

Planning Matters

Nursery Accommodation – Grove Nursery site at Hazlehead Avenue/Hazledene Road

Reference	210688/DPP
Application Received	Mon 17 May 2021
Application Validated	Tue 18 May 2021
Address	Site At Hazlehead Avenue/ Hazledene Road To The West Of Queens Grove Aberdeen
Proposal	Installation of modular unit to provide nursery accommodation including forming access road with associated parking and landscaping works
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

This planning application was approved conditionally at the Planning Development Management Committee on 19/08/2021

REASON FOR DECISION

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

While there is a slight tension with the wording of the OP49 allocation as set out in the current and proposed Local Development Plan, it is considered that the development is consistent with the overarching land zoning policy, Policy CF2 - New Community Facilities, in that the development is for an education facility, the provision of which is supported through the Aberdeen City Council's Early Learning and Childcare Delivery Plan and the Local Outcome Improvement Plan. Overall, it is considered that the development is acceptable when considered against the adopted Development Plan Strategy. Furthermore, the development as a whole is considered acceptable and in compliance with the relevant policies, in that the siting and design are considered acceptable with sufficient access, parking, foul and surface water drainage arrangements provided for within the site. Additionally, there would be no undue impact on natural heritage, trees located or the adjacent core path, nor would there be any impact on the existing function or character of the Green Space Network. Moreover, the site is considered to be low risk in respect of contamination and finally sufficient waste storage have been provided.

The proposal is therefore acceptable when considered against Policy D1 - Quality Placemaking by Design, Policy T2 - Managing the Transport Impact of Development, Policy T3 - Sustainable and Active Travel, Policy NE6 - Flooding, Drainage and Water Quality, Policy NE8 - Natural Heritage, Policy NE5 - Trees and Woodlands, Policy NE9 - Access and Informal Recreation, NE1 - Green Space Network, Policy NE3 - Urban Green Space, Policy R2 - Degraded and Contaminated Land, Policy R6 - Waste Management Requirements for New Development and Policy R7 - Low and Zero Carbon Buildings, and Water Efficiency of the Aberdeen Local Development Plan 2017. The proposal is also consistent with the associated Supplementary Guidance 'Transport and Accessibility' and 'Flooding, Drainage and Water Quality', as well as the relevant policies of the Proposed Aberdeen Local Development Plan 2020.

