

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Planning Officer's Report

03 December 2024

Planning Matters

Reference	241146/DPP	
Application Validated	Wed 09 Oct 2024	
Address	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	
Proposal	Formation of car park	
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	Roy Brown	
Community Council	Craigiebuckler And Seafield	
Ward	Hazlehead/Queen's Cross/Countesswells	
District Reference	Not Available	
Applicant Name	The James Hutton Institute	
Agent Name	Halliday Fraser Munro Planning	
Agent Company Name	Halliday Fraser Munro	
Agent Address	8 Victoria Street Aberdeen AB10 1XB	
Environmental Assessment Requested	No	
Application Validated Date	Wed 09 Oct 2024	
Expiry Date	Thu 31 Oct 2024	
Last Advertised In Press Date	Not Available	
Permission Expiry	Not Available	

Date	
Determination Deadline	Sun 08 Dec 2024
Local Review Body Decision Date	Not Available

The council planner case officer was contacted to request an extension to allow the community council to fully consider this application at our next meeting on 5th November – an extension to 11th November has been granted to allow a letter of representation to be submitted. Our letter of representation was submitted on 10/11/24.

1. Background

This application relates to an existing temporary car parking area located at the JHI Craigiebuckler Campus.

The parking area is situated between the Craigiebuckler Scout Hut building (to the north) and the JHI glass house and storage buildings (to the south). Further south is the Bright Horizons First Class 2 Day Nursery and Preschool and Couper's Pond.

The application site has access to Macaulay Drive to the south-west which provides direct connection to Countesswells Road. Beyond the immediate vicinity of the application site and the wider JHI campus, the surrounding area is largely residential, with the nearest residences being the dwellings of 2 – 6 Macaulay Drive.

These dwellings are separated from the application site by a lit public footpath, a timber fence and mature tree belt. Figure 1 shows the location of the proposed car park in relation to the surrounding area while the photographs of Figures 2 and 3 show the nature and layout of the temporary car park used during the construction of the now operational JHI access road.



Figure 1: Aerial map of site (Source: Google Earth)



Figure 2: Photograph of existing temporary car park



Figure 3: Photograph showing existing access to car park with ground protection matting installed. The photograph also shows the existing fence line and dense screen vegetation to the neighbouring residential properties of 2 – 6 Macaulay Drive (to the right of photo)

The application site has historically been used for outdoor storage associated with the surrounding JHI storage buildings, greenhouses and the wider campus operations. The site already contained areas of hardcore gravel before it was more recently used for temporary car parking during the construction of the new access road from Countesswells Road and reconfigured car park (application reference: 221419/DPP), which commenced works in December 2023. The temporary car park was used by

2. Proposal

The proposal seeks to retain the car park, albeit for occasional use, to meet the need for intermittent overflow and community use car parking at the campus now that construction of the new access road and reconfigured car park has finished. The car park is capable of accommodating circa 50 cars, although is generally only expected to accommodate less than that when in use. Given the car park will have only occasional use, it is intended to be retained as informal overflow parking that is not delineated and retains the compacted hardcore base and ground protection matting for the access. As mentioned formerly, part of the site already contained a hardcore base due to its historic use for outdoor storage.

The retention of the car park for intermittent overflow and community use parking would benefit members of the public, JHI staff, and visitors (e.g. researchers) alike for the following reasons:

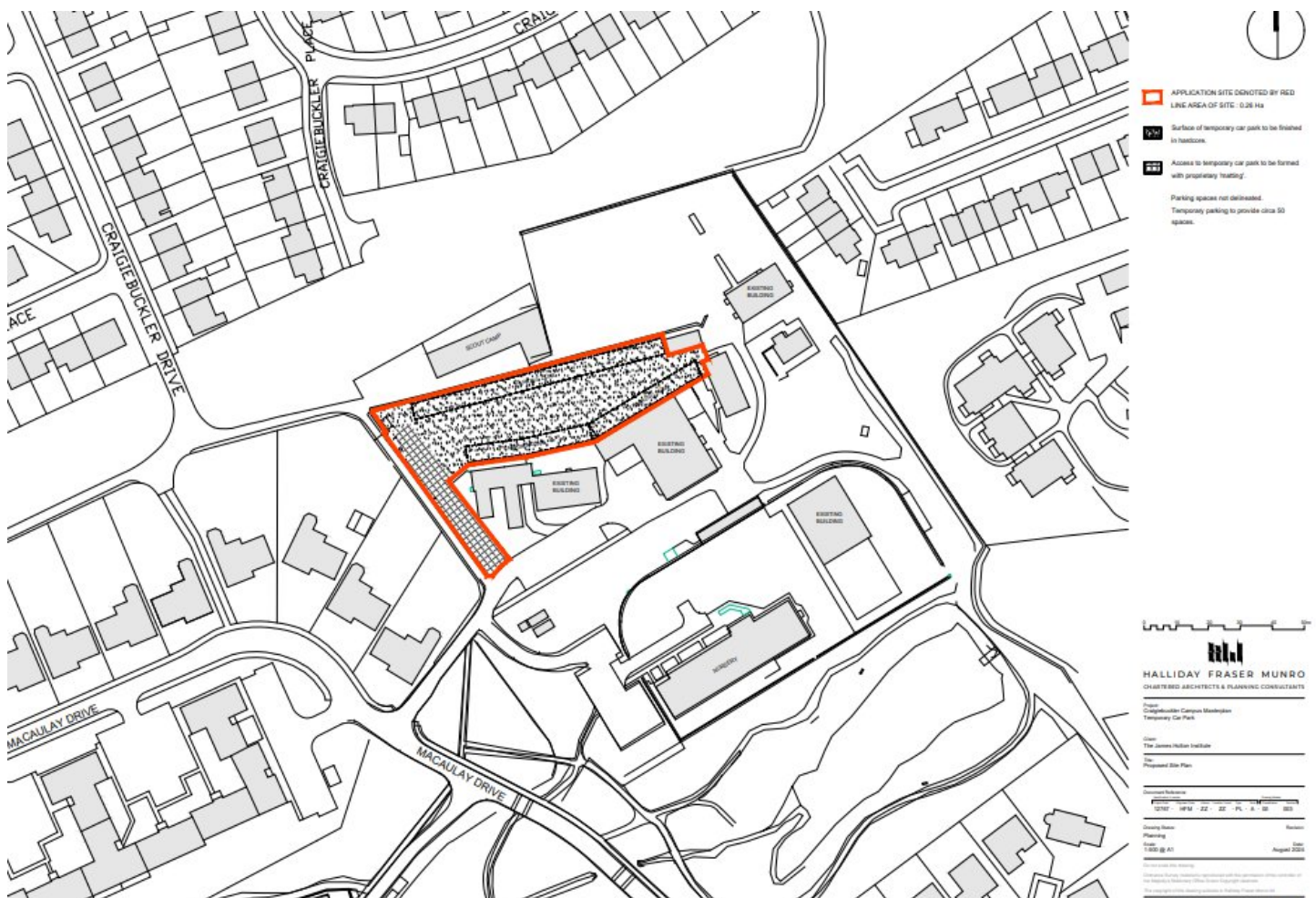
- The car park will be available for use in the evenings and weekends by members of the public attending the Scout Hut or using the green spaces, Couper's Pond and core path network in the surrounding area (e.g. for walking their dogs). This use of the car park was already apparent during its initial temporary use. Providing publicly accessible car parking encourages the surrounding community to use the facilities available at the campus which aligns with the JHI's overarching Open Science Campus vision.
- The car park would provide an additional overflow parking area for parents picking up and dropping off their kids at the neighbouring nursery and the Scout Hut. This use of the car park was already apparent during its initial temporary use. The Scout Hut offers opportunities for other community events and activities. At present there is very little parking on site and those attending these events create widespread indiscriminate parking in the neighbouring streets. The streets to the north are particularly unsuitable for that type of parking. Evidence of barriers to cars accessing the Scout Hut from parking on the roads leading to it are obvious, including large rocks placed on the road verges to stop cars from parking on the grass. This proposed occasional car park will help manage that indiscriminate parking and support the community uses in the Scout Hut.
- The proposed car park would serve as an overspill parking area on the occasion that there is an event or conference hosted at the hub building. Having an optional overspill parking area available on event days will assist with traffic management and limit on-street parking and thereby support the overall operations of the institute. On days there are no events, JHI staff and visitors would be expected to park within the main reconfigured car park in the first instance. We note that events at the hub building are intended to stimulate collaboration between a range of stakeholders to develop nature-based, net-zero solutions for issues such as community renewable energy development, flood management, sustainable groundwater access, biodiversity enhancement and peatland restoration. Therefore, providing overspill parking for the hub building would be indirectly supporting the transition to net-zero.

