

Planning Matters

Treetops Housing Development

In recent weeks Malcolm Allan Housebuilders have removed more trees on the Treetops site than permitted. Councillor Martin Greig asked the planning team to investigate the removal of trees.

The number of felled trees felled looked excessive and it turns out that there has been unauthorised felling.

The area of major concern is at the Craigieburn Park site.

The council planners went out to inspect the work to monitor compliance with permission granted and their findings are detailed below:

“Within and outside the site, 147 trees and eight tree groups were surveyed as part of the planning application process. Of these, forty-eight trees and two tree groups (at the front part of the site and on part of the southern boundary) were consented to be removed to allow for the development to take place.

A small section of tree group 4 (TG4), less than 10% of its area, at the north west corner of the site would also be removed. TG4 comprised a group of fragmented trees, including poplar and sycamore, with an under storey of rhododendron and laurel. The recommendation in the Arboricultural Impact Assessment for TG4 was that “the rhododendron and laurel are removed and that this corner could be bolstered by new boundary planting of medium sized broadleaf species such as hornbeam, whitebeam, and rowan.

The matter has been investigated and what has occurred is the unauthorised removal of all trees and undergrowth within TG4. The planners are in the process of considering the detailed landscaping scheme for the site and will be requiring that the area is replanted with trees as part of the scheme to compensate for the loss of the trees.

The council planners came to the conclusion that “on this occasion, there would be very limited benefit in pursuing formal enforcement action against the applicant, however the developer has been reminded that it is an offence to remove trees in contravention of a tree preservation order. Going forward the development will be closely monitored as it progresses and reviewed on completion for compliance with the approved plans.

In terms of the wider impacts on wildlife, this was assessed through the planning application process. The development proposals include the retention of the majority of boundary trees (as protected by a Tree Preservation Order 260), and also the retention and enhancement of a green corridor along the northern site boundary.”

This is very frustrating because Martin Greig was able to get a Tree Protection Order imposed on all the trees around the Treetops site. Those which were scheduled for removal as a result of specific committee permission were within the TPO area. The removal of additional trees within a TPO site is even more unacceptable.

Planning Application Summary with Decisions April 2024

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
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	Approved	09/11/2023	Approved Conditionally
20/10/2023	231307	Woodbank 14 Springfield Avenue Aberdeen AB15 8JD	Erection of fence to front/side (retrospective)	Detailed Planning Permission	Approved	11/12/2023	Approved Conditionally
02/11/2023	231370	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Erection of extension to existing building to form a conferencing area, erection of infill extension to form entrance vestibule with associated terrace and landscaping works	Detailed Planning Permission	Pending		
16/11/2023	231460	Rubislaw Park Care Home Rubislaw Park Road Aberdeen AB15 8DA	Works to 26 Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	04/12/2023	Approved Conditionally
06/12/2023	231524	Corner Of Hill Of Rubislaw And Queens Road Aberdeen	Installation of non-illuminated free standing sign	Advertisement Consent	Approved	13/12/2023	Approved Conditionally
11/12/2023	231566	10 Pinewood Road Aberdeen AB15 8NA	Installation of access ramp with balustrade to front	Detailed Planning Permission	Approved	08/02/2024	Approved Conditionally
08/01/2024	240011	54 Craigiebuckler Terrace Aberdeen AB15 8SX	Erection of 1.5 storey extension to side and formation of dormer to front, and single storey rear extension	Detailed Planning Permission	Pending		
19/03/2024	240341	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Works to 3 Protected Trees; T1 & T2 (Tag 36 & 35) Beech - Fell as heavily diseased; T3 (Tag 131) Poplar - Crown lift/reduce branches or fell to reduce risk of uprooting	Works to Tree Preservation Order	Approved	15/04/2024	Approved Conditionally
27/03/2024	240335	20 Rubislaw View Aberdeen AB15 4DD	Existing of use of flat as Short Term Let accommodation (sui generis) with maximum occupancy of 4 people	Cert. of Lawfulness (Existing)	Pending		
01/04/2024	240405	8 Pinewood Walk Aberdeen Aberdeen City AB15 8AZ	Works to 6 protected trees; T1-T6 Fagus Sylvatica - crown raise to 10m	Works to Tree Preservation Order	Approved	15/04/2024	Approved Conditionally
09/04/2024	240440	16 Seafield Road Aberdeen AB15 7YT	Works to Protected Tree: T1: Beech tree - Fell danger too close to house; T2-T3: lime tree - to be reduced by 20%	Works to Tree in Conservation Area	Pending		
30/04/2024	240536	33 Craigiebuckler Avenue Aberdeen AB15 8SE	Installation of replacement of single storey extension to rear	Detailed Planning Permission	Pending		

