

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Planning Officer's Report

06 May 2025

Planning Matters

Reference	250242/DPP
Application Validated	Mon 10 Mar 2025
Address	Ben Reid Nursery & Garden Centre Countesswells Road Aberdeen AB15 7AL
Proposal	Erection of extension to garden centre to incorporate a Cafe (class 3) with associated patio, landscaping and vehicle access works
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available



A letter of support was submitted to the City Council planning department on 12/04/25.

Craigiebuckler and Seafield Community Council

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

10 Craigiebuckler Drive
Aberdeen AB15 8ND

12th April 2025

Dear Sir/Madam

250242/DPP Erection of extension to garden centre to incorporate a Cafe (class 3) with associated patio, landscaping and vehicle access works.

Ben Reid Nursery & Garden Centre Countesswells Road Aberdeen AB15 7AL

We support the above referenced planning application.

The applicant seeks to provide a much-needed amenity for the residents of our community council area.

In addition to the residents of the nearby Hazledene estate, there is a vast and expanding housing development at Countesswells. We feel that the capacity of this type of service industry in our area is insufficient to meet the future demands of the ever-growing communities we represent.

Yours sincerely

William Sell

Chair

Planning Application Summary with Decisions March/April 2024

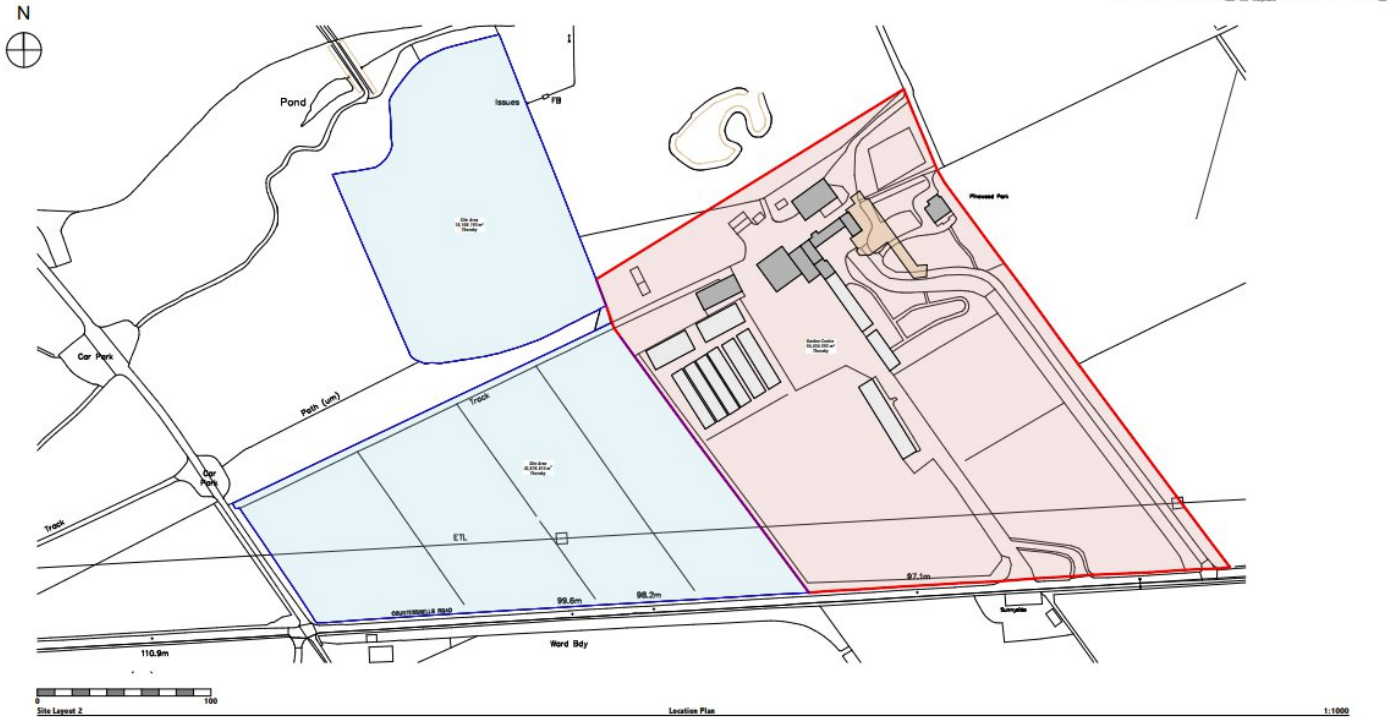
Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
23/10/2024	241216	West End FC Playing Fields Hazlehead Park Aberdeen AB15 8BJ	Upgrading of existing grass football pitch to 3G synthetic pitch with associated fencing, gates, floodlighting and all associated works	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	Approved	13/12/2024	Approved Conditionally
28/11/2024	241355	Former Kepplestone Mansion Viewfield Road Aberdeen AB15 7XF	Demolition of existing boundary wall with associated works	Detailed Planning Permission	Determined	02/12/2024	Permission Not Required
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	Determined	09/12/2024	Further Consultation Required