4. Conclusion

This application seeks detailed planning permission for an intermittent overflow and community use car park at The James Hutton Institute's Craigiebuckler Campus, Craigiebuckler, Aberdeen, AB15 8QH. The land used for car parking is to remain as an informal overflow and occasional parking to support local community uses. In particular, it supports the JHI Hub, existing Scout Hut and nursery and will assist in providing access to Couper's Pond and the surrounding green network.

This supporting letter, together with the plans, demonstrate that the proposal is an appropriate form of development for the site and generally accords with the relevant provisions of the national and local planning policy. The intermittent/occasional use car park will support the operations of the existing further research institute use and future approved developments on the campus, in particular events and conferences taking place in the Just Transition Hub (application reference: 231370/DPP). The intermittent car park will also improve community accessibility to the campus and the surrounding community facilities, green spaces and core path network in accordance with JHI's Open Science Campus vision. As such, we consider the development to be acceptable in terms of the current planning policy context and to be a compatible addition to the existing research institute.

This is a change of use application. No physical changes are proposed on site in line with the character and occasional nature of parking expected on this site.



Consultee Comments from ACC Roads Development Management Team

Consultee Comments for Planning Application 241146/DPP

Application Summary

Application Number: 241146/DPP

Address: The James Hutton Institute Countesswells Road Aberdeen AB15 8QH

Proposal: Formation of car park

Case Officer: Roy Brown

Consultee Details

Name: Scott Lynch

Address: Marischal College, Gallowgate, Aberdeen AB10 1YS

Email: Not Available

On Behalf Of: ACC - Roads Development Management Team

Comments

I note that this application is for the Formation of car park. The site is located in the outer city, outwith any controlled parking zone.

In the submitted Planning Supporting Statement the applicant makes a case for the retention of the car park for intermittent overflow and community use parking, and how this would benefit members of the public, JHI staff, and visitors. However, the Aberdeen City Council Local Development Plan 2023 states that "proposals for car parking that are not directly related to new developments will not be supported". It should be noted that this parking was created to offset parking temporarily lost due to works, which have since been completed. The proposed car park is not associated with or directly linked to new development, and is instead new parking created to service existing uses and potential future uses. In that regard, this proposal is contrary to policy T3.

The applicant states that both "the proposal does not generate an increase in traffic and thus would not impact on the local transport network" and that "the proposed car park would directly support the new Hub development" - it is unclear how the proposals can necessitate increased parking provision, whilst not increasing the level of traffic visiting the site. The applicant also states "the proposed intermittent overflow and community use car park will support the operations of the existing further research institute use and future developments on the campus, in particular the Just Transition Hub (application reference: 231370/DPP)" - If the parking is for existing use, and potential future use (which is not guaranteed to occur) it still seems to be contrary to policy T3 as it is not directly associated with new development. It is understood that the scale of the works proposed as part of 231370 have since been reduced, which would reduce the parking requirement relative to what is existing / has already been approved.

It should be noted that the transport and parking impacts were considered through the

determination of 231370, and that additional car parking was neither proposed, nor considered necessary at that time. As noted by the applicants agents, as part of that application: "There are no changes proposed to the car parking provision already agreed and consented through the new access road application. The proposed building extension and associated internal works do not result in any change of use and are ancillary to the existing JHI site."

For the above reasons, Roads Development Management object to this application.

Craigiebuckler and Seafield Community Council Letter of Representation

Development Management
Strategic Place Planning
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

10 Craigiebuckler Drive
Aberdeen AB15 8ND

8th November 2024

Dear Mr Brown
Planning Application Reference 241146/DPP
The James Hutton Institute, Countesswells Road, Aberdeen, AB15 8QH Formation of a car park.

