

Planning Officer's Report

05 September 2023

Planning Matters

| | |
|----------------------------|---|
| 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 | Approved |
| Decision | Approve Conditionally |
| Decision Issued Date | Thu 31 Aug 2023 |
| Appeal Status | Unknown |
| Appeal Decision | Not Available |
| Local Review Body Status | Not Available |
| Local Review Body Decision | Not Available |

At the planning committee meeting on 24th August 2023 the planning application was approved by 7 votes to 5.



DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Halliday Fraser Munro
8 Victoria Street
Aberdeen
AB10 1XB

on behalf of **The James Hutton Institute & The Macaulay Development Trust**

Aberdeen City Council in exercise of its powers under the above mentioned Act hereby **grants planning permission** for the development specified below and shown in the approved plans and drawings.

| | |
|-------------------------------------|---|
| Application Reference Number | 221419/DPP |
| Address of Development | The James Hutton Institute, Countesswells Road |
| Description of Development | Formation of access road, amended car parking and associated drainage |
| Date of Decision | 31 August 2023 |

DETAILS OF ANY VARIATION MADE TO THE ORIGINAL APPLICATION

None.

REASON FOR DECISION

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

On the basis that the proposed junction, access road and car park are to serve the existing use and future proposals associated with the institute, there is no tension with the underlying land use zoning and Policy CF1 (Existing Community Sites and Facilities) of the Aberdeen Local Development Plan (ALDP). The proposals would support the future development aspirations of the institute.

The junction and road design are considered acceptable by the Council's Roads Development Management team and are considered to have no material impact on the operation of the surrounding road network in terms of traffic.

Whilst there is tension with Policy 6 (Forestry, Woodland and Trees) of National Planning Framework 4 and Policy NE5 (Trees and Woodland) of the ALDP due to the loss of trees, particularly the associated visual impact because of the removal of trees alongside Countesswells Road, it would not be possible to construct the road without tree loss occurring. The minimum number of trees required to allow the new road to be constructed would be removed, with new tree planting proposed to compensate for the loss. Whilst no specific impact is identified in terms of protected species, there would be some tension with Policy 4 (Natural Places) of NPF4 and Policy NE3 (Our Natural Heritage) of the ALDP due to the loss of habitat and trees. This could be offset in the medium to long term by the tree planting mitigation.



A full evaluation and account of the processing of the application is contained in the report of handling, which is available by entering the application reference number at <https://publicaccess.aberdeencity.gov.uk/>.

CONDITIONS

This permission is granted subject to the following conditions.

(01) DURATION OF PERMISSION

The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.

Reason - in accordance with section 58 (duration of planning permission) of the 1997 act.

(02) TREE PROTECTION FENCING

No development (including site setup) shall take place unless the tree protection measures shown in Tree Survey JHIC-2211-TRA-A (dated 17 March 2023) and drawing JHIC-22-11-TP (Rev.A) by Astell Associates (or such other details and drawing which may be approved by the planning authority for the same purpose) have been implemented. Thereafter the fencing shall remain in place for the duration of construction of the development.

Reason - to protect trees and vegetation from damage during construction in accordance with Policy NE5 (Trees and Woodlands).

(03) INVASIVE NON-NATIVE SPECIES

No development shall take place unless an invasive non-native species management plan has been submitted to and approved in writing by the planning authority. The plan shall include details of measures designed to minimise the risk of non-native species being spread during construction activities within the application site. Thereafter, construction shall be undertaken in accordance with the approved plan.

Reason - to control the spread of invasive non-native species during construction.

(04) LANDSCAPING, BIODIVERSITY ENHANCEMENT AND COMPENSATORY TREE PLANTING

No development shall take place unless a detailed scheme of landscaping for the site and screening of the area between the new access road and rear of homes at Macaulay Drive has been submitted to and approved in writing by the planning authority. The scheme shall include -

- i Existing landscape vegetated areas to be retained, including proposed protection measures;
- ii The location of new trees, shrubs, hedges, grassed / wild flower areas;
- iii A schedule of planting to comprise species, plant sizes and proposed numbers and density;
- iv The location, design and specification of biodiversity enhancement measures;
- v A programme for the implementation and subsequent maintenance of the proposed landscaping.

Thereafter all planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority.