Planning Application Summary with Decisions

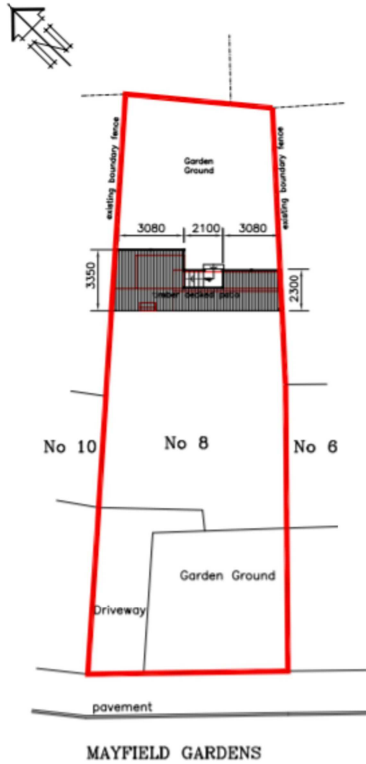
Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
14/05/2021	210675	215 Queen's Road Aberdeen AB15 8DL	Formation of driveway to front	Detailed Planning Permission	Pending		
18/05/2021	210688	Site At Hazlehead Avenue/ Hazledene Road To The West Of Queens Grove Aberdeen	Installation of modular unit to provide nursery accommodation including forming access road with associated parking and landscaping works	Detailed Planning Permission	Approved	20/08/2021	Approved Conditionally
28/05/2021	210760	112 Craigiebuckler Avenue Aberdeen AB15 8PA	Erection of single storey extension to side	Detailed Planning Permission	Approved	25/06/2021	Approved Unconditionally
02/06/2021	210705	Woodland To Rear Of 3 Macaulay Grange Aberdeen AB15 8FF	Works to 4 Protected Trees; T1-T3 - Common Beech; T4 - Sessile Oak - Lightly prune crowns to reduce height by 1.5 metres to un-restrict radio signal	Works to Tree Preservation Order	Approved	18/06/2021	Approved Conditionally
01/06/2021	210759	102 Burnieboozle Crescent Aberdeen AB15 8NQ	Erection of single storey extension to side	Detailed Planning Permission	Pending		
03/06/2021	210795	Cedar Lodge 64 Springfield Avenue Aberdeen AB15 8JB	Erection of single storey garage extension ; formation of raised patio with external steps and balustrade to rear	Detailed Planning Permission	Approved	13/07/2021	Approved Unconditionally
10/06/2021	210847	19 Countesswells Close Aberdeen Aberdeen City AB15 8LY	Erection of single storey extension to rear	Detailed Planning Permission	Approved	06/08/2021	Approved Conditionally
14/06/2021	210866	32 Burnieboozle Crescent Aberdeen AB15 8NP	Works to 5 Protected Trees; T1, T3, T4 & T5 - Conifer; T2 - Unknown; Remove as overgrown/dead/blocking sunlight	Works to Tree Preservation Order	Approved	29/06/2021	Approved Conditionally
28/06/2021	210940	7 Kildrummy Road Aberdeen AB15 8HJ	Removal of hedge and erection of boundary wall with gate to rear	Detailed Planning Permission	Approved	24/08/2021	Approved Unconditionally
29/06/2021	210944	3 Macaulay Gardens Aberdeen AB15 8FN	Formation of porch and external steps to front	Detailed Planning Permission	Approved	24/08/2021	Approved Unconditionally
14/07/2021	211018	68 Springfield Avenue Aberdeen AB15 8JB	Erection of 2 storey extension to rear	Detailed Planning Permission	Pending		
03/08/2021	211108	8 Mayfield Gardens Aberdeen AB15 7YZ	Window enlargement to form french doors and installation of raised decking, handrail and steps to rear	Detailed Planning Permission	Pending		
04/08/2021	211122	50 Burnieboozle Crescent Aberdeen AB15 8NP	Works to 1 Protected Tree; T1 - Leyandii - Remove as out grown location	Works to Tree Preservation Order	Approved	19/08/2021	Approved Conditionally
04/08/2021	211121	20 Macaulay Drive Aberdeen AB15 8FL	Works to 2 Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	18/08/2021	Approved Conditionally
09/08/2021	211143	Macaulay Grange Aberdeen AB15 8FF	Works to 2 Protected Trees; T1 & T2 - Elm - Remove as dead	Works to Tree Preservation Order	Approved	09/08/2021	Approved Conditionally
19/08/2021	211203	24 Kinaldie Crescent Aberdeen AB15 8HX	Erection of first floor extension over existing garage to side, formation of dormers to front and rear and erection of single storey extension with steps to rear	Detailed Planning Permission	Pending		
20/08/2021	211207	Site At Junction Of Hazledene Road And Hazledene Drive Aberdeen	Installation of 1 non-illuminated free standing sign and 2 non-illuminated flags on poles (retrospective)	Advertisement Consent	Pending		
20/08/2021	211208	18 Macaulay Drive Aberdeen AB15 8FL	Works to 4 Protected Trees as per schedule of works	Works to Tree Preservation Order	Pending		
24/08/2021	211229	Jason White Pavilion Hazlehead Park Groats Road Aberdeen	Proposed conversion of temporary container to form changing/shower rooms	Cert. of Lawfulness	Pending		
25/08/2021	211245	3 Woodburn Crescent Aberdeen AB15 8JX	Erection of single storey extension to rear	Detailed Planning Permission	Pending		
31/08/2021	211270	25 Hazledene Road Aberdeen AB15 8LB	Formation of porch to front	Detailed Planning Permission	Pending		
02/09/2021	211291	21 Kipplestone Avenue Aberdeen AB15 7XF	Straightening of roof hip to side and installation of rooflight to rear	Detailed Planning Permission	Pending		

Planning Applications as per weekly planning list August 2021:

Reference	211108/DPP
Application Received	Tue 03 Aug 2021
Application Validated	Tue 03 Aug 2021
Address	8 Mayfield Gardens Aberdeen AB15 7YZ
Proposal	Window enlargement to form french doors and installation of raised decking, handrail and steps to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Roy Brown
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mr Richard Brown
Agent Name	Michael Stephen
Agent Company Name	Mike Stephen Architectural Design Ltd.
Agent Address	66 Woodend Crescent Aberdeen AB15 6YQ