Planning Applications as per weekly planning list April 2024:

Reference	240405/TPO	
Application Validated	Mon 01 Apr 2024	
Address	8 Pinewood Walk Aberdeen Aberdeen City AB15 8AZ	
Proposal	Works to 6 protected trees; T1-T6 Fagus Sylvatica - crown raise to 10m	
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	Mr And Mrs Tuckwell	
Applicant Address	8 Pinewood Walk Aberdeen Aberdeen City AB15 8AZ	
Environmental Assessment Requested	No	
Application Validated Date	Mon 01 Apr 2024	
Expiry Date	Not Available	
Last Advertised In Press Date	Not Available	
Permission Expiry Date	Not Available	
Determination Deadline	Sun 26 May 2024	
Local Review Body Decision Date	Not Available	

Schedule of Proposed Works

Please list each individual tree and label them as T1, T2, T3 etc. and provide a detailed description of the works proposed and the reason for the works.

Tree No.	Tree Species	Description of tree work(s)	Reason(s) for work
T1	Fagus Sylvatica	Crown raise to 10m	To lift tree canopy off garden
T2	Fagus Sylvatica	Crown raise to 10m	To lift tree canopy off garden
T3	Pinus Sylvestris	Crown raise to 10m	To lift tree canopy off garden
T4	Fagus Sylvatica	Crown raise to 10m	To lift tree canopy off garden
T5	Fagus Sylvatica	Crown raise to 10m	To lift tree canopy off garden
T6	Fagus Sylvatica	Crown raise to 10m	To lift tree canopy off garden

Reference	240440/TCA	
Application Validated	Tue 09 Apr 2024	
Address	16 Seafield Road Aberdeen AB15 7YT	
Proposal	Works to Protected Tree: T1: Beech tree - Fell danger too close to house; T2-T3: lime tree - to be reduced by 20%	
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 in Conservation Area	
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	Brett Nicol Tree Surgery	
Agent Name	Brett Nicol	
Agent Company Name	Brett Nicol Tree Surgery	
Agent Address	Little Shooting Greens Potarch Banchory AB31 4BL	
Environmental Assessment	No	

Requested	
Application Validated Date	Tue 09 Apr 2024
Expiry Date	Not Available
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Mon 20 May 2024
Local Review Body Decision Date	Not Available

Identification of Tree(s) and Works Proposed

Please indicate the tree(s) and provide a full detailed specification of the works you want to carry out.

Give details of the species of the tree(s) and include an accurate plan showing positions(s) of the tree(s) in relation to buildings, named roads and boundaries. A group of trees can be treated as one. If the trees are protected by a TPO, please try to number them as shown in the First Schedule to the Tree Preservation Order (for example T3 Oak; two Beech and one Birch in G2; seven Ash in A1; sycamore in W1). You may submit a schedule of works.

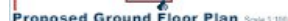
Tree description: *	Beech tree
Works description: *	Fell danger too close to house
Tree description: *	2 x lime trees
Works description: *	To be reduced by 20% danger too close to house

Note: if you are submitting a schedule of works or a plan, please give the reference number in the description of the works.



Reference	240536/DPP
Application Validated	Tue 30 Apr 2024
Address	33 Craigiebuckler Avenue Aberdeen AB15 8SE
Proposal	Installation of replacement of single storey extension 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 Mrs Reck
Agent Name	Ian Craig
Agent Company Name	Bon Accord Glass Ltd
Agent Address	Bon Accord House Riverside Drive Aberdeen AB11 7SL
Environmental Assessment Requested	No

Application Validated Date	Tue 30 Apr 2024
Expiry Date	Thu 23 May 2024
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Sat 29 Jun 2024
Local Review Body Decision Date	Not Available



GROUND LEVELS TO REMAIN UNAFFECTED BY PROPOSALS

[illegible]

New / Date / Description

 **Bon Accord House**
BON
ACCORD
GLASS
 Riverside Drive
 Aberdeen
 AB11 7SL
 drawing@bonaccordglass.co.uk
 www.bonaccordglass.co.uk
 Tel: 01224 588944

Project:
Proposed Conservatory Upgrade

Client:
Reck

Address:
33 Craigiebuckler Avenue
Aberdeen
AB15 8SE

Job No.: **RLS4801** **Scale of:** **A3**
AS SHOWN

Date: **30-04-24** **Pg No. / Rev:** **02 /**
1C

Client Approval Signature & Date: