

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Planning Officer's Report

06 September 2022

Planning Matters

Reference	221035/DPP
Application Received	Mon 22 Aug 2022
Application Validated	Tue 30 Aug 2022
Address	Land At Pinewood West Of Countesswells Avenue Aberdeen
Proposal	Change of house types at Zone D (to previously approved application 182053/DPP) from 53 to 42 units
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available
Application Type	Detailed Planning Permission
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	Daniel Harrington
Agent Company Name	THE Architecture + Planning
Agent Address	24 North Silver Street Aberdeen AB10 1RL
Environmental Assessment Requested	No
Application Validated Date	Tue 30 Aug 2022
Expiry Date	Thu 22 Sep 2022
Standard Consultation Expiry Date	Not Available

Determination Deadline	Sat 29 Oct 2022
Local Review Body Decision Date	Not Available

The application is for the erection of 42 houses and associated infrastructure on land to the west of Countesswells Avenue. This application relates to the existing residential development at Pinewood, located to the western outskirts of the existing Airyhall / Countesswells area. The development has been designed in Zones with a significant proportion of the development now complete. The site has been the subject of multiple applications for the detailed designs of the housing, care home and supermarket within the site.

This application relates to Zone D of the residential area and seeks to amend the housing mix. The proposal is for a mix of detached house types in response to the current market demand. The road layout follows the same street design principles and there are only very minimal changes to its alignment on entry from the spine road. The turning head within the centre of the site has varied to reflect the different house types proposed. The change in mix results in a reduction in the total number of units that would be erected within Zone D from 53 as approved by 182052/DPP to 42 units. The houses continue to follow the design of previous phases of development and the previous approval for the site. The houses will be rendered with feature areas of composite cladding and stone on elevations. The porches will include timber and tile finishes as with previous phases of the development.



Overall Site Development

Across the whole site this application combined with application 211773/DPP would result in a design that would deliver 402 homes. A breakdown of the units as proposed and approved for each of the zones and completions is setout in Table 1.

Table 1: Overview of Pinewood Hazledene Development as proposed and Approved

Zone	A	B & C	D	E	F	G	H	Total
Units proposed / approved	66	90	42	54	61	41	48	402
Units remaining	18	0	42	54	0	0	0	114

This application to remix the units does not result in any additional impacts and development is contained within the approved residential plots. Revised roads design, landscaping and drainage assessment have been provided to confirm that the revised layout can be effectively serviced.

Permission Ref.	A	B & C	D	E	F	G	H	Notes
130820							48	
131055			44	35	50	41		
131044		78						
130994	50							
170243					116			
182053	66	101	53	54				
200659					44			
201593		90						
200919	65							Not implementing
211773					61			Pending
This application			42					Pending
*Units highlighted Green are to be implemented.								

	A	B & C	D	E	F	G	H	Total
Units for implementation	66	90	42	54	61	41	48	402
Remaining To Complete	18	0	42	54	0	0	0	114

The original applications in 2013 provided a design for the whole Pinewood Hazledene Area.

Permissions after this point for housing and or other uses resulted in changes to the total number of units on the site. This has been in response to market demands.

The figures presented against each permission notes the number of units in total within that Zone after the permission was / would be granted. E.g. Application 211773 is pending and proposes 17 units within Zone F and these units would result in a total of 61 units being delivered within this Zone.

A1



SECTION A-A



ZONE D SITE PLAN (NOT TO SCALE)



SECTION B-B



SECTION C-C

Material Key:

Dark grey tile with white line approximation	Composite door	Dark grey composite cladding
Stone cladding	Residual garage door	
Energy efficient window	Boundary hedge	
	Timber fencing to boundaries between properties	



SECTION D-D

Aberdeen Head Office 16 Beech Manor Stonywood Aberdeen AB21 9AZ	
<small>The above is for information only. Please refer to the planning application for details.</small>	
PROJECT: Pinewood Housings Zone D	
STREET ELEVATION Zone D SHEET 1	
DRAWN: Planning	
SCALE: 1:200@A1	DATE: July 2022
CHECK: HQ	
REFERENCE: D_APL_112	



SECTION E-E



SECTION F-F



SECTION G-G

Material Key:

	Dark gray tile with white line appearance		Composite door		Dark gray composite cladding
	Stone cladding		Sectional garage door		
	White render		Boundary hedge		
	Energy efficient windows		Timber fencing to boundaries between properties		



ZONE D SITE PLAN
(NOT TO SCALE)

dandara
 Aberdeen Head Office
 16 Beech Manor
 Stoneywood
 Aberdeen
 AB21 9AZ
 Tel: 01224 710110 Email: athena@dandara.com Web: www.dandara.com