03/12/2024	241397	Former Treetops Hotel 161 Springfield Road Aberdeen AB15 7SA	Installation of non-illuminated V-shape free standing sign	Advertisement Consent	Approved	09/01/2025	Approved Conditionally
03/12/2024	241408	1 Pinewood Terrace Aberdeen AB15 8LS	Proposed formation of rear dormer	Cert. of Lawfulness (Proposed)	Certificate issued	24/01/2025	Issue Cert. of Lawfulness
05/02/2025	250071	Land Adjacent To 22 And 24 Kinaldie Crescent Aberdeen	Erection of dwelling house with associated car parking and landscaping	Detailed Planning Permission	Pending		
04/02/2025	250107	32 John Porter Wynd Aberdeen Aberdeen City AB15 8LE	Erection of single storey extension to rear	Detailed Planning Permission	Approved	03/03/2025	Approved Conditionally
13/02/2025	250144	93 Springfield Road Aberdeen AB15 7RT	Formation of dormer to front	Detailed Planning Permission	Approved	21/03/2025	Approved Conditionally
21/02/2025	250143	17 Countesswells Terrace Aberdeen AB15 8LQ	Formation of dormer to rear	Detailed Planning Permission	Approved	07/04/2025	Approved Conditionally
03/03/2025	250179	112 Craigiebuckler Avenue Aberdeen AB15 8PA	Erection of single storey extension to side	Detailed Planning Permission	Approved	03/03/2025	Approved Conditionally
03/03/2025	250198	Former Kepplestone Mansion Site Viewfield Road Aberdeen	Redevelopment of a brownfield site into two dwellinghouse plots	Planning Permission in Principle	Pending		
10/03/2025	250242	Ben Reid Nursery & Garden Centre Countesswells Road Aberdeen AB15 7AL	Erection of extension to garden centre to incorporate a Cafe (class 3) with associated patio, landscaping and vehicle access works	Detailed Planning Permission	Pending		
28/03/2025	250337	30 Seafield Drive East Aberdeen AB15 7UX	Erection of 1.5 and single storey extensions and external steps to rear and formation of driveway to front	Detailed Planning Permission	Pending		
31/03/2025	250348	10A Seafield Road Aberdeen AB15 7YT	Replacement of existing timber framed windows on the front (south-east) elevation, with similar style UPVC framed alternatives, to retain the existing design, number of panes and opening mechanisms, to be finished externally in anthracite grey grain and chamfered profile	Prior Notification - Windows	Prior Approval Not Required	03/04/2025	Prior Approval Not Required

Planning Applications as per weekly planning list March/April 2025:

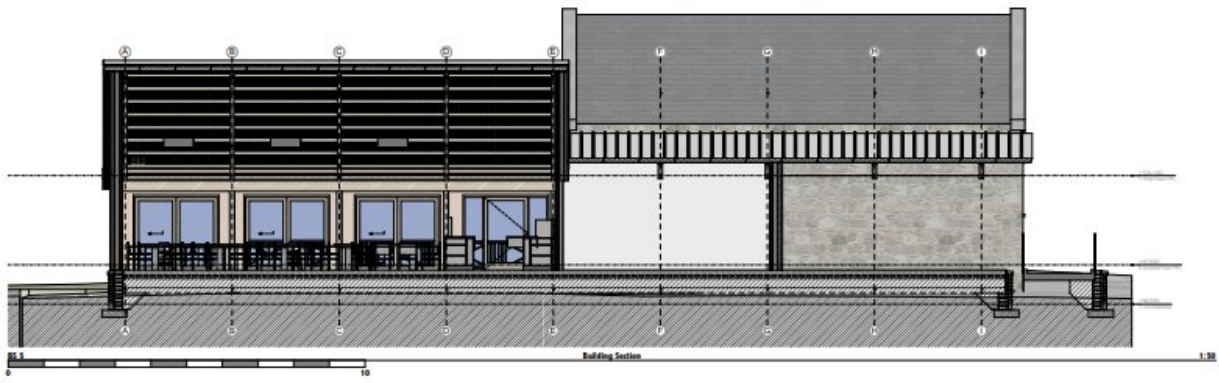
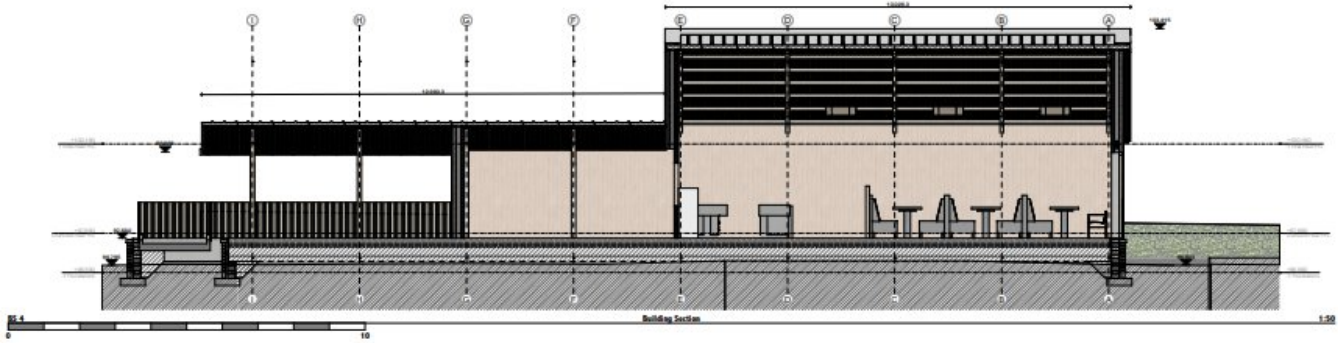
Reference	250242/DPP
Application Validated	Mon 10 Mar 2025
Address	Ben Reid Nursery & Garden Centre Countesswells Road Aberdeen AB15 7AL
Proposal	Erection of extension to garden centre to incorporate a Cafe (class 3) with associated patio, landscaping and vehicle access works
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

There are [15 documents](#) associated with this

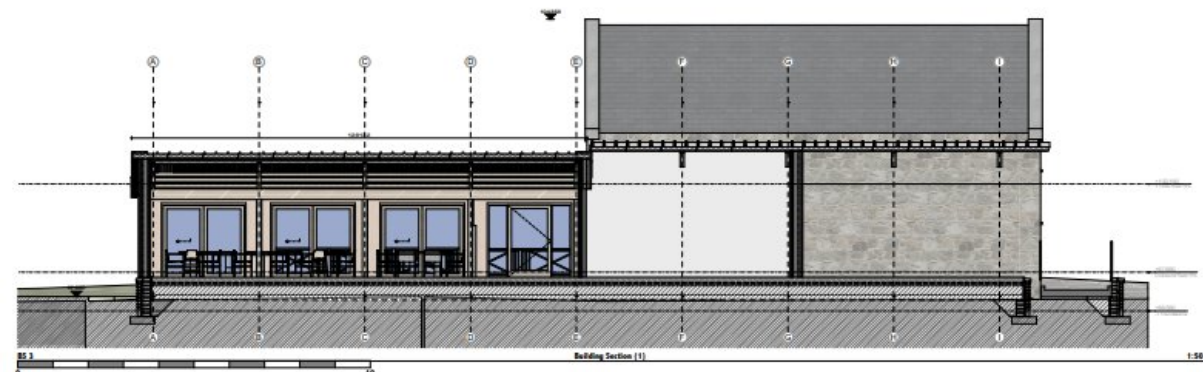
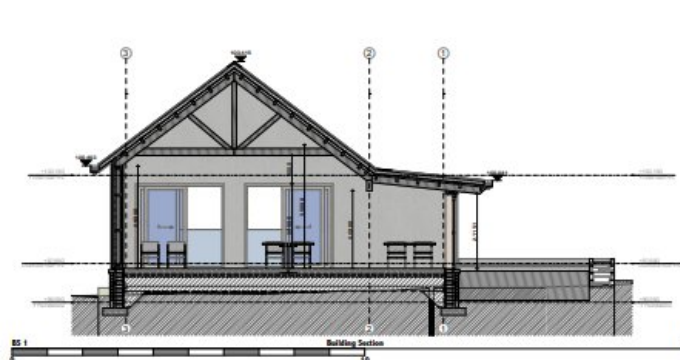
Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Dineke Brasier
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Ben Reid Garden Centre
Agent Name	Steven Taylor
Agent Company Name	Taylor Architecture and Building Consultants Ltd
Agent Address	24 Oldmeldrum Road Newmachar Aberdeenshire AB21 0PJ
Environmental Assessment Requested	No
Application Validated Date	Mon 10 Mar 2025
Expiry Date	Wed 02 Apr 2025
Last Advertised In Press Date	Wed 19 Mar 2025
Permission Expiry Date	Not Available
Determination Deadline	Fri 09 May 2025



