

**Planning Officer's Report**

02 September 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 made a decision on the appeal on 18/08/25.

The James Hutton Institute's request to make their temporary car park permanent has been refused.

They built the car park without planning permission and then sought retrospective approval. When the Council refused to grant retrospective consent, the Hutton appealed against this decision.

Their appeal was heard on 18/08/25 by the Council's "Local Review Body", who refused the appeal. This confirms that the car park does not have planning consent.

The LRB decision notice will be issued in due course.

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.

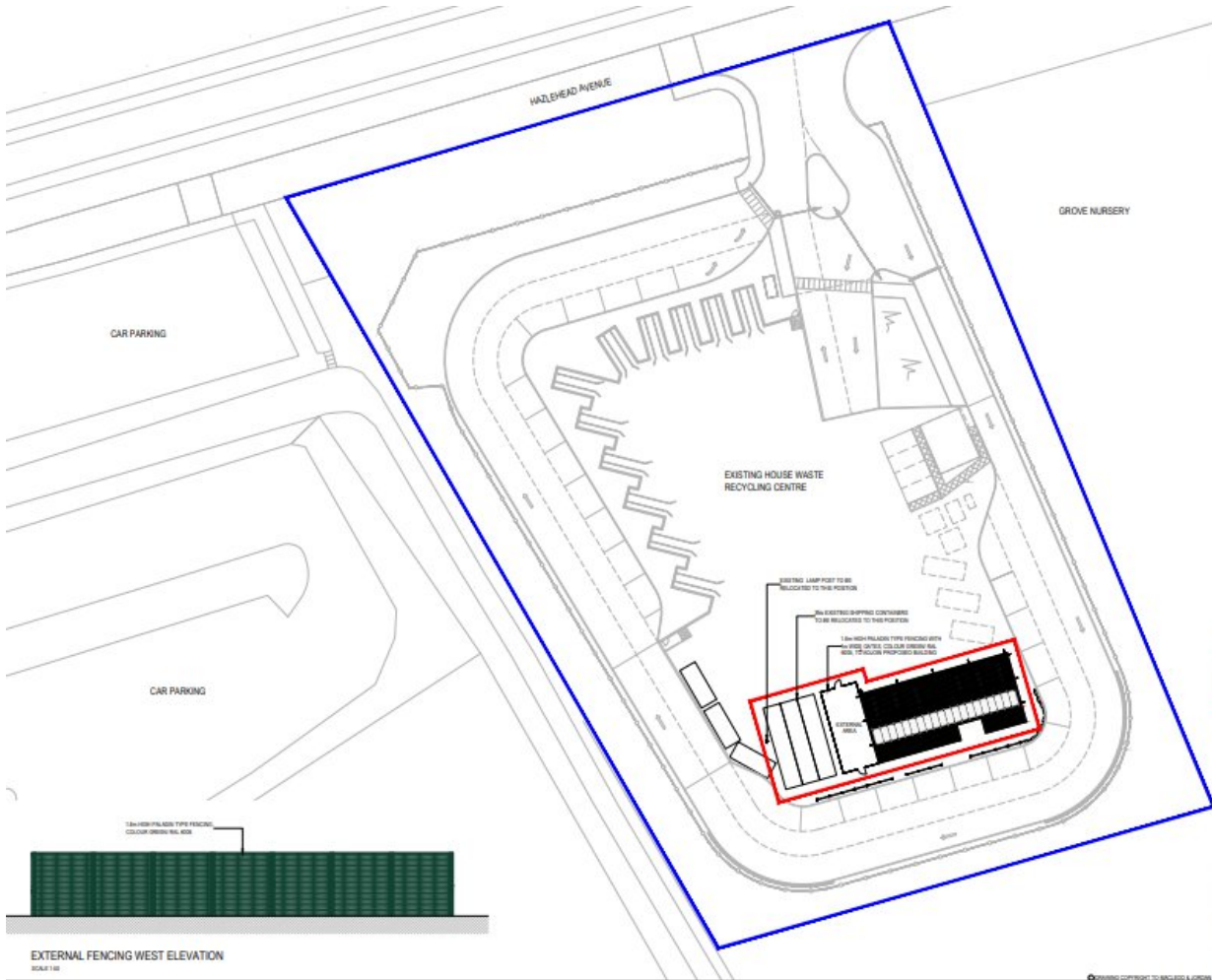
Comments can be made to say that these sites should not become development sites and should be classed as Green Belt or similar protected natural category.

## Planning Application Summary with Decisions August 2025

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
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 Seafield 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 Seafield 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		
07/08/2025	250821	Grove Nursery Recycling Centre Hazlehead Avenue Hazlehead Aberdeen	Erection of warehouse building with adjoining shipping containers and external fenced area	Detailed Planning Permission	Pending		
05/08/2025	250827	Thornlea 14 Seafield Road Aberdeen AB15 7YT	Works to 1 Protected Tree; Poplar - removal	Works to Tree in Conservation Area	Approved	20/08/2025	Approved Unconditionally
27/08/2025	250920	Opposite 146 Seafield Road Aberdeen AB15 7YN	Installation of 7M high telecommunication pole	Courtesy Notification - Telecomms	Determined	29/08/2025	Permitted Development