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

- The Applicant formed a temporary car park on the proposed site without planning permission.
- The proposed car park is not linked to a new development and is, instead, new parking created to service existing uses and potential future uses. Therefore, according to the Aberdeen City Council's Local Development Plan, policy T3, it is not supported. That, in our opinion, is sufficient reason to refuse the planning application.
- The applicant was given planning permission to construct an access road to provide a direct link between the Research Institute's campus and Countesswells Road. The objective being to divert the institute's traffic from Macaulay Drive. This project is now completed. If permission is granted to make the temporary car park permanent, the result will be an increase of traffic on Macaulay Drive, thus defeating the purpose of forming the road that is a direct access to Countesswells Road.
- Macaulay Drive is in a residential area with many young children and dog walkers coming through. The increase in traffic, generated by a permanent car park on the proposed site, will increase the risk of a road traffic incident involving a pedestrian.
- The increases in noise and pollution will impact upon the outdoor amenities of the homes.
- The invasive glare of car park lighting will further impact upon this quiet residential development.
- Owls could be heard at night around the proposed car park and there have been many sightings of roe deer squirrels and foxes. We contend that the noise and light pollution associated with the planned car park would result in the reduction in numbers (or the extinction on the site) of deer, squirrels and foxes.
- The proposed car park would encourage motorised transport, contrary to Aberdeen City Council's Local Transport Strategy, which aims to reduce the dependence on the private car in favour of sustainable forms of transport, the objective being to achieve a target of zero carbon emissions.
- The 'temporary' car park is an eyesore, in our opinion, and we contend that, instead of constructing a permanent car park, the applicant should restore the site to its former natural condition as greenspace.

We conclude that this is not an appropriate area for a car park. This application should be refused and the area reinstated.

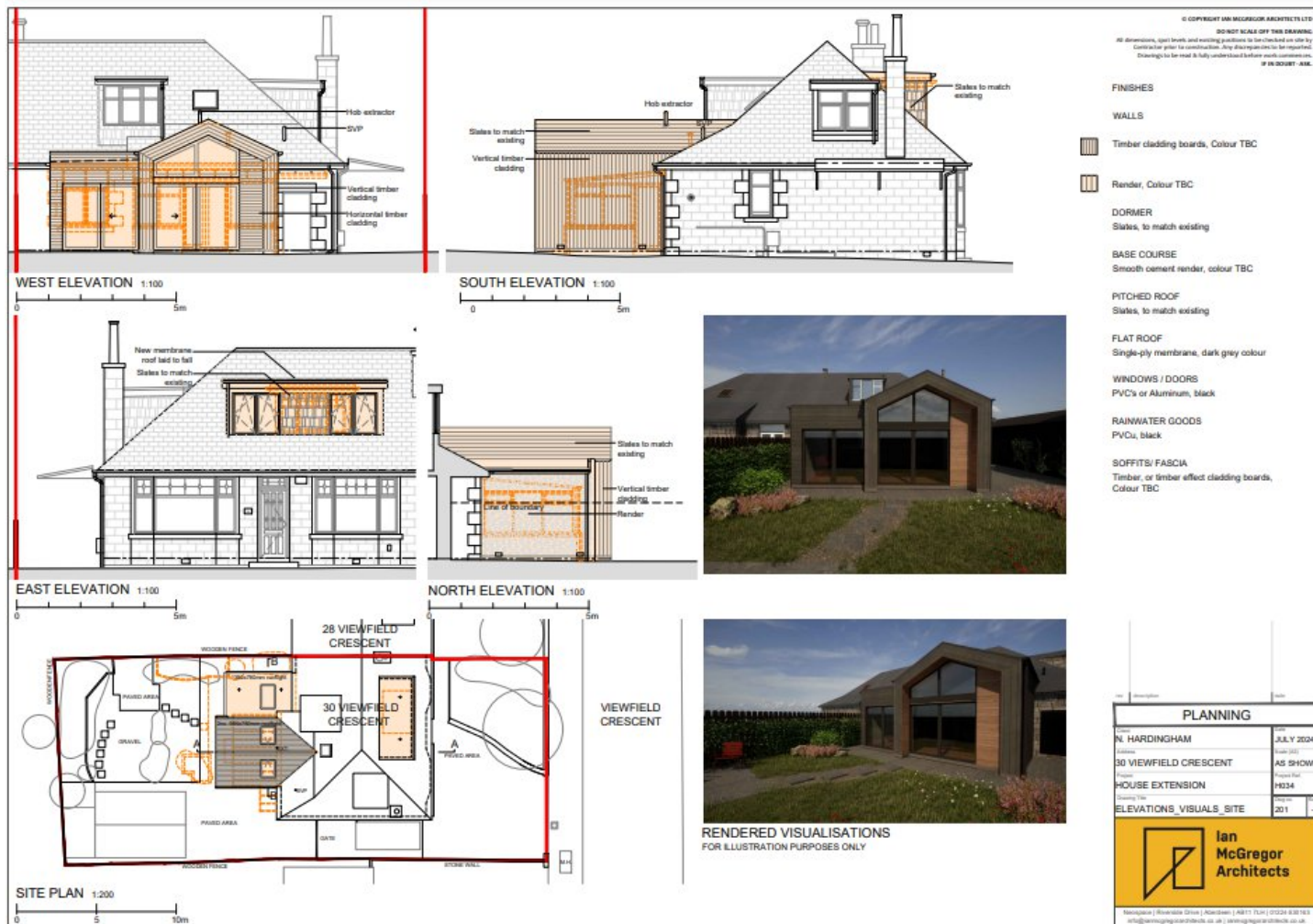
Yours sincerely,
William Sell
Chair.