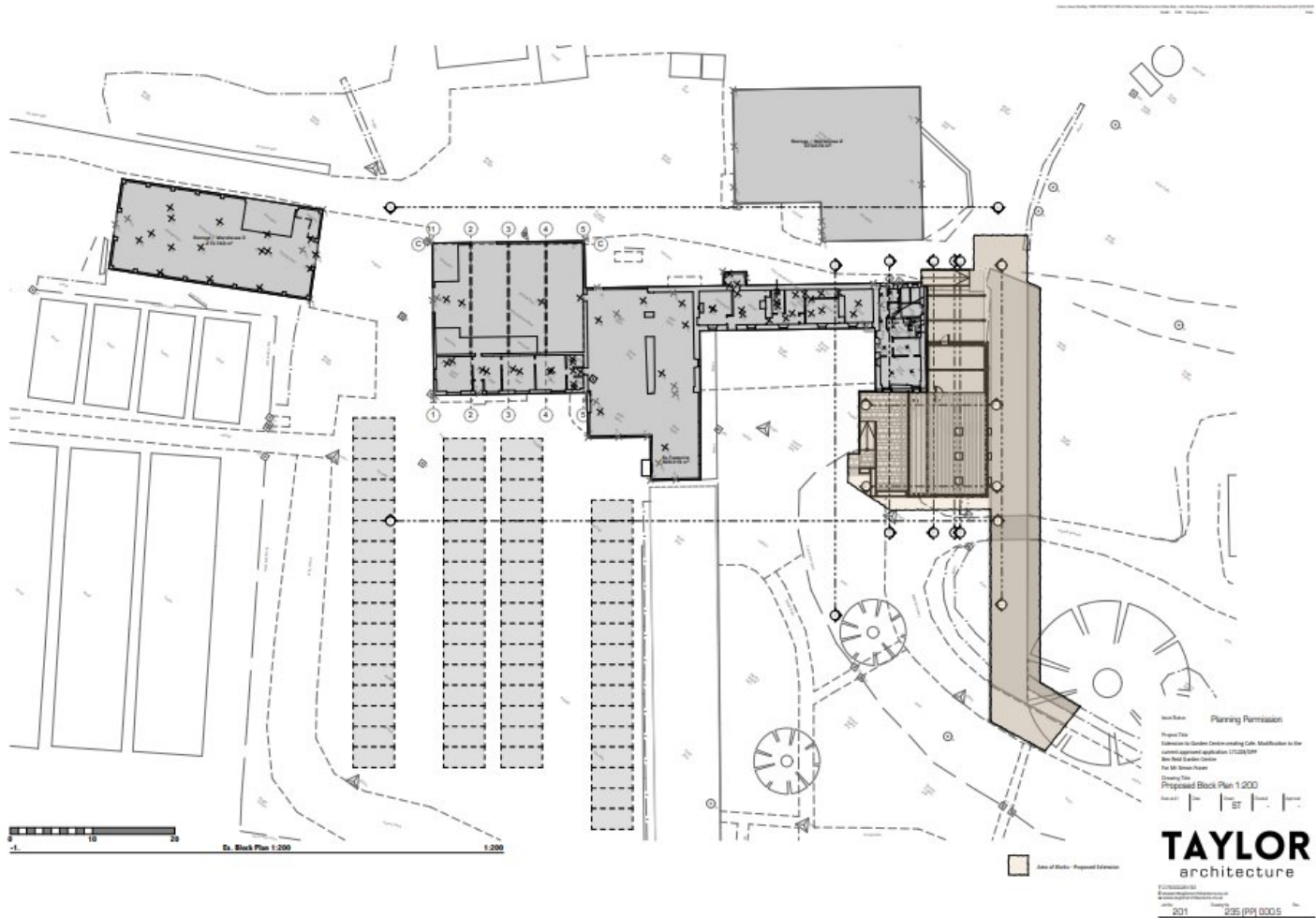
Issue Date: Planning Permission
Project Title: Extension to Garden Centre creating Cafe, Modification to the current approved application 21/1234/01P
Site Name: Garden Centre
Site No: Garden Centre
Drawing Title: Location Plan 1:1000
Scale: 1:1000

