

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

**Planning Officer's Report**

04 April 2017

**Planning Matters**

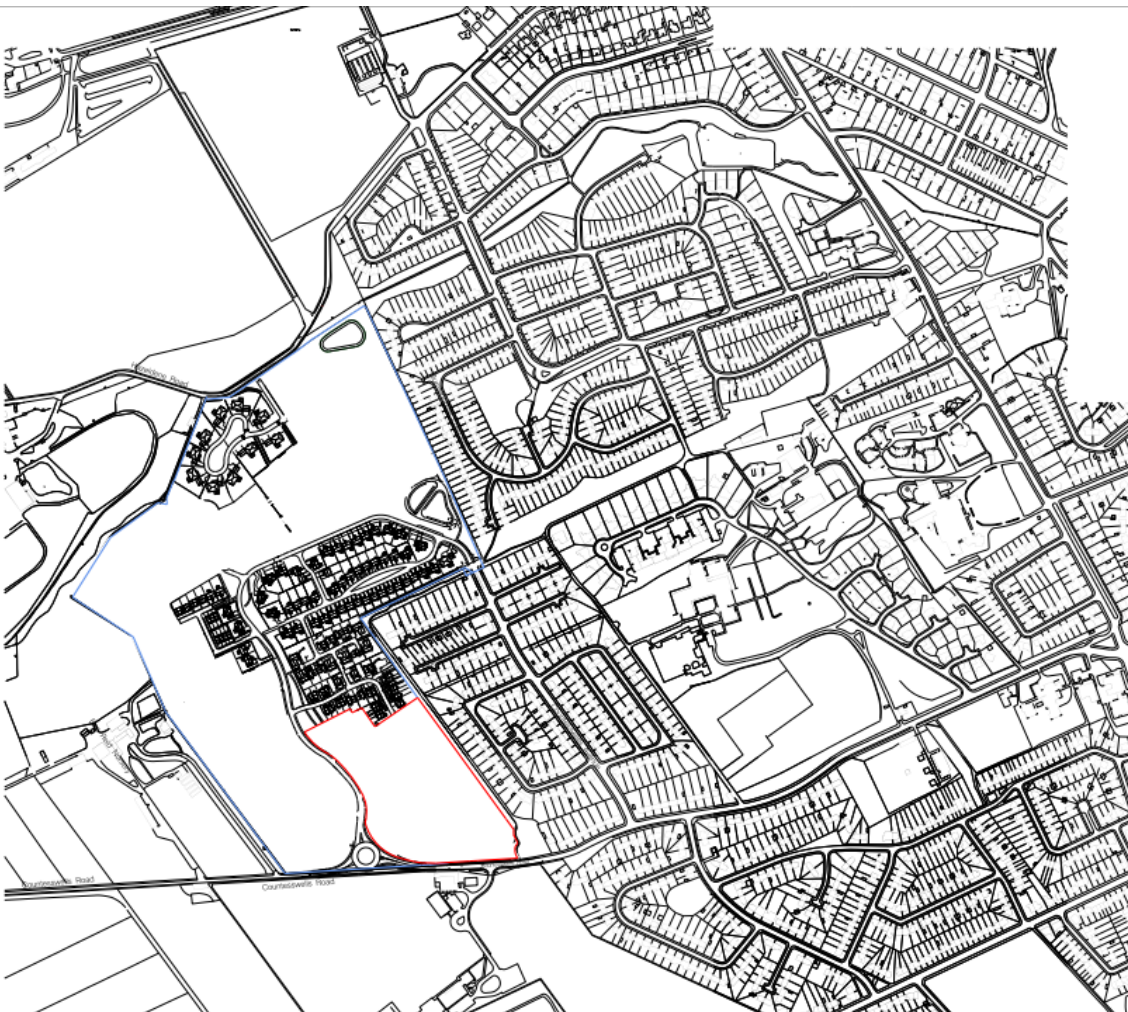
**Dandara Development**

**Planning Applications as per weekly planning list March 2017:**

|                       |                                                                                                                                                        |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reference             | 170243/DPP                                                                                                                                             |
| Application Received  | Thu 09 Mar 2017                                                                                                                                        |
| Application Validated | Fri 10 Mar 2017                                                                                                                                        |
| Address               | Pinewood Zone F Countesswells Road AB15 8AT                                                                                                            |
| Proposal              | Erection of 116 dwellings comprising of 2 apartment blocks, 35 houses and retirement apartment block, with amenity space and associated infrastructure |
| Status                | Awaiting decision                                                                                                                                      |
| Appeal Status         | Unknown                                                                                                                                                |
| Appeal Decision       | Not Available                                                                                                                                          |

|                            |                 |
|----------------------------|-----------------|
| Application Received Date  | Thu 09 Mar 2017 |
| Application Validated Date | Fri 10 Mar 2017 |
| Expiry Date                | Wed 05 Apr 2017 |
| Determination Deadline     | Sun 09 Jul 2017 |

**Notes**  
1. The site is shown in red on this plan.  
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PhewoodHazeldene

Zone F  
Site Location

**dandara**  
16 Birch Manor  
Stratford  
AB27 9AZ

PLANNING

1500008 A3 1250008 A1  
Date: 10/17/17  
Scale: 1:1000  
File: L:\APL\_01



# Housing



**Notes**  
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- 8no 3bed Ash
- 10no Lime
- 17no Rowans
- Block A Apartments  
9no apts
- Block B Apartments  
9no apts each
- Apartments  
63no apts

- Amenity Space
- Private Space

| Rev | Date  | Description           |
|-----|-------|-----------------------|
| 1   | 08/16 | Initial Block Plan    |
| 2   | 08/16 | Revise Plot Results   |
| 3   | 08/16 | Revise smaller plot B |

Pinewood-Hazeldene

Planning Title  
 Zone F  
 Site Plan as proposed

**dandara**  
 10 Beach Manor  
 Stoneycroft  
 Aberdeen  
 AB21 1PZ

|          |                     |
|----------|---------------------|
| Scale    |                     |
| File No  |                     |
| Date     | 1:1000@ A3 1:500@A1 |
| Drawn    | Aug16               |
| Check    | Aug16               |
| Drawn By | F_APL_103           |
| Check By | C                   |







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 All dimensions shall be verified on site. Any discrepancies should be noted to the Architect. They are not dimensions that will follow.  
 This drawing MUST be read with other Architectural and Engineers drawings and the specifications.

