CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Planning Officer's Report 01 December 2026

Planning Matters

Update on planning applications still pending from earlier in year:

Reference	251370/DPP
Application Validated	Tue 16 Dec 2025
Address	Land At Treetops Grove The Treetops Development Springfield Road Aberdeen AB15 7SA
Proposal	Construction of 12 semi-detached houses and associated infrastructure (in place of 13 unbuilt townhouses approved under planning permission 211528/DPP)
Status	Approved
Decision	Approve Conditionally & Legal Agreement
Decision Issued Date	Mon 23 Nov 2026
Appeal Status	Not Available
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

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Appeal Decision	Not Available
Local Review Body Status	Not Available



REASON FOR DECISION

The reasons on which the Council has based this decision are as follows –

The principle of residential development in this location has already been established and the proposal would not increase the number of units, density, built intensity, traffic generation or infrastructure requirements beyond that previously accepted. The development would therefore accord with Policy H1 (Residential Areas), Policy H3 (Density) and Policy H4 (Housing Mix and Need) of the Aberdeen Local Development Plan (ALDP).

The layout, scale and appearance of the proposed houses would be compatible with the wider development and surrounding residential area. The houses would be lower than the previously approved townhouses and, having regard to separation distances, intervening trees, boundary treatments and ground levels, would not result in any unacceptable impact on privacy, outlook, daylight or sunlight for existing or future residents. The proposal is therefore acceptable in terms of Policy 14 (Design, Quality and Place) and Policy 16 (Quality Homes) of National Planning Framework 4 (NPF4), and Policy D1 (Quality Placemaking), Policy D2 (Amenity) and Policy H1 of the ALDP.

Access, parking, drainage, waste storage, digital infrastructure and water efficiency arrangements would be acceptable and would be consistent with the wider approved development. The proposal would not materially alter the previously assessed impact on trees, biodiversity, drainage or climate change matters, and appropriate conditions are attached to secure landscaping, biodiversity enhancement, drainage, parking and boundary treatments.

Subject to the completion of a minute of variation to the existing legal agreement to secure the relevant developer obligations and affordable housing requirements, and subject to the conditions attached, the proposal is considered to comply with the development plan when read as a whole. There are no material planning considerations, including those raised in representations, which would warrant refusal. Planning permission is therefore granted conditionally subject to legal agreement.

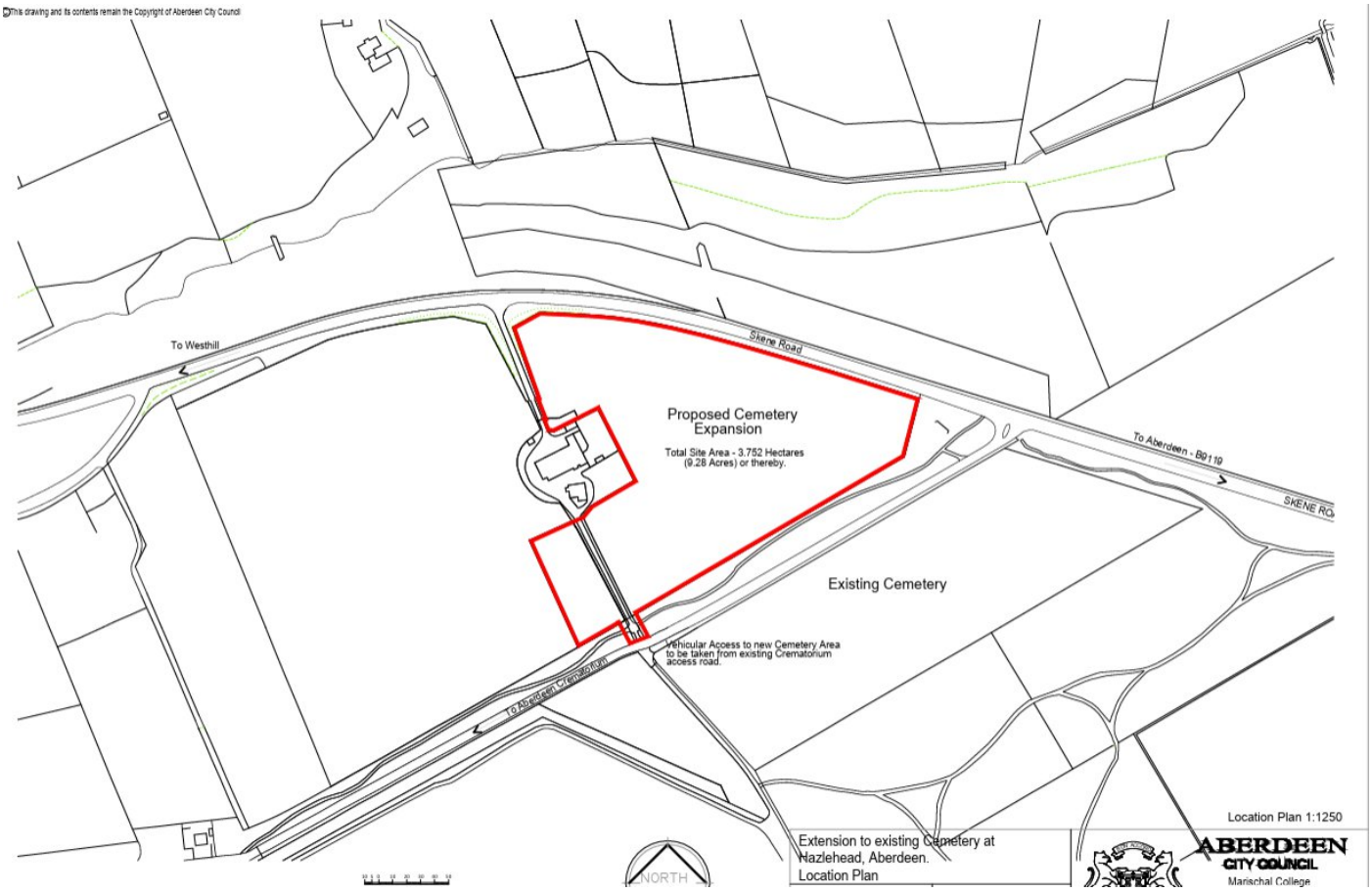
Planning Application Summary with Decisions November 2026