Planning Application Summary with Decisions November 2024

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
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	Approved	25/09/2024	Approved Conditionally
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	Approved	06/09/2024	Approved Conditionally
25/07/2024	240842	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Erection of single storey link extension	Detailed Planning Permission	Approved	19/09/2024	Approved Conditionally
13/09/2024	241077	50 Burnieboozle Crescent Aberdeen AB15 8NP	Works to 3no. protected trees; T1-T2; Rowan - pruning; T3; Holly - pruning	Works to Tree Preservation Order	Approved	01/10/2024	Approved Conditionally
30/09/2024	241148	93 Burnieboozle Crescent Aberdeen AB15 8NS	Erection of single storey extension to rear	Detailed Planning Permission	Approed	25/11/2024	Approved Conditionally
09/10/2024	241146	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Formation of car park	Detailed Planning Permission	Pending		
23/10/2024	241216	West End FC Playing Fields Hazlehead Park Aberdeen AB15 8BJ	Upgrading of existing grass football pitch to 3G synthetic pitch with associated fencing, gates, floodlighting and all associated works	Detailed Planning Permission	Pending		
28/10/2024	241251	2 Mayfield Gardens Aberdeen AB15 7YZ	Works to 4 protected trees as per schedule of works	Works to Tree in Conservation Area	Approved	12/11/2024	Approved Unconditionally
07/11/2024	241261	30 Viewfield Crescent Aberdeen AB15 7XQ	Erection of single storey extension to rear and formation of dormer to front	Detailed Planning Permission	Pending		
28/11/2024	241355	Former Kepplestone Mansion Viewfield Road Aberdeen AB15 7XF	Demolition of existing boundary wall with associated works	Detailed Planning Permission	Pending		
26/11/2024	241379	Hazlehead Academy Sports Pitches Groats Road Aberdeen AB15 8BE	Major development of new campus with associated external amenities, including landscaping, parking and sports pitches	Proposal of Application Notice	Pending		

Planning Applications as per weekly planning list November 2024:

Reference	241261/DPP	
Application Validated	Thu 07 Nov 2024	
Address	30 Viewfield Crescent Aberdeen AB15 7XQ	
Proposal	Erection of single storey extension to rear and formation of dormer to front	
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	Rebecca Kerr	
Community Council	Craigiebuckler And Seafield	
Ward	Hazlehead/Queen's Cross/Countesswells	
District Reference	Not Available	
Applicant Name	Mr Neil Hardingham	
Agent Name	Ian McGregor Architects Ltd.	
Agent Company Name	Ian McGregor Architects	
Agent Address	Neospace Riverside Drive Aberdeen AB11 7LH	
Environmental Assessment Requested	No	
Application Validated Date	Thu 07 Nov 2024	
Expiry Date	Thu 05 Dec 2024	
Last Advertised In Press Date	Not Available	
Permission Expiry Date	Not Available	
Determination Deadline	Mon 06 Jan 2025	
Local Review Body Decision Date	Not Available	

