

# CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

## Planning Officer's Report

06 June 2023

### Planning Matters

Reference	211528/DPP
Application Validated	Tue 26 Oct 2021
Address	Site Of Former Treetops Hotel 161 Springfield Road Aberdeen AB15 7SA
Proposal	Residential development of 77 units comprising 44 houses and 33 flats (6 storey block), associated roads and parking, drainage infrastructure, open space and landscaping
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

The planning committee report was forwarded on 17th May before the Planning Development Management Committee meeting scheduled for 25th May, it was shocking to read there was a significant change to the plans and a neighbourhood re-notification was made in November 2022 but our community council received no notification so we were unaware of the changes until Saturday 20th May.

CSCC planning officer emailed the council planning officer, Matthew Easton, expressing our concerns and he replied on Monday 22nd May to say "Thank you for bringing this to our attention. On checking back, this was an oversight on our behalf. We should have re-consulted the community council at the time of the renotification. Please accept our apologies for the failure to do so." We have been asked to submit our representation by 5pm on Wednesday.

CSCC planning officer wrote to the planning committee members requesting a deferral due to the failure of the planning department to notify our community council of this significant change to the plan. This meant it was impossible for Craigiebuckler & Seafield community council to properly engage with the local community, we always get as many views as possible by posting details on our Facebook Page, website requesting comments to include in our representation, we try and deliver leaflets and put up posters in the local area. It is impossible for us to fully engage with our local community with such a short deadline of only 2 days. Councillor Martin Greig requested a deferral and the successful outcome was the entire planning committee meeting was postponed by one week to Thursday 1st June.

The changes between the initial and the finalised proposals are –

- Reduction in number of units from 89 (35 houses and 54 flats) to 77 (44 houses and 33 flats), resulting from replacement of the two flatted blocks on the western (rear) boundary of the site with townhouses. The parking associated with the flats is also removed, with the gardens of

the proposed town houses now facing the rear boundary instead. The six storey block of flats in the north west corner is still proposed. These layout changes relate to the rear part of the site, with the remainder of the site only having minor layout adjustments and being fundamentally the same as initially proposed.

- The affordable housing requirement is now proposed off-site at the former Braeside Primary School (see application 221310/DPP). Treetops is now proposed as 100% open-market housing.
- The planning committee met to discuss the planning application along with the former Braeside Primary School development on 01/06/23 and it was decided that site visits to both sites will take place on 08/06/23 and immediately after the site visits a decision will be made on the two planning applications.



**Final Layout**



# Initial Layout



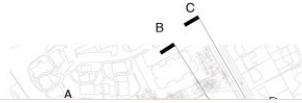
Street Section A-A  
1:250



Street Section B-B  
1:250

Key:  
 4844 - dark green text - trees in foreground  
 4845 - light green text - trees in background

Note:  
 Position and size of trees indicative in this drawing.





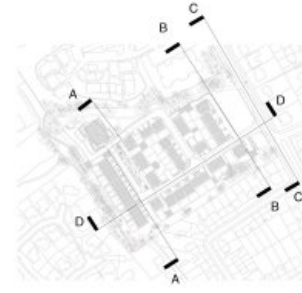
Street Section C-C  
1:250



Street Section D-D  
1:250



Street Section D-D (cont.)  
1:250



Key

**Key**  
 ■■■■ - dark green leaf - trees in foreground  
 ■■■■ - light green leaf - trees in background

**Note:**  
 Position and size of trees indicated in this drawing.

11. Proposed and existing site boundaries 11.08.22  
 12. Proposed and existing street names 11.08.22  
 13. Proposed and existing plot numbers 11.08.22

**HALLIDAY FRASER MUNRO**  
 CHARTERED ARCHITECTS & PLANNING CONSULTANTS

Former Trovato Hotel Site, Aberdeen

Malcobn Allan Housebuilders Ltd

Street Elevations (cont.)

