

**Planning Officer's Report**

05 August 2025

**Planning Matters**

The James Hutton Institute Car Park

Planning officers refused the planning application but James Hutton Institute are appealing the decision. The Local Review Body will make a decision on the appeal.

Letter sent to Local Review Body:

**Craigiebuckler and Seafield Community Council**

Ms Lynsey McBain  
Clerk of the Local Review Committee  
Aberdeen City Council  
Broad Street  
Aberdeen  
AB10 1AB

10 Craigiebuckler Drive  
Aberdeen AB15 8ND

5<sup>th</sup> July 2025

Dear Ms McBain

Review of Planning Application Reference 241146/DPP

The James Hutton Institute, Countesswells Road, Aberdeen, AB15 8QH Formation of a car park.

Please see below, a recap of our objection to the above referenced planning application: -

- 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 there are parking spaces at the nursery and at the institute which are not being used - so there is no need for this extra car park.

Yours sincerely,  
William Sell,  
Chair.

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	Refused
Decision	Refuse
Decision Issued Date	Tue 27 May 2025
Appeal Status	Unknown

## **DECISION**

Refuse

## **REASON FOR DECISION**

The formation of a car park not associated with any new development on an area of informal open space, conflicts with the requirements of Policy 1 (Tackling the Climate and Nature Crises) of National Planning Framework 4 (NPF4), which requires significant weight to be given to the global climate and nature crises. It furthermore conflicts with Policy 2 (Climate Mitigation and Adaptation), which requires development proposals to be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.

The proposal comprises a permanent car park not associated with any new development, in direct conflict with Policy T3 (Parking) of the Aberdeen Local Development Plan 2023. There is insufficient evidence to demonstrate that it is necessary to address existing and future transport requirements, taking into account the requirement of Policy 13 (Sustainable Transport) of NPF4 for proposals to be considered in line with the sustainable and active travel hierarchy, which promotes walking, wheeling, cycling, public transport and shared transport options in preference to single occupancy private car use for the movement of people. Commensurate with its scale, the proposal incentivises and thus likely increases reliance on private car travel to the surrounding uses, disincentivising the use of more sustainable modes of travel, including local public transport. The development therefore conflicts with Policy 13 (Sustainable Transport) of NPF4 and Policy T2 (Sustainable Transport) of the ALDP.

The car park results in the loss of the open space as a public amenity, which supported local biodiversity and contributed to the local landscape character, in conflict with the aims of Policy 20 (Blue and Green Infrastructure) of NPF4 and Policy NE2 (Green and Blue Infrastructure) of the ALDP.

Whilst the site is not in a prominent location, the absence of soft and hard landscape design, and the finish in hardcore aggregate and mats, have an informal appearance that detract from the visual amenity of the area, in conflict with the aims of Policies 14 (Design, Quality and Place) of NPF4, and Policies D1 (Quality Placemaking) and D5 (Landscape Design) of the ALDP.

Despite other biodiversity enhancements taking place on the James Hutton Institute unrelated to this development, the car park results in the permanent loss of open space, to the detriment of biodiversity. Proportionate to the scale of the development, the proposal conflicts with the aims of Policy 3 (Biodiversity) of NPF4.

### Aberdeen Local Development Plan

Aberdeen City Council is inviting local residents, businesses, landowners, developers, and community organisations to contribute their ideas and identify potential development sites as we begin preparing our next Local Development Plan. This new plan will cover the 10 year period from 2028 to 2038, and will be the first LDP prepared by the Council under the changes to the planning system introduced by the Planning etc. (Scotland) Act 2019.

To take part visit [Have Your Say Today - Call for Ideas - Local Development Plan](#) between now and October 20 2025.

Areas to consider to protect the green and natural character of

- the Hayfield site, the nearby grazing fields and Somebody Cares site.

Comments can be made to say that these sites should not become development sites and should be classed as Green Belt or similar protected natural category.