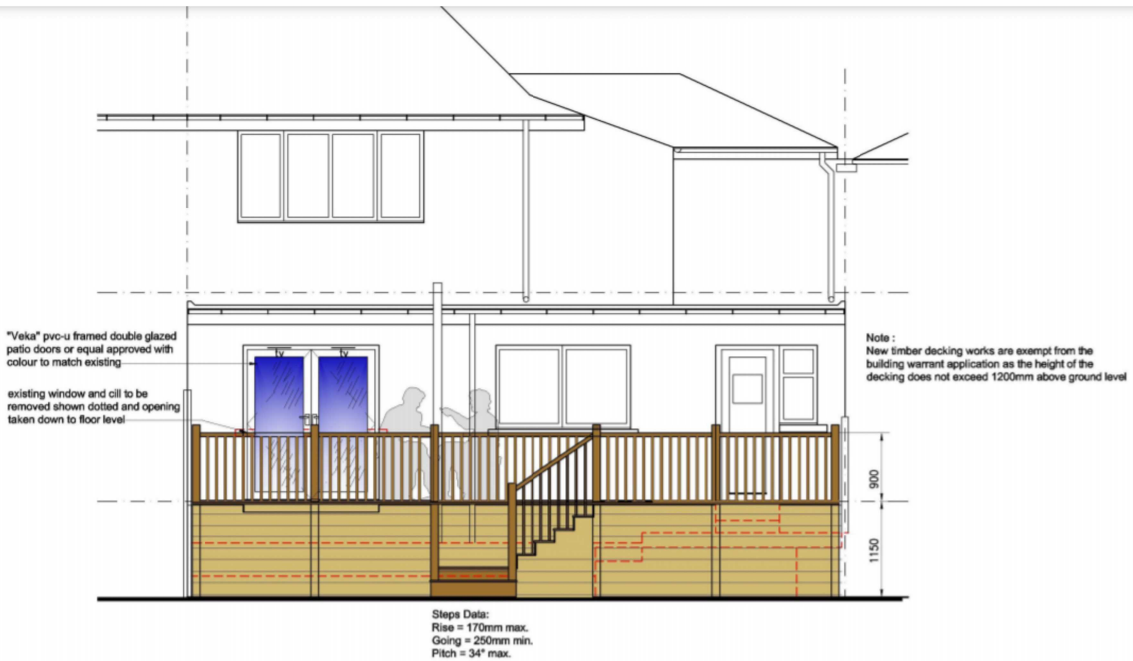
Application Validated Date	Tue 03 Aug 2021
Expiry Date	Wed 15 Sep 2021
Standard Consultation Expiry Date	Not Available
Determination Deadline	Sat 02 Oct 2021




MAYFIELD GARDENS

BLOCK PLAN

<p>Mike Stephen Architectural Design Ltd. 66 Woodend Crescent, Aberdeen AB15 6YQ tel no. 01224 310313 mobile: 07789 448 809</p>	 <p>CLIENT: Mr R Brown 8, Mayfield Gardens, Aberdeen, AB15 7YZ</p>	<p>Project: Proposed New French Doors and Timber Decked Patio To Rear of 8, Mayfield Gardens, Aberdeen</p> <p>Description: Block Plan</p> <p>Scale: 1:1250</p> <p>Date: July 2021</p> <p>Drawing No: 21/12 006 (Planning)</p>
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East Elevation

<p>Mike Stephen Architectural Design Ltd. 66 Woodend Crescent, Aberdeen AB15 6YQ tel no. 01224 310313</p>		<p>CLIENT: Mr R Brown 8, Mayfield Gardens, Aberdeen, AB15 7YZ</p>	<p>Project: Proposed New French Doors and Timber Decked Patio To Rear of 8, Mayfield Gardens, Aberdeen.</p> <p>Description:</p>	<p>Scale: 1:50 @ A3</p> <p>Date: July 2021</p>
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Reference	211122/TPO
Application Received	Wed 04 Aug 2021
Application Validated	Wed 04 Aug 2021
Address	50 Burnieboozle Crescent Aberdeen AB15 8NP
Proposal	Works to 1 Prpctected Tree; T1 - Leyandii - Remove as out grown location
Status	Approved
Decision	Approve Conditionally
Decision Issued Date	Thu 19 Aug 2021
Appeal Status	Unknown

Application Type	Works to Tree Preservation Order
Decision	Approve Conditionally
Actual Decision Level	Delegated Decision
Expected Decision Level	Not Available
Case Officer	Richard Brough
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Not Available
Agent Name	Stephen Gowans

Application Validated Date	Wed 04 Aug 2021
Expiry Date	Not Available
Standard Consultation Expiry Date	Not Available
Decision Issued Date	Thu 19 Aug 2021
Determination Deadline	Tue 28 Sep 2021

Tree No.	Tree Species	Description of tree work(s)	Reason(s) for work
T1	Leyandii	Remove Leyandii	Tree is located in front right corner of property, is too big for location, overhangs the road and main trunk is touching the neighbouring wall.

Reference	211121/TPO
Application Received	Wed 04 Aug 2021
Application Validated	Wed 04 Aug 2021
Address	20 Macaulay Drive Aberdeen AB15 8FL
Proposal	Works to 2 Protected Trees as per schedule of works
Status	Approved
Decision	Approve Conditionally
Decision Issued Date	Wed 18 Aug 2021
Appeal Status	Unknown

Application Validated Date	Wed 04 Aug 2021
Expiry Date	Not Available
Standard Consultation Expiry Date	Not Available
Decision Issued Date	Wed 18 Aug 2021
Determination Deadline	Tue 28 Sep 2021

No.*	Tree Species	Description of tree (s) & reason for work	Tree Work recommended
T-1	Beech	Mature/Veteran. Single leader. High amenity/landscape value Tree displays cavity at 2m, wound from historic removal/failure of large branch. Cavity is extensive (circa 50% trunk diameter).	Sympathetic full crown reduction reducing height and spread of canopy by up to 1.5-2m. This will sufficiently reduce the tree to below the heights of neighbouring trees to protect further from wind loading while not significantly effecting the shape of the tree.
T-2	Beech	Mature/Veteran. Tree is adjacent to busy footpath. Predominantly single sided canopy due to being edge tree.	Sympathetic weight reduction of heavy longer branches over footpath.