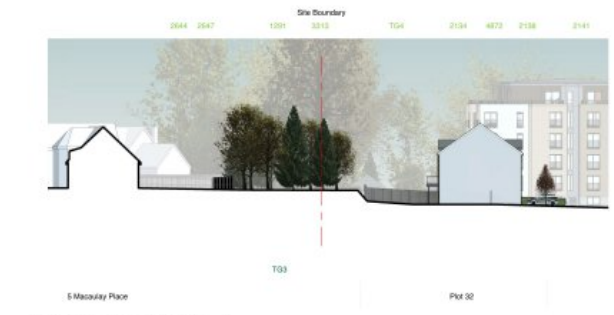
Project Reference: 11204 - HFM - ZZ - ZZ - DR - A - P100/061

For Comment: P3

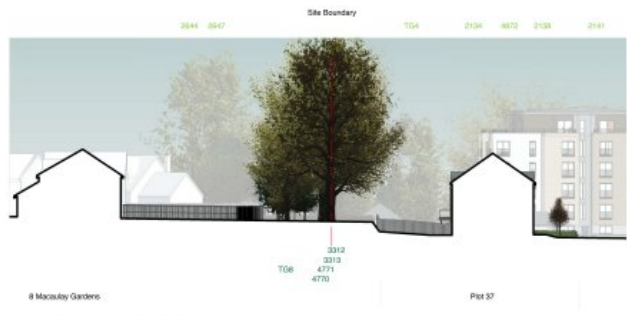
As Indicated - All: April 2023

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Project Title: 11204 - HFM - ZZ - ZZ - DR - A - P100/061  
 Project No: 11204 - HFM - ZZ - ZZ - DR - A - P100/061  
 Revision: 001



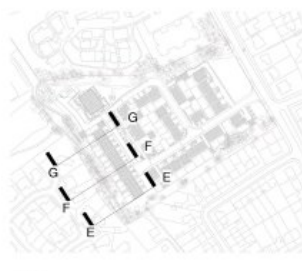
Indicative Site Section E - E  
1:250



Indicative Site Section F - F  
1:250



Indicative Site Section G - G  
1:250



Key

**Key**  
 ■■■■ - dark green leaf - trees in foreground  
 ■■■■ - light green leaf - trees in background

**Note:**  
 Position and size of trees indicative in this drawing.  
 Levels beyond boundaries these indications as no survey  
 was taken within private property grounds.

11. Proposed and existing site boundaries 11.08.22  
 12. Proposed and existing street names 11.08.22  
 13. Proposed and existing plot numbers 11.08.22

**HALLIDAY FRASER MUNRO**  
 CHARTERED ARCHITECTS & PLANNING CONSULTANTS

Former Trovato Hotel Site, Aberdeen

Malcobn Allan Housebuilders Ltd

Indicative Rear Site Sections

Project Reference: 11204 - HFM - ZZ - ZZ - DR - A - P100/152

For Comment: P2

As Indicated - All: April 2023

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Project Title: 11204 - HFM - ZZ - ZZ - DR - A - P100/152  
 Project No: 11204 - HFM - ZZ - ZZ - DR - A - P100/152  
 Revision: 001

Letter of Objection sent to the planning department 29/05/23

## **CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL**

Mr Matthew Easton,  
Officer,  
Development,  
Business Hub 4,  
Broad Street,  
AB10 1AB.

10 Craigiebuckler Drive, Senior Planning  
Officer, Aberdeen, Planning and Sustainable  
Development, AB15 8ND. Aberdeen City Council,

Marischal College,  
Aberdeen,

27<sup>th</sup> May 2023

Dear Mr Easton,

**Planning Application 211528/DPP - Site of Former Treetops Hotel 161 Springfield Road Aberdeen AB15 7SA. Residential development of 77 units (including 25% affordable) comprising 44 houses and 33 flats (6 storey block), and associated roads and parking, drainage infrastructure, open space and landscaping.**

Due to the planners' oversight in informing us of a significant change to the plans in November 2022, we were only given 2 days to send in comments.

After raising concerns with members of the PDMC, we were given an additional 6 days enabling us to at least try and engage with our local community to ask for comments. We are emphatic that it is unfortunate we were not informed 6 months ago as we could have received more feedback from our local community.