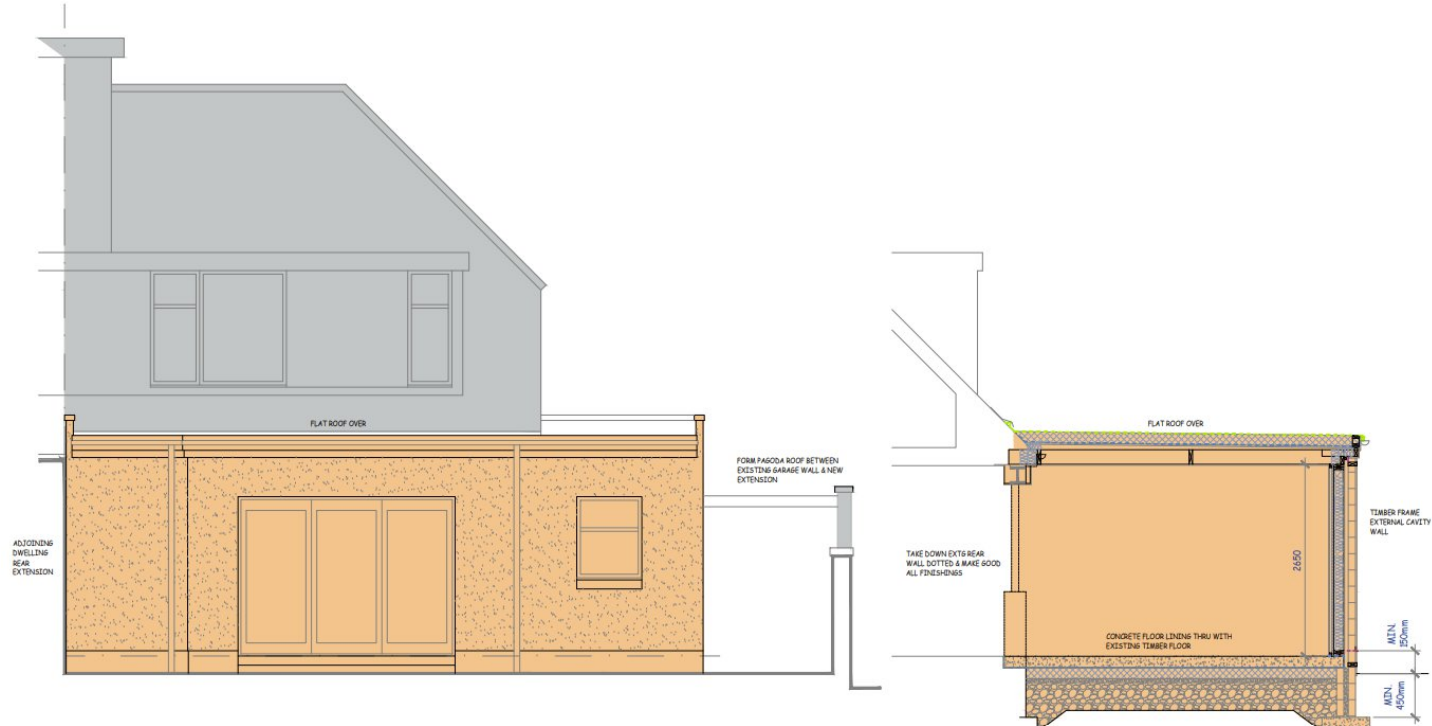
## Planning Application Summary with Decisions June/July 2025

