CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Planning Officer's Report

04 November 2025

Planning Matters

The James Hutton Institute junction off Countesswells Road . Advertising Hoardings

Craigiebuckler and Seafield 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.

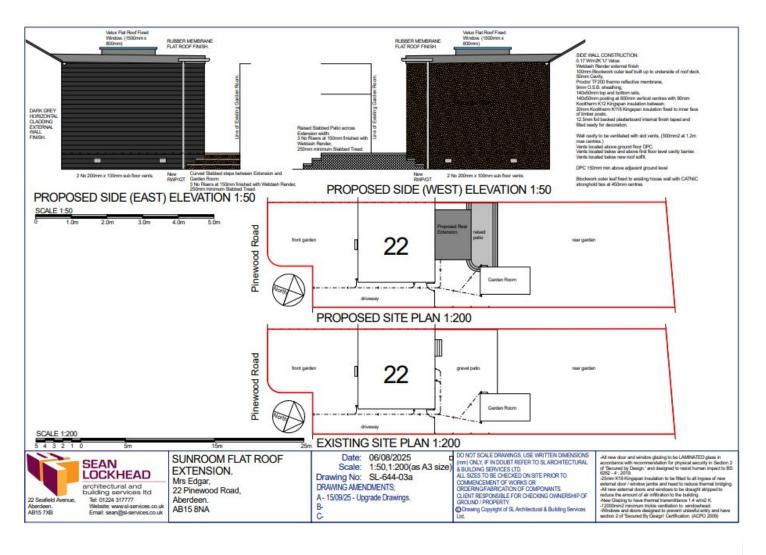
Action: Submit comments by 20th October

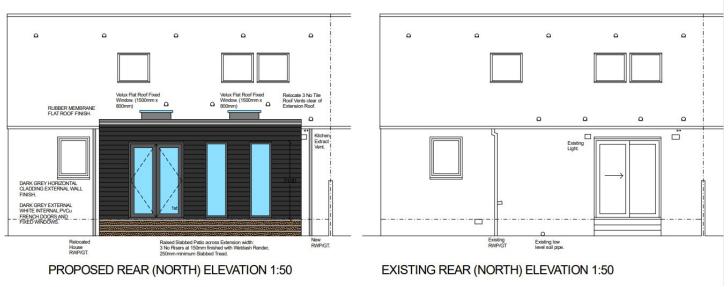
Planning Application Summary with Decisions October 2025

Date	Planning Application Number	Address	Description	Туре	ACC Status	Decision Date	Decision
▼	▼	₩	▼	•	▼	-	₩
		Land To South Of Hazledene Road Zone	Residential development comprising of 49 units across Zone E with associated access,				
19/06/2025	250630	E Aberdeen	landscaping and infrastructure	Detailed Planning Permission	Pending		
		4 John Porter Place Aberdeen Aberdeen			Issue Cert. of		Issue Cert. of Lawfulness
16/06/2025	250632		Proposed single storey rear house extension	Certificate Issued	Lawfulness	18/06/2025	
17/07/2025	250742	1 And 2 Groats Road, Skene Road, East Of Groats Road And Jessiefield Drive	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		
		51 Craigiebuckler Avenue Aberdeen	Erection of single storey garden room to rear	/8			Approved Unconditionally
25/07/2025	250780	AB15 8SE	(retrospective)	Detailed Planning Permission	Approved	29/08/2025	
07/08/2025	250821	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
03/00/2023	250027	Opposite 146 Seafield Road Aberdeen	Works to Triotected free, ropidir removal	Works to Free in conservation Area	пррготси	20,00,2025	Permitted Development
27/08/2025	250920		Installation of 7M high telecommunication pole	Courtesy Notification - Telecomms	Determined	29/08/2025	r crimited bevelopment
02/09/2025			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		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
		13 Countesswells Place Aberdeen AB15					
17/09/2025	250998	8LR	Formation of dormer to front	Detailed Planning Permission	Pending		
22/09/2025	251008	20 Countesswells Avenue Aberdeen	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		
			Prior Notification (Demolition) of complete				
09/10/2025	251103		demolition of buildings	Prior Notification (Demolition)	Pending		
		The James Hutton Institute		·			
		Countesswells Road Aberdeen AB15	Works to Protected Trees as per schedule of				
30/10/2025	251197	8QH	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 Pine	wood Road Aberdeen AB15 8NA	
Proposal Erection		of single storey extension to rear	
Status	Pending		
Appeal Status	Unknow	n	
Appeal Decision	Not Ava	ilable	
Local Review Body Status	Not Ava	ilable	
Local Review Body Decision	Not Ava	ilable	
Application Type		Detailed Planning Permission	
Expected Decision L	.evel	Not Available	
Case Officer		Jane Forbes	
Community Council		Craigiebuckler And Seafield	
Ward	Hazlehead/Queen's Cross/Countesswells		
District Reference		Not Available	
Applicant Name Mrs Ir		Mrs Irene Edgar	
Agent Name		Sean Lockhead	
Agent Company Nar	me	SL Architectural & Building Services Ltd	
Agent Address		22 Seafield Avenue Aberdeen AB15 7XB	
Environmental Asse Requested	ssment	No	
Application Thu 02 O		Oct 2025	
Expiry Date	Fri 31 O	ct 2025	
Last Advertised In Press Date	Advertised In Not Available		
Permission Expiry Not Avai		ilable	
Determination Mon 01 Deadline		Dec 2025	
Local Review Body Decision Date Not Ava		ilable	





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	Unknow	n
Appeal Decision	Not Avai	ilable
Local Review Body Status	Not Available	
Local Review Body Decision	Not Avai	ilable
Application Type		Prior Notification - Demolition
Expected Decision L	.evel	Not Available
Case Officer		Dineke Brasier
Community Council	ity Council Craigiebuckler And Seafield	
Ward		Hazlehead/Queen's Cross/Countesswells
District Reference	t Reference Not Available	
Applicant Name	nt Name Aberdeen City Council	
Agent Name		Fiona Duffy
Agent Company Nar	me	Aberdeen City Council
Agent Address		Marischal College Business Hub 10, Second Floor South Broad Street Aberdeen AB10 1AB
Environmental Asser Requested	ssment	No
Application Validated Date	Thu 09 (Oct 2025
Expiry Date	Mon 27	Oct 2025
Last Advertised In Press Date	Not Avai	ilable
Permission Expiry Date	Not Avai	ilable
Determination Deadline	Wed 05	Nov 2025
Local Review Body Decision Date	Not Avai	ilable



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 Ava	ilable	
Local Review Body Status	Not Ava	ilable	
Local Review Body Decision	Not Ava	ilable	
Application Type		Works to Tree Preservation Order	
Expected Decision L	.evel	Not Available	
Case Officer	ficer Richard Brough		
Community Council	nity 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 Aberdeen AB15 8QH	
Environmental Asser Requested	ssment	No	
Application Validated Date	Thu 30 (Oct 2025	
Expiry Date	Thu 13 l	Nov 2025	
Last Advertised In Press Date	Not Ava	ilable	
Permission Expiry Date	Not Ava	ilable	
Determination Deadline	Wed 24	Dec 2025	
Local Review Body Decision Date	Not Ava	ilable	

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
Aroup 4.	Spruce, Cherry Rowan	Fell	See e.mail.