Block B 9th two bed apartments



Second Floor



First Floor

| Rev | Date | Description |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

Pinewood Zone F

Showing Title  
 Block B Apartments plans with Block C in context

**dandara**  
 18 Beach master  
 Stoneywood  
 Apartments  
 AB21 942

Block: \_\_\_\_\_  
 File No: \_\_\_\_\_  
 Scale: 1:500 @ A3 1:250 @ A1  
 Date: Nov/16 Sheet: 9C  
 Drawn By: F\_APL\_104

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|                                                                                                      |       |     |        |
|------------------------------------------------------------------------------------------------------|-------|-----|--------|
| Drawn                                                                                                | 09/15 | TRG | APR/15 |
| Checked                                                                                              | 09/15 | TRG | APR/15 |
| Scale                                                                                                |       |     |        |
| Pinewood Hazlebone                                                                                   |       |     |        |
| Apartment Block option A                                                                             |       |     |        |
| <br>16 Birch Master<br>Stonywood<br>Apartments<br>AB21 9AZ                                           |       |     |        |
| Title No.:<br>Date: 1:500@A3 1:250@A1<br>Date: Aug16<br>Scale: sc<br>File No.: F_APL_105<br>Sheet: b |       |     |        |

**A3**



**NOTES**

|                                                            |                 |          |   |
|------------------------------------------------------------|-----------------|----------|---|
| 1                                                          | Revision number | 09/12/16 | A |
| 2                                                          | Revised drawing | 07/11/16 | B |
| 3                                                          | Revised drawing | 07/11/16 | C |
| <br>16 Birch Master<br>Stonywood<br>Apartments<br>AB21 9AZ |                 |          |   |
| Pinewood Hazlebone Zone F                                  |                 |          |   |
| 3 Bed A3H House Type Plan, Elevation & 3D                  |                 |          |   |
| Planning                                                   |                 |          |   |
| 1:100@A3                                                   | 1:500@A1        | SEP 2016 |   |
| F_APL_62                                                   |                 |          |   |
|                                                            |                 |          | B |

## **CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL**

Mr Jamie Leadbeater,  
Planning Officer,  
Development Management,  
Planning and Sustainable Development,  
Aberdeen City Council.

2nd April 2017

Dear Mr Leadbeater,

**Pinewood/ Hazledene - Planning Application by Dandara**

Reference:170243/DPP | Erection of 116 dwellings comprising of 2 apartment blocks, 35 houses and retirement apartment block, with amenity space and associated infrastructure |Pinewood Zone F, Countesswells Road AB15 8AT.

We object to the above referenced planning application for the following reasons:-

**Design:**

The design statement by Dandara, dated July 2013, for Zone D, E, F, and G in respect of planning application P131055 (approved in December 2013) was for 54 units in Zone F. The house types were predominantly similar to those shown below, which were completed in Zone H



However, Page 11 of the Design and Access Statement for the present application, titled "Proposed Site Layout" illustrates a plan for the accommodation of a more densely populated Zone F, which features a mix of 3 and 4 storey apartments.

We contend that this is a markedly adverse departure from the 2013 planning consent for Zone F - the effects of which are stated in the next sections.

**Impact on Amenity:**

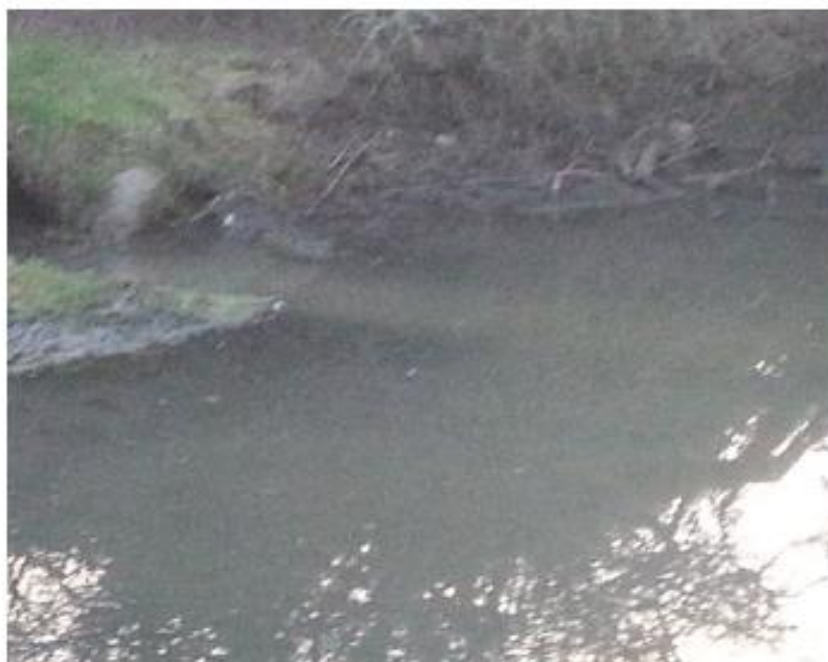
The 3 and 4 storey apartment blocks will, in our opinion, have an adverse visual impact on the skyline of the Hazlewood Estate, which consists of low level family houses.