A	B	C	D	E	F	G	H
Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
06/05/2025	250447	11 Mayfield Gardens Aberdeen AB15 7YZ	Works to 2no. Protected Trees: T1- Laburnum; Cut dead/dying tree to above crown; T2 - Sycamore; Cut dead/dying tree to above crown	Works to Tree in Conservation Area	Approved	22/05/2025	Approved Unconditionally
15/05/2025	250479	Hazlehead Academy Groats Road Aberdeen AB15 8BE	Erection of secondary school community campus with associated external amenities, including landscaping, parking and sports pitches, including demolition of the existing school and associated buildings	Detailed Planning Permission	Pending		
23/05/2025	250534	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Works to 2no. Protected Trees as per schedule of works - Removal	Works to Tree Preservation Order	Approved	11/06/2025	Approved Conditionally
23/05/2025	250527	Land To North-West Of Hazlehead Crematorium Jessiefield Drive Aberdeen AB15 8PT	Proposed expansion of the existing cemetery ground and all associated works	Proposal of Application Notice	Determined	30/05/2025	Further Consultation Not Required
26/05/2025	250546	14 Woodburn Avenue Aberdeen AB15 8JQ	Erection of single storey extension to rear	Detailed Planning Permission	Approved	29/06/2025	Approved Conditionally
04/06/2025	250498	Thornlea 14 Seafeld Road Aberdeen AB15 7YT	Works to 2no. Protected Trees: T1- Beech - remove splitting right stem, T2 - Oak - In poor condition - remove	Works to Tree Preservation Order	Approved	11/06/2025	Approved Unconditionally
03/06/2025	250548	1 Kinkell Road Aberdeen AB15 8HQ	Erection of single storey extension; erection of garage; formation of driveway and installation of fence and gate to rear	Detailed Planning Permission	Pending		
06/06/2025	250602	13 Burnieboozle Crescent Aberdeen AB15 8NN	Erection of single storey extension with decking and external stairs to rear	Detailed Planning Permission	Pending		
11/06/2025	250601	10 Seafeld Road Aberdeen AB15 7YT	Installation of replacement single storey extension and garage roof replacement to rear	Detailed Planning Permission	Pending		
10/06/2025	250614	10 Burnieboozle Crescent Aberdeen AB15 8NP	Works to 1 Protected Tree- T1 - Lime - Removal of any new growth around the base of the tree	Works to Tree Preservation Order	Approved	25/06/2025	Approved Conditionally
19/06/2025	250630	Land To South Of Hazledene Road Zone E Aberdeen	Residential development comprising of 49 units across Zone E with associated access, landscaping and infrastructure	Detailed Planning Permission	Pending		
16/06/2025	250632	4 John Porter Place Aberdeen Aberdeen City AB15 8LF	Proposed single storey rear house extension	Certificate Issued	Issue Cert. of Lawfulness	18/06/2025	Issue Cert. of Lawfulness
17/07/2025	250742	1 And 2 Groats Road, Skene Road, East Of Groats Road And Jessiefield Drive Aberdeen AB15 8B	Change of use and construction of low carbon energy centre, air source heat pumps (ASHP), thermal stores and excavation of trench and laying of district heating pipes (sui generis)	Detailed Planning Permission	Pending		
25/07/2025	250780	51 Craigiebuckler Avenue Aberdeen AB15 8SE	Erection of single storey garden room to rear (retrospective)	Detailed Planning Permission	Pending		

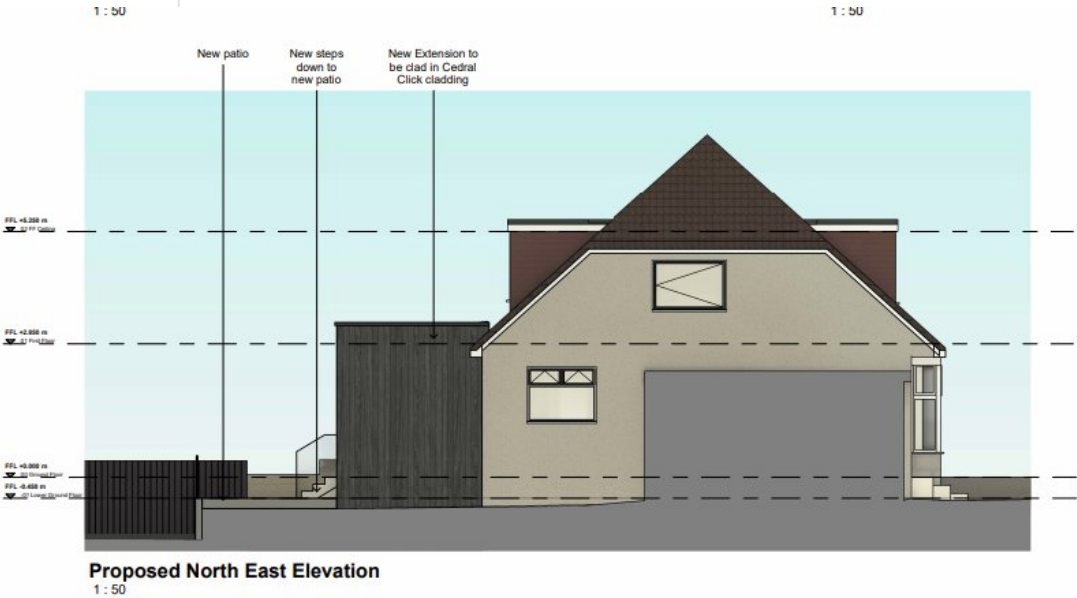


**Planning Applications as per weekly planning list June-July 2025:**

Reference	250548/DPP
Application Validated	Tue 03 Jun 2025
Address	1 Kinkell Road Aberdeen AB15 8HQ
Proposal	Erection of single storey extension; erection of garage; formation of driveway and installation of fence and gate to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available
Application Validated Date	Tue 03 Jun 2025
Expiry Date	Wed 25 Jun 2025
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Sat 02 Aug 2025
Local Review Body Decision Date	Not Available