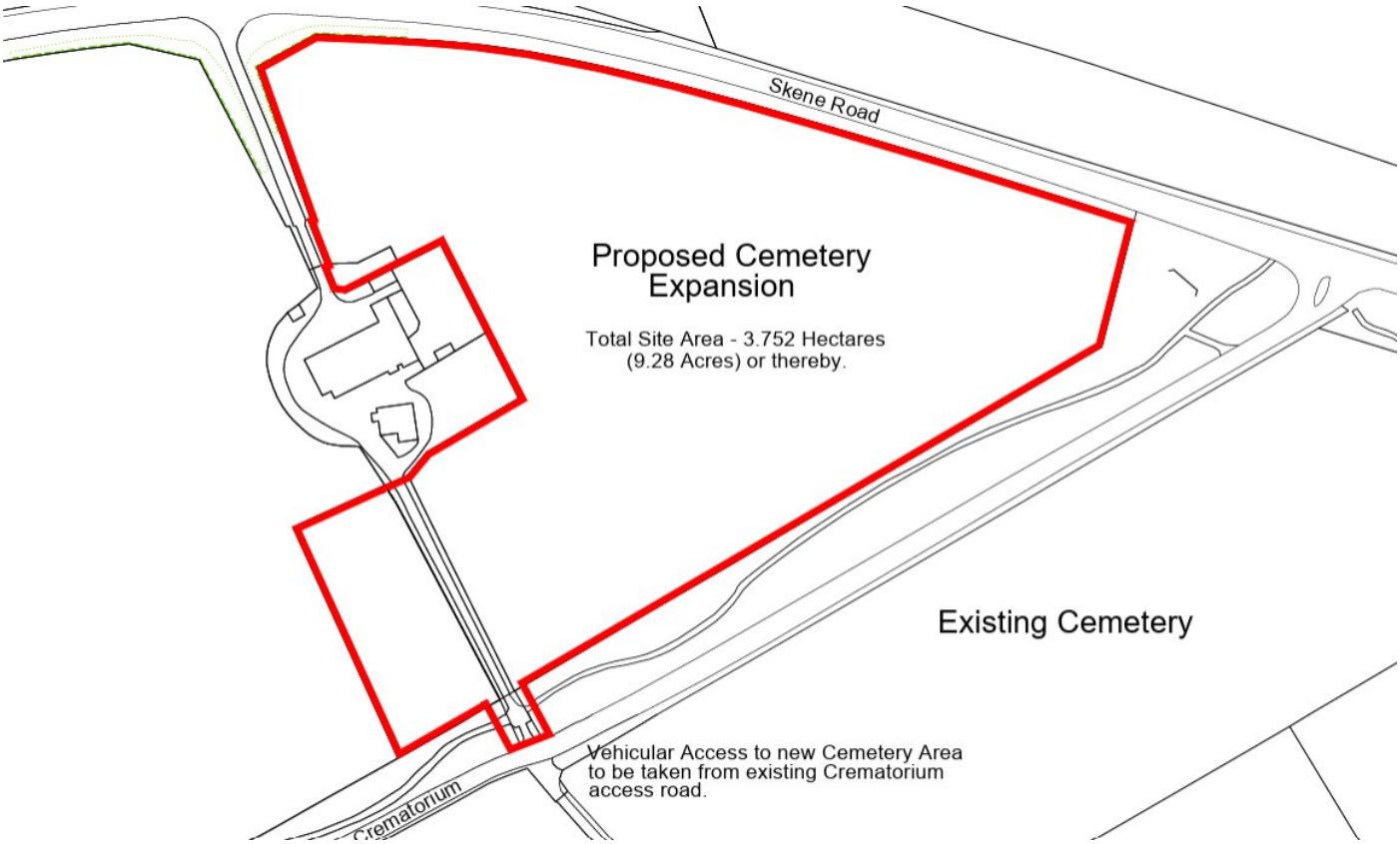
Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
24/06/2026	260692	6 Macaulay Place Aberdeen AB15 8FP	Proposed single storey rear extension		Certificate issued	17/08/2026	Issue Cert. of Lawfulness
06/07/2026	260755	218 Countesswells Road Aberdeen AB15 7RE	Erection of single storey extension to rear and formation of dormers to front and rear	Cert. of Lawfulness (Proposed)	Approved	28/08/2026	Approved Conditionally
15/07/2026	260817	Queens Crescent Aberdeen	Works to 5no. Protected Trees as per schedule of works	Works to Tree Preservation Order	Determined	30/07/2026	Part Approve - part Refuse
21/07/2026	260841	The Gate Lodge 2 Rubislaw Park Road Aberdeen AB15 8DA	Works to 2no. Protected Trees - T1 and T2 - Beech - crown - branches close to house	Works to Tree Preservation Order	Approved	11/08/2026	Approved Conditionally
30/07/2026	260877	39 Springfield Gardens Aberdeen AB15 7RX	Erection of single storey garage extensions to rear and side	Detailed Planning Permission	Determined	28/08/2026	Prior Approval Not Required
07/08/2026	260876	11 Treetops Grove Aberdeen AB15 7AA	Erection of single storey extension to rear	Detailed Planning Permission	Approved	21/10/2026	Approved Conditionally
10/08/2026	260927	2-14 Queens Crescent Aberdeen	Works to 6no. Protected Trees - T1-6 Mature Lime; crown reduction	Works to Tree Preservation Order	Approved	04/09/2026	Approved Conditionally
18/08/2026	260952	21 Kepplestone Gardens Aberdeen AB15 4DH	First-floor extension incorporating the infill of an existing balcony and installation of windows and roof	Detailed Planning Permission	Approved	20/10/2026	Approved Conditionally
