

## **Planning Matters**

### The James Hutton Institute junction off Countesswells Road . Advertising Hoardings

Craigiebuckler and Seafeld community council have been made aware of two large advertising hoardings at the entrance to James Hutton Institute new access road of Countesswells Road.

CSCC wrote to the City Council Planning Department as we were unaware of any planning application for advertising hoardings at the James Hutton Institute. On 09/09/25 the Planning Inspector replied to say that the Planning Service observed the signs at a recent site visit and a check of their records has confirmed that no consent has been sought and, as such, appear to be unauthorised and in breach of advertisement regulations. Subsequently they have already contacted The James Hutton Institute's agent and requested the an application for advertisement consent to be submitted for consideration by 01 October 2025 to seek the view of the Planning Service on obtaining the required 'retrospective' consent. This is the second time that James Hutton Institute have been in breach of planning regulations.



### 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.

Action: Submit comments by 20th October

## Planning Application Summary with Decisions October 2025

| Date       | Planning Application Number | Address                                                                                     | Description                                                                                                                                                                          | Type                               | ACC Status                | Decision Date | Decision                  |
|------------|-----------------------------|---------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------|---------------|---------------------------|
| 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       | Approved                  | 29/08/2025    | Approved Unconditionally  |
| 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       | Approved                  | 16/10/2025    | Approved Conditionally    |
| 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     |
| 02/09/2025 | 250946                      | 24 Seafield Road Aberdeen AB15 7YT                                                          | Works to 1no. Protected Tree; T1 - Oak; Removal of branches                                                                                                                          | Works to Tree in Conservation Area | Approved                  | 22/09/2025    | Approved Unconditionally  |
| 08/09/2025 | 250949                      | 97 Springfield Road Aberdeen AB15 7RT                                                       | Existing erection of single storey rear extension                                                                                                                                    | Cert. of Lawfulness (Existing)     | Pending                   |               |                           |
| 11/09/2025 | 250994                      | 225 Queen's Road Aberdeen AB15 8DL                                                          | Works to 1no. Protected Tree: T1 - Beech Tree - 30% crown reduction; T2 - Purple Plum Tree - selective branch reduction and thin up to 30% volume                                    | Works to Tree Preservation Order   | Approved                  | 26/09/2025    | Approved Conditionally    |
| 17/09/2025 | 250998                      | 13 Countesswells Place Aberdeen AB15 8LR                                                    | Formation of dormer to front                                                                                                                                                         | Detailed Planning Permission       | Pending                   |               |                           |
| 22/09/2025 | 251008                      | 20 Countesswells Avenue Aberdeen AB15 8LL                                                   | Erection of 1.5 storey extensions and formation of dormers to side and rear and installation of decking with external steps to side                                                  | Detailed Planning Permission       | Pending                   |               |                           |
| 02/10/2025 | 251064                      | 22 Pinewood Road Aberdeen AB15 8NA                                                          | Erection of single storey extension to rear                                                                                                                                          | Detailed Planning Permission       | Pending                   |               |                           |
| 09/10/2025 | 251103                      | 1 And 2 Groats Road Aberdeen AB15 8BE                                                       | Prior Notification (Demolition) of complete demolition of buildings                                                                                                                  | Prior Notification (Demolition)    | Pending                   |               |                           |
| 30/10/2025 | 251197                      | The James Hutton Institute Countesswells Road Aberdeen AB15 8QH                             | Works to Protected Trees as per schedule of works                                                                                                                                    | Works to Tree Preservation Order   | Pending                   |               |                           |

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

|                                    |                                             |  |
|------------------------------------|---------------------------------------------|--|
| Reference                          | 251064/DPP                                  |  |
| Application Validated              | Thu 02 Oct 2025                             |  |
| Address                            | 22 Pinewood Road Aberdeen AB15 8NA          |  |
| Proposal                           | Erection of single storey extension to rear |  |
| 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                       | Jane Forbes                                 |  |
| Community Council                  | Craigiebuckler And Seafield                 |  |
| Ward                               | Hazlehead/Queen's Cross/Countesswells       |  |
| District Reference                 | Not Available                               |  |
| Applicant Name                     | Mrs Irene Edgar                             |  |
| 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         | Thu 02 Oct 2025                             |  |
| Expiry Date                        | Fri 31 Oct 2025                             |  |
| Last Advertised In Press Date      | Not Available                               |  |
| Permission Expiry Date             | Not Available                               |  |
| Determination Deadline             | Mon 01 Dec 2025                             |  |
| Local Review Body Decision Date    | Not Available                               |  |