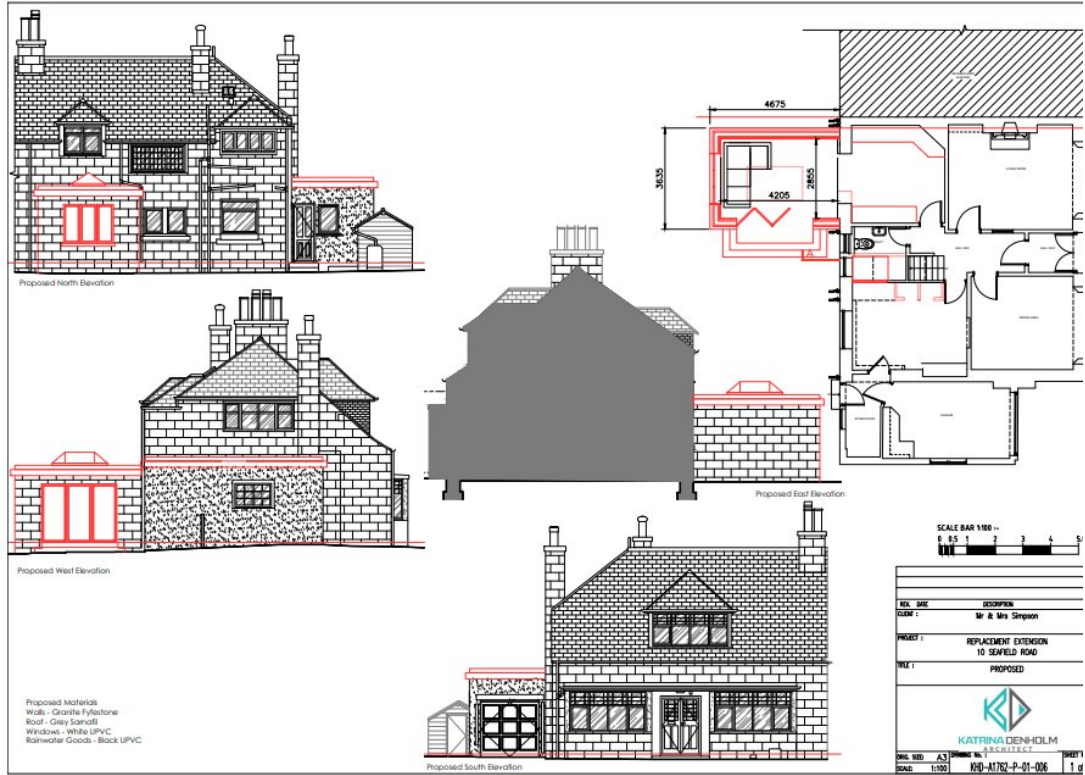


Reference	250602/DPP
Application Validated	Fri 06 Jun 2025
Address	13 Burnieboozle Crescent Aberdeen AB15 8NN
Proposal	Erection of single storey extension with decking and external stairs to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available
Application Validated Date	Fri 06 Jun 2025
Expiry Date	Mon 30 Jun 2025
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Tue 05 Aug 2025
Local Review Body Decision Date	Not Available



Reference	250601/DPP
Application Validated	Wed 11 Jun 2025

Address	10 Seafield Road Aberdeen AB15 7YT
Proposal	Installation of replacement single storey extension and garage roof replacement to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available
Application Validated Date	Wed 11 Jun 2025
Expiry Date	Thu 03 Jul 2025
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Sun 10 Aug 2025
Local Review Body Decision Date	Not Available



Reference	250630/DPP
Application Validated	Thu 19 Jun 2025
Address	Land To South Of Hazledene Road Zone E Aberdeen
Proposal	Residential development comprising of 49 units across Zone E with associated access, landscaping and infrastructure
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available
Application Validated Date	Thu 19 Jun 2025
Expiry Date	Wed 23 Jul 2025
Last Advertised In Press Date	Wed 09 Jul 2025
Permission Expiry Date	Not Available
Determination Deadline	Mon 18 Aug 2025
Local Review Body Decision Date	Not Available