Furthermore, we submit that it will also adversely impact on the outlook of the established homes which border Zone F and overlook them to the detriment of their privacy.

**Planning Site History:**

Coincidental to the advent of construction operations on the Hazlewood site, this Community Council has received a number of complaints concerning flooding issues affecting homes and gardens in the established housing estate which borders it. We have also received complaints concerning discolouration of the Victorian heritage of ponds and watercourses downstream of the site.

Please see photographic illustrations of the issues mentioned in the above paragraph which were taken today:-



Coupers Pond (downstream of the site) discoloured by silt





These are the gates to the driveway leading to the garage of a home which borders the Hazlewood site. The householder informed us that, during heavy rainfall, the water flows from the site, through the garage, to the pavement and down this drain.

Groundwater from the site no longer flows down this once torrential watercourse, which has almost dried up.



Where has the water gone? We have been told that it has been diverted, but flood water has entered the basement of a nearby home.



Recently, a large number of street drains on the new streets of Hazlewood had to be re-laid because they were not functioning properly. The drain in the foreground of this photograph was one of a series which had to be dug up and re-laid - hence the newly tarred surface surrounding it.

This is the latest of a series of drainage problems and alleged surface water mismanagement, by the applicant, which have been reported to us.

Therefore it is our contention that the planning application for Zone F should be refused because of the apparently increased housing density planned for that area where the Applicant's supporting documentation shows no evidence of an hydrological survey having been undertaken.

It seems that no account has been taken of the hydrology of the whole Hazlewood site, which features numerous natural springs - the probable sources of some of Aberdeen's watercourses.

#### **Impact on access, parking or road safety:**

It is noted from the Design and Access Statement, P 9, that parking is at a ratio of one space per apartment for blocks A, B and C. No provision seems to have been made for visitor parking or the probability that some households may have more than one car.

This gives rise to the possibility that motor vehicles associated with the proposed development in Zone F will be parked in neighbouring streets.

We hope that the City Council will take these objections into account when determining the application.

Yours sincerely,

William Sell

Secretary

PP Aileen Brown,

Chair.

### **Dandara Development Flooding/Drainage Issues**

There have been on-going problems with flooding of the grassed area, known locally as the "Culter by-pass" this area has been reported as becoming increasingly wet, with water forming pools and water entering rear gardens on Burnieboozle Crescent that back onto the grassed area.

A local resident contacted Scottish Water and two employees came on-site to inspect the drains, this was after heavy rain, they said there was a big flow when they lifted the drain between the bus stop on Countesswells Avenue and the Dandara sales pod. This is the flow from the SUDs pond, they then opened a manhole cover half way down the grassed area and said the flow there was much reduced and they think there must be a blockage causing the water to back up towards the top near the outlet from the SUDS pond. If this drain is blocking up and leaking into the surrounding ground would explain the water-logged condition of the ground along the length of the grassed area.

Councillor Martin Greig has arranged a meeting with the flood prevention/drainage team at the City Council and he has raised this with them and asked if they can investigate the state of the drains as a matter of urgency.

Scottish Water also confirmed the state of the foul sewer was needing to be cleared out, they reported this to their divisional office to investigate. The Scottish Water drawings are out of date as they do not have the work Dandara did to extend the sewer up into the housing development. It would be good to get confirmation that the sewer pipe installed is done to a satisfactory standard. Remember that Dandara have recently been forced to dig up 90 road gullies as they were not installed properly. Scottish Water returned and inspected the sewer and cleared the sewer manhole which was choked, the manhole was located on the grass at the side of the property No.53 Bunieboozle Crescent. They stated the sewer is not causing the groundwater problems and suggested we contact the Council to deal with the surface water issue, see report below. They said that the surface water drain is blocked further up, as the outflow from the retention (SUDS) pond was a big flow but the drain half way down the grassed area had a far smaller flow which would be caused by the water backing up due to a blockage and leaking out into the surrounding area causing the grassed area to become completely water logged.

This needs to be investigated by the Council as these drains handle very large volumes of water being discharged from the SUDS pond.

On another issue the other Dandara SUDS pond down from the large houses on Hazledene Road does not drain anywhere, there was an outlet that goes into the burn that feeds the Walker Dam but that was blocked/plugged to stop muddy/cloudy water entering the burn, we should ask Dandara what is happening with this smaller SUDS pond as it looks like it hasn't been completed properly.

**Important  
Scottish Water Customer Information  
Waste Water**

**Scottish  
Water**  
Always serving Scotland

Customer Reference: 6129664  
Date: 20-3-17

Name of person attending:  
Phil Thomas

**Reason for visit:**

- Internal flooding       Choked drain       Replace street furniture - manhole covers/frames  
 External flooding       Odour       Other (see below)

**Details:** Have cleared the sewer manhole on grass at side of property but think this is a ground water issue as the sewer here is 3.5m deep and wouldn't back up to cause water to come out at ground level. If this water continues to show at ground level you may have to contact local council to deal with the surface water issue.

