

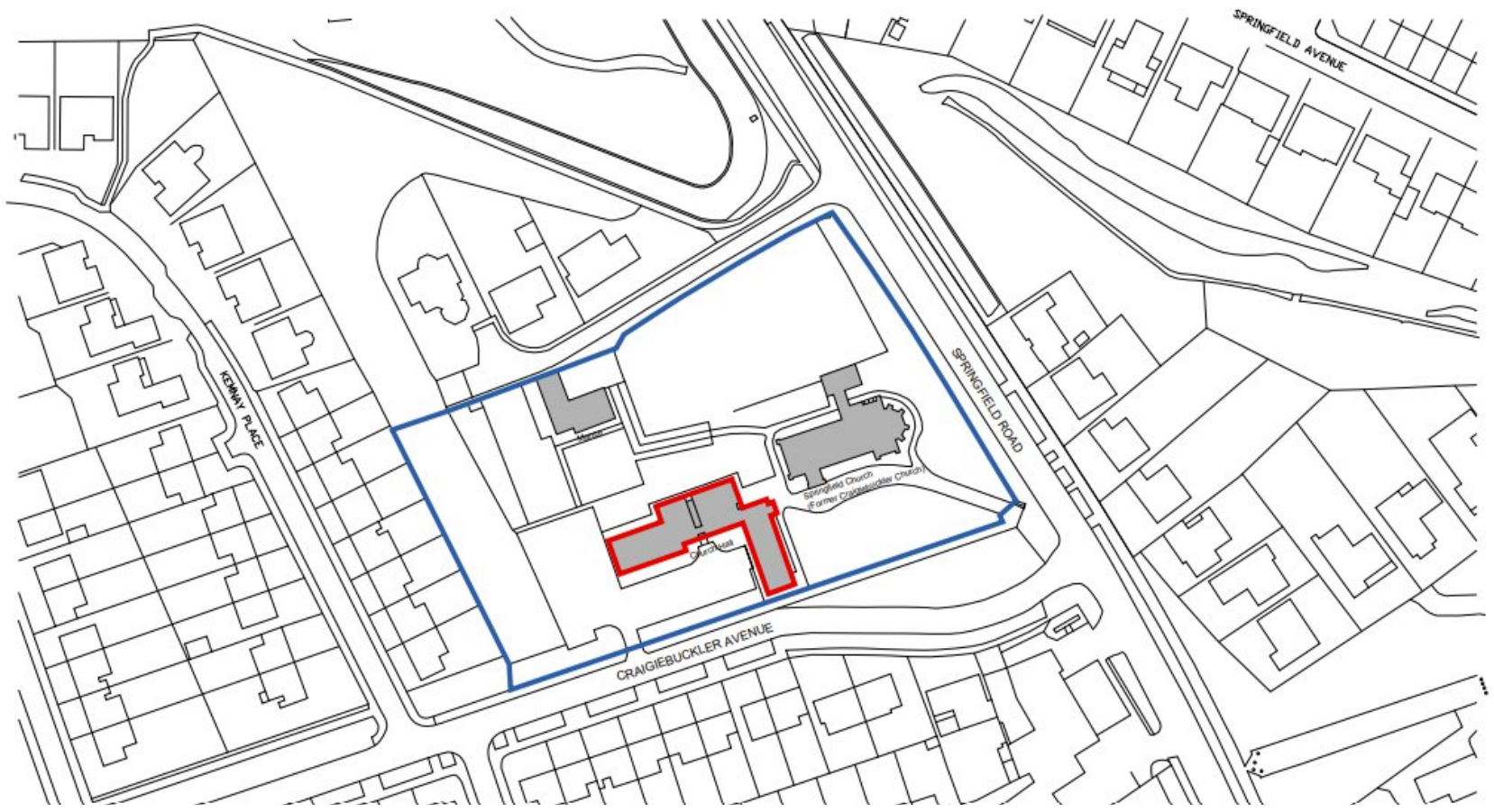
Planning Officer's Report

02 June 2026

Planning Matters

Reference	260524/LBC
Application Validated	Wed 20 May 2026
Address	Springfield Church Hall 185 Springfield Road Aberdeen AB15 8AA
Proposal	Installation of replacement windows
Status	Pending
Appeal Status	Not Available
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available
Application Type	Listed Building Consent
Expected Decision Level	Not Available
Case Officer	Gavin Clark
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Springfield Parish Church
Agent Name	Angus Barclay
Agent Company Name	Not Available