We object to the above referenced planning application for the following reasons: -

This development proposal will result in the loss of public space to the West of the site because the blocks of flats have been removed from the plan in favour of a terrace of 13 townhouses, crammed into the space originally intended for apartment blocks.

The anticipated population increase attributable to the proposed development is expected to place additional pressure on other open spaces in the local area. A contribution should therefore be required towards the enhancement of existing open spaces in the vicinity of the development.

We note from the landscape strategy plan that the planning application calls for the felling of 48 trees and two tree groups, identified as incompatible with the site plan. We believe this to be detrimental to the area, having already lost trees when the site was cleared.

We also believe that the developers should plant more trees in the area to offset those being lost. The Community Council would be happy to provide suggestions on suitable areas near the site, e.g., Springfield Meadows and the area of land opposite Craigiebuckler Church where large Cypress Trees were removed last year.

The pond to the West of the site, known locally as 'Coupers Pond' was constructed by building a dam across a water course that flows from a westerly source. It is located on privately owned land and has an outflow to the East, towards the development site. Unfortunately - and we

believe to the detriment of the proposed development - the pond's lining leaks to the extent that, according to our own estimate, it's level drops by about 6 inches per day after the height of its water surface has been increased by heavy rainfall. The Flood Risk Assessment, provided by Fairhurst for the Applicant, refers to "the high-level overflow pipes from Coupers Pond". It then reassures the Applicant that "In the event that flows from the pond enter the site, they will be conveyed via an existing spillway to the culvert located within the site".

However, we contend that the spillway is too close to the 6-storey block of flats planned for the northwest corner of the site. We see no mention of that in the Flood Risk Assessment.

This assessment, in our opinion, takes no account of the unmonitored leakage from the pond. During a consultation with the Developer's Representatives, we informed them that the pond had a considerable leakage, and we advised them to contact its landowner with a view to negotiating measures to lessen the flood risk from that body of water. Yet it seems that the Applicant has taken no account of the potential of this unseen leakage to flood the site.

Furthermore, we have been informed by the landowner of Coupers Pond that the Applicant has not approached them to discuss measures to decrease the risk of water from the pond entering the site of the proposed development.

We believe that, until this flow of water from the leaking lining of the pond is detected, it cannot be factored into flood or drainage risk assessments.

Immediately behind the West boundary of the site are the homes in Macaulay Gardens, Place, Walk and Park. There is an embankment between those Macaulay homes and the back of the site where 13 townhouses are planned to be located. A belt of veteran trees, which vary in height between 19m and 28m, sit on top of the embankment. The embankment is between 70m to 71.5m (Above Ordnance Datum), i.e., above sea level. Therefore, the height of the trees is around 93m and 94.5m above sea level.

Although the trees are significantly taller than the proposed townhouses, they are not close enough together to form a continuous screen. They are also deciduous. So, for much of the year, the proposed townhouses will be visible to the residents of the Macaulay houses whose back gardens will be overlooked.

The planned townhouses will also be overlooked by the proposed 6-storey block of flats in the northwest corner of the site, resulting in a loss of privacy by their occupants.

Existing houses behind the West boundary of the site will also be overlooked by the proposed 6-storey block of flats, resulting in a loss of privacy by their occupants.

Only nine houses in this development (11%) have southwest gardens, which will get the sun, all the rest will be in the shade. Studies have shown that green spaces lower levels of stress, reduce rates of depression, feelings of anxiety, and improve general well-being. There seems to be nothing in the plans and drawings associated with this development that suggests that the Applicant has taken these attributes into consideration.

In our opinion, the proposed development of 77 homes will have an impact on the roads' infrastructure, the schools, and the medical practice. We believe that the traffic movements generated by it will impact considerably on traffic congestion in and around the junction of

Springfield Road and Countesswells Road. Not only does additional traffic bring an increased risk to child safety, but there is also the unhealthy effect of idling vehicles to be considered at a time when governments are attempting to take fossil fuel gasses out of the atmosphere.