**Further work required if any:**

- A clean up squad has been arranged to clear the debris (within 3 days)       This is a private issue. Please contact a registered plumber through the Scottish and Northern Ireland Plumbing Employers' Federation (SNIPEF) on 0845 224 0391 or visit the website [www.needaplumber.org](http://www.needaplumber.org)       We will arrange an appointment for further investigation  
 We were unable to complete the work but a follow up visit will be scheduled       A Bag It and Bin It leaflet has been distributed to yourself and your neighbours to provide you with additional information to prevent a repeat choke  
 Excavation required       A replacement cover has been ordered

**Details:**

**Work complete**

Customer signature:

Signature of person attending:  
Phil Thomas

**Customer not home**

**Planning Applications as per weekly planning list March 2017:**

|                       |                                                                                                         |
|-----------------------|---------------------------------------------------------------------------------------------------------|
| Reference             | 170189/DPP                                                                                              |
| Application Received  | Tue 28 Feb 2017                                                                                         |
| Application Validated | Mon 06 Mar 2017                                                                                         |
| Address               | 84 Craigiebuckler Avenue Aberdeen AB15 8NT                                                              |
| Proposal              | Erection of single storey extension to rear and replacement / refurbishment of rear and side extensions |
| Status                | Awaiting decision                                                                                       |
| Appeal Status         | Unknown                                                                                                 |
| Appeal Decision       | Not Available                                                                                           |

|                            |                 |
|----------------------------|-----------------|
| Application Received Date  | Tue 28 Feb 2017 |
| Application Validated Date | Mon 06 Mar 2017 |
| Expiry Date                | Tue 28 Mar 2017 |
| Determination Deadline     | Fri 05 May 2017 |

|                                    |                                                                      |
|------------------------------------|----------------------------------------------------------------------|
| Application Type                   | Detailed Planning Permission                                         |
| Expected Decision Level            | Not Available                                                        |
| Case Officer                       | Sheila Robertson                                                     |
| Community Council                  | Craigiebuckler And Seafield                                          |
| Ward                               | Hazlehead/Ashley/Queens Cross                                        |
| District Reference                 | Not Available                                                        |
| Applicant Name                     | Miss Janice McPherson                                                |
| Agent Name                         | View Architecture                                                    |
| Agent Company Name                 | Not Available                                                        |
| Agent Address                      | 8 Nether Cairnhill Drive Chapelton Stonehaven Aberdeenshire AB39 8AG |
| Agent Phone Number                 | Not Available                                                        |
| Environmental Assessment Requested | No                                                                   |



Scale: 1:50

Proposed Alterations & Refurbish  
94 Craigiebuckler Avenue  
Aberdeen

Miss  
Ms Janice McPherson

Proposed Elevations

16 - 15 L (00) 302



Block Plan



LOCATION PLAN

| Ref. | Date | No. | Description |
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|------|------|-----|-------------|

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View Architecture

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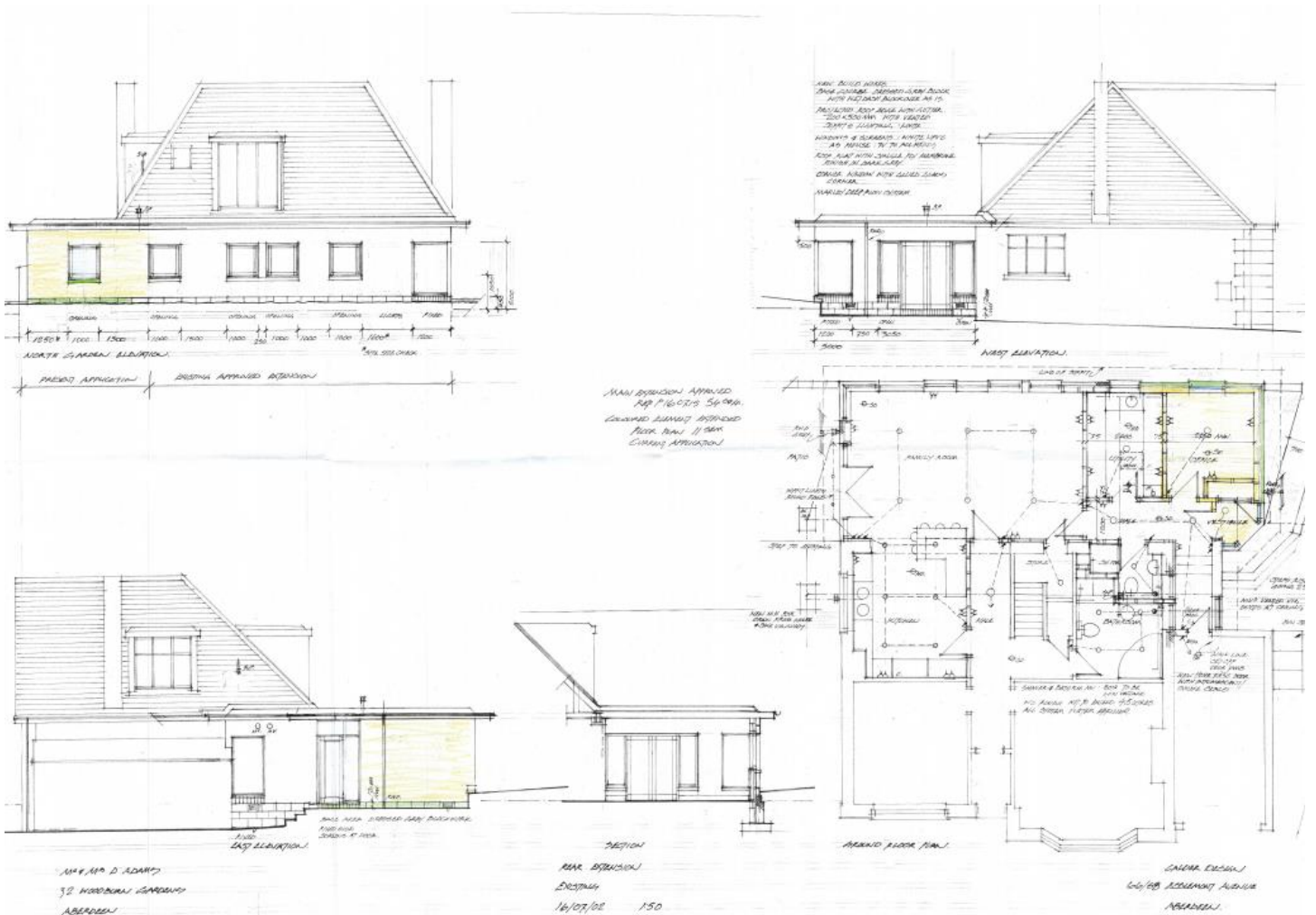
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|-----------------------|---------------------------------------------------------------|
| Reference             | 170229/DPP                                                    |
| Application Received  | Tue 07 Mar 2017                                               |
| Application Validated | Tue 07 Mar 2017                                               |
| Address               | 32 Woodburn Gardens Aberdeen AB15 8JA                         |
| Proposal              | Increase in size of previously approved extension ref. 160715 |
| Status                | Awaiting decision                                             |
| Appeal Status         | Unknown                                                       |
| Appeal Decision       | Not Available                                                 |