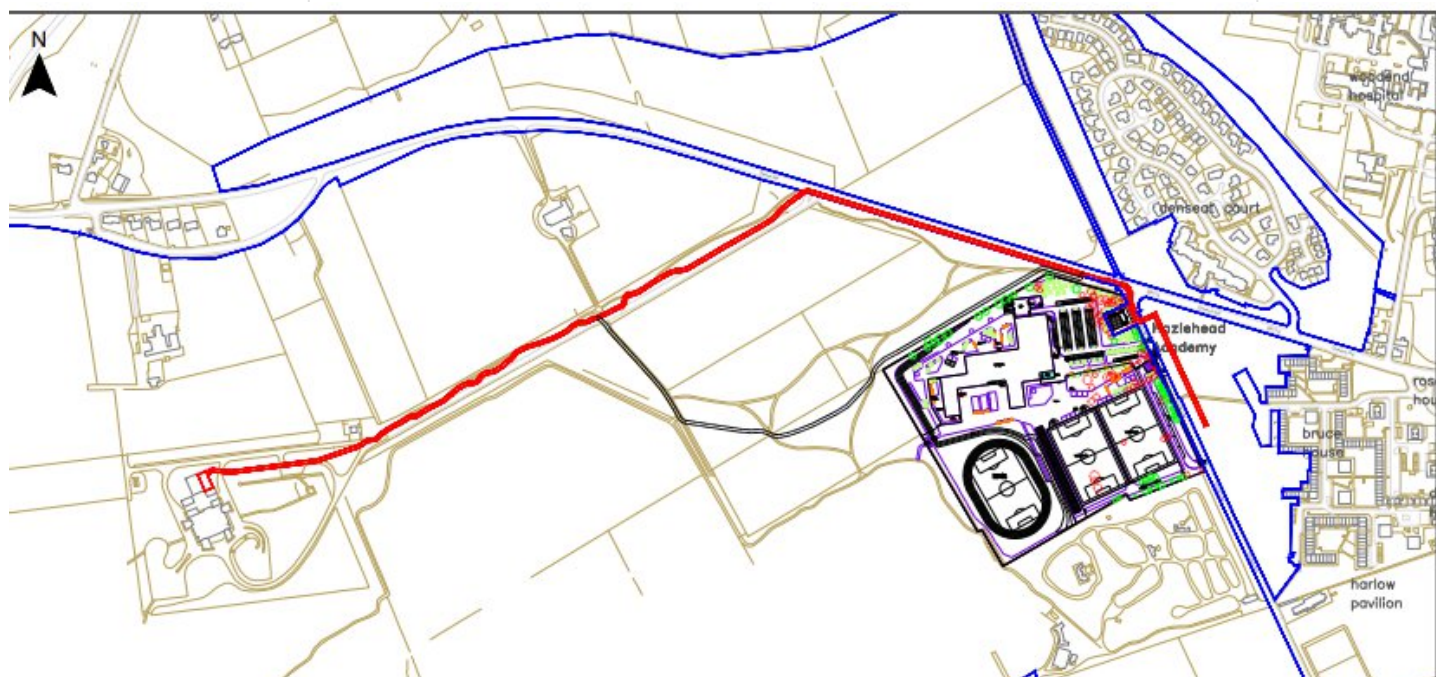




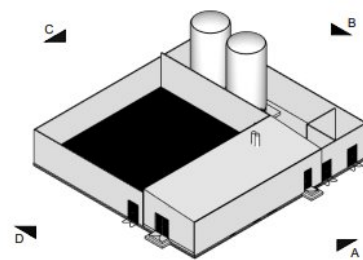
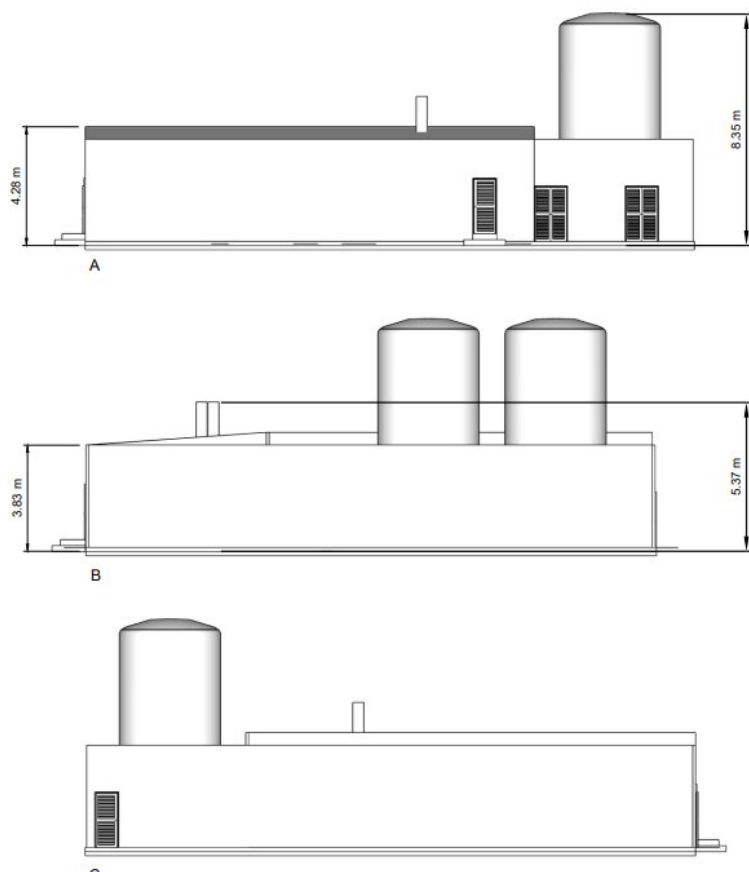
Reference	250632/CLP
Application Validated	Mon 16 Jun 2025
Address	4 John Porter Place Aberdeen Aberdeen City AB15 8LF
Proposal	Proposed single storey rear house extension
Status	Certificate Issued
Decision	Issue Cert. of Lawfulness
Decision Issued Date	Wed 18 Jun 2025
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available
Application Validated Date	Mon 16 Jun 2025
Expiry Date	Not Available
Last Advertised In Press Date	Not Available
Decision Issued Date	Wed 18 Jun 2025
Permission Expiry Date	Wed 18 Jun 2025
Determination Deadline	Fri 15 Aug 2025
Local Review Body Decision Date	Not Available



Reference	250742/DPP
Application Validated	Thu 17 Jul 2025
Address	1 And 2 Groats Road, Skene Road, East Of Groats Road And Jessiefield Drive Aberdeen AB15 8BE
Proposal	Change of use and construction of low carbon energy centre, air source heat pumps (ASHP), thermal stores and excavation of trench and laying of district heating pipes (sui generis)
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available
Application Validated Date	Thu 17 Jul 2025
Expiry Date	Mon 11 Aug 2025
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Tue 16 Sep 2025
Local Review Body Decision Date	Not Available

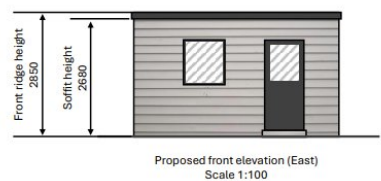