Agent Address	98 Burnieboozle Crescent Aberdeen AB15 8NQ
Environmental Assessment Requested	No
Application Validated Date	Wed 20 May 2026
Expiry Date	Fri 19 Jun 2026
Last Advertised In Press Date	Fri 29 May 2026
Permission Expiry Date	Not Available
Determination Deadline	Sun 19 Jul 2026
Local Review Body Decision Date	Not Available



Church Hall Gable Windows - Condition Survey

Springfield Church

185 Springfield Road
Aberdeen
AB15 8AA

History

Springfield Parish Church, formally Cragiebuckler Parish Church was built in 1883 and the Church hall was built around the same time. The Architect was A. Marshall Mackenzie of Matthews and Mackenzie, a prominent Aberdeen Architect. The building is B listed.

The original Church hall was only two-thirds of its present size, this was then extended in 1910. This part of the hall is constructed of granite walls under a pitched slated roof.

A further extension was added in 1979, this includes the flat roofed areas with kitchen, toilets the foyer area and the larger Coupar Hall. This part of the building is of brick and block construction with a flat felt covered roof and slate roof over the hall.

Window Type

The three gable windows to the South East and North West elevations of the original hall are timber painted single glazed windows. Each window is approximately 500mm wide and 3000mm high. They are divided into 4 sections with timber astragals between, there are no openings in the windows. The glazing is non toughened and frosted. These window frames and glazing do not appear to be original, to when the building was built and it is suspected that they were replaced sometime in the mid-20th century. Please see below photos of both gable windows.



South East Elevation



North west Elevation

Condition

The windows have been maintained over the years, however they are now showing advanced signs of rot and to patch repair would not be recommended. The main areas of rot is to the cills and could in time become a health and safety risk as the glass could come loose.

The windows are single glazed which contribute to heat loss and condensation, therefore contributing to heating demands and energy costs. Please see below photos showing rotten timber.