19/08/2026	260959	27 Craigiebuckler Avenue Aberdeen AB15 8SE	Erection of single storey extension and replacement of garage roof to rear	Detailed Planning Permission	Approved	29/10/2026	Approved Conditionally
03/09/2026	261030	27 Burnieboozle Crescent Aberdeen AB15 8NR	Erection of single storey extension to rear	Detailed Planning Permission	Approved	02/11/2026	Approved Conditionally
02/09/2026	261029	4 Countesswells Crescent Aberdeen AB15 8LP	Proposed single storey rear extension	Cert. of Lawfulness (Proposed)	Certificate issued	30/10/2026	Issue Cert. of Lawfulness
15/09/2026	261088	Craigiebuckler SS Countesswells Road Aberdeen AB15 8AJ	Proposed upgrade to the existing telecommunications apparatus	Courtesy Notification - Telecomms	No Decision	07/10/2026	No Decision
23/09/2026	261101	23 Countesswells Place Aberdeen AB15 8LR	Formation of ramp, balustrade and decking to rear and installation of gate to side	Detailed Planning Permission	Pending		
23/09/2026	261119	Macaulay Grange/Countesswells Road Aberdeen AB15 8FF	Works to various Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	08/10/2026	Approved Conditionally
23/09/2026	261140	Land At Treetops Grove The Treetops Development Springfield Road Aberdeen AB15 7SA	Works to 1no. Protected Tree, T1 - Beech; remove monolith	Works to Tree Preservation Order	Approved	10/11/2026	Approved Conditionally
16/10/2026	261211	Springfield Den Macaulay Gardens Hazlehead Aberdeen	Works to Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	02/11/2026	Approved Conditionally
12/11/2026	261287	Land Adjacent To Smithfield Farm Skene Road Hazlehead Aberdeen AB15 8PT	Change of use of farm land to cemetery land including all infrastructure works for access roads, car parking landscaping and drainage	Detailed Planning Permission	Pending		