Reason - to satisfactorily integrate the development into its surroundings, help screen the development from homes at Macaulay Drive and maintain the visual amenity of the area.

(05) TRAVEL PLAN

The junction and road hereby approved shall not be brought into use unless a travel plan for the campus has been submitted to and approved in writing by the planning authority. The travel plan shall outline sustainable measures to deter the use of the private car, in particular single occupant trips and provides detailed monitoring arrangements and modal split targets.

Thereafter the travel plan shall be implemented.

Reason - in order to encourage more sustainable forms of travel to campus.

(06) DRAINAGE

The junction and road hereby approved shall not be brought into use unless all surface water drainage works detailed in the approved Drainage Assessment (140950 - DA01 (Rev.2) and drawing 140950/2000 (Rev.E) produced by Fairhurst (or such other drawing approved for the purpose) have been installed in accordance with the approved details and is available for use.

Reason - to safeguard water qualities, prevent flooding and ensure that the junction and road can be adequately drained.

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 | Approved | 31/08/2023 | Approved Conditionally |
| 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 | Withdrawn | 13/06/2023 | Withdrawn by Applicant |
| 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 |

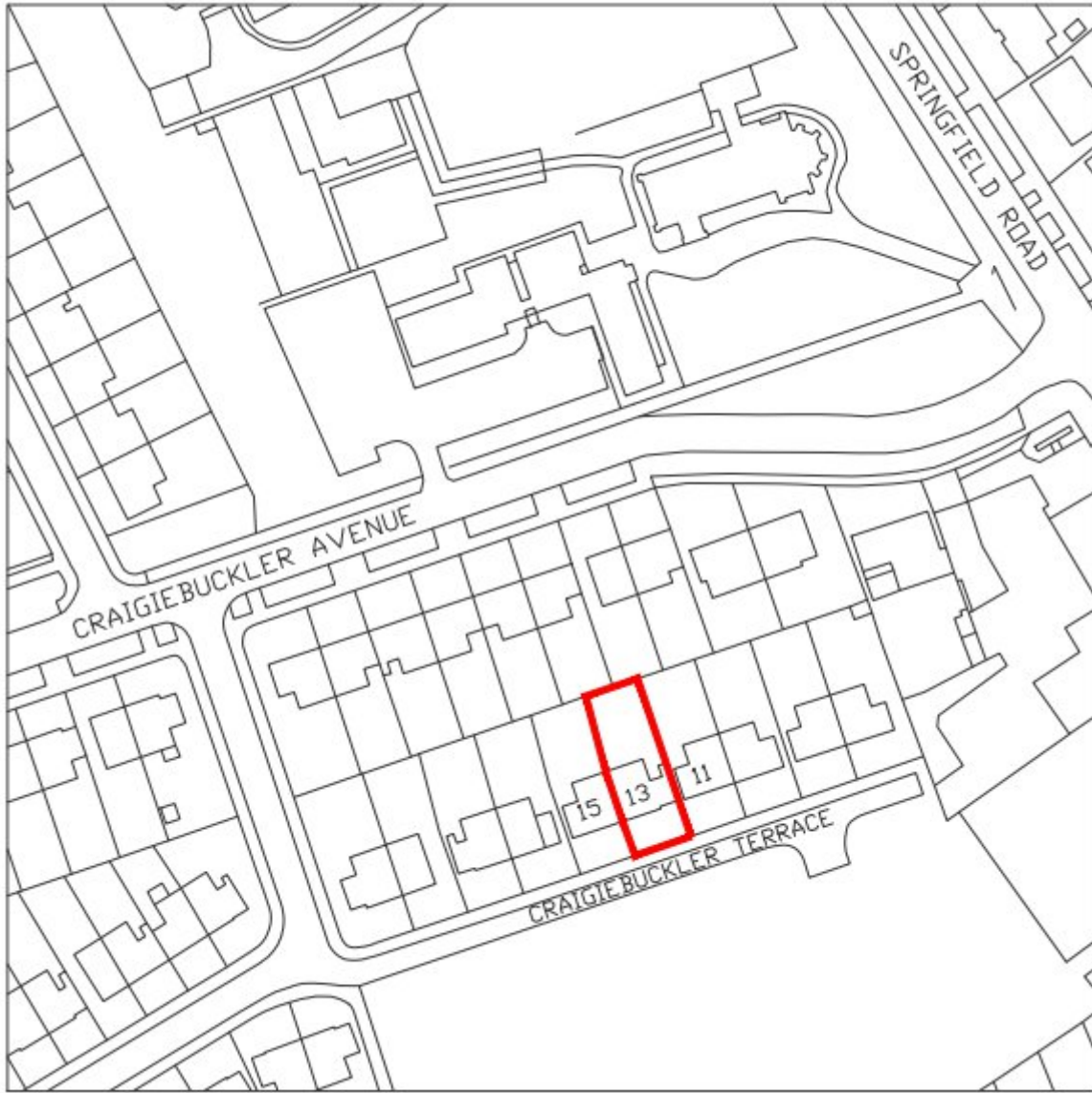
| Date | Planning Application Number | Address | Description | Type | ACC Status | Decision Date | Decision |
|------------|-----------------------------|--|---|----------------------------------|------------|---------------|------------------------|
| 27/04/2023 | 230505 | 6 Countesswells Crescent Aberdeen AB15 8LP | Erection of single storey extension to rear | Detailed Planning Permission | Approved | 06/06/2023 | Approved Conditionally |
| 03/05/2023 | 230503 | 19 Kepplestone Avenue Aberdeen AB15 7XF | Formation of pitched roof over existing garage to side | Detailed Planning Permission | Approved | 20/06/2023 | Approved Conditionally |
| 31/05/2023 | 230666 | 4 Macaulay Walk Aberdeen AB15 8FQ | Erection of single storey extension with decking to rear | Detailed Planning Permission | Approved | 27/07/2023 | Approved Conditionally |
