

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Planning Officer's Report

03 November 2015

Planning Matters

Former Dobbies Garden Centre and Nursery

Proposed residential major development of approximately 55 family houses, a neighbourhood centre incorporating a range of facilities

Application details

Application Reference:	151526
Local Authority Reference:	
Proposal Description:	Proposed residential major development of approximately 55 family houses, a neighbourhood centre incorporating a range of facilities including possibly convenience shopping, retail garden centre, church, veterinary surgery and medical and dental service with associated access, infrastructure and landscaping.
Application type:	Proposal of application notice

Location

Ward:	Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	Former Dobbies Garden Centre and Nursery Hazledeen Road Aberdeen

Application Status and Key Dates

Application Status:	Pending
Date application received:	17/09/2015
Date application Validated:	17/09/2015
Earliest date on which a planning application may be submitted for this proposal :	10/12/2015

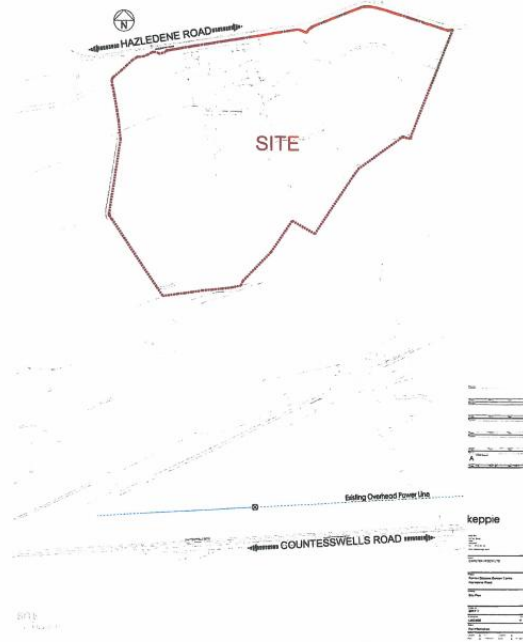
Applicant, Agent and Case Officer Details

Applicant:	Mr Alan Massie 15 Summer Street Aberdeen AB10 1SB
Agent:	
Officer:	Lucy Greene
Officer Telephone Number:	01224 522378
Officer Email:	lgreene@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts



FORMER DOBBIES GARDEN CENTRE
Hazledene Road - Site Plan

Supporting Document CAP1



Engagement Event with Members of the Public

Public meeting Monday 23rd Nov from 3pm until 7.30 pm in function room Hazlehead cafe, Hazlehead Park

Members of the Community Council can attend and Alan Massie has offered to run a private event after 7.30 for Community Council from 7.30 onwards.

Dandara Development

Upgrading Hazledene Road

The upgrading work is now complete, apart from installation of street lights, and the road opened to traffic on 19th October 2015.



Dandara Temporary Sales Pod



Planning Application <http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=130573>

Erection of temporary sales pod for associated proposed residential development

Work on site started on 7th August 2013, construction of the steelwork for the sales pod started on 28th August, a very substantial building considering it is a temporary building and will be up for less than 2 years.

The temporary sales pod is to be removed by 13th June 2015 unless an extension is applied for.

The City Council received a planning application from Dandara on 18th June 2015 for the siting of temporary sales pod. Neighbours notifications were sent out on 21st July 2015 and representations must be made within 21 days from this date.

William and Councillor Ross Thomson also met with Gavin Evans, Senior Planning Officer in early September to discuss the issue regarding the planning permission for a temporary sales pod. The planning permission expired on 13th June 2015 so currently there is no planning permission for this temporary sales pod. Gavin Evans informed the meeting that his department relies on members of the public to report breaches in the terms of planning consents.

The Dandara Planning Applications were considered at the Planning Development Management Committee meeting on Thursday 28 November 2013.

All the zones were approved with additional conditions imposed for Zone A, with access off Hazledene Road

Zone A planning application 130994

Conditions imposed:

No development shall be undertaken within Zone A until a finalised scheme of works necessary to bring Hazledene Road up to adoptable standard has been submitted to, and approved in writing by, the planning authority.