Reference	211143/TPO
Application Received	Mon 09 Aug 2021
Application Validated	Mon 09 Aug 2021
Address	Macaulay Grange Aberdeen AB15 8FF
Proposal	Works to 2 Protected Trees; T1 & T2 - Elm - Remove as dead

Status	Approved
Decision	Approve Conditionally
Decision Issued Date	Mon 09 Aug 2021

Application Validated Date	Mon 09 Aug 2021
Expiry Date	Not Available
Standard Consultation Expiry Date	Not Available
Decision Issued Date	Mon 09 Aug 2021
Determination Deadline	Sun 03 Oct 2021

Tree No.	Tree Species	Description of tree work(s)	Reason(s) for work
T1 T2	Elm	We have had to remove two dead elms which have now been stacked and chipped on site	Tree had died and were a health and safety risk due to their vicinity to a footpath.



Reference	211203/DPP
Application Received	Thu 19 Aug 2021
Application Validated	Thu 19 Aug 2021
Address	24 Kinaldie Crescent Aberdeen AB15 8HX
Proposal	Erection of first floor extension over existing garage to side,

	formation of dormers to front and rear and erection of single storey extension with steps to rear
Status	Pending
Appeal Status	Unknown

Application Validated Date	Thu 19 Aug 2021
Expiry Date	Not Available
Standard Consultation Expiry Date	Not Available
Determination Deadline	Mon 18 Oct 2021



Reference	211207/ADV
Application Received	Fri 20 Aug 2021
Application Validated	Fri 20 Aug 2021
Address	Site At Junction Of Hazledene Road And Hazledene Drive Aberdeen
Proposal	Installation of 1 non-illuminated free standing sign and 2 non-illuminated flags on poles (retrospective)
Status	Pending
Appeal Status	Unknown

Application Type	Advertisement Consent
Expected Decision Level	Not Available
Case Officer	Gavin Evans
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Dandara
Agent Name	David Humphrey
Agent Company Name	Dandara
Agent Address	Dandara Group Head Office IoM Business Park Cooil Road Braddan Isle of Man IM2 2SA
Environmental Assessment Requested	No

Application Validated Date	Fri 20 Aug 2021
Expiry Date	Not Available
Standard Consultation Expiry Date	Not Available
Determination Deadline	Tue 19 Oct 2021





Reference	211208/TPO
Application Received	Fri 20 Aug 2021
Application Validated	Fri 20 Aug 2021
Address	18 Macaulay Drive Aberdeen AB15 8FL
Proposal	Works to 4 Protected Trees as per schedule of works
Status	Pending
Appeal Status	Unknown

Application Type	Works to Tree Preservation Order
Expected Decision Level	Not Available
Case Officer	Richard Brough
Community Council	Craigiebuckler And Seafield
Ward	Hazelhead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Not Available
Agent Name	Martin J Findlay
Agent Company Name	Not Available
Agent Address	1 Templefold Cottages Echt Westhill AB32 6XB

Application Validated Date	Fri 20 Aug 2021
Expiry Date	Not Available
Standard Consultation Expiry Date	Not Available
Determination Deadline	Thu 14 Oct 2021

No.*	Tree Species	Description of tree (s) & reason for work	Tree Work recommended
T-1	Beech	Mature/Veteran. Single leader. High amenity/landscape value Tree displays cavity at 2m, wound from historic removal of large branch. Cavity is extensive (circa 60-70% trunk diameter).	Sympathetic full crown reduction reducing height and spread of canopy by up to 1.5-2m. This will sufficiently reduce the tree to bellow the heights of neighbouring trees to protect further from wind loading while not significantly effecting the shape of the tree.