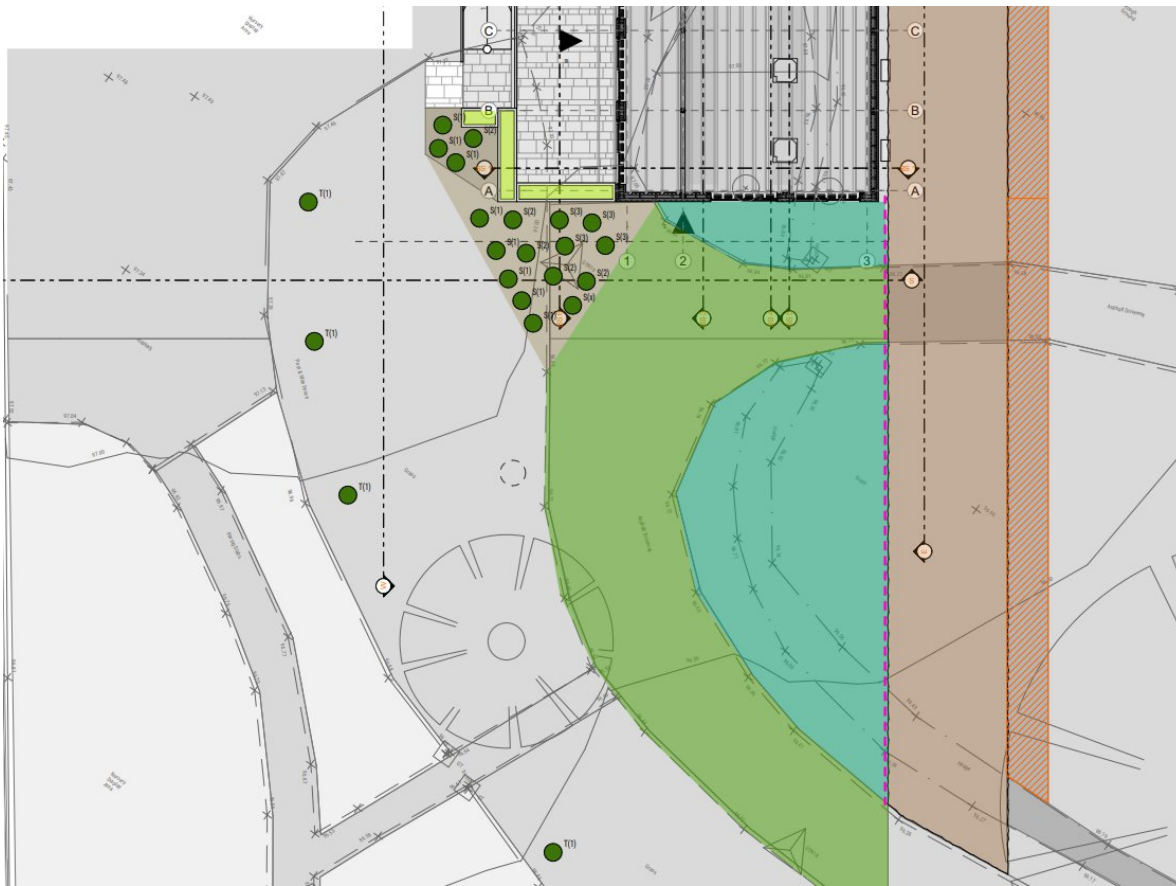


Section
 Planning Permission
 Project Title
 Address to Garden Centre (existing) Cafe, Modification to the
 current approved application 171228/009
 for the Garden Centre
 for St. Saviour House
 Drawing Title
 Proposed Sections 2
 Scale
 1:50
TAYLOR
 architecture
 1712228/009/02
 201 235 (PP 0009)