|                                    |                                          |
|------------------------------------|------------------------------------------|
| Application Type                   | Detailed Planning Permission             |
| Expected Decision Level            | Not Available                            |
| Case Officer                       | Jacqui Thain                             |
| Community Council                  | Craigiebuckler And Seafield              |
| Ward                               | Hazlehead/Ashley/Queens Cross            |
| District Reference                 | Not Available                            |
| Applicant Name                     | Mr & Mrs David Adams                     |
| Agent Name                         | Calder Design                            |
| Agent Company Name                 | Not Available                            |
| Agent Address                      | 66/68 Esselmont Avenue Aberdeen AB25 1SR |
| Agent Phone Number                 | Not Available                            |
| Environmental Assessment Requested | No                                       |

|                            |                 |
|----------------------------|-----------------|
| Application Received Date  | Tue 07 Mar 2017 |
| Application Validated Date | Tue 07 Mar 2017 |
| Expiry Date                | Mon 10 Apr 2017 |
| Determination Deadline     | Sat 06 May 2017 |



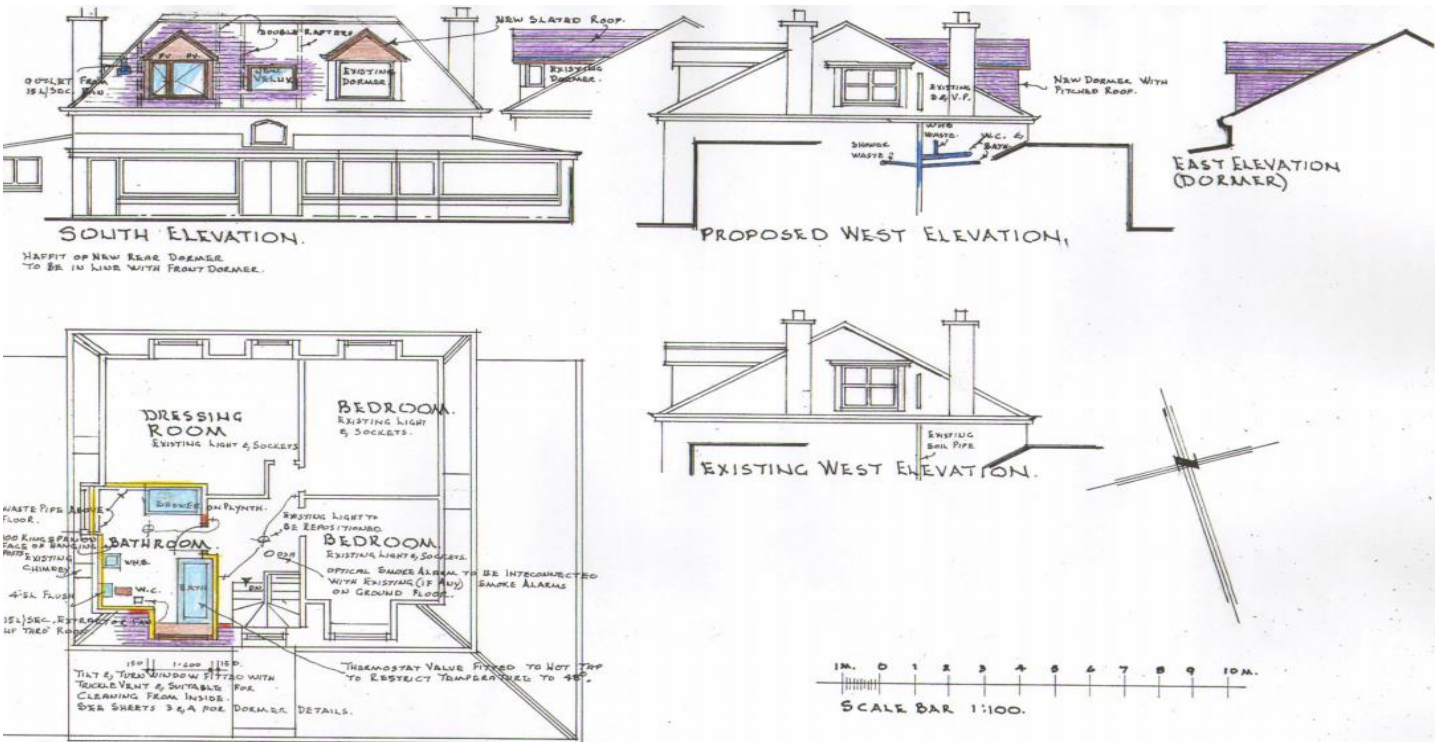


|                       |                                                                             |
|-----------------------|-----------------------------------------------------------------------------|
| Reference             | 170231/DPP                                                                  |
| Application Received  | Tue 07 Mar 2017                                                             |
| Application Validated | Tue 07 Mar 2017                                                             |
| Address               | 5 Rubislaw Park Crescent Aberdeen AB15 8BT                                  |
| Proposal              | Formation of dormer window and velux to rear, re-roof existing front dormer |
| Status                | Determined                                                                  |
| Decision              | Permitted Development                                                       |
| Decision Issued Date  | Fri 10 Mar 2017                                                             |
| Appeal Status         | Unknown                                                                     |
| Appeal Decision       | Not Available                                                               |