Images of the rotten window frames

Recommendations

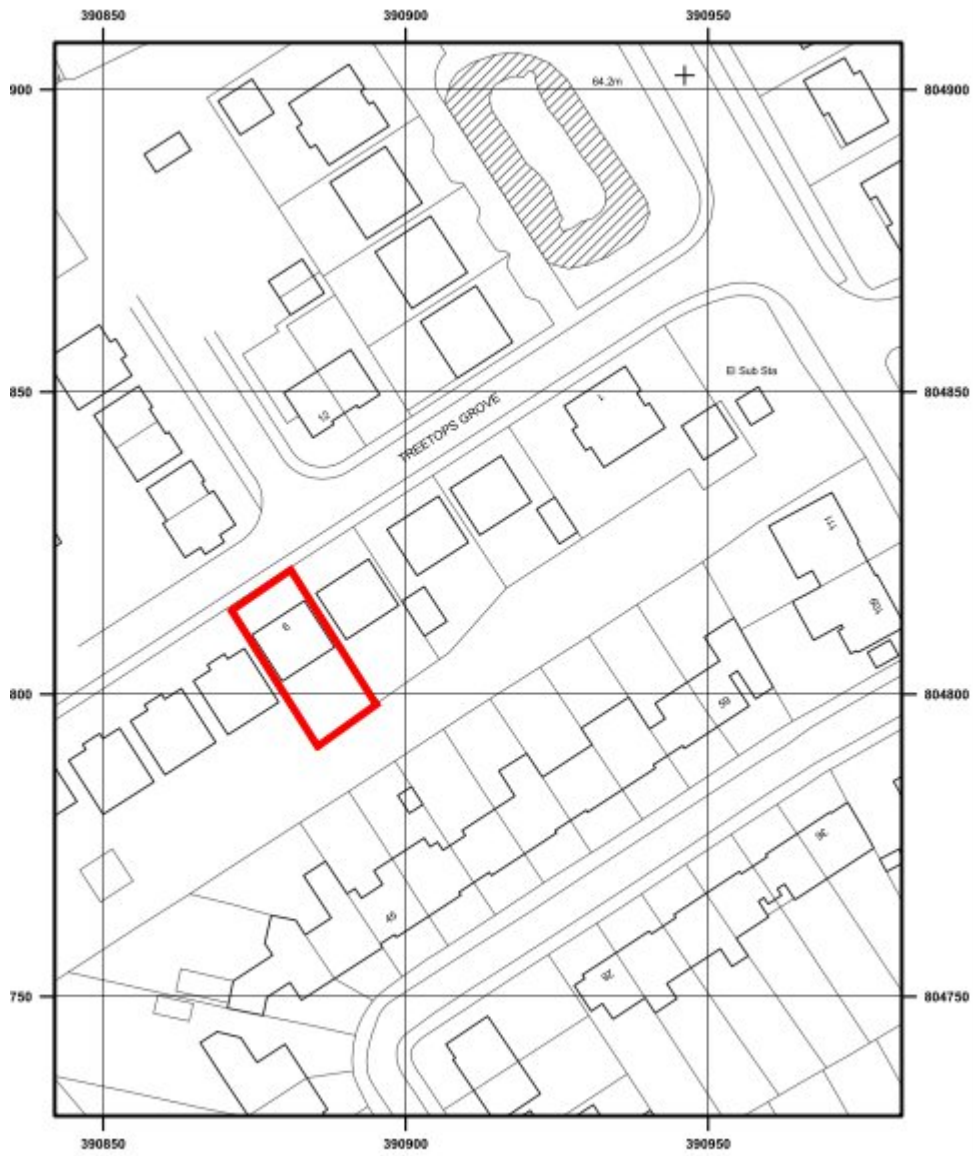
New timber framed windows to match the existing fenestration would be recommended with double glazed units to improve thermal performance.

Planning Application Summary with Decisions May 2026

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
13/02/2026	260142	35 Rubislaw Park Crescent Aberdeen AB15 8BT	Erection of single storey extension to side and rear, formation of raised decking with external steps to rear and extension to driveway to front	Detailed Planning Permission	Approved	07/04/2026	Approved Conditionally
05/03/2026	260229	Former Treetops Hotel 161 Springfield Road Aberdeen AB15 7SA	Works to 10 Protected Trees as per schedule of works	Works to Tree Preservation Order	Withdrawn	13/03/2026	Withdrawn by Local Authority
05/03/2026	260228	Land At Treetops Grove The Treetops Development Springfield Road Aberdeen AB15 7SA	Erection of retaining wall and associated landscaping (retrospective)	Detailed Planning Permission	Pending		
25/03/2026	260281	22 And 24 Kinaldie Crescent Aberdeen AB15 8HX	Substantial demolition of two dwellinghouses and the erection of a replacement dwellinghouse	Detailed Planning Permission	Pending		
26/03/2026	260302	Springfield Church 185 Springfield Road Aberdeen AB15 8AA	Refurbishment and repair of roof and ventilators and re-pointing of Bellcote with associated works	Listed Building Consent	Approved	18/05/2026	Approved Conditionally
09/03/2026	260192	Land At Former Hazlewood Primary School Site Fernilea Road Aberdeen AB15 6GU	Residential development comprising 18 dwelling houses and 6 affordable homes with associated infrastructure, access, landscaping, drainage, SUDS and open space (including demolition of the former school buildings)	Detailed Planning Permission			Woodend CC area
09/04/2026	260406	Seafield Drive East Aberdeen AB15 7UX	Erection of a replacement single storey extension to the rear and formation of a driveway to the front	Detailed Planning Permission	Pending		
14/04/2026	260436	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Works to Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	01/05/2026	Approved Conditionally
20/05/2026	260524	Springfield Church Hall 185 Springfield Road Aberdeen AB15 8AA	Installation of replacement windows	Listed Building Consent	Pending		
13/05/2026	260530	9 Treetops Grove Aberdeen Aberdeen City AB15 7AA	Erection of single storey extension to rear	Detailed Planning Permission	Pending		
26/05/2026	260554	25 Woodburn Avenue Aberdeen AB15 8JQ	Replacement of roof to an existing conservatory to rear	Detailed Planning Permission	Pending		
19/05/2026	260572	Rubislaw Park Care Home Rubislaw Park Road Aberdeen AB15 8DA	Works to Protected Trees as per schedule of works	Works to Tree Preservation Order	Pending		