Sustainable Energy Ltd has been commissioned by Aberdeen Heat and Power (AHP) to produce this Design & Access Statement in relation to the planning application for the installation of low carbon energy centre on an area of land within the proposed new development of Hazlehead Academy, and the installation of buried pipework between the proposed Energy Centre and Aberdeen Crematorium. The Energy Centre will supply low carbon heat to the existing Hazlehead Heat Network via a combination of connection to the existing waste heat network at Aberdeen Crematorium and air source heat pumps, with gas boilers included for peak and back up heat supply. This technology mix offers the lowest cost of heat to customers while delivering the greatest carbon savings among all low carbon options assessed. It supports efforts to alleviate fuel poverty across the city while progressing towards a decarbonised approach of heat production in Aberdeen.

Reference	250780/DPP
Application Validated	Fri 25 Jul 2025
Address	51 Craigiebuckler Avenue Aberdeen AB15 8SE
Proposal	Erection of single storey garden room to rear (retrospective)
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available
Application Validated Date	Fri 25 Jul 2025
Expiry Date	Wed 20 Aug 2025
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Wed 24 Sep 2025
Local Review Body Decision Date	Not Available



**Proposed Garden Room**

Proposed Plan & Elevations

51 Craigiebuckler Avenue,  
Aberdeen, AB15 8SE

July 2005