Whilst we are aware that the council only consider individual planning applications in isolation, we are aware of other residential developments being proposed. Our concerns regarding the load on the existing infrastructure will be further exacerbated if planning permission for these developments is granted in the future. We will submit separate representations when the planning applications are made but wanted to highlight our concerns at this time.

With pedestrian safety in mind, we contend that this development should not be permitted until accident prevention measures, such as pedestrian crossings and traffic calming structures, are installed at suitable locations on Springfield Road at the Applicant's cost.

Traffic and parking around Airyhall school is already a concern for parents, and this development will increase the traffic on Countesswells Road and Springfield Road. Better crossing facilities are already needed.

The Applicant is proposing a development which will take advantage of the proximity of a good primary school.

We are aware that the increase in pupils, attributed to major housing developments in the catchment area since Airyhall Primary School was built, has meant that any spare rooms and space in the school has already been converted to provide additional classrooms. This has reduced the space available for out of classroom learning (i.e., music, art, and one-to-one learning for pupils with specific learning and support needs). The additional number of children from the proposed development may represent a substantial increase to the school roll, which would significantly impact the ability of the school to deliver the same level of learning and pupil support that is currently experienced.

According to the Council's 2020 based School Roll Forecasts, Hazlehead Academy could be over capacity by 2025. This indicates that there is a lack of spare capacity at that educational establishment. Therefore, the increase in the number of secondary school students, inherent in the proposed development, may hasten the over capacity of Hazlehead Academy and result in students being placed on a waiting list.

We are of the opinion that the cost of mitigating the impacts of any increases to the school roles, attributed to the proposed development, should be the responsibility of the applicant.

The local medical practice, which serves 10,000 patients, is already struggling to accommodate the increased numbers of patients caused by the recent major housing developments in this area. Even before the advent of Covid, patients had to wait three weeks for non-urgent GP appointments. This situation has worsened because the practice is short of doctors. Only one urgent medical appointment is released each day. Therefore, we consider that it is against the interests of primary health care provision in this area to accept the planning application for 77 dwellings on the site of the former Treetops Hotel, thus effectively causing another increase in patient numbers to impact on the GP medical practice.

Finally, another 77 households will increase the footfall on the already deteriorating footpath

system - a popular amenity which came under heavy use during the pandemic. Consequently, it is hoped that a proportion of the “planning gain” associated with this proposed development will be allocated to the maintenance of the footpaths and an expansion of the footpath system.

Yours sincerely,  
William Sell,  
Chair.



Reference	221419/DPP
Application Validated	Wed 30 Nov 2022
Address	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH
Proposal	Formation of access road, amended car parking and associated drainage
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

Alasdair Cox, Director of Operations at James Hutton Institute wrote to CSCC to say plans are developing for the James Hutton Campus at Craigiebuckler and they are completing the feasibility study for the Just Transition Hub. They thought it would be appropriate at this early stage in its design to engage with us and the wider Community Council to provide the details of what is being proposed and allow some input from yourselves. In addition we can also provide further updates on the wider campus.

They have offered to attend a Community Council meeting to do this or to host a meeting and walkaround on the campus so that you can see things first hand.