|                                    |                                                       |
|------------------------------------|-------------------------------------------------------|
| Application Type                   | Detailed Planning Permission                          |
| Decision                           | Permitted Development                                 |
| Actual Decision Level              | Delegated Decision                                    |
| Expected Decision Level            | Not Available                                         |
| Case Officer                       | Sheila Robertson                                      |
| Community Council                  | Craigiebuckler And Seafield                           |
| Ward                               | Hazlehead/Ashley/Queens Cross                         |
| District Reference                 | Not Available                                         |
| Applicant Name                     | Ms Elaine Thomas                                      |
| Agent Name                         | James A Smith                                         |
| Agent Company Name                 | James A Smith                                         |
| Agent Address                      | Tigh na bruaich Kingswells Aberdeen Scotland AB15 8QQ |
| Agent Phone Number                 | Not Available                                         |
| Environmental Assessment Requested | No                                                    |

|                            |                 |
|----------------------------|-----------------|
| Application Received Date  | Tue 07 Mar 2017 |
| Application Validated Date | Tue 07 Mar 2017 |
| Expiry Date                | Thu 30 Mar 2017 |
| Decision Issued Date       | Fri 10 Mar 2017 |
| Determination Deadline     | Sat 06 May 2017 |



PROPOSED FIRST FLOOR ALTERATION, FORM DORMER & FIT VELUX.  
 5 RUBISLAW PARK CRESCENT ABERDEEN AB15. 8BT.

SITE LOCATION PLAN  
 AREA 2 HA  
 SCALE 1:1250 on A4  
 CENTRE COORDINATES: 391196, 805085



|                       |                                                                                                                                                   |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Reference             | 170297/TCA                                                                                                                                        |
| Application Received  | Tue 21 Mar 2017                                                                                                                                   |
| Application Validated | Tue 21 Mar 2017                                                                                                                                   |
| Address               | 6 Macaulay Park Aberdeen AB15 8FR                                                                                                                 |
| Proposal              | Works to protected trees: T1 - T6 - Beech - Removal and replanting with appropriately mature trees (6) - to eliminate the risk of dropped objects |
| Status                | Awaiting decision                                                                                                                                 |
| Appeal Status         | Unknown                                                                                                                                           |
| Appeal Decision       | Not Available                                                                                                                                     |

|                                    |                                   |
|------------------------------------|-----------------------------------|
| Application Type                   | Works to Tree Preservation Order  |
| Expected Decision Level            | Not Available                     |
| Case Officer                       | Lina-Elvira Back                  |
| Community Council                  | Craigiebuckler And Seafield       |
| Ward                               | Hazlehead/Ashley/Queens Cross     |
| District Reference                 | Not Available                     |
| Applicant Name                     | Alistair McDougall                |
| Applicant Address                  | 6 Macaulay Park Aberdeen AB15 8FR |
| Environmental Assessment Requested | No                                |

|                            |                 |
|----------------------------|-----------------|
| Application Received Date  | Tue 21 Mar 2017 |
| Application Validated Date | Tue 21 Mar 2017 |
| Expiry Date                | Not Available   |
| Determination Deadline     | Not Available   |





**1 Name and Address of Applicant**

Name(s) ALISTAIR W DUGALL

Address 6 MACAULAY PARK  
ABERDEEN

Postcode AB15 8FR Tel. No. [REDACTED]

Fax No. [REDACTED] Mobile [REDACTED]

E-mail [REDACTED]

**2 Location of Trees (if different to address above)**

[REDACTED]

**3 Owner (if different from applicant above)**

Name(s) [REDACTED]

Address [REDACTED]

Postcode [REDACTED] Tel. No. [REDACTED]

If you are not the owner, please state your interest:  
 Authorised Contractor/Site Agent, Neighbour (\*Delete as appropriate)

[REDACTED]

Is the owner aware you are making this application: Yes  No

**RECEIVED**  
 21 MAR 2017

**4 Please provide details of the work to be carried out.**

| Tree No.* | Tree Species | Description of tree work(s)                       | Reason(s) for work               |
|-----------|--------------|---------------------------------------------------|----------------------------------|
| 1.        | BEECH        | Removal and Retention with necessary mature trees | ELIMINATE RISK OF DROPPED OBJECT |
| 2.        | BEECH        | Removal and Retention with necessary mature trees | ELIMINATE RISK OF DROPPED OBJECT |
| 3.        | BEECH        | Removal and Retention with necessary mature trees | ELIMINATE RISK OF DROPPED OBJECT |
| 4.        | BEECH        | Removal and Retention with necessary mature trees | ELIMINATE RISK OF DROPPED OBJECT |