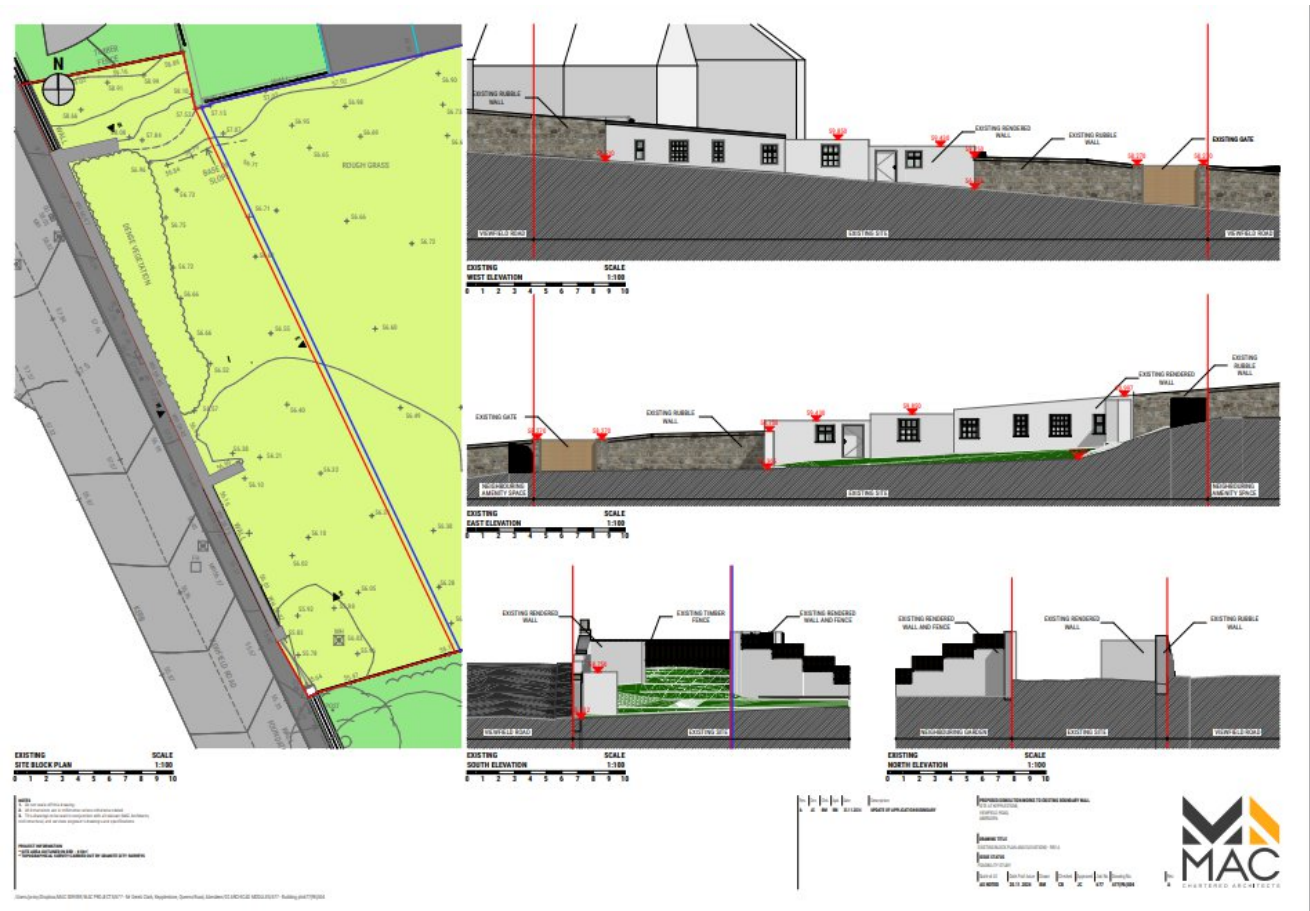


Reference	241355/DPP	
Application Validated	Thu 28 Nov 2024	
Address	Former Kepplestone Mansion Viewfield Road Aberdeen AB15 7XF	
Proposal	Demolition of existing boundary wall with associated works	
Status	Pending	
Appeal Status	Unknown	
Appeal Decision	Not Available	
Local Review Body Status	Not Available	
Local Review Body Decision	Not Available	
Application Type	Detailed Planning Permission	
Expected Decision Level	Not Available	
Case Officer	Gavin Clark	
Community Council	Craigiebuckler And Seafield	
Ward	Hazlehead/Queen's Cross/Countesswells	