## Planning Application Summary with Decisions

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
30/11/2022	221419	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Formation of access road, amended car parking and associated drainage	Detailed Planning Permission	Pending		
29/11/2022	221426	38 Woodburn Avenue Aberdeen AB15 8JQ	Installation of replacement roof, windows and door to existing conservatory to rear	Detailed Planning Permission	Approved	10/01/2023	Approved Conditionally
05/12/2022	221384	35 Rubislaw Park Crescent Aberdeen AB15 8BT	Erection of single storey extension at lower ground floor and extension at ground floor level with raised decking, external steps with balustrade to rear	Detailed Planning Permission	Pending		
08/12/2022	221406	Land At Pinewood - Plot A50 West Of Countesswells Avenue Aberdeen	Erection of 2 dwellinghouses (change of house type - plot A50) of approved planning permission application 182053/DPP	Detailed Planning Permission	Approved	30/01/2023	Approved Conditionally
08/12/2022	221484	The James Hutton Institute Craigiebuckler Countesswells Road Aberdeen AB15 8QH	Works to 16 Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	19/01/2023	Approved Conditionally
15/12/2022	221522	Springfield Den Macaulay Drive Aberdeen	Works to 21 Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	12/01/2023	Approved Conditionally
18/01/2023	221437	Coupers Pond Macaulay Drive Aberdeen AB15 8FN	Works to 2 Protected Trees; T1 - Mature Poplar - Removal; T2 - Yew - Crown raise lowest branches	Works to Tree Preservation Order	Approved	02/02/2023	Approved Conditionally
16/01/2023	230024	21 Craigiebuckler Terrace Aberdeen AB15 8SX	Erection of single storey extension to rear and dormer extensions to front and rear	Detailed Planning Permission	Approved	21/02/2023	Approved Conditionally
30/01/2023	230102	199 Queen's Road Aberdeen AB15 8DB	Erection of single storey extension to rear	Detailed Planning Permission	Approved	28/02/2023	Approved Conditionally
10/02/2023	230167	22 Rubislaw Park Crescent Aberdeen AB15 8BT	Installation of replacement of domestic garage to rear	Detailed Planning Permission	Approved	17/03/2023	Approved Conditionally
20/02/2023	230197	Thornlea 14 Seafield Road Aberdeen AB15 7YT	Works to Multiple Protected Trees as per schedule of works	Works to Tree in Conservation Area	Approved	09/03/2023	Approved Unconditionally
22/03/2023	230312	74 Craigiebuckler Avenue Aberdeen AB15 8SU	Erection of 1.5 storey extension with front/rear dormer extension and erection of garage to side; erection of single storey extension and decking to rear	Detailed Planning Permission	Pending		
23/03/2023	230369	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Works to 1 Protected Tree; T1 (36) - Beech - Fell as heavily diseased	Works to Tree Preservation Order	Approved	10/04/2023	Approved Conditionally

04/04/2023	230406	10 Burnieboozle Crescent Aberdeen AB15 8NP	Works to Protected Tree; T1 - Lime - Removal of any new growth around the base of the tree and any overhanging branches into property	Works to Tree Preservation Order	Approved	20/04/2023	Approved Conditionally
27/04/2023	230505	6 Countesswells Crescent Aberdeen AB15 8LP	Erection of single storey extension to rear	Detailed Planning Permission	Pending		
03/05/2023	230503	19 Kepplestone Avenue Aberdeen AB15 7XF	Formation of pitched roof over existing garage to side	Detailed Planning Permission	Pending		
31/05/2023	230666	4 Macaulay Walk Aberdeen AB15 8FQ	Erection of single storey extension with decking to rear	Detailed Planning Permission	Pending		

**Planning Applications as per weekly planning list May 2023:**

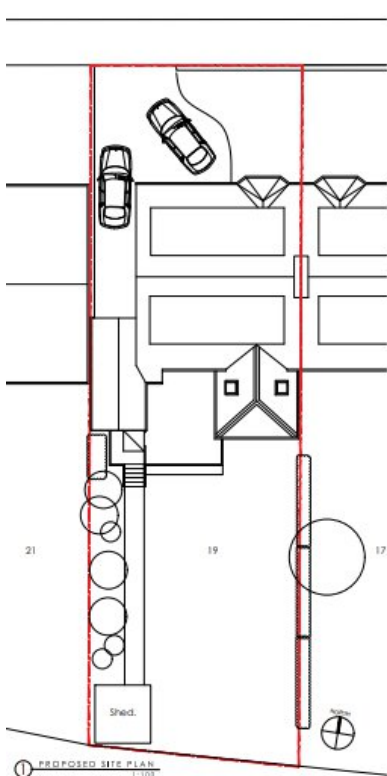
Reference	230503/DPP
Application Validated	Wed 03 May 2023
Address	19 Kepplestone Avenue Aberdeen AB15 7XF
Proposal	Formation of pitched roof over existing garage to side
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available
Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Jennifer Keohane
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mr Alistair McGeough
Agent Name	Davidson Smith Architects
Agent Company Name	Davidson Smith Architects
Agent Address	12B Carden Place Aberdeen AB10 1UR
Environmental Assessment Requested	No
Application Validated Date	Wed 03 May 2023
Expiry Date	Fri 26 May 2023
Permission Expiry Date	Not Available
Determination Deadline	Sun 02 Jul 2023
Local Review Body Decision Date	Not Available