\*Note: Tree number to be shown on plan overlaid. See over >

5. No.

| Tree No. | Tree Species | Description of Tree Work                        | Reason for work                  |
|----------|--------------|-------------------------------------------------|----------------------------------|
| 5.       | BEECH        | Removal + Retention with necessary mature trees | ELIMINATE RISK OF DROPPED OBJECT |

|                       |                                                                                                       |
|-----------------------|-------------------------------------------------------------------------------------------------------|
| Reference             | 170304/ADV                                                                                            |
| Application Received  | Wed 22 Mar 2017                                                                                       |
| Application Validated | Wed 22 Mar 2017                                                                                       |
| Address               | Filling Station Springfield Road Aberdeen AB15 7SE                                                    |
| Proposal              | Installation of 2 non-illuminated panel signs; 3 illuminated fascia logo and 1 illuminated totem sign |
| Status                | Awaiting decision                                                                                     |
| Appeal Status         | Unknown                                                                                               |
| Appeal Decision       | Not Available                                                                                         |

|                                    |                                                                     |
|------------------------------------|---------------------------------------------------------------------|
| Application Type                   | Advertisement Consent                                               |
| Expected Decision Level            | Not Available                                                       |
| Case Officer                       | Jamie Leadbeater                                                    |
| Community Council                  | Craigiebuckler And Seafield                                         |
| Ward                               | Hazlehead/Ashley/Queens Cross                                       |
| District Reference                 | Not Available                                                       |
| Applicant Name                     | Food Programme Delivery Orchid Group                                |
| Agent Name                         | Katarzyna Rozanska                                                  |
| Agent Company Name                 | Futura Signs                                                        |
| Agent Address                      | Olympia House Lockwood Court Middleton Grove Leeds England Ls11 5TY |
| Agent Phone Number                 | Not Available                                                       |
| Environmental Assessment Requested | No                                                                  |

|                            |                 |
|----------------------------|-----------------|
| Application Received Date  | Wed 22 Mar 2017 |
| Application Validated Date | Wed 22 Mar 2017 |
| Expiry Date                | Fri 14 Apr 2017 |
| Determination Deadline     | Sun 21 May 2017 |

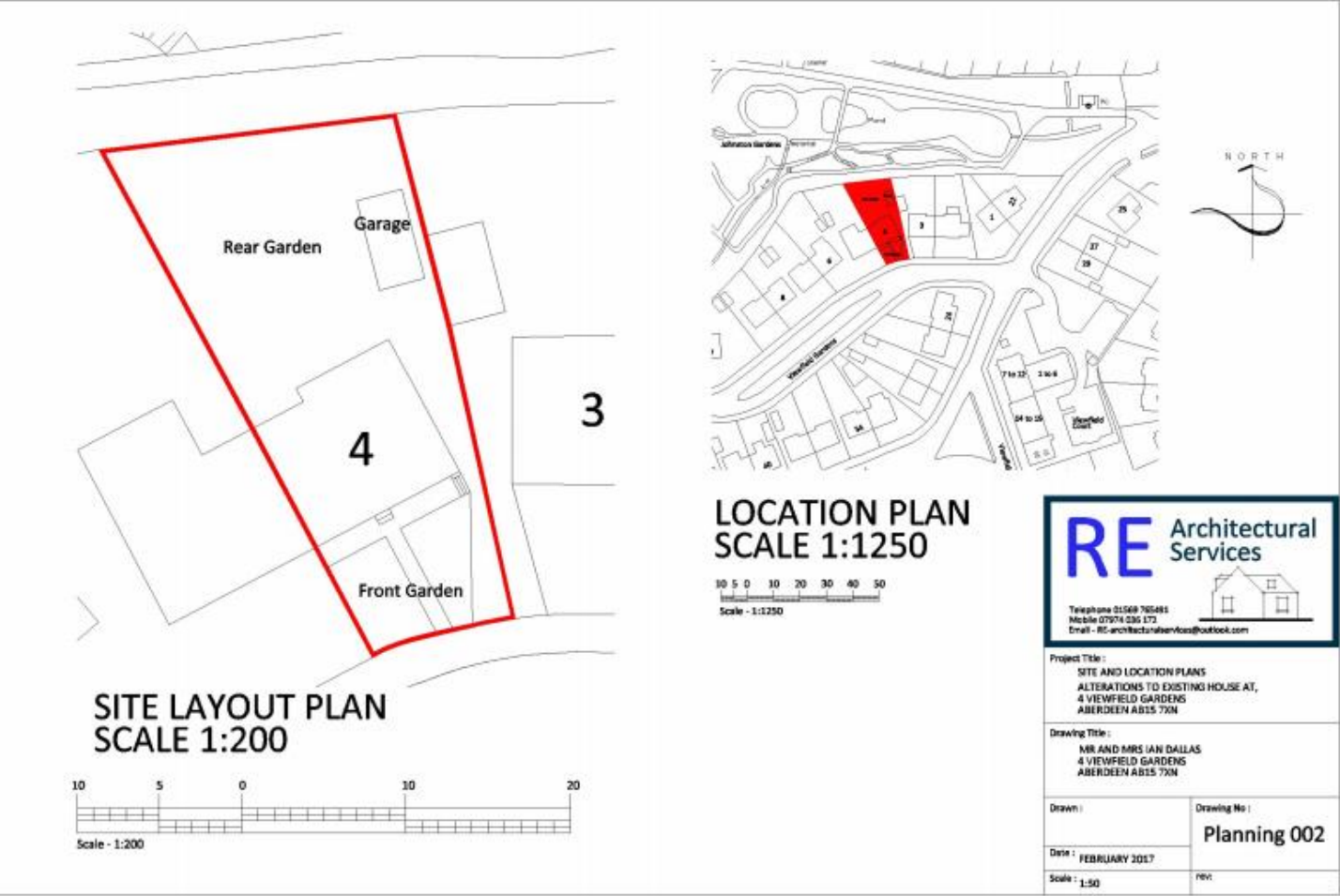




|                       |                                             |
|-----------------------|---------------------------------------------|
| Reference             | 170296/DPP                                  |
| Application Received  | Tue 21 Mar 2017                             |
| Application Validated | Thu 30 Mar 2017                             |
| Address               | 4 Viewfield Gardens Aberdeen AB15 7XN       |
| Proposal              | Formation of dormers to front side and rear |
| Status                | Awaiting decision                           |
| Appeal Status         | Unknown                                     |
| Appeal Decision       | Not Available                               |