No building in zone A shall be occupied until works for the upgrading of Hazledene Road have been implemented in full.

Zone B & C planning application number 131044

Zone H, planning application number 130820

Zone D,E,F & G planning application 130155

Summary of Dandara Development Planning Applications

31055 Zones D, E, F & G registered 23/07/13

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=131055>

Zone D 44 houses

Zone E 35 houses

Zone F 50 houses

Zone G 45 houses Total of 174 houses

131044 Zones B&C registered 23/07/13

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=131044>

Zone B 39 houses

Zone C 39 houses Total of 78 houses

130994 Zone A with access to Hazledene Road registered 08/07/13 <http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=130994>

130820 Zone H with access to Countesswells Avenue registered 05/07/13

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=130820>

Zone A 50 houses, Zone B 39 houses, Zone C 39 houses, Zone D 44 houses

Zone E 35 houses, Zone F 50 houses, Zone G 45 houses and Zone H 48 houses

Total number of houses = 350 houses

131027 Pinewood Residential Development Approval of Conditions 2, 3, 6, 7, 9 and 10 of Planning Application Ref A7/2178

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=131027>

Landscape, Walling, Connectivity – Pinewood – Countesswells Road

131037 Traffic calming and speed limits etc. registered 22/07/2013 and representations to be in by 14/08/2013

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=131037>

Planning Permission Approved

The Planning Committee on 29th October 2015 agreed unanimously to give permission to the Petrol Station on Springfield Road to relocate their air conditioning units from roof to ground level. The community council objected to this on the grounds of public safety.

Application details

Application Reference:	151084
Local Authority Reference:	000125217-001
Proposal Description:	Relocation of Existing AC/s (4 No) from roof to ground level and installation of condenser in timber fence compound.
Application type:	Detailed Planning Permission

Location

Ward:	Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	Springfield Rd Filling Station Springfield Road Aberdeen
Post code:	AB15 7SE

Applicant, Agent and Case Officer Details

Applicant:	The Co-operative Group 1 Angel Square Manchester M60 0AG
Agent:	W D HARLEY PARTNERSHIP 2 Ancaster Business Centre Callander Stirlingshire FK17 8EA
Officer:	Jennifer Chalmers
Officer Telephone Number:	01224 522175
Officer Email:	jechalmers@aberdeencity.gov.uk

Planning Committee on Thursday 29/10/2015 RECOMMENDATION:

Approve subject to conditions.

REASONS FOR RECOMMENDATION:

It is considered that the proposal to relocate the ac units from the roof to ground level would not have a detrimental impact on the character or amenity of the surrounding residential area. The ac units would have minimal visual impact on the surrounding area as they would be located along the western elevation of the

building and would be tucked away approximately 1m below street level. An adequate amount of ground will remain as a walkway between Craigiebuckler Avenue and the petrol station shop. A condition has been attached to ensure that this area is well lit.

CONDITIONS it is recommended that approval is granted subject to the following conditions:- (1) that the AC units shall not be used unless all screen fencing works detailed on Plan No CO-15-31-101 Rev E or such other plan as may subsequently be approved in writing by the planning authority for the purpose has been installed in complete accordance with the said plan - in order to preserve the amenity of the neighbourhood.

Planning Applications as per weekly planning list October 2015

Application details

Application Reference:	151577
Local Authority Reference:	000131380-001
Proposal Description:	Erection of single storey extension.
Application type:	Detailed Planning Permission

Location

Ward:	Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	Grove Cottage Hazledene Road Hazlehead Aberdeen
Post code:	AB15 8LD

Application Status and Key Dates

Application Status:	Pending
Date application received:	29/09/2015
Date application Validated:	01/10/2015
Date of expiry of period allowed for representations:	26/10/2015

Applicant, Agent and Case Officer Details

Applicant:	Mrs Susan Brown 34 Cairn Gardens Cults Aberdeen
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AB15 9TE

Agent:

Annie Kenyon Architects
South Lediken Inch
Insch
AB52 6SH

Officer:

Ross McMahon

Officer Telephone Number:

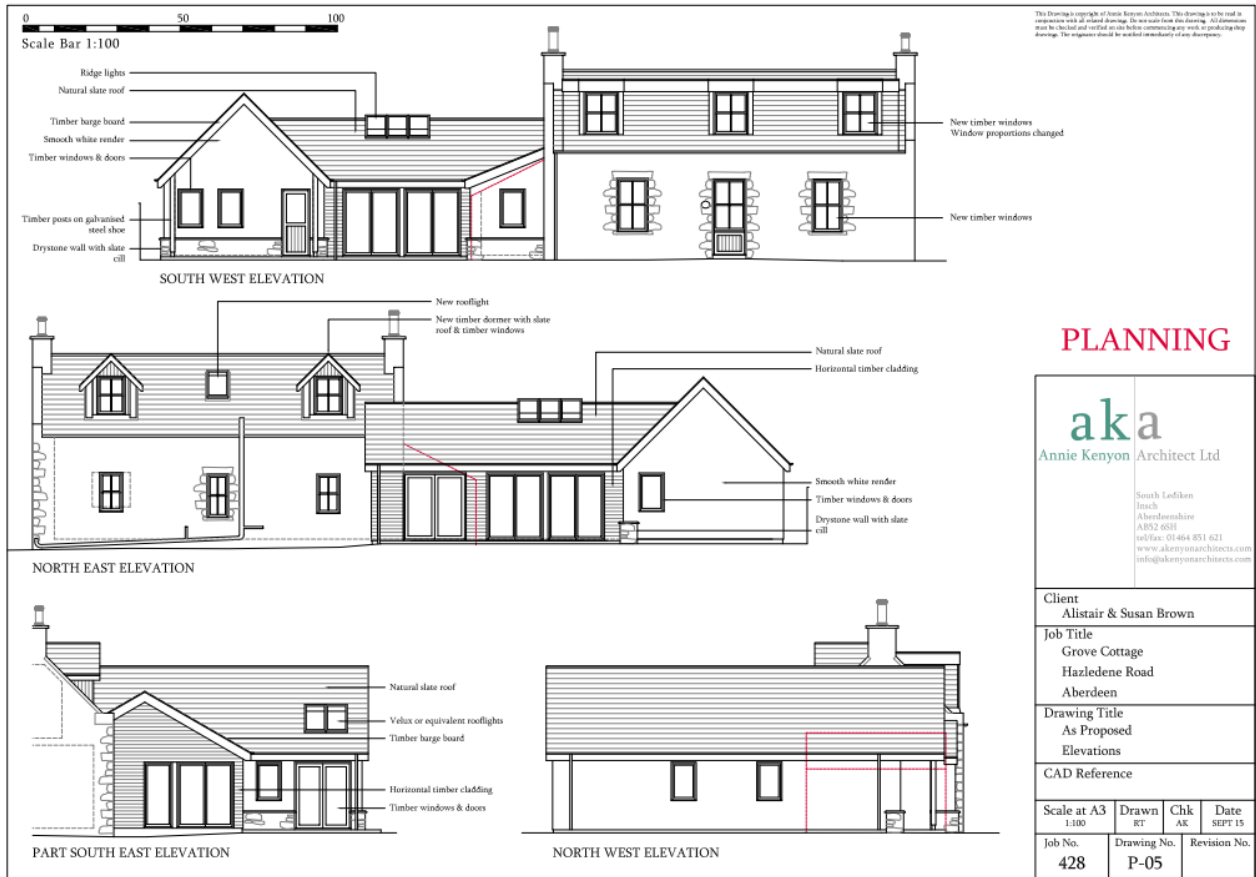
01224 522955

Officer Email:

rmmahon@aberdeencity.gov.uk

Alternative contacts:

[Development Management contacts](#)



Application details

Application Reference:	151612
Local Authority Reference:	
Proposal Description:	Erection of single storey extension to side and rear; formation of dormer window to rear; raised patio area to rear of existing dwelling.
Application type:	Detailed Planning Permission