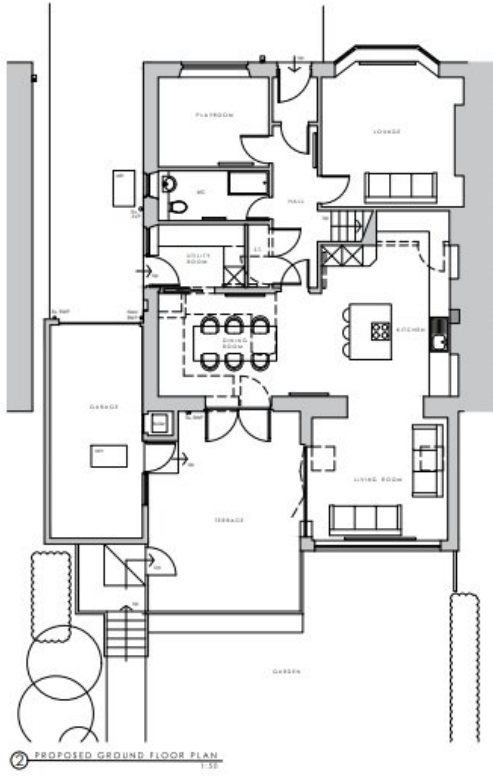
1 LOCATION PLAN  
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Project Alterations and Extension to 19 Kepplestone Avenue,  
Aberdeen, for Mr & Mrs A McGeough

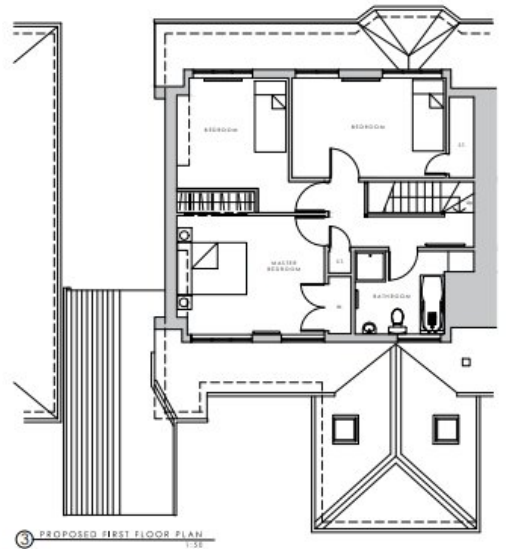
DAVIDSON SMITH  
ARCHITECTS



1 PROPOSED SITE PLAN  
1:100



2 PROPOSED GROUND FLOOR PLAN  
1:50



3 PROPOSED FIRST FLOOR PLAN  
1:50



4 PROPOSED PART ELEVATION  
1:100



5 PROPOSED EAST ELEVATION  
1:100



6 PROPOSED SOUTH ELEVATION  
1:100



7 PROPOSED NORTH ELEVATION  
1:100

DAVIDSON SMITH  
ARCHITECTS

Project  
Proposed Alterations & Extension  
19 Kepplestone Avenue,  
Aberdeen, for  
Mr. & Mrs. A. McGeough