Planning Applications as per weekly planning list -May 2026:

Reference	260530/DPP
Application Validated	Wed 13 May 2026
Address	9 Treetops Grove Aberdeen Aberdeen City AB15 7AA
Proposal	Erection of single storey extension to rear
Status	Pending
Appeal Status	Not Available
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	Jacob Latto
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mr Brian Cooks
Agent Name	Ian McGregor Architects Ltd.
Agent Company Name	Ian McGregor Architects
Agent Address	Neospace Riverside Drive Aberdeen AB11 7LH
Environmental Assessment Requested	No
Application Validated Date	Wed 13 May 2026
Expiry Date	Thu 11 Jun 2026
Last Advertised In Press Date	Wed 20 May 2026
Permission Expiry Date	Not Available
Determination Deadline	Sun 12 Jul 2026
Local Review Body Decision Date	Not Available



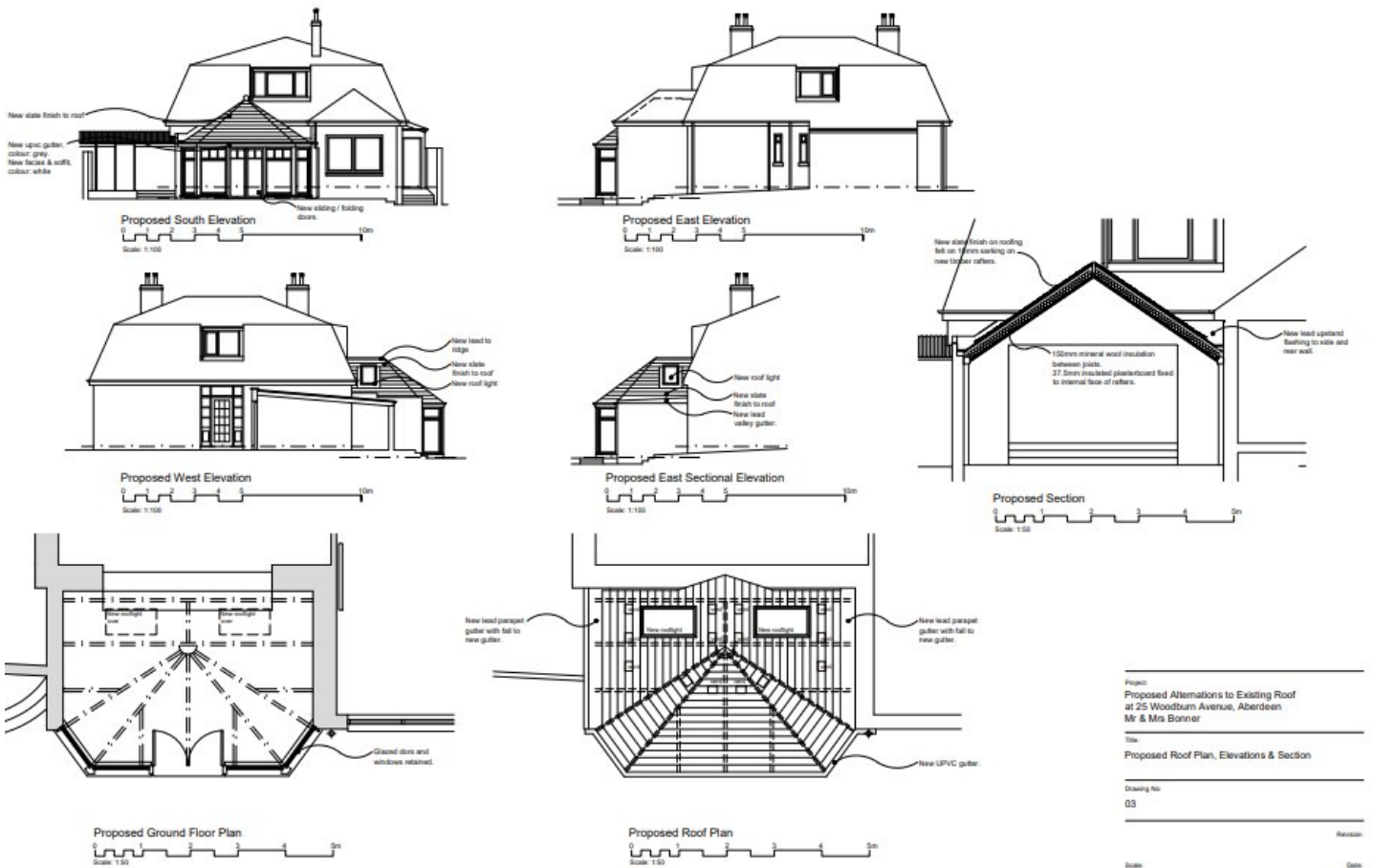
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Reference	260554/DPP
Application Validated	Tue 26 May 2026
Address	25 Woodburn Avenue Aberdeen AB15 8JQ
Proposal	Replacement of roof to an existing conservatory to rear
Status	Pending
Appeal Status	Not Available
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Jacob Latto
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mrs Mhairi Bonner
Applicant Address	25 Woodburn Avenue Westhill Industrial Estate Aberdeen AB32 6TQ
Environmental Assessment Requested	No