Location

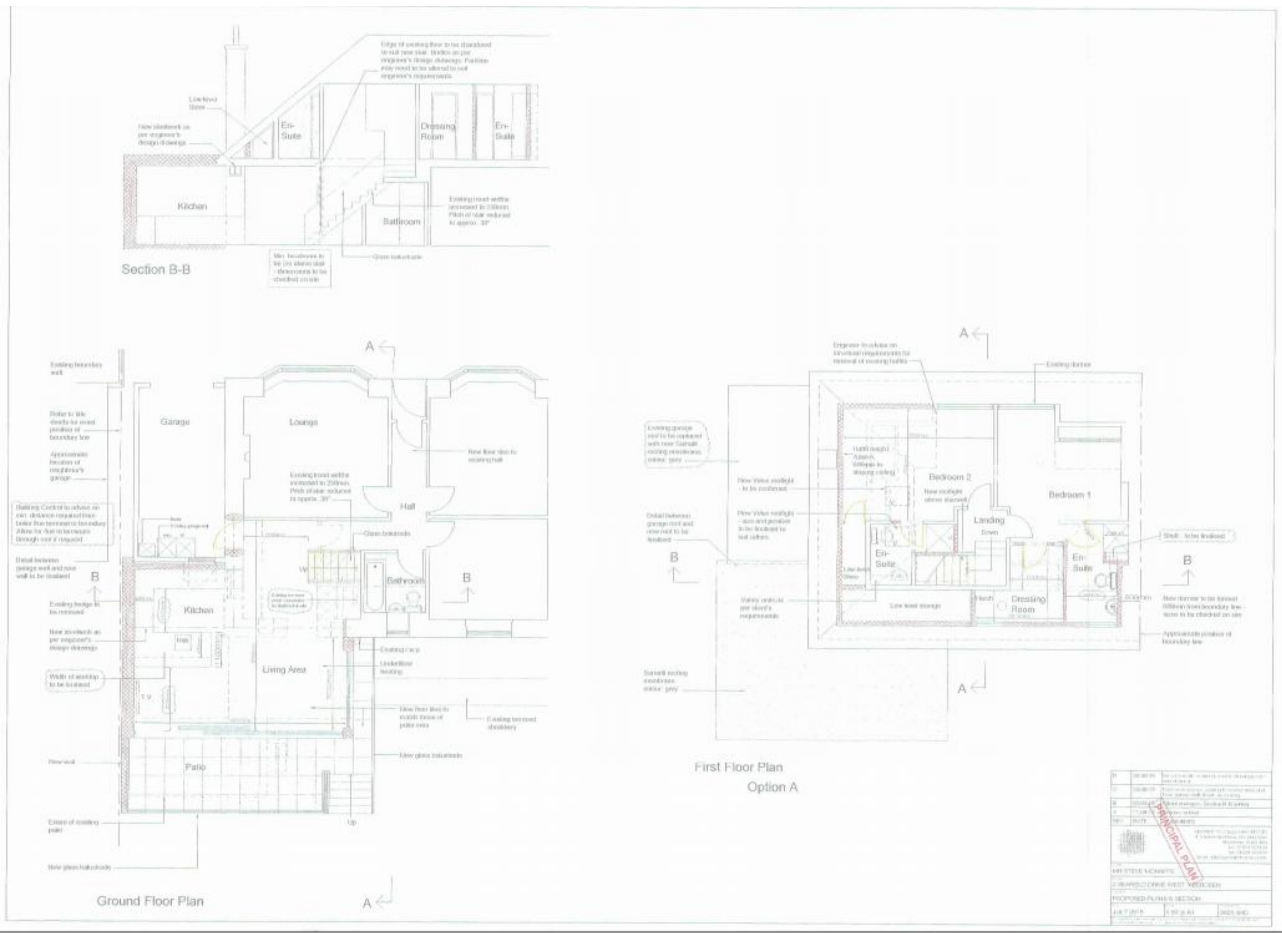
Ward:	Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	2 Seafield Drive West Seafield Aberdeen, Aberdeen City
Post code:	AB15 7XA