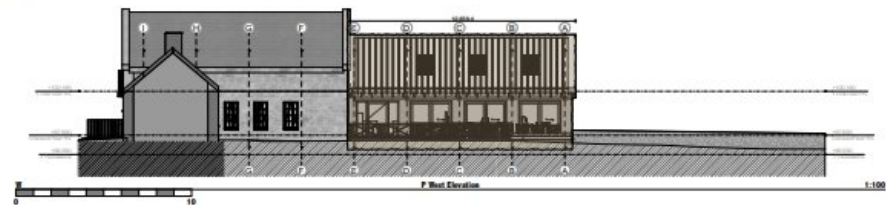
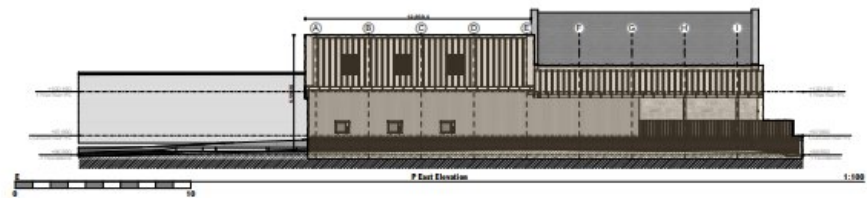
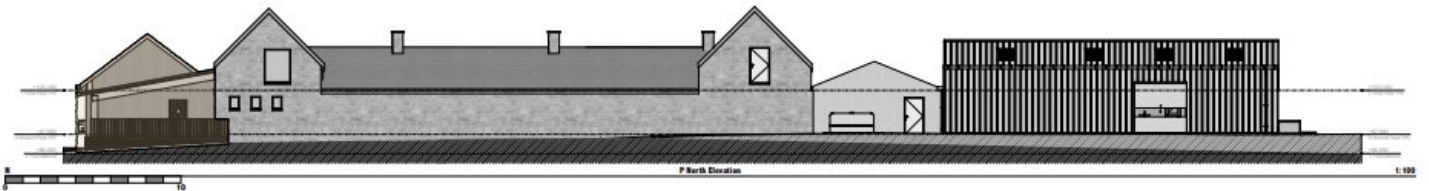
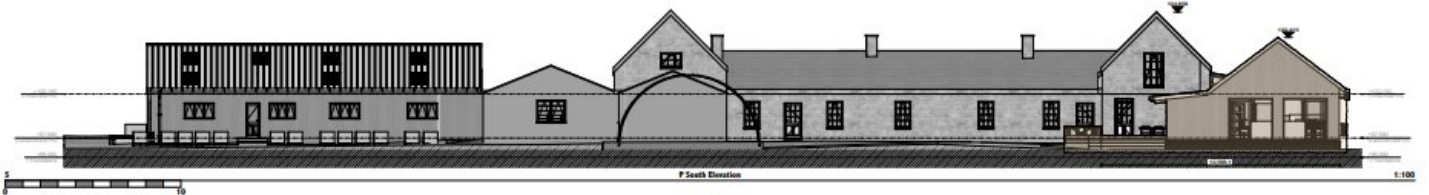


Section
 Planning Permission
 Project Title
 Address to Garden Centre (existing) Cafe, Modification to the
 current approved application 171228/009
 for the Garden Centre
 for St. Saviour House
 Drawing Title
 Proposed Sections 1:50
 Scale
 1:50
TAYLOR
 architecture
 1712228/009/03
 201 235 (PP 0009)