Project: Pinewood Hazlewood
 Zone D

Client: Street Elevations
 Zone D
 SHEET 2

Phase: Planning

Issue: 1:200@A1 Date: July 2022

Author: WG

Document: D_APL_113

Planning Application Summary with Decisions

16/12/2021	211773	Area F3 Pinewood Site Adjacent To Countesswells Road Aberdeen	Erection of 16no houses with associated landscaping, access and infrastructure	Detailed Planning Permission	Pending		
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Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
11/05/2022	220597	24 Macaulay Grange Aberdeen AB15 8FF	Erection of single storey extension to rear	Detailed Planning Permission	Approved	29/06/2022	Approved Unconditionally
20/05/2022	220605	Hazledene Road Pinewood Aberdeen	Installation of 1 externally illuminated box sign	Advertisement Consent	Approved	30/05/2022	Approved Conditionally
17/05/2022	220620	20 Countesswells Crescent Aberdeen AB15 8LP	Erection of 1.5 storey extension to side and single storey extension to rear	Detailed Planning Permission	Approved	12/07/2022	Approved Unconditionally
18/05/2022	220636	The Gate Lodge 1 Rubislaw Park Road Aberdeen AB15 8DA	Erection of garden room to rear	Detailed Planning Permission	Approved	05/07/2022	Approved Unconditionally
20/05/2022	220647	Rubislaw Park Care Home Rubislaw Park Road Aberdeen AB15 8DA	Works to 6 Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	08/06/2022	Approved Conditionally
23/05/2022	220650	21 Viewfield Crescent Aberdeen AB15 7XQ	Formation of dormer to rear and extension to a front dormer	Detailed Planning Permission	Approved	24/06/2022	Approved Unconditionally
26/05/2022	220665	1 Viewfield Crescent Aberdeen AB15 7XQ	Erection of single storey extension to rear	Detailed Planning Permission	Approved	06/07/2022	Approved Unconditionally
31/05/2022	220691	4 Macaulay Drive Aberdeen AB15 8FL	Works to 2 Protected Trees; T1 - Quercus - Significant crown reduction, reducing canopy height by up to 4 and spread by up to 2m, removal of major deadwood throughout whole canopy area; T2 - Quercus - sympathetic reduction reducing the height and spread of canopy by up to 2m, removal of major deadwood throughout whole canopy area	Works to Tree Preservation Order	Approved	17/06/2022	Approved Conditionally
09/06/2022	220730	7 Kildrummy Road Aberdeen AB15 8HJ	Erection of boundary fence and gate	Detailed Planning Permission	Approved	01/08/2022	Approved Unconditionally
14/06/2022	220742	12 Beckram Terrace Aberdeen Aberdeen City AB15 8LW	Installation of replacement of boundary fence to side	Detailed Planning Permission	Approved	09/08/2022	Approved Unconditionally