**Planning Applications as per weekly planning list August 2025:**

Reference	250821/DPP	
Application Validated	Thu 07 Aug 2025	
Address	Grove Nursery Recycling Centre Hazlehead Avenue Hazlehead Aberdeen	
Proposal	Erection of warehouse building with adjoining shipping containers and external fenced area	
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	Aberdeen City Council	
Agent Name	Steve Walker	
Agent Company Name	MacLeod & Jordan	
Agent Address	16 Albert Street Aberdeen AB25 1XQ	
Environmental Assessment Requested	No	
Application Validated Date	Thu 07 Aug 2025	
Expiry Date	Mon 01 Sep 2025	
Last Advertised In Press Date	Not Available	
Permission Expiry Date	Not Available	
Determination Deadline	Mon 06 Oct 2025	
Local Review Body Decision Date	Not Available	



STRICT ACCORDANCE WITH THE TOWN AND COUNTRY ACT REQUIREMENTS

ALL WORKS TO BE IN ACCORDANCE WITH THE CURRENT BUILDING STANDARDS (ENGLAND) AND ALL OTHERS FOR ALL BUILDINGS WITHIN THE EUROPEAN STANDARDS SPECIFICATIONS AND OTHERS CONTRACTS

ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED

ALL DIMENSIONS ARE TO BE SCALED FROM THE DRAWING

ALL DIMENSIONS INCLUDE A DIMENSION TO BE DIMENSIONED BY THE PROJECTING CONTRACTOR

ALL MATERIALS AND FINISHES TO BE NOTIFIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS

1:50 SCALE BAR

1:500 SCALE BAR

NO.	DATE	BY	PLANNING
1	10/07/25	SW	PLANNING

**MACLEOD JORDAN**

HAZLEHEAD STREET  
ABERDEEN  
AB15 3BJ

TEL: 01224 484 000  
INFO@MACLEODJORDAN.CO.UK  
WWW.MACLEODJORDAN.CO.UK

CLIENT: SUEZ

PROJECT: HWRRC RE-USE BUILDING  
GROVE NURSERY, HAZLEHEAD AVENUE,  
ABERDEEN, AB15 3BJ

TITLE: PROPOSED SITE PLAN

DRAWN BY	DATE
SW	10/07/25

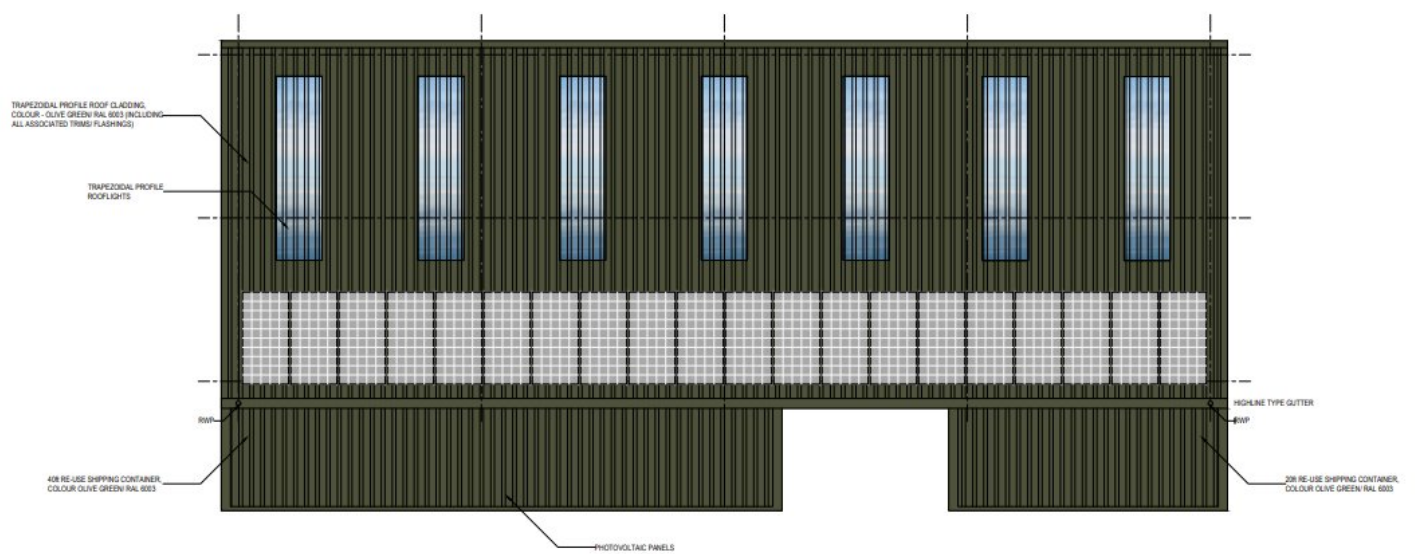
STATUS	SCALE
PLANNING	1:250

PROJECT NO.	CLIENT PROJECT NO.
124434	-

DRAWING NO.	REV.
124434-M-J-S1-XX-DR-A-00-03	P01



DRAWING COPYRIGHT TO SACLOS & JORDAN LTD



Reference	250827/TCA
Application Validated	Tue 05 Aug 2025
Address	Thornlea 14 Seafield Road Aberdeen AB15 7YT
Proposal	Works to 1 Protected Tree; Poplar - removal
Status	Approved
Decision	Approve Unconditionally
Decision Issued Date	Wed 20 Aug 2025
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available



Reference	250920/TEL
Application Validated	Wed 27 Aug 2025
Address	Opposite 146 Seafield Road Aberdeen AB15 7YN
Proposal	Installation of 7M high telecommunication pole
Status	Determined
Decision	Permitted Development
Decision Issued Date	Fri 29 Aug 2025
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