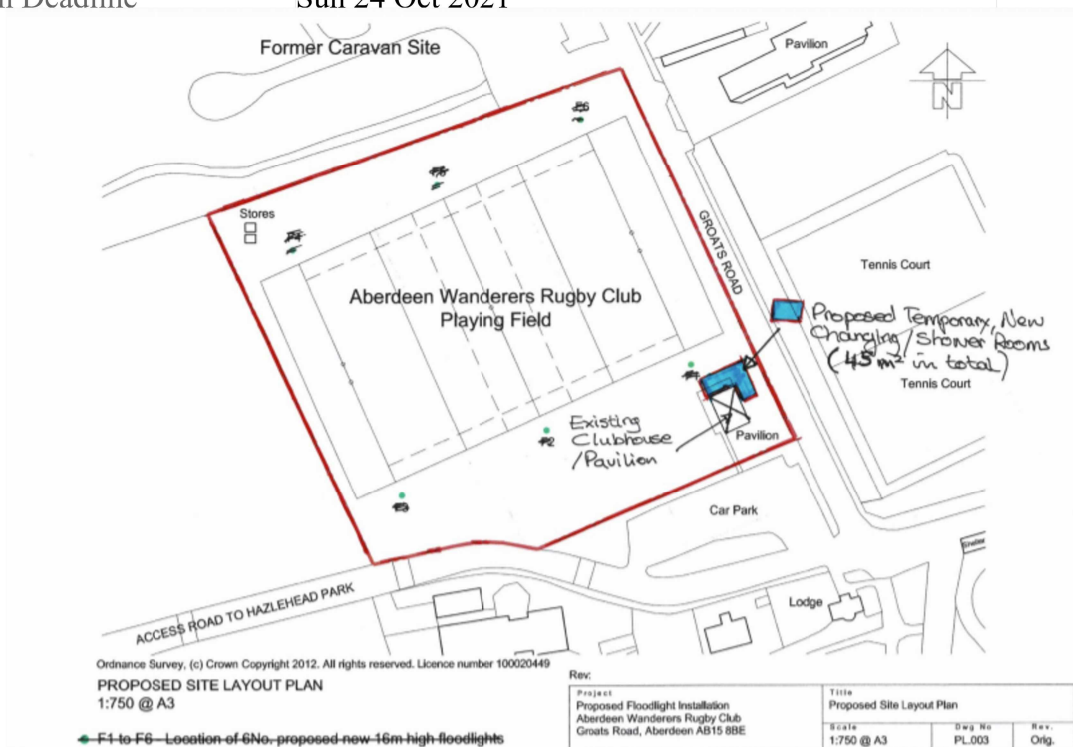
T-2	Beech	Mature/Veteran. Tree is adjacent to busy footpath. Predominantly single sided canopy due to being edge tree. At the base of the tree is a large wound assumed to be caused by fire. This wound has allowed parasitic <i>kretschmaria deusta</i> fungus to colonise and start to decay timber. Excavations	This tree is severely compromised, considering proximity to footpath this trees removal should be considered with some urgency.
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		reveal the roots adjacent to this wound to be extensively decayed.	
T-3	Beech	Mature/Veteran. Tree appears to be in good health. Canopy partially covers neighbouring garden. Few large dead branches however canopy shows no more than 5% dead wood.	Remove dead branches, landowner shows concern that dead branches may drop into neighbouring property causing damage.
T-4	Holly	Mature. Multi stemmed from base. Multiple young self-seeded rowan and Sycamore growing through canopy.	Remove young self-seeded trees from Holly.

Reference	211229/CLP
Application Received	Tue 24 Aug 2021
Application Validated	Wed 25 Aug 2021
Address	Jason White Pavilion Hazlehead Park Groats Road Aberdeen
Proposal	Proposed conversion of temporary container to form changing/shower rooms
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Cert. of Lawfulness (Proposed)
Expected Decision Level	Not Available
Case Officer	Aoife Murphy
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Aberdeen Wanderers Rugby Club
Applicant Address	Aberdeen Wanderers RFC, The Jason White Pavilion Groats Rd Aberdeen United Kingdom AB15 8BE
Environmental Assessment Requested	No