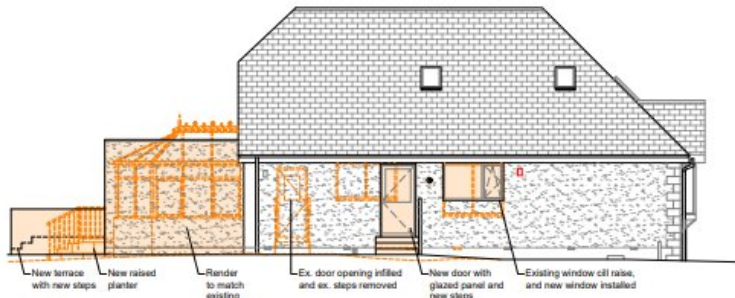
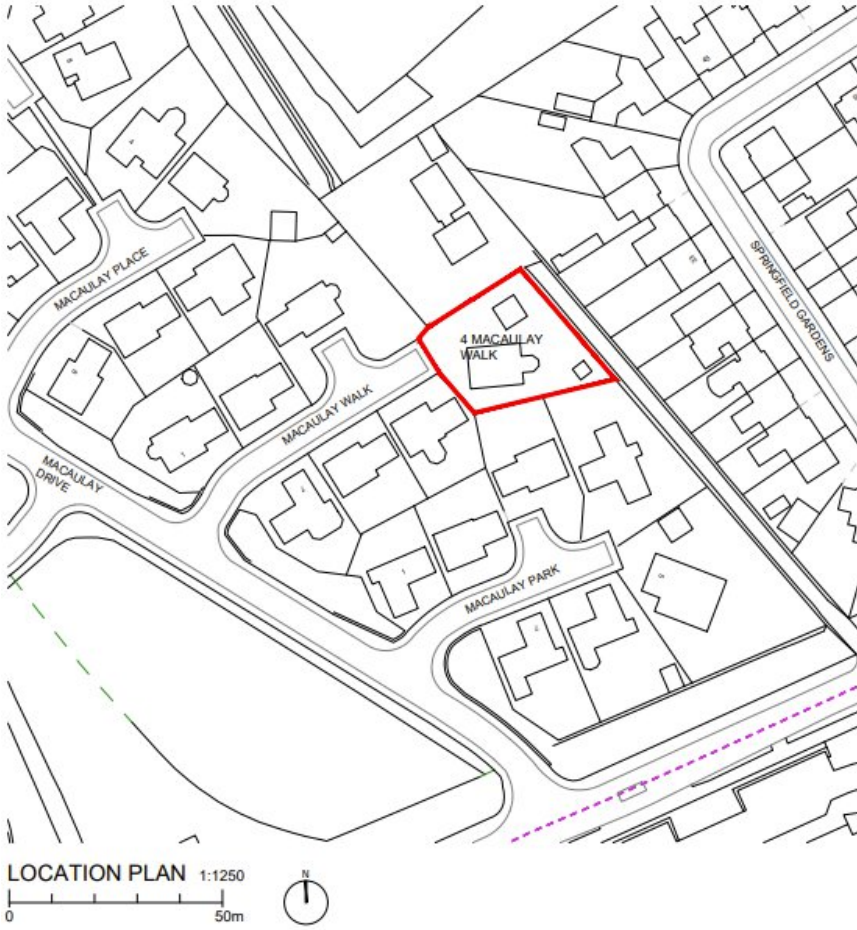
Proposed Site Plan, Floor Plans,  
& Elevations

Scale  
AS SHOWN  
Date  
Apr 2023

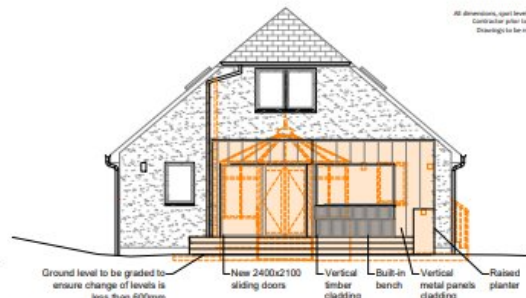
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020\_PD\_103