|                                    |                                                                                         |  |
|------------------------------------|-----------------------------------------------------------------------------------------|--|
| Reference                          | 251103/PND                                                                              |  |
| Application Validated              | Thu 09 Oct 2025                                                                         |  |
| Address                            | 1 And 2 Groats Road Aberdeen AB15 8BE                                                   |  |
| Proposal                           | Prior Notification (Demolition) of complete demolition of buildings                     |  |
| Status                             | Pending                                                                                 |  |
| Appeal Status                      | Unknown                                                                                 |  |
| Appeal Decision                    | Not Available                                                                           |  |
| Local Review Body Status           | Not Available                                                                           |  |
| Local Review Body Decision         | Not Available                                                                           |  |
| Application Type                   | Prior Notification - Demolition                                                         |  |
| 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                         | Fiona Duffy                                                                             |  |
| Agent Company Name                 | Aberdeen City Council                                                                   |  |
| Agent Address                      | Marischal College Business Hub 10, Second Floor<br>South Broad Street Aberdeen AB10 1AB |  |
| Environmental Assessment Requested | No                                                                                      |  |
| Application Validated Date         | Thu 09 Oct 2025                                                                         |  |
| Expiry Date                        | Mon 27 Oct 2025                                                                         |  |
| Last Advertised In Press Date      | Not Available                                                                           |  |
| Permission Expiry Date             | Not Available                                                                           |  |
| Determination Deadline             | Wed 05 Nov 2025                                                                         |  |
| Local Review Body Decision Date    | Not Available                                                                           |  |



**LOCATION PLAN 1:1250**  
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (© Crown copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
Aberdeen City Council 100023401-2019

10 0 10 20 30 40 50  
Scale - 1:1250

- 1 Janitors House  
Grosvenor Road  
Aberdeen  
AB15 8BE
- 2 Janitors House  
Grosvenor Road  
Aberdeen  
AB15 8BE

| A                                                                                                                                                                         |      | Revision of red line boundary   |  | NO                |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|---------------------------------|--|-------------------|--|
| Rev.                                                                                                                                                                      | Date | Description                     |  |                   |  |
| <br>Marischal College<br>Broad Street<br>Aberdeen, AB10 1AB<br>Telephone: 01224 523888 |      |                                 |  |                   |  |
| Client<br>Aberdeen City Council                                                                                                                                           |      |                                 |  |                   |  |
| Project<br>Hazlehead Academy                                                                                                                                              |      |                                 |  |                   |  |
| Title<br>Location Plan                                                                                                                                                    |      |                                 |  |                   |  |
| Date<br>Oct '25                                                                                                                                                           |      | Drawing No.<br>1:1250           |  | Rev. No.<br>B48.1 |  |
| Drawn<br>FD                                                                                                                                                               |      | Checked By<br>A. J. J. J. J. J. |  | A                 |  |



Building to be demolished is a semi-detached building housing 1 & 2 Janitors House. The building is brick cavity wall construction with a harled facing. The demolition of the properties is to clear the site for a new Energy Centre in conjunction with Hazlehead Academy redevelopment.

|                                    |                                                                    |  |
|------------------------------------|--------------------------------------------------------------------|--|
| Reference                          | 251197/TPO                                                         |  |
| Application Validated              | Thu 30 Oct 2025                                                    |  |
| Address                            | The James Hutton Institute Countesswells Road Aberdeen AB15 8QH    |  |
| Proposal                           | Works to Protected Trees as per schedule of works                  |  |
| Status                             | Pending                                                            |  |
| Appeal Status                      | Unknown                                                            |  |
| Appeal Decision                    | Not Available                                                      |  |
| Local Review Body Status           | Not Available                                                      |  |
| Local Review Body Decision         | Not Available                                                      |  |
| Application Type                   | Works to Tree Preservation Order                                   |  |
| Expected Decision Level            | Not Available                                                      |  |
| Case Officer                       | Richard Brough                                                     |  |
| Community Council                  | Craigiebuckler And Seafield                                        |  |
| Ward                               | Hazlehead/Queen's Cross/Countesswells                              |  |
| District Reference                 | Not Available                                                      |  |
| Applicant Name                     | Ian A Alexander                                                    |  |
| Applicant Address                  | The James Hutton Institute Countesswells Road<br>Aberdeen AB15 8QH |  |
| Environmental Assessment Requested | No                                                                 |  |
| Application Validated Date         | Thu 30 Oct 2025                                                    |  |
| Expiry Date                        | Thu 13 Nov 2025                                                    |  |
| Last Advertised In Press Date      | Not Available                                                      |  |
| Permission Expiry Date             | Not Available                                                      |  |
| Determination Deadline             | Wed 24 Dec 2025                                                    |  |
| Local Review Body Decision Date    | Not Available                                                      |  |

## Schedule of Proposed Works

Please list each individual tree and label them as T1, T2, T3 etc. and provide a detailed description of the works proposed and the reason for the works.

| Tree No.      | Tree Species               | Description of tree work(s) | Reason(s) for work |
|---------------|----------------------------|-----------------------------|--------------------|
| 11<br>Group 4 | Spruce,<br>Cherry<br>Rowan | Fell                        | See<br>e.mail.     |

