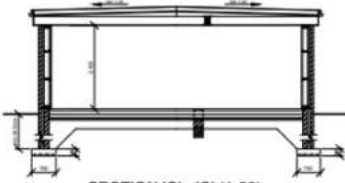
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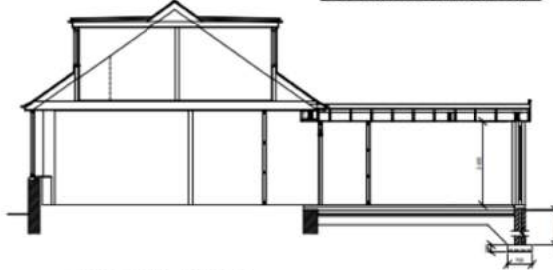
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- BLOCK PLAN (1-200) -



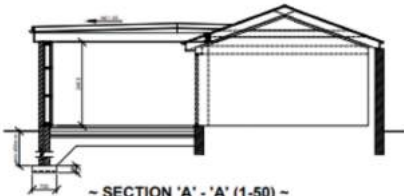
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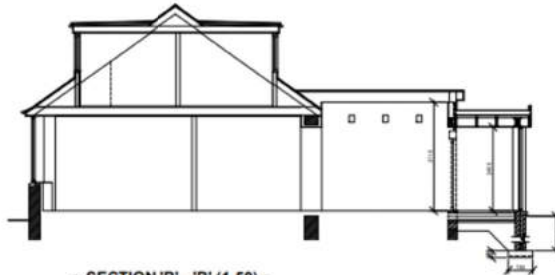
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SCALE 1:50



- SECTION 'A' - 'A' (1-50) -



- SECTION 'B' - 'B' (1-50) -

PROPOSED ALTERATIONS AND EXTENSION TO DWELLINGHOUSE AT 13 SEAFIELD DRIVE EAST, ABERDEEN



Norman P. Lawrie Ltd

Architectural Design
Turbuck Hill, Mount Alexander Park,
Aberdeenshire, AB27 8TJ

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Controlled document

Plan in this plan related to the planning application

Scale :- 1-50, 1-200, 1-2500

Date :- November 2020

Ref. No. :- NPL/D/726/2

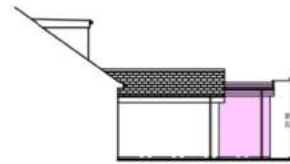
paper A1



- SOUTH WEST ELEVATION (1-100) -

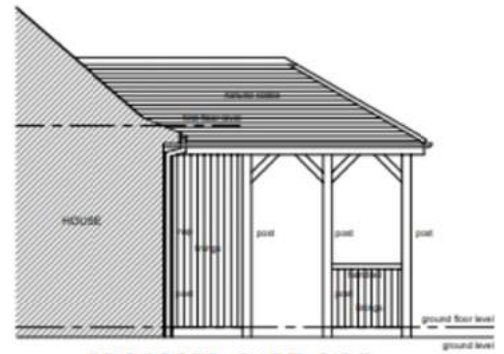


- SOUTH EAST ELEVATION (1-100) -

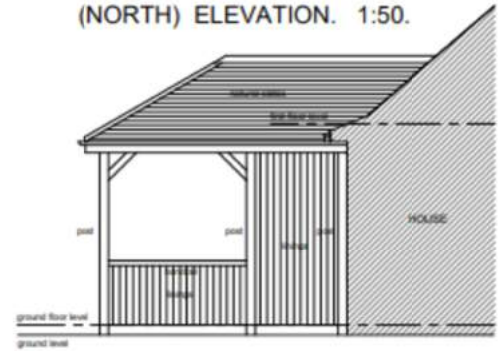


- NORTH WEST ELEVATION (1-100) -

Reference	210600/DPP
Application Received	Fri 30 Apr 2021
Application Validated	Fri 30 Apr 2021
Address	75 Anderson Drive Aberdeen AB15 4UA
Proposal	Erection of covered patio canopy to rear
Status	Determined
Decision	Permitted Development
Decision Issued Date	Fri 30 Apr 2021
Appeal Status	Unknown
Appeal Decision	Not Available



PROPOSED PART SIDE (NORTH) ELEVATION. 1:50.



PROPOSED PART SIDE (SOUTH) ELEVATION. 1:50.



PROPOSED REAR (WEST) ELEVATION. 1:50.