Application Status and Key Dates

Application Status:	Pending
Date application received:	06/10/2015
Date application Validated:	07/10/2015
Date of expiry of period allowed for representations:	30/10/2015

Applicant, Agent and Case Officer Details

Applicant:	Mr Steve McHaffie c/o Agent
Agent:	George Douglas 4 MacKenzie Place Old Aberdeen Aberdeen AB24 3EG
Officer:	Hannah Readman
Officer Telephone Number:	01224 523470
Officer Email:	HReadman@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts



Application details

Application Reference:	151639
Local Authority Reference:	
Proposal Description:	Construction of single storey side extension.
Application type:	Detailed Planning Permission

Location

Ward:	Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebukler and Seafield
Address:	30 Woodburn Garden Aberdeen
Post code:	AB15 8JA

Application Status and Key Dates

Application Status:	Pending
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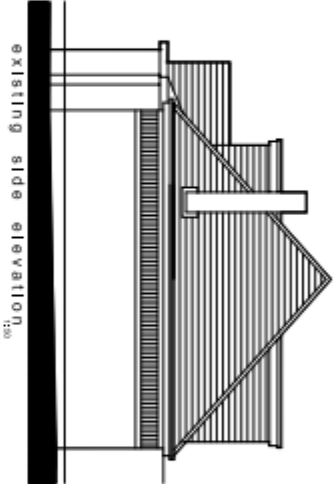
Date application received:	13/10/2015
Date application Validated:	16/10/2015
Date of expiry of period allowed for representations:	06/11/2015

Applicant, Agent and Case Officer Details

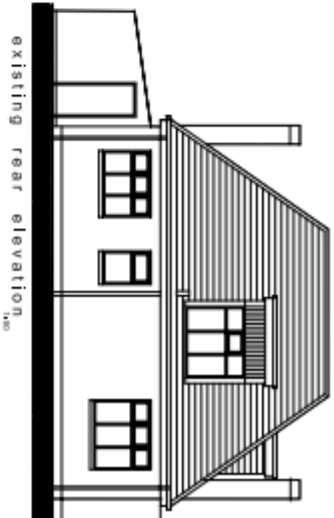
Applicant:	Mr Scott Stephenson 30 Woodburn Garden Aberdeen AB15 8JA
Agent:	
Officer:	
Officer Telephone Number:	01224 523470
Officer Email:	pi@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts



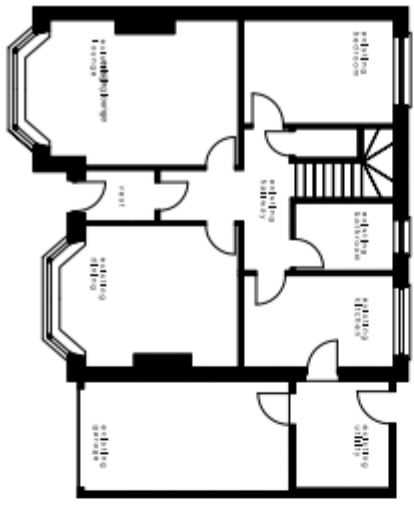
existing front elevation_{1:50}



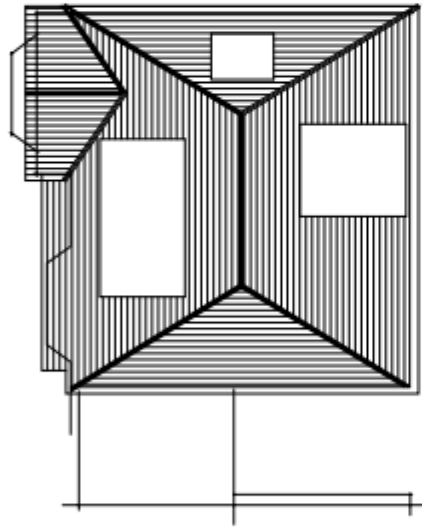
existing side elevation_{1:50}



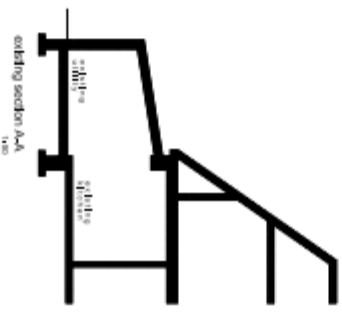
existing rear elevation_{1:50}



existing ground floor layout_{1:50}



existing roof plan_{1:50}



existing section A-A_{1:50}

proposed extension
30 woodburn gardens
aberdeen
existing
plans, section and elevations

dwg.no. :