| 13/06/2023 | 230724 | 26 Macaulay Drive Aberdeen AB15 8FL | Works 2 Protected Trees; T1 & T2 - Beech - Remove damaged branches from storm | Works to Tree Preservation Order | Approved | 28/06/2023 | Approved Conditionally |
| 21/06/2023 | 230754 | 12 Craigiebuckler Drive Aberdeen AB15 8ND | Replacement of roof to an existing conservatory to rear | Detailed Planning Permission | Approved | 25/07/2023 | Approved Conditionally |
| 29/06/2023 | 230801 | 13 Pinewood Place Airyhall Aberdeen AB15 8LT | Formation of dormers to front and rear; erection of garage to side and formation of front driveway; erection of decking with external steps to rear | Detailed Planning Permission | Pending | | |
| 11/07/2023 | 230791 | Cunningham Building Macaulay Drive Aberdeen AB15 8QH | Change of use from class 7 (hotels and hostels) to class 10 (no-residential institutions) with associated fencing and landscaping works | Detailed Planning Permission | Approved | 28/08/2023 | Approved Conditionally |
| 26/07/2023 | 230891 | 39 Seafield Crescent Aberdeen AB15 7UT | Erection of 1st floor extension to rear and formation of dormers to side | Detailed Planning Permission | Pending | | |
| 27/07/2023 | 230913 | 13 Pinewood Place Airyhall Aberdeen AB15 8LT | Erection of single storey side extension | Detailed Planning Permission | Pending | | |
| 04/08/2023 | 230938 | 10 - 16 Rubislaw Park Road Aberdeen AB15 8DE | Installation of decking and balustrade to rear of flats | Detailed Planning Permission | Pending | | |
| 08/08/2023 | 230977 | 267 Queen's Road Aberdeen AB15 8DQ | Works to 1 Protected Tree; T1 - Beech - Prune as overhanging driveway | Works to Tree Preservation Order | Approved | | |
| 17/08/2023 | 231012 | 13 Craigiebuckler Terrace Aberdeen AB15 8SX | Erection of single storey extensions to side and rear | Detailed Planning Permission | Pending | | |
| 25/08/2023 | 231043 | 8 Woodburn Gardens Aberdeen AB15 8JA | Erection of replacement dwelling house with integrated garage, formation of external stairs with handrail, alterations to boundary wall, erection of boundary fence, formation of hard surfacing/parking and associated works | Detailed Planning Permission | Pending | | |