Project:
Proposed Alterations to Existing Roof
at 25 Woodburn Avenue, Aberdeen
Mr & Mrs Bonner

Title:
Proposed Roof Plan, Elevations & Section

Drawing No:
03

Scale:
1:100 @ A3

Revision:
Date:
April 2024

Reference	260572/TPO
Application Validated	Tue 19 May 2026
Address	Rubislaw Park Care Home Rubislaw Park Road Aberdeen AB15 8DA
Proposal	Works to Protected Trees as per schedule of works
Status	Pending
Appeal Status	Not Available
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	Stuart Allan/Kayleigh Chisholm
Applicant Address	Rubislaw Park Care Home Rubislaw Park Road Aberdeen AB15 8DA
Environmental Assessment Requested	No
Application Validated Date	Tue 19 May 2026
Expiry Date	Tue 02 Jun 2026
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Mon 13 Jul 2026
Local Review Body Decision Date	Not Available

1.0 INTRODUCTION

This survey and report relate to the trees within the grounds of Rubislaw Park Care Home, Aberdeen.

It sets out to achieve the following objectives:

1. Carry out detailed visual inspection and assessment of the trees within the property boundaries.
2. Make recommendations for tree management necessary for reasons of safety and good arboricultural practice.

The trees were subject to detailed visual inspection, undertaken from ground level by Arboricultural Consultant, Struan Dalgleish on the 18th of November 2025. Weather conditions at the time were bright and sunny.

The survey report updates the previous tree assessments undertaken in May 2017, March 2020, May 2022 and November 2023.

Tree positions and crown spreads are shown on the Tree Survey Drawing in Appendix 1.

A description of the trees and recommendation for tree works are provided in spreadsheet format in the Tree Survey Schedule in Appendix 2.

Author's qualifications: Struan Dalgleish is a Chartered Forester (MICFor) and Chartered Environmentalist (CEnv). He holds an Honours Degree in Forestry and is a Professional Member of the Arboricultural Association with over 26 years' experience of arboriculture at a professional level.

Recommendations for remedial tree work necessary for reason of safety have been made in the Tree Survey Schedule and highlighted below.

Tree work should be completed within the timescales recommended by a skilled, competent and experienced tree surgeon.

1. Tree Pruning

The following recommendations for tree pruning should be completed within 6 months

Sycamore 655 has a pronounced bias towards and overhangs the neighbours garden at the western boundary. Pruning to reduce the length of overhanging branches by around 25% is recommended.

