

Planning Matters

Sale of Land in Hazlehead Park

There had been a proposal for the sale of land in Hazlehead Park (Opportunity Site OP42 in the 2023 Local Development Plan) but after discussion with councillors the proposal to sell the land was rejected by Aberdeen City Council. At our last community council meeting in August it was agreed that CSCC should write to ACC and recommend (as part of the Local Development Plan process) that the land in Denwood and Hazlehead is redesignated as Green Belt.

William Sell agreed to write to Andrew Brownrigg in ACC so that our views can be included for the next Local Development Plan, to be approved and published in 2028.

Aberdeen Local Development Plan 2028

Development Plan Scheme 2024

The Planning Service is required to update its Development Plan Scheme every year. At Finance and Resources Committee on 7 August 2024 the first annual update to the initial Development Plan Scheme for the next Local Development Plan was approved. In November 2023, the initial Development Plan Scheme 2023 was approved in its entirety, including the Participation Statement included within.

The Development Plan Scheme sets out and explains each stage of preparing the next Local Development Plan (anticipated for adoption in 2028). The first stage concerns production of an Evidence Report, and the Development Plan Scheme outlines in greater detail how the Planning Service will organise and consult upon the Evidence Report in the coming year.

Opportunity Sites – Listed in the 2023 Local Development Plan

OP42	Hotel and Equestrian Centre at Hazlehead	9.2ha	Green Belt and Green Space Network	✓	Planning permission granted for a hotel and equestrian centre. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
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Planning Application Summary with Decisions August 2024

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
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	Approved	22/08/2024	Approved Conditionally
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)	Certificate issued	24/05/2024	Certificate Issued
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	Approved	24/04/2024	Approved Unconditionally
30/04/2024	240536	33 Craigiebuckler Avenue Aberdeen AB15 8SE	Installation of replacement of single storey extension to rear	Detailed Planning Permission	Determined	11/06/2024	Permitted Development
14/05/2024	240568	15 Springfield Gardens Aberdeen AB15 7RX	Erection of single storey extension to side and rear	Detailed Planning Permission	Pending		
15/05/2024	240595	101 Craigiebuckler Avenue Aberdeen AB15 8PB	Erection of single storey extension to rear	Detailed Planning Permission	Approved	09/07/2024	Approved Conditionally
16/05/2024	240608	21 Countesswells Avenue Aberdeen AB15 8LX	Erection of single storey side extension and replacement conservatory roof	Detailed Planning Permission	Approved	09/07/2024	Approved Conditionally
28/05/2024	240663	1 Macaulay Park Aberdeen AB15 8FR	Erection of single storey extension to rear	Detailed Planning Permission	Approved	22/07/2024	Approved Conditionally
03/06/2024	240662	4 Macaulay Drive Aberdeen AB15 8FL	Extension to existing conservatory and roof replacement to rear	Detailed Planning Permission	Approved	01/08/2024	Approved Conditionally
21/06/2024	240745	31 Rubislaw Park Crescent Aberdeen AB15 8BT	Formation of dormer to rear	Detailed Planning Permission	Determined	24/06/2024	Permitted Development
12/07/2024	240846	10 Woodburn Avenue Aberdeen AB15 8JQ	Formation of dormers to side and rear	Detailed Planning Permission	Pending		
25/07/2024	240842	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Erection of single storey link extension	Detailed Planning Permission	Pending		

Planning Applications as per weekly planning list August 2024:

Nothing to report.