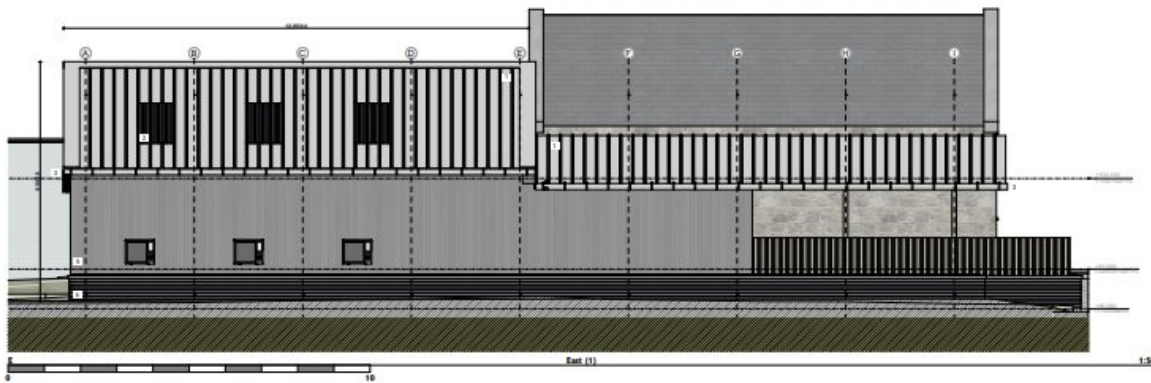
- Altered Vehicle Access route to rear of existing steading
 - Additional Areas Lawn
 - Wild Flower
 - Screening West / SW
 - Shrubby / Screening / Rock Garden
 - Raised Beds - Kitchen Garden
 - Native thorn hedging - max 1.2m above footpath
 - Native thorn hedging - min 1.8m above GL
 - 6ft Timber Fence
 - Timber Sleeper Retaining wall 220x100mm
 - S1 Dog Rose
 - S2 Honey Suckle
 - S3 Hazel
 - T1 Wild cherry
- Planting Density**
- Trees**
 Honey Standard - spacing $\le 5.15m$ as indicated on landscape plan
 T1 Wild cherry Prunus avium x 2 14-16cm girth, root ball
- Shrubs**
 Standard - 15x2 - average 8-9m spacing
 S1 Dog rose Rosa canina x 4 5-10cm girth, root ball
 S2 Honey Suckle Lonicera periclymenum x 4 5-10cm girth, root ball
 S3 Hazel Corylus avellana x 4 10-12cm girth, root ball
- Hedgerow** x 38.5m
 Hawthorn Crataegus monogyna x 139 40-60cm height, bare-root
 Blackthorn Prunus spinosa x 23 40-60cm height, bare-root



Scale: 1:100
 Planning Permission
 Project Title:
 Submission to Greater London Council Planning Code Modification to the
 current application 17/238/01P
 New West Garden Centre
 For M1 Street Views
 Drawing Title:
 Proposed Elevations 1:100
 Date: 17/05/2023
 Author: BT
 Check: BT

TAYLOR
 architecture

17/238/01P/013
 17/238/01P/013
 17/238/01P/013



Schedule of Finishes

- 1 Roof Insulated Metal Cladding
- 2 Integral Translucent Roof Lights
- 3 Aluminium Extrusion Cladding
- 4 Aluminium Clad Windows and Floor Slabs
- 5 Lock Topdown Cladding
- 6 Walkway Substructure

Notes

Project Title: Planning Permission
 Reference to Garden Overlooking Gate. Modification to the current approved application 17103/DPP
 Site: 30 Seafield Drive
 For: 100 Square Metres
 Drawing Title: Proposed Elevations 2:1:50

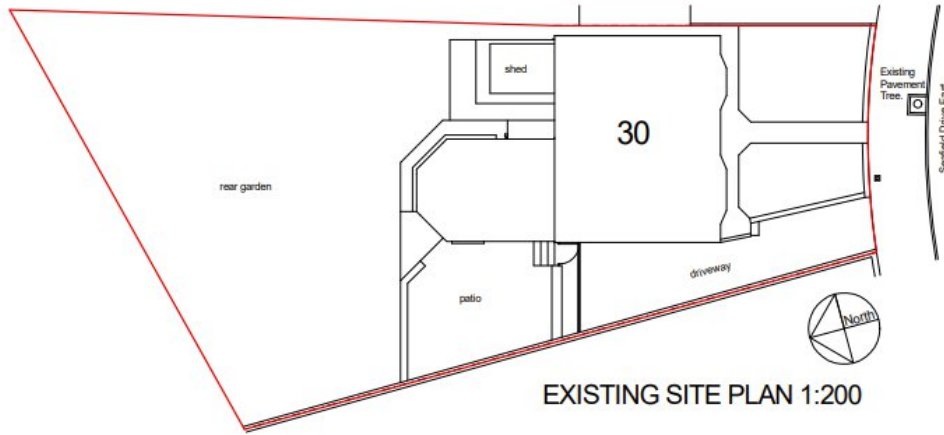
TAYLOR
 architecture
 2011 235 (PR) 000.11