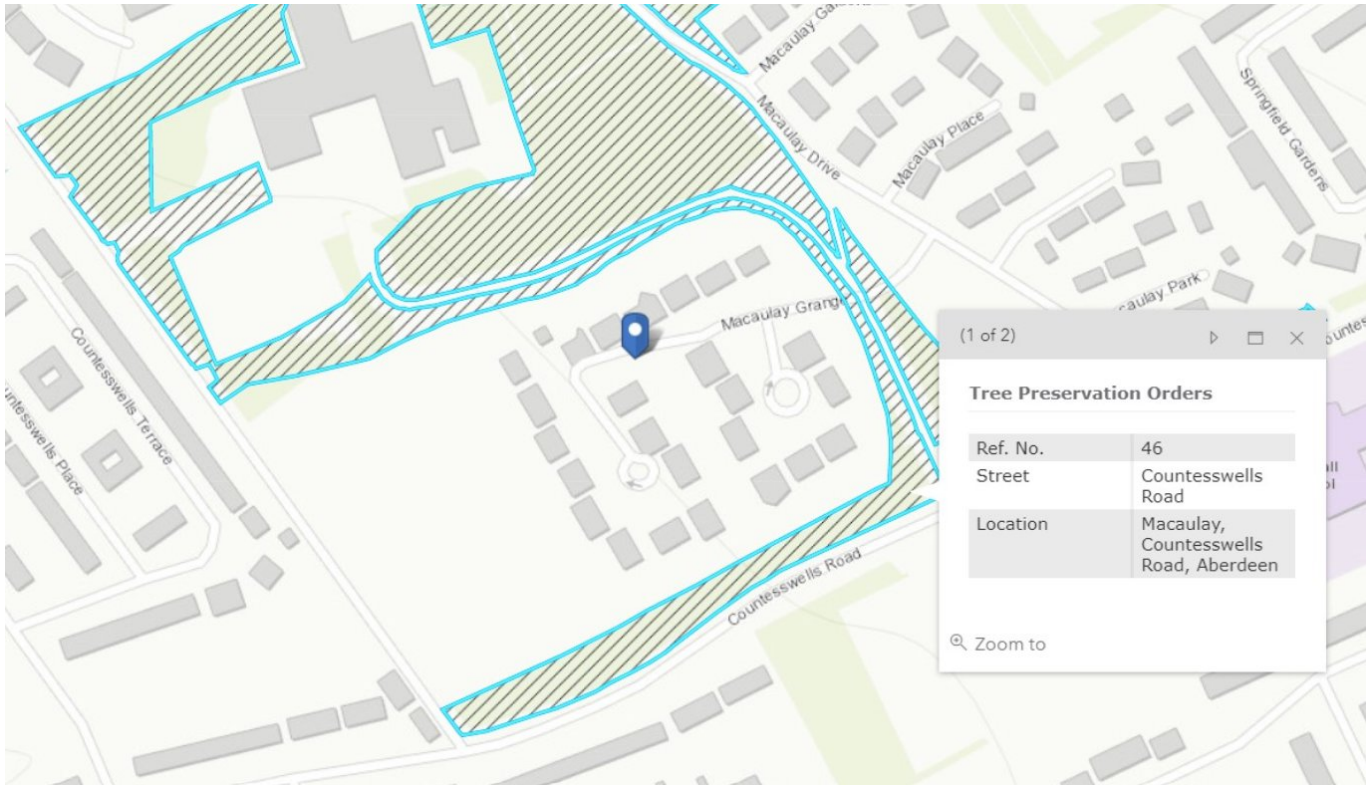
23/06/2022	220800	23 Pinewood Gardens Aberdeen AB15 8JY	Works to 2 Protected Trees; T1 - Beech; T2 - Scots Pine; Crown raise overhanging branches from tripod ladder, pole saws & pruning head	Works to Tree Preservation Order	Approved	08/07/2022	Approved Conditionally
24/06/2022	220810	20 Viewfield Road Aberdeen AB15 7XG	Reconfiguring and reclading with canopy of an existing dwelling house	Detailed Planning Permission	Approved	19/08/2022	Approved Unconditionally
24/06/2022	220813	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Works to 6 Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	11/07/2022	Approved Conditionally
13/07/2022	220884	Macaulay Grange/Countesswells Road Aberdeen AB15 8FF	Works to 1 Protected Tree; T1 - Unknown - Prune as encroaching street light	Works to Tree Preservation Order	Approved	18/07/2022	Approved Conditionally
26/07/2022	220930	Aldi Stores Ltd Countesswells Road Aberdeen AB15 8RF	Installation of non-illuminated graphic vinyls for reverse vending machine for return of recyclable packaging.	Advertisement	Approved	18/08/2022	Approved Conditionally
10/08/2022	220995	39 Queen's Highlands Aberdeen AB15 4AR	Works to 1 Protected Tree; T1 - Birch - Fell - growing in close proximity to the building	Works to Tree Preservation Order	Approved	26/08/2022	Approved Conditionally
30/08/2022	221035	Land At Pinewood West Of Countesswells Avenue Aberdeen	Change of house types at Zone D (to previously approved application 182053/DPP) from 53 to 42 units	Detailed Planning Permission	Pending		

Planning Applications as per weekly planning list July/August 2022:

Reference	220884/TPO
Application Received	Wed 13 Jul 2022
Application Validated	Wed 13 Jul 2022
Address	Macaulay Grange/Countesswells Road Aberdeen AB15 8FF
Proposal	Works to 1 Protected Tree; T1 - Unknown - Prune as encroaching street light
Status	Approved
Decision	Approve Conditionally
Decision Issued Date	Mon 18 Jul 2022
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available
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	Mr Robert Murchie
Applicant Address	McCafferty House 99 Firhill Road Glasgow G20 7BE
Environmental Assessment Requested	No
Application Validated Date	Wed 13 Jul 2022
Expiry Date	Not Available
Standard Consultation Expiry Date	Not Available
Decision Issued	Mon 18 Jul 2022

Date	
Determination Deadline	Tue 06 Sep 2022
Local Review Body Decision Date	Not Available