|                                    |                                                  |
|------------------------------------|--------------------------------------------------|
| Application Type                   | Detailed Planning Permission                     |
| Expected Decision Level            | Not Available                                    |
| Case Officer                       | Sheila Robertson                                 |
| Community Council                  | Craigiebuckler And Seafield                      |
| Ward                               | Hazlehead/Ashley/Queens Cross                    |
| District Reference                 | Not Available                                    |
| Applicant Name                     | Mr Ian Dallas                                    |
| Agent Name                         | Lindsay Greig                                    |
| Agent Company Name                 | RE-Architectural Services                        |
| Agent Address                      | 10 Park Drive Stonehaven United Kingdom AB39 2NW |
| Agent Phone Number                 | Not Available                                    |
| Environmental Assessment Requested | No                                               |

|                            |                 |
|----------------------------|-----------------|
| Application Received Date  | Tue 21 Mar 2017 |
| Application Validated Date | Thu 30 Mar 2017 |
| Expiry Date                | Fri 21 Apr 2017 |
| Determination Deadline     | Mon 29 May 2017 |

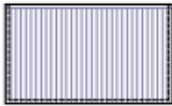


|                       |                                                                          |
|-----------------------|--------------------------------------------------------------------------|
| Reference             | 170338/DPP                                                               |
| Application Received  | Wed 29 Mar 2017                                                          |
| Application Validated | Thu 30 Mar 2017                                                          |
| Address               | 17 Rubislaw Park Crescent Aberdeen AB15 8BT                              |
| Proposal              | Erection of single storey extension, shed and raised decking to the rear |
| Status                | Awaiting decision                                                        |
| Appeal Status         | Unknown                                                                  |
| Appeal Decision       | Not Available                                                            |

|                                    |                                                                       |
|------------------------------------|-----------------------------------------------------------------------|
| Application Type                   | Detailed Planning Permission                                          |
| Expected Decision Level            | Not Available                                                         |
| Case Officer                       | Roy Brown                                                             |
| Community Council                  | Craigiebuckler And Seafield                                           |
| Ward                               | Hazlehead/Ashley/Queens Cross                                         |
| District Reference                 | Not Available                                                         |
| Applicant Name                     | Mrs H C Hall                                                          |
| Agent Name                         | Stuart Mathieson                                                      |
| Agent Company Name                 | Ken Mathieson Architectural Design Ltd                                |
| Agent Address                      | Mansard House 15 Oldmeldrum Road Bucksburn Aberdeen Scotland AB21 9AD |
| Agent Phone Number                 | Not Available                                                         |
| Environmental Assessment Requested | No                                                                    |

|                            |                 |
|----------------------------|-----------------|
| Application Received Date  | Wed 29 Mar 2017 |
| Application Validated Date | Thu 30 Mar 2017 |
| Expiry Date                | Fri 21 Apr 2017 |
| Determination Deadline     | Mon 29 May 2017 |

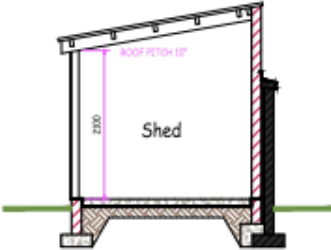




Roof Plan 1:100 @ A3



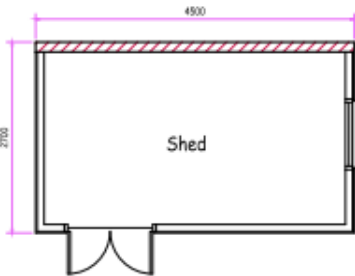
North & South Elevs. 1:100 @ A3



Shed Cross Section 1:50 @ A3



West Elevation 1:50 @ A3



Layout Plan 1:50 @ A3



East Elevation 1:50 @ A3

Finishes:-

- Roof: Profiled Metal Cladding (Slate Blue)
- Walls: Larch Timber Linings (Dark Grey)
- Boundary Wall: Roughcast (Grey)
- Windows: PVC (Dark Grey)
- Rainwater Goods: uPVC (Black)



Scale 1:50 @ A3

**Kennethieson**  
 ARCHITECTURAL DESIGN  
 & DEVELOPMENT CONSULTANTS  
 MANSFIELD ROAD  
 15 OLDMELDRUM STREET  
 BUCKINGHAM  
 ABERDEEN  
 AB21 9AL  
 TEL: 01224 710357  
 TEL: 01224 710358  
 E-MAIL: info@kennethieson.com

ARCHITECT, COMMERCIAL, INDUSTRIAL

Small,  
 General Alterations

ABERDEEN  
 Detailed Plans, Section & Elevs.

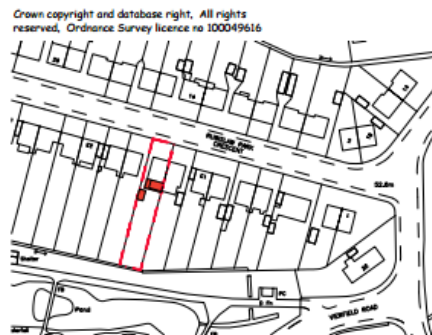
|             |       |         |           |          |      |       |        |
|-------------|-------|---------|-----------|----------|------|-------|--------|
| Project No. | 2137  | Date    | March, 17 | Scale    | 1:50 | Sheet | 1 of 1 |
| Client      | Drybe | Project | P02       | Location | KM   | Drawn | A      |

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17 Rubislaw Park Crescent, Aberdeen, AB15 8BT



Block Layout Plan Scale 1:500 @ A3



Location Plan Scale 1:1250 @ A3

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