Reference	250337/DPP
Application Validated	Fri 28 Mar 2025
Address	30 Seafield Drive East Aberdeen AB15 7UX
Proposal	Erection of 1.5 and single storey extensions and external steps to rear and formation of driveway to front
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

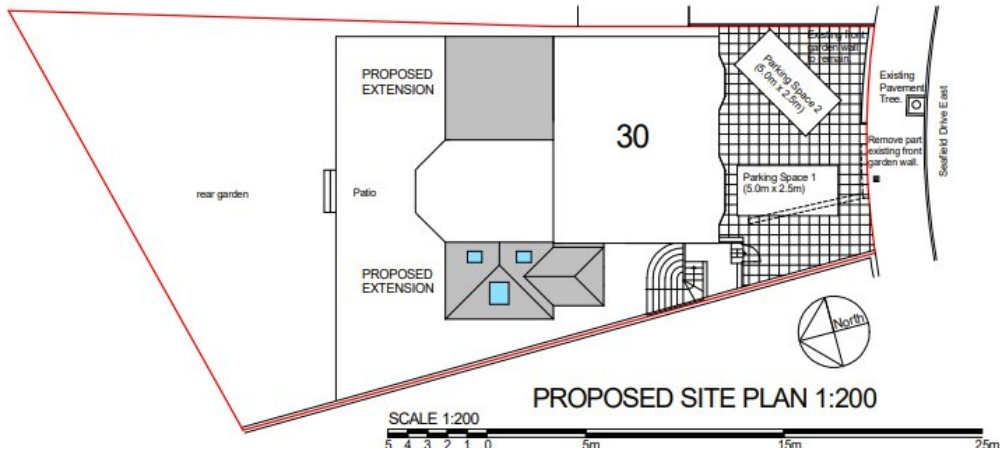
Application Type	Detailed Planning Permission
Expected Decision Level	Not Available

Case Officer	Sam Smith
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mr Ken Gordon
Agent Name	Sean Lockhead
Agent Company Name	SL Architectural & Building Services Ltd
Agent Address	22 Seafield Avenue Aberdeen AB15 7XB
Environmental Assessment Requested	No

Application Validated Date	Fri 28 Mar 2025
Expiry Date	Tue 22 Apr 2025
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Tue 27 May 2025
Local Review Body Decision Date	Not Available



EXISTING SITE PLAN 1:200



PROPOSED SITE PLAN 1:200

SCALE 1:200
 7.5m 15m 22.5m 30m 37.5m 45m 52.5m 60m 67.5m 75m



Reference	250348/PNW
Application Validated	Mon 31 Mar 2025
Address	10A Seafield Road Aberdeen AB15 7YT
Proposal	Replacement of existing timber framed windows on the front (south-east) elevation, with similar style UPVC framed alternatives, to retain the existing design, number of panes and opening mechanisms, to be finished externally in anthracite grey grain and chamfered profile
Status	Determined
Decision	Prior Approval Not Required
Decision Issued Date	Thu 03 Apr 2025
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 - Class 7A

10A Seafield Road, Aberdeen

Replacement of existing timber framed windows on the front (south-east) elevation, with similar style UPVC framed alternatives, to retain the existing design, number of panes and opening mechanisms, to be finished externally in anthracite grey grain and chamfered profile

Application Ref: 250348/PNW

I refer to your prior notification application which was validly received on 31 March 2025.

Aberdeen City Council, in exercise of its powers under the above Order, hereby determines that **prior approval is not required** for the replacement of the windows specified in the description above and shown on the plans and documents listed below:

- Location Plan
- Supporting Statement – Additional Information

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

The proposed windows would be of a design that would preserve the character and appearance of the conservation area.