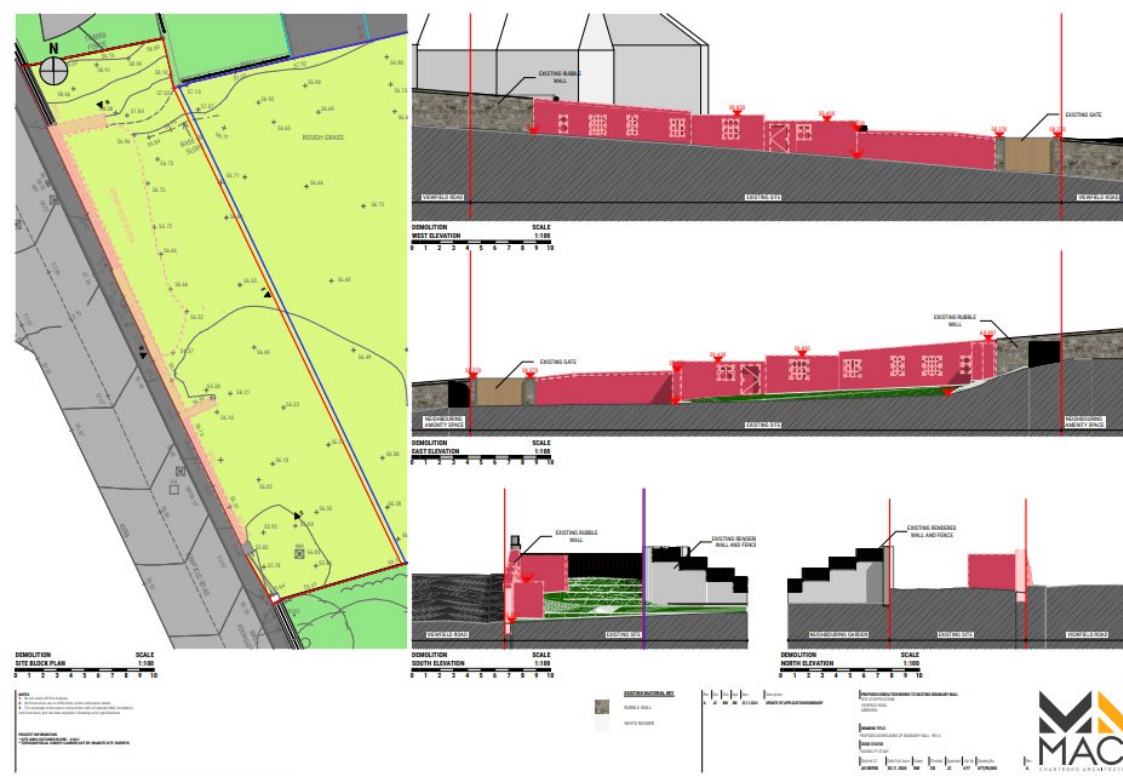
District Reference	Not Available	
Applicant Name	D&K Clark	
Agent Name	Jonathan Cheyne	
Agent Company Name	MAC Architects	
Agent Address	24 Oldmeldrum Road Newmachar AB21 0PJ	
Environmental Assessment Requested	No	
Application Validated Date	Thu 28 Nov 2024	
Expiry Date	Fri 20 Dec 2024	
Last Advertised In Press Date	Not Available	
Permission Expiry Date	Not Available	
Determination Deadline	Mon 27 Jan 2025	
Local Review Body Decision Date	Not Available	