Reference	220930/ADV
Application Received	Mon 25 Jul 2022
Application Validated	Tue 26 Jul 2022
Address	Aldi Stores Ltd Countesswells Road Aberdeen AB15 8RF
Proposal	Installation of non-illuminated graphic vinyls
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available
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	Aldi Stores Ltd
Agent Name	Avison Young (UK) Ltd.
Agent Company Name	Avison Young
Agent Address	6th Floor 40 Torphichen Street Edinburgh EH3 8JB
Environmental Assessment Requested	No
Application Validated Date	Tue 26 Jul 2022
Expiry Date	Not Available
Standard Consultation Expiry Date	Not Available
Determination Deadline	Sun 25 Sep 2022
Local Review Body Decision Date	Not Available

The Deposit Return Scheme Aldi Stores Ltd. are proposing to install a Deposit Return Scheme (DRS) facility at all their stores across Scotland. The rollout of these facilities at Aldi stores is in response to “The Deposit and Return Scheme for Scotland Regulations 2020”. The DRS unit will act a reverse vending machine, with customers able to return recyclable packaging such as cans and bottles. The DRS unit will generally be installed close to the store entrance, or within the store car park. While different retailers may deliver a different type and scale of facility, the type of facility which will be delivered by Aldi stores will generally occupy an area of up to 62 sqm (9.5m x 6.5m), plus an area for pedestrian access and circulation.

Our Ref: DRS/OM

July 2022

Dear Sir/Madam

ADVERTISEMENT CONSENT APPLICATION FOR THE DISPLAY OF NON-ILLUMINATED VINYL ADVERT TO SIDE AND FRONT OF REVERSE VENDING MACHINE UNIT

On behalf of our client Aldi Stores Ltd, please find enclosed an application for advertisement consent for the display of vinyl printed adverts to the side elevation and front of a proposed reverse vending machine.

Background

The Scottish Government have announced an introduction of a deposit return scheme from August 2023 for drink containers, meaning that retailers will have a legal requirement to accept returns of empty drink receptacles for recycling.

Aldi's response to this is to use a Reverse Vending Machine (RVM) that scans containers when they are returned and then refunds the customer the statutory 20p levy per returned container. Due to the high volume of footfall in Aldi stores, there is expected to be a high use of these machines, collecting up to 24,500 units on a weekly basis.

Due to the size of the units and the typically highly efficient layout of an Aldi store, it is not physically possible to locate the machines within the building. Therefore it is necessary to accommodate these units within the existing car park.

The Proposals

To ensure that these reverse vending machines properly and effectively advertise their purpose, it is proposed to display an advert on the side of each unit, with a further instruction board/advert to the front of the unit within the covered entranceway. This will ensure that the purpose of the unit is obvious and to encourage public use of them. The vast majority of the units will be installed under specific Permitted Development Rights, (The Town and Country Planning (General Permitted Development) (Reverse Vending Machines) (Scotland) Amendment Order 2020). Any unit which does not benefit from this ability have had planning permission applied for.

Full details of the proposed advertising is included within the submitted supporting documents, with advertising to be located on the side and front of the unit as highlighted grey on the Advert Detail drawing. The vinyl itself will be a printed non-illuminated sign applied directly to the elevation of the DRS unit. The submitted plans detail the relevant dimensions.

The vinyl advert will only be installed to one elevation of the unit, with that elevation chosen on a site by site basis to maximise visibility. For example, the advert would not be displayed on an elevation which lies directly adjacent to another solid structure, however for ease and due to the number of applications required, permission is sought to display the advert on each site of the unit.

Reference	220995/TPO
Application Received	Wed 10 Aug 2022
Application Validated	Wed 10 Aug 2022
Address	39 Queen's Highlands Aberdeen AB15 4AR

Proposal	Works to 1 Protected Tree; T1 - Birch - Fell - growing in close proximity to the building	
Status	Pending	
Appeal Status	Unknown	
Appeal Decision	Not Available	
Local Review Body Status	Not Available	
Local Review Body 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/Queen's Cross/Countesswells	
District Reference	Not Available	
Applicant Name	Property Management Company	
Agent Name	Garry Dempster	
Agent Company Name	Roy Cowie LBS	
Agent Address	Old Station Yard Station Road Banchory Aberdeen AB315YJ	
Environmental Assessment Requested	No	
Application Validated Date	Wed 10 Aug 2022	
Expiry Date	Not Available	
Standard Consultation Expiry Date	Not Available	
Determination Deadline	Tue 04 Oct 2022	
Local Review Body Decision Date	Not Available	