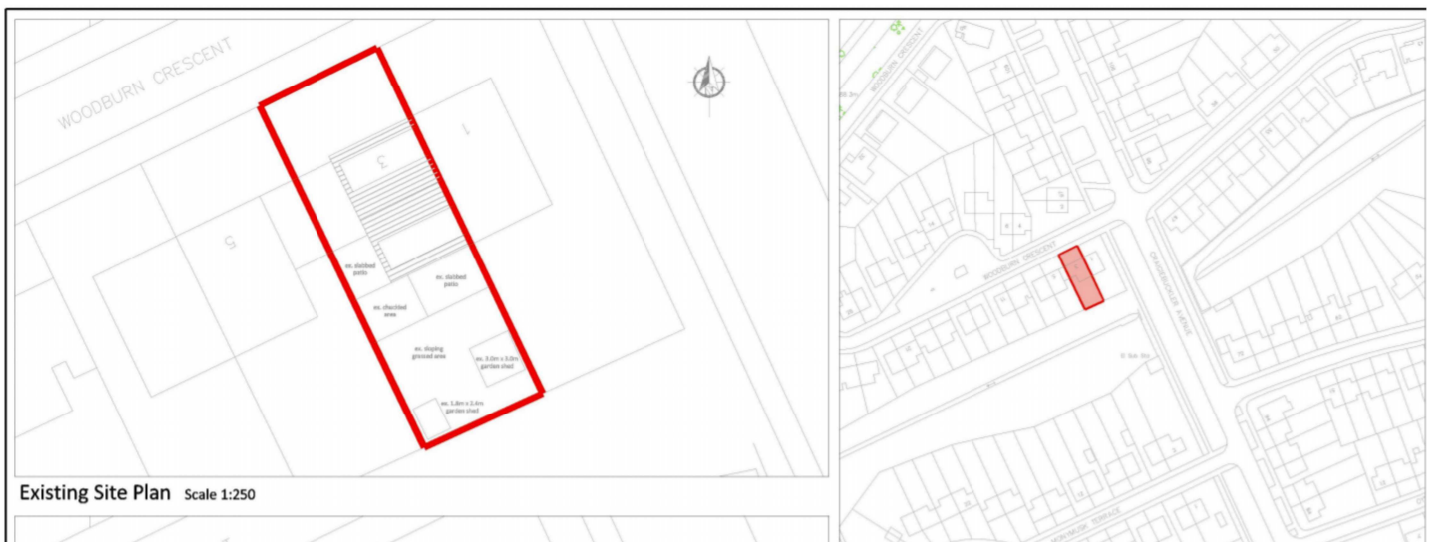
Application Validated Date	Wed 25 Aug 2021
Expiry Date	Not Available
Standard Consultation Expiry Date	Not Available
Determination Deadline	Sun 24 Oct 2021

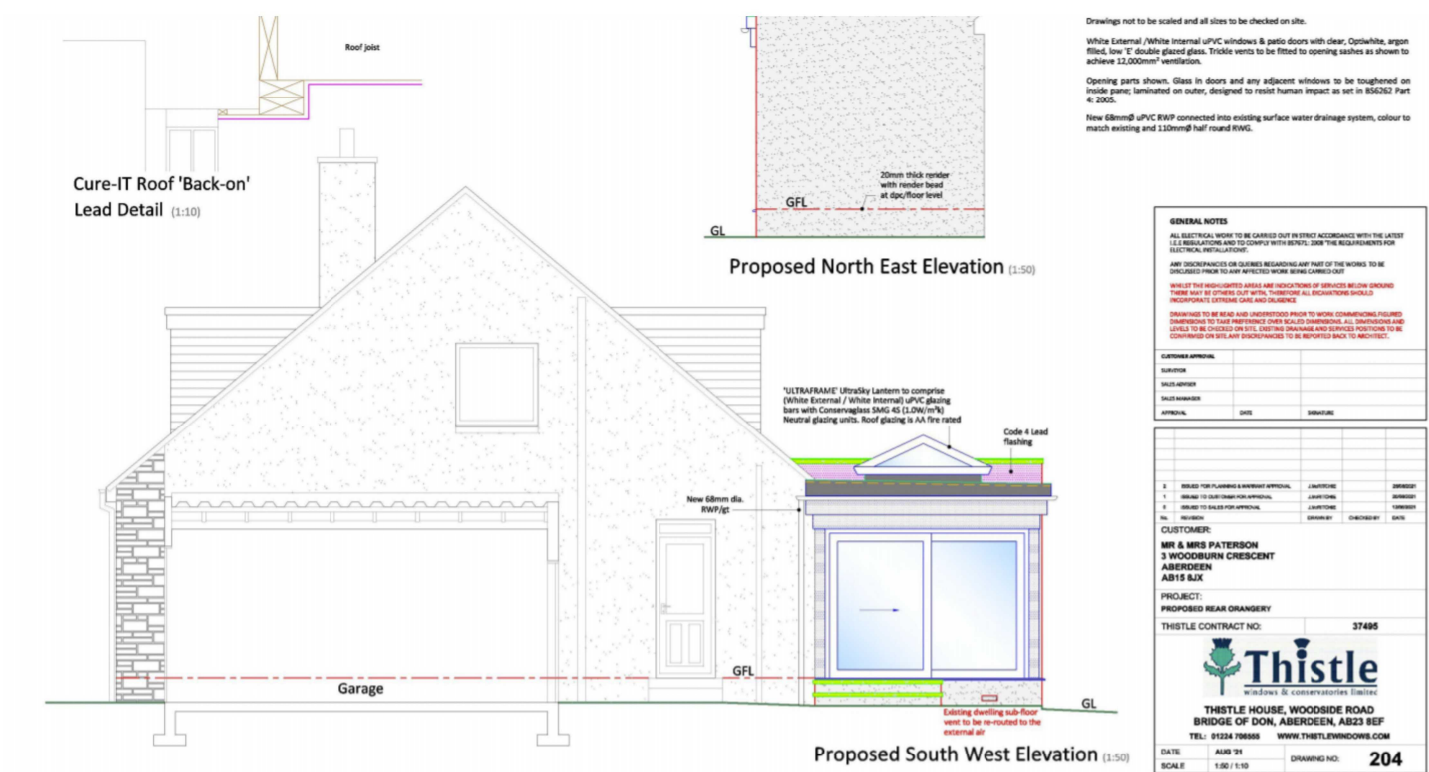
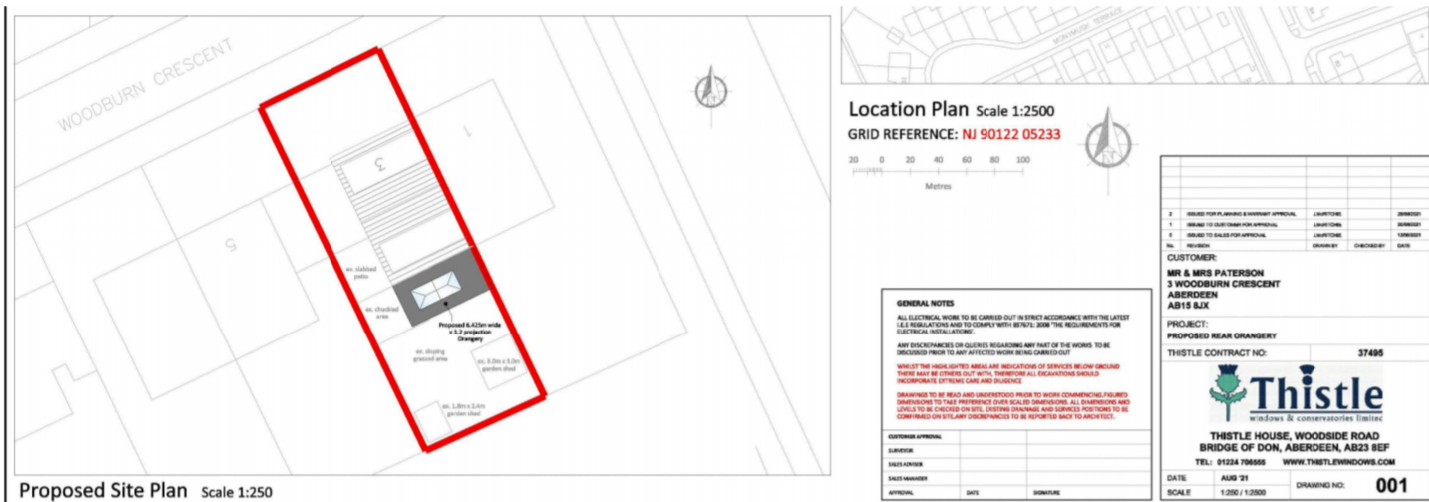