Planning Applications as per weekly planning list November 2026:

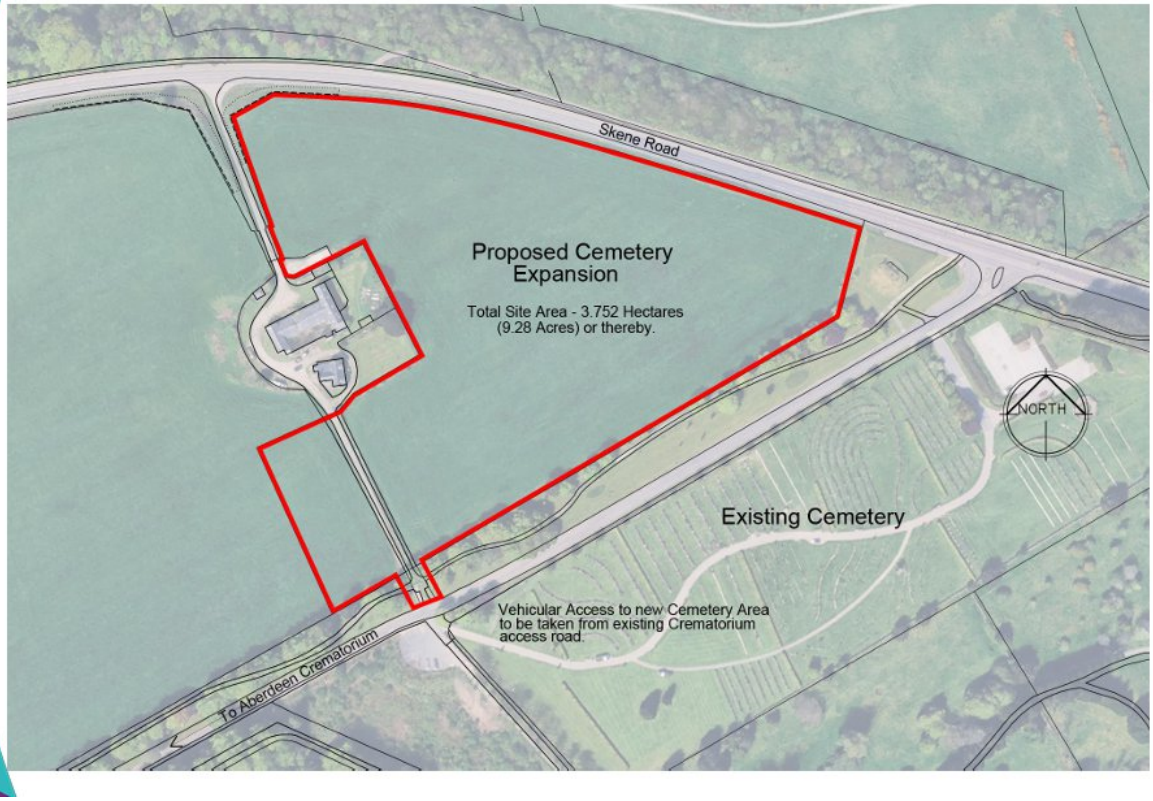
Reference	261287/DPP
Application Validated	Thu 12 Nov 2026
Address	Land Adjacent To Smithfield Farm Skene Road Hazlehead Aberdeen AB15 8PT
Proposal	Change of use of farm land to cemetery land including all infrastructure works for access roads, car parking landscaping and drainage
Status	Pending
Appeal 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	Gavin Clark
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Aberdeen City Council
Agent Name	Lindsay Greig
Agent Company Name	Aberdeen City Council
Agent Address	Marischal College Broad Street Aberdeen AB10 1AB
Environmental Assessment Requested	No
Application Validated Date	Thu 12 Nov 2026
Expiry Date	Wed 16 Dec 2026
Last Advertised In Press Date	Wed 25 Nov 2026
Permission Expiry Date	Not Available
Determination Deadline	Thu 11 Mar 2027
Local Review Body Decision Date	Not Available

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Proposed Expansion – Layout Plan



Proposed Expansion – Layout Visual





ROAD LEGEND

CARRIAGEWAY CONSTRUCTION (ASPHALT / AC)

HARDSTANDING AREA (CONCRETE PAVING SLABS)

DESIGNATE PEDESTRIAN PATH (GRASS / TURF)

GULLY.

LINE OF VISIBILITY.

TACTILE PAVING AT PEDESTRIAN CROSSING POINT.

1:8 SLOPE UNLESS OTHERWISE STATED.

HEDGE

NEW POST AND WIRE FENCE, INCLUDING REMOVAL OF EXISTING FENCE.

PLANNING BOUNDARY