Beech 656 is tall, occurs within falling distance of neighbour's property. It has been exposed following the failure and removal of adjacent trees. Pruning to reduce the height and spread by around 25% to suitable growth points is recommended.

Sycamore 657 is a large tree bias towards and overhanging neighbouring property at the western boundary. Pruning to reduce the overall height and spread above the neighbour's garden by around 25% is recommended.

Horse chestnut 658 is a large tree bias towards and overhanging neighbouring property at the western boundary. Pruning to reduce the overall height and spread above the neighbour's garden by around 25% is recommended.

Horse chestnut 662 is a large tree bias towards and overhanging neighbouring property at the western boundary. Pruning to reduce the overall height and spread above the neighbour's garden by around 25% is recommended.

Beech 4787 is tall and within falling distance of the care home and neighbour's property. Pruning is recommended to reduce the height and spread by around 25% to suitable growth points.

Sycamores 4789 and 4790 have long branches overhang the lane beyond the site boundary. Pruning to reduce the length of these overhanging branches by around 25% to suitable growth points has been recommended.

2. Tree Felling

The felling of one small tree is recommended.

Sycamore 4784 is growing against the eastern boundary wall. If allowed to persist in the long term the expanding girth will damage the wall. Felling is recommended to protect the wall.

3. Ivy

Dense ivy is well established on **Field Maple 4793**. The tree recently shed a large limb however this is likely not associated with the presence of ivy.

The tree is large and old for the species and of significant arboricultural value.

It is recommended that ivy stems around the lowest 1m of trunk are severed and removed. Ivy above this point will die and fall off.

4. New Tree Planting

New tree planting should be undertaken to re-place trees those previously felled.

Proposed planting locations are indicated in the Tree Survey Schedule.

3 x yew (*Taxus baccata*) and 2 x silver birch (*Betula pendula*) have been suggested as appropriate re-placement trees.

These native trees will be well suited to indicated locations and mature to form appropriately sized trees which will integrate well with the surrounding landscape.

Young trees should be obtained from a reputable local nursery as:

Yew trees <1m tall, pot grown.

Silver birch as 1 to 1.5m tall, pot grown.

Planting should be undertaken by a suitably competent and experienced person during a period of frost-free weather in the dormant season (October to March).

The base of newly planted trees should be mulched with a 1m diameter circular area of well composted wood chips.

The mulched area should be protected from grazing rabbits and roe deer by enclosing within a 1.2m wire or plastic mesh netting, as used elsewhere on the site.

The mulched area should be maintained weed free until the trees are well established.

3.3 Protected Species

Bats are protected species which may occur within the trees and woodland. It is an offence to disturb or destroy their habitat, even inadvertently.

If bats are to be impacted by tree work, recommendations may require to be modified with input from a bat ecologist.

Where nesting birds are present tree work should be delayed until after the nesting season. Peak bird nesting generally occurs between March and June.

3.4 Arboricultural Consent and Standards

The trees occur within Aberdeen City Councils Tree Preservation Order (TPO) 197 Rubislaw Park House.

Tree works should therefore only be carried out following close liaison with and the written consent of Aberdeen City Council Planning Department.

This tree survey and report can be submitted in support of an Application to Undertake Work on Protected Trees.

All tree work must be carried out by a competent tree surgeon to British Standard BS 3998:2010 '*Tree Work - Recommendations*', and within the timescale provided.



Photo 2 – Mature beech 656, sycamore 655 and 657 and horse chestnuts 658 and 662 are tall trees often with large branches overhanging the neighbouring garden. Pruning to reduce the height of these trees and spread above the gardens has been recommended.



Photo 3 – Horse chestnut 658 has a large basal wound caused by the impact of a large falling limb.



Photo 4 – Beech 664 occurs at the southern boundary with West Rubislaw Burn. Roots were previously impacted by the construction of gabions, and the condition of the tree requires to be closely monitored. The adjacent sycamore was previously removed due to poor health.



Photo 5 – Large, mature beech 4787 and sycamores 4789 and 4790 require to be pruned due to their proximity to neighbouring properties. The trees are exposed by the failure and removal of adjacent trees.