Reference	211245/DPP
Application Received	Wed 25 Aug 2021
Application Validated	Wed 25 Aug 2021
Address	3 Woodburn Crescent Aberdeen AB15 8JX
Proposal	Erection of single storey extension to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Xinyi Li
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mr N Paterson
Agent Name	Jonathan McRitchie
Agent Company Name	Thistle Windows and Conservatories Ltd
Agent Address	Thistle House Woodside Road Bridge of Don Aberdeen United Kingdom AB23 8EF
Environmental Assessment Requested	No

Application Validated Date	Wed 25 Aug 2021
Expiry Date	Thu 16 Sep 2021
Standard Consultation Expiry Date	Not Available
Determination Deadline	Sun 24 Oct 2021





Reference	211270/DPP
Application Received	Tue 31 Aug 2021
Application Validated	Tue 31 Aug 2021
Address	25 Hazledene Road Aberdeen AB15 8LB
Proposal	Formation of porch to front
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type

Detailed Planning Permission

Expected Decision Level	Not Available
Case Officer	Alex Ferguson
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mr D Macalister Hall
Agent Name	Mark Urquhart
Agent Company Name	Raymond Simpson Associates Ltd
Agent Address	7 Mid Stocket Road Aberdeen AB15 5JL
Environmental Assessment Requested	No

Application Validated Date	Tue 31 Aug 2021
Expiry Date	Thu 23 Sep 2021
Standard Consultation Expiry Date	Not Available
Determination Deadline	Sat 30 Oct 2021



OS LOCATION PLAN 1:1250
os license no. 100008380

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All sizes to be checked on site prior to commencement of works
All works and materials to comply with current British and
or European Standards where applicable.