1:50
01

Application details

Application Reference:	151652
Local Authority Reference:	000134305-002
Proposal Description:	Proposed rear extension with new basement level and raised decked area, new dormer window and alterations to existing driveway.
Application type:	Detailed Planning Permission

Location

Ward:	Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	14 Rubislaw Park Crescent Rubislaw Aberdeen
Post code:	AB15 8BT

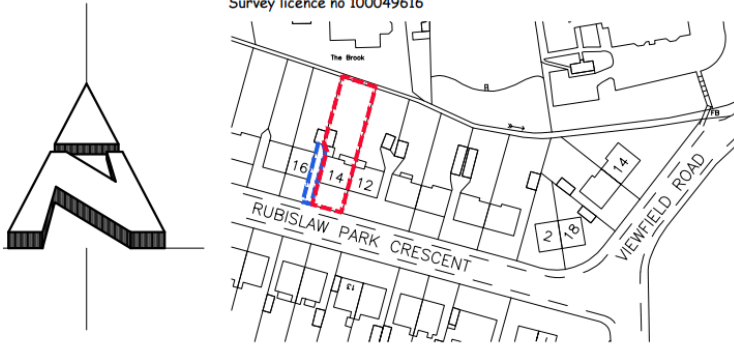
Application Status and Key Dates

Application Status:	Pending
Date application received:	15/10/2015
Date application Validated:	20/10/2015
Date of expiry of period allowed for representations:	12/11/2015

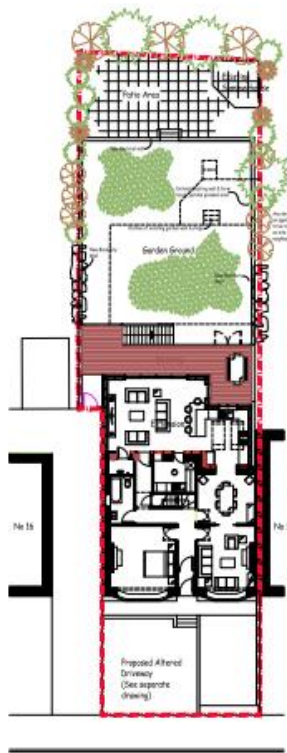
Applicant, Agent and Case Officer Details

Applicant:	Mr & Mrs R Gardener 14 Rubislaw Park Crescent Aberdeen AB15 8BT
Agent:	Ken Mathieson Architectural Design Mansard House 15 Oldmeldrum Road Bucksburn Aberdeen AB21 9AD
Officer:	
Officer Telephone Number:	01224 523470
Officer Email:	pi@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts

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Location Plan Scale 1:1250



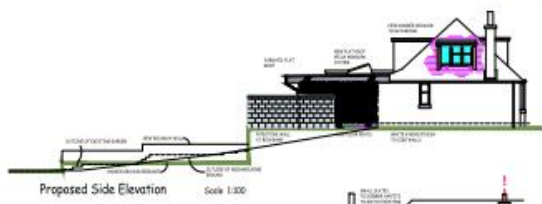
Proposed Site Plan Scale 1:300



Site Plan Scale 1:500



Proposed Side Elevation Scale 1:300



Proposed Side Elevation Scale 1:300



Proposed Front Elevation Scale 1:300



Proposed Rear Elevation Scale 1:50

Material	Code
Brick	001
Concrete	002
Asphalt	003
Grass	004
Water	005

K. M. M. M.	
Architect	
1991 002 1	
1991	002
1	1