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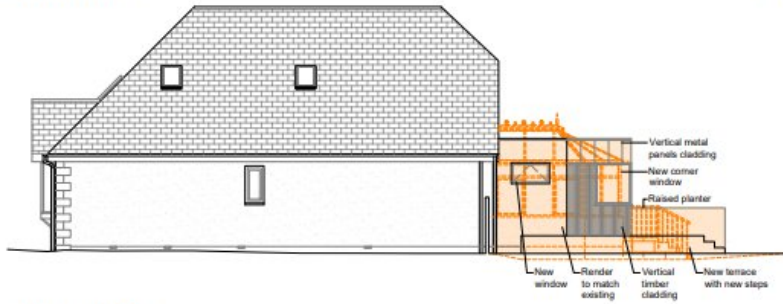
Reference	230666/DPP	
Application Validated	Wed 31 May 2023	
Address	4 Macaulay Walk Aberdeen AB15 8FQ	
Proposal	Erection of single storey extension with decking to rear	
Status	Pending	
Appeal Status	Unknown	
Appeal Decision	Not Available	
Local Review Body Status	Not Available	
Local Review Body Decision	Not Available	
Application Type	Detailed Planning Permission	
Expected Decision Level	Not Available	
Case Officer	Not Available	
Community Council	Craigiebuckler And Seafield	
Ward	Hazlehead/Queen's Cross/Countesswells	
District Reference	Not Available	
Applicant Name	Mr Larry Walterson	
Agent Name	Albyn Architects Ltd.	
Agent Company Name	Albyn Architects	
Agent Address	Suite 1 Chattan Mews 18 Chattan Place Aberdeen AB10 6RD	
Environmental Assessment Requested	No	
Application Validated Date	Wed 31 May 2023	
Expiry Date	Not Available	
Permission Expiry Date	Not Available	
Determination Deadline	Sun 30 Jul 2023	
Local Review Body Decision Date	Not Available	



**NORTH ELEVATION**



**EAST ELEVATION**



**SOUTH ELEVATION**



**RENDERED VISUALISATIONS** FOR ILLUSTRATION PURPOSES ONLY



- New
- - - Downtakings
- WALLS**
- Render, to match existing
- Vertical timber/timber effect cladding, of neutral colour.
- Vertical metal panels, of anthracite grey colour.
- WINDOWS / DOORS**
- PVCu, brown, to match existing.
- SOFFITS / FASCIAS**
- PVCu, brown, to match existing.
- RAINWATER GOODS**
- PVCu, brown, to match existing.

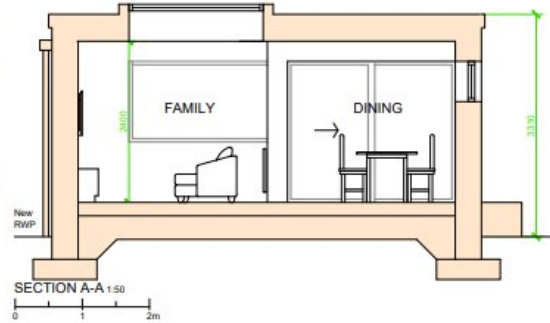



A.	Amended to clients comments	29.03.2023
	Description	Date

PLANNING	
Client:	L. WALTERSON
Date:	MAR 2023
Project:	4 MACAULAY WALK
Issue:	House alterations/extension
Scale:	1:100
Drawn by:	W227
Checked by:	
Proposed Elevation:	2/1



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**DO NOT SCALE OFF THIS DRAWING**  
 All dimensions, spot levels, and existing groundlines to be checked on site by Contractor prior to construction. Any discrepancies to be reported.  
 Drawings to be read in fully understood in their own context.  
 IF IN DOUBT ASK.



Approved by client's comments Date: 28.01.2023 Initials:	
<b>PLANNING</b>	
Client: WALTERSON	DATE: 2023
Address: 4 MACAULAY WALK	Field No: AS SHOWN
Project: HOUSE ALTERATIONS/EXTENSION	Project Ref: W527
Location: PROPOSED SITE PLAN, SECTION	Sheet: 301 A
	
Scale 1: Creation Name   18 Clifton Place   Aberdeen   AB10 8SD mobile: 07874 332623   email: info@albynarchitects.co.uk   albynarchitects.co.uk	