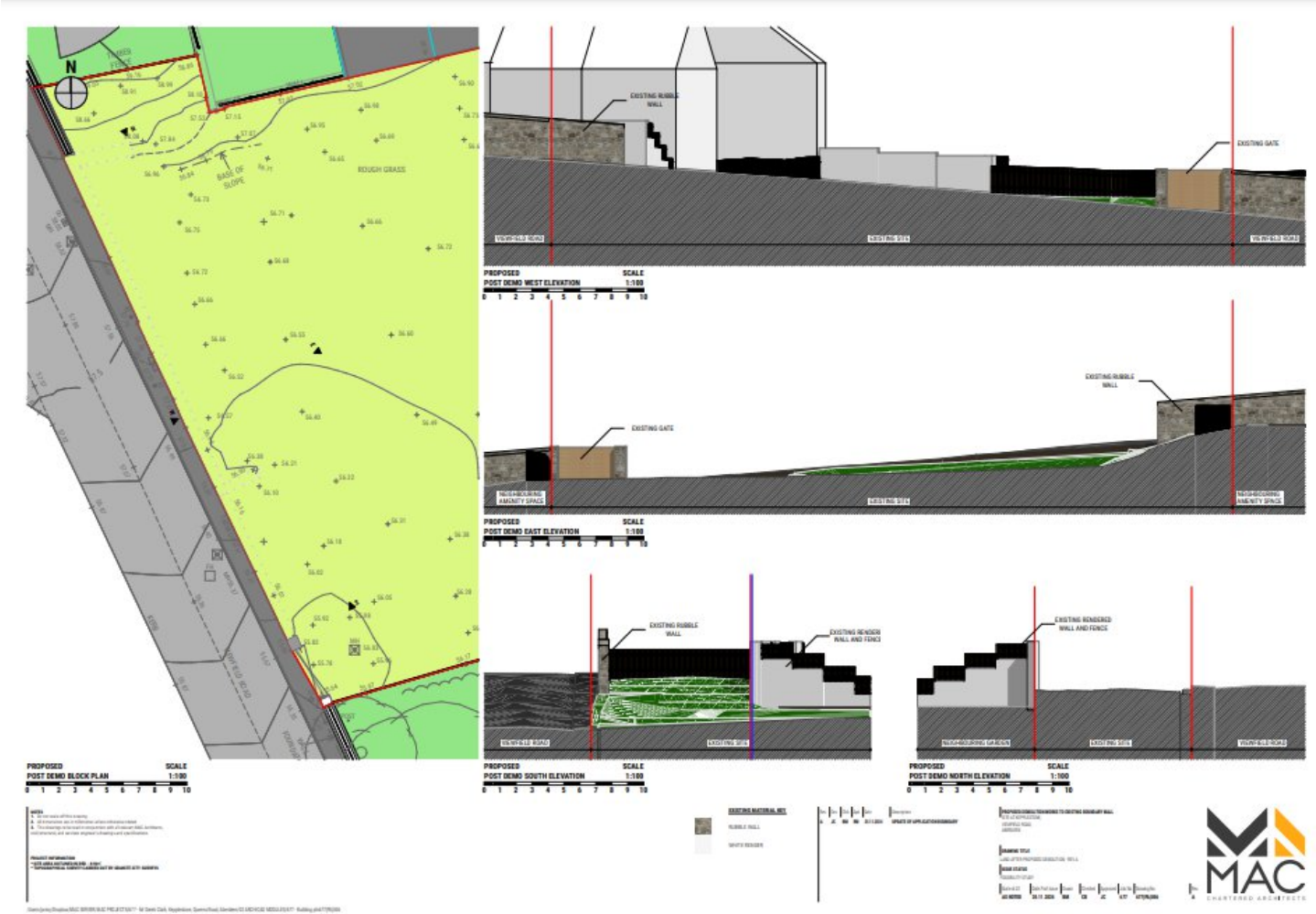
Existing boundary wall



Proposed down taking of boundary wall



Proposed land after down taking boundary wall



Reference	241379/PAN	
Application Validated	Tue 26 Nov 2024	
Address	Hazlehead Academy Sports Pitches Groats Road Aberdeen AB15 8BE	
Proposal	Major development of new campus with associated external amenities, including landscaping, parking and sports pitches	
Status	Pending	
Appeal Status	Unknown	
Appeal Decision	Not Available	
Local Review Body Status	Not Available	
Local Review Body Decision	Not Available	
Application Type	Proposal of Application Notice	
Expected Decision Level	Not Available	
Case Officer	Dineke Brasier	

Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Aberdeen City Council
Agent Name	Chris Malcolm
Agent Company Name	Ryder Architecture Limited
Agent Address	221 West George Street Glasgow G2 2ND
Environmental Assessment Requested	No
Application Validated Date	Tue 26 Nov 2024
Expiry Date	Not Available
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Mon 16 Dec 2024
Local Review Body Decision Date	Not Available



100' 0" 30.48m

North Arrow

Key

Proposed Building

Site Plan

Scale: 1" = 100'

North Arrow

Key

Proposed Building