

Planning Matters**Draft 2023 Development Plan Scheme and Participation Statement**

Aberdeen City Council has published the Draft 2023 Development Plan Scheme and Participation Statement. A Development Plan Scheme (DPS) is produced every year. It sets out a programme for preparing and reviewing Local Development Plans (LDP). Within the DPS a Participation Statement is included which outlines when consultation is likely to take place and with whom and of its likely form and of the steps to be taken to involve the public at large in the stages of preparation or review.

This DPS is the first to cover the new LDP process, beginning Summer 2023 and ending Spring 2028. The Council are required to seek the views of the wider public upon the Participation Statement within the DPS.

The public consultation period commences on 31st July and ends at midnight on 25th September 2023.

The consultation on the Participation Statement aspect of the Development Plan Scheme is a new ask through the 2019 Planning Act.

The Development Plan Scheme, sets the timetable for the next Local Development Plan, it is hoped this will be adopted in 2028.

The Participation Statement, asks how best to engage with stakeholder, so in effect – for Craigiebuckler and Seafield Community Council what are the most effective forms of engagement to help shape the 2028 Aberdeen Local Development Plan. In the past members of the LDP team have come to community council planning officer liaison meetings, held public events in accessible locations and from mid-afternoon in to the evening, and have asked people to participate in Place Standard Toolkit, we have issued consultations, have a newsletter and social media accounts – all things we intend to continue, but are there other forms of engagement you think might be beneficial - please let us know either way.

In short, by responding to the participant statement it will allow you to have a say in how you can be most effectively be consulted; what are the best ways for us to engage to ensure you can be involved and inform the 2028 Aberdeen Local Development Plan preparation.

Reference	231023/DPP
Application Validated	Thu 24 Aug 2023
Address	The Palm Court 81 Seafield Road Aberdeen AB15 7YX
Proposal	Extension of external seating area
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Dineke Brasier
Community Council	Braeside And Mannofield
Ward	Airyhall/Broomhill/Garthdee
District Reference	Not Available
Applicant Name	Scotsman Group PLC
Agent Name	Kevin Duguid
Agent Company Name	Fitzgerald + Associates Ltd
Agent Address	53 Albert Street Aberdeen AB25 1XT
Environmental Assessment Requested	No
Application Validated Date	Thu 24 Aug 2023
Expiry Date	Wed 20 Sep 2023
Permission Expiry Date	Not Available
Determination Deadline	Mon 23 Oct 2023
Local Review Body Decision Date	Not Available



PROPOSED SITE PLAN 

Project Name	Accommodation
Client	Accommodation Group
Site	Plot 1, 2 & 3
Planning Officer	Planning Officer
Date	15/11/2022

Mr Jack Penman On Behalf Of: ACC - Roads Development Management Team

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

41

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

41

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

I note the applicant has stated that there is currently 41 spaces on site and the 41 spaces will remain with the proposed. ACC maximum parking standards for hotels (restaurant/conference are counted separately) in the outer city are 1 per bedroom. For the restaurants section it is 1 per 12sqm. It appears that the proposed external seating will be removing parking spaces as per the plan. Can the applicant comment on this?

Planning Application Summary with Decisions

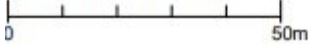
Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
27/04/2023	230505	6 Countesswells Crescent Aberdeen AB15 8LP	Erection of single storey extension to rear	Detailed Planning Permission	Approved	06/06/2023	Approved Conditionally
03/05/2023	230503	19 Kepplestone 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	23/08/2023	Approved Unconditionally
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		
26/09/2023	231187	204 Springfield Road Aberdeen AB15 8JL	Erection of single storey side extension and garden room/store to rear	Detailed Planning Permission	Pending		

Planning Applications as per weekly planning list September 2023:

Reference	231187/DPP	
Application Validated	Tue 26 Sep 2023	
Address	204 Springfield Road Aberdeen AB15 8JL	
Proposal	Erection of single storey side extension and garden room/store 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	Jennifer Keohane	
Community Council	Craigiebuckler And Seafield	
Ward	Hazlehead/Queen's Cross/Countesswells	
District Reference	Not Available	
Applicant Name	Mr Brian Willox	
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	Tue 26 Sep 2023	
Expiry Date	Thu 19 Oct 2023	
Permission Expiry Date	Not Available	
Determination Deadline	Sat 25 Nov 2023	
Local Review Body Decision Date	Not Available	



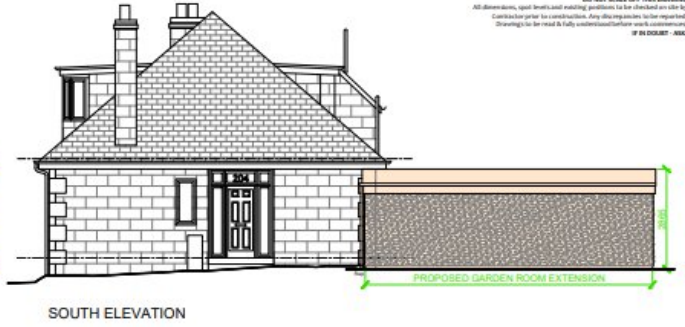
LOCATION PLAN 1:1250



DO NOT SCALE OFF THIS DRAWING
 All dimensions, spot levels and existing positions to be checked on site by
 contractor prior to construction. Any discrepancies to be reported.
 Drawing to be read & fully understood before work commences.
 IF IN DOUBT - ASK



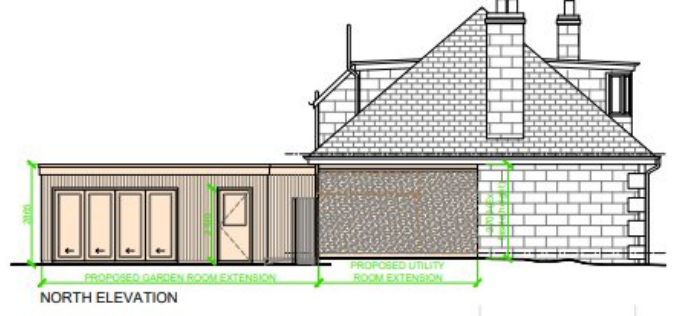
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

- WALLS**
 Garden Room Extension:
 Vertical Scotcharch natural timber cladding (North & West Elevations)
 White smooth render (South & East Elevations)
 Utility Room Extension:
 Vertical Scotcharch natural timber cladding (East & West Elevations)
 White smooth render (North Elevation)

- FLAT ROOF**
 Grey, waterproof membrane

- WINDOWS / DOORS**
 PVCu, dark grey

- FASCIAS**
 PVCu, dark grey

- RAINWATER GOODS**
 PVCu, dark grey



PLANNING	
Client	B. WILLOX
Date	SEP 2023
Address	204 SPRINGFIELD ROAD
Scale	1:100
Project	EXTENSION & GARDEN ROOM
Drawn by	WJ26
Checked by	
Proposed ELEVATIONS	103