Planning Applications as per weekly planning list August 2023:

| | | |
|------------------------------------|---|--|
| Reference | 230938/DPP | |
| Application Validated | Fri 04 Aug 2023 | |
| Address | 10 - 16 Rubislaw Park Road Aberdeen AB15 8DE | |
| Proposal | Installation of decking and balustrade to rear of flats | |
| 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 | Jack Ibbotson | |
| Community Council | Craigiebuckler And Seafield | |
| Ward | Hazlehead/Queen's Cross/Countesswells | |
| District Reference | Not Available | |
| Applicant Name | Mrs Anne Walker | |
| 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 | Fri 04 Aug 2023 | |
| Expiry Date | Mon 28 Aug 2023 | |
| Permission Expiry Date | Not Available | |
| Determination Deadline | Tue 03 Oct 2023 | |
| Local Review Body Decision Date | Not Available | |



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|------------------------------------|---|
| Validated | |
| Address | 13 Craigiebuckler Terrace Aberdeen AB15 8SX |
| Proposal | Erection of single storey extensions to side and 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 | Jennifer Keohane |
| Community Council | Craigiebuckler And Seafield |
| Ward | Hazlehead/Queen's Cross/Countesswells |
| District Reference | Not Available |
| Applicant Name | Mr & Mrs Gareth Robinson |
| Agent Name | Ross Clarihew |
| Agent Company Name | J.V. Carroll, Chartered Architectural Technologists |
| Agent Address | Inverden House Queens Lane North Aberdeen AB15 4DF |
| Environmental Assessment Requested | No |
| Application Validated Date | Thu 17 Aug 2023 |
| Expiry Date | Fri 08 Sep 2023 |
| Permission Expiry Date | Not Available |
| Determination Deadline | Mon 16 Oct 2023 |
| Local Review Body Decision Date | Not Available |





South East Elevation

1:100



North East Elevation

1:100



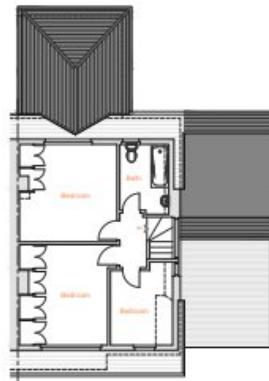
North West Elevation

1:100



Ground Floor Plan

1:100



First Floor Plan

1:100



Site Plan

1:200

External Finishes

Roof - Grey concrete interlocking roof tiles to match existing
Sled hips & ridge to match existing
single ply flat roof

Walls - Grey/brown dry-dash render to match existing with smooth concrete basecourse

Fascia's - Grey upvc fascia's & soffits

Doors - Grey upvc sliding doorset

Windows - Grey upvc windows to match existing

Rainwater Goods - White upvc half round gutters to match existing
& 66mm dia. white upvc downpipes to match existing

J V CARROLL
Chartered Architectural Technologist
Building Design Consultants

INVERDEN HOUSE, QUEENS LANE NORTH
ABERDEEN, AB15 4DF
TEL: 01224 643105
E: info@jvcarroll.co.uk W: www.jvcarroll.co.uk

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| | |
|---------|--|
| Client | Mr & Mrs Gareth Robinson |
| Project | Alterations & Extension at 13 Craigiebuckler Terrace, Aberdeen |
| Drawn | Sketch Proposal Plan - Planning |
| Checked | As stated @ A2 |
| Date | June '23 |
| Scale | RLS |
| Rev | 03 |

| | |
|----------------------------|---|
| Reference | 231043/DPP |
| Application Validated | Fri 25 Aug 2023 |
| Address | 8 Woodburn Gardens Aberdeen AB15 8JA |
| Proposal | Erection of replacement dwelling house with integrated garage, formation of external stairs with handrail, alterations to boundary wall, erection of boundary fence, formation of hard surfacing/parking and associated works |
| 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 | Aoife Murphy |
| Community Council | Craigiebuckler And Seafield |

| | |
|------------------------------------|---------------------------------------|
| Ward | Hazlehead/Queen's Cross/Countesswells |
| District Reference | Not Available |
| Applicant Name | Mr Brian Sinclair |
| Agent Name | Jonathan Cheyne |
| Agent Company Name | MAC Architects |
| Agent Address | 24 Oldmeldrum Road Newmachar AB21 0PJ |
| Environmental Assessment Requested | No |
| Application Validated Date | Fri 25 Aug 2023 |
| Expiry Date | Mon 18 Sep 2023 |
| Permission Expiry Date | Not Available |
| Determination Deadline | Tue 24 Oct 2023 |
| Local Review Body Decision Date | Not Available |