Address: 25 HAZLEDENE ROAD ABERDEEN AB15 8LB	
Client: Mr & Mrs MACALISTER HALL	
Project: PORCH	
Scale : 1:1250 @ A4	Ref No. : 2197 - 11
Date : August 2021	Rev. :
Drawn : MUrquhart	OS LOCATION



**RAYMOND
SIMPSON**
Associates Limited

ARCHITECTURAL
CONSULTANTS

PROJECT MANAGEMENT

7 Mid Stocket Road
Aberdeen AB15 5JL
Telephone: 01224 636707

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mark@raymondsimpson.com

Limited Company Registered in Scotland
No. 236879



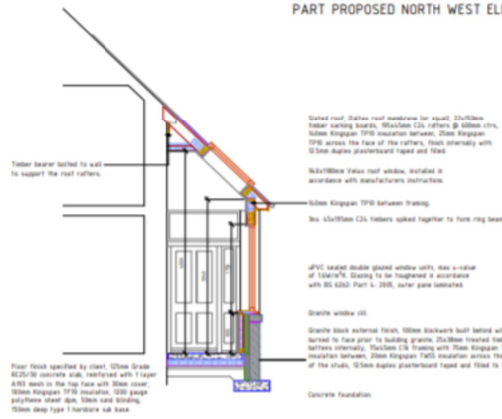
PART EXISTING NORTH WEST ELEVATION 150



PART PROPOSED NORTH WEST ELEVATION 150



EXISTING PHOTO



PROPOSED SECTION A-A 150

25 HAZLEDENE ROAD
ABERDEEN
AB15 5UB

Mr & Mrs MACALISTER HALL

PORCH

10/08/2021

17th August 2021
18th August 2021
19th August 2021

RAYMOND SIMPSON
Architects Limited

RAYMOND SIMPSON
Architects Limited
17th August 2021
18th August 2021
19th August 2021

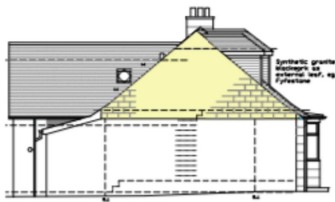
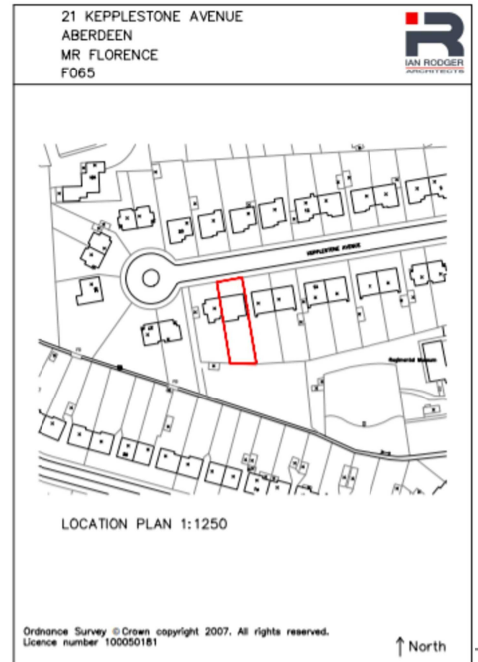
RAYMOND SIMPSON
Architects Limited
17th August 2021
18th August 2021
19th August 2021

Reference	211291/DPP
Application Received	Thu 02 Sep 2021
Application Validated	Thu 02 Sep 2021
Address	21 Kepplestone Avenue Aberdeen AB15 7XF
Proposal	Straightening of roof hip to side and installation of rooflight to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Not Available
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available

Applicant Name Mr Jim Florence
 Agent Name Ian Rodger
 Agent Company Name Ian Rodger Architects
 Agent Address 1B Ruthrie Terrace Aberdeen AB10 7JY
 Environmental Assessment Requested No

Application Validated Date Thu 02 Sep 2021
 Expiry Date Fri 24 Sep 2021
 Standard Consultation Expiry Date Not Available
 Determination Deadline Mon 01 Nov 2021



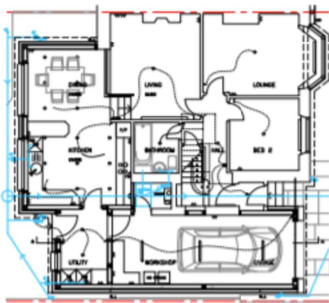
EAST ELEVATION



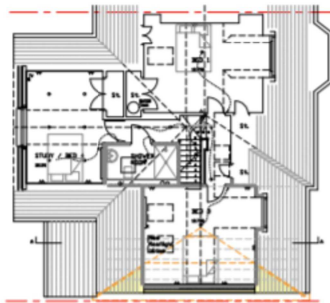
SOUTH ELEVATION



NORTH ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION A-A



SITE PLAN
 Scale 1:200



ALTERATIONS		
21 KEPPELSTONE AVENUE MR FLORENCE		
DRAWING OF PROPOSALS		
F065	002	1B Ruthrie Terrace Aberdeen AB10 7JY Tel: 01224 818880 Email: info@ianrodger.co.uk www.ianrodger.co.uk
1:100	AUG. 21	PP