

Planning Matters

Hill of Rubislaw Development

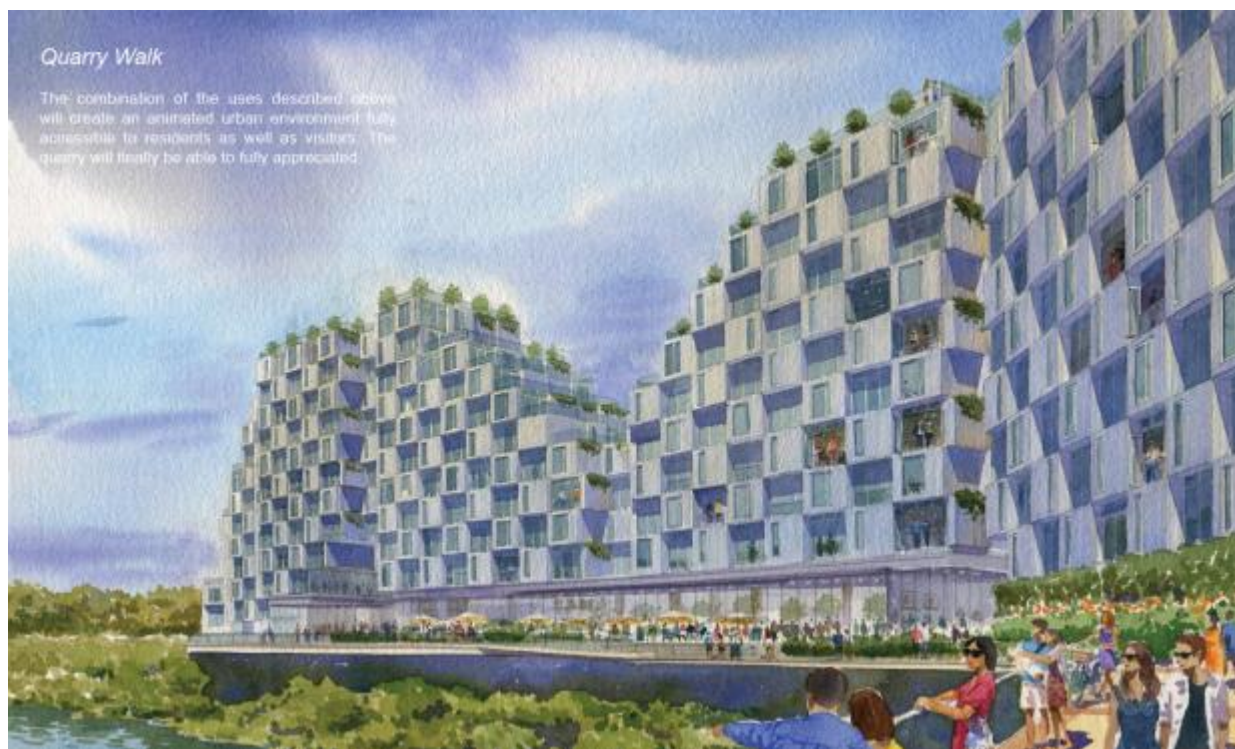
A public consultation event was held at the Chester hotel on 9th October, where Canadian developers Carttera were looking to get feedback on their plans to build around 300 rented flats, a gym, and a "heritage bistro", which will host a permanent exhibition detailing the history of the famous site which gave the Granite City its name at the north of the quarry.

The proposals for the north of the quarry rival local businessman Hugh Black's plans for the south and west of the site, where he wants to create a dedicated heritage centre celebrating the city's granite tradition.

The visitor centre, which would project over the side of the 466ft deep quarry would include conference facilities for up to 200 people and educational facilities.

But Mr Black's vision has stalled, with Rubislaw Quarry Aberdeen Ltd wrangling with the Scottish Lands Tribunal to change the deed conditions currently prohibiting from moving forward, there is a hearing in November.

Carttera said the company would continue to "vehemently" oppose the scheme – "as theirs will protect the "natural state" of the site better".



Kinaldie Crescent – New House overlooking Walker Dam

This is a new planning application after the original plans (reference: 15031) were refused and a subsequent appeal dismissed in February 2017. The new plans changed the access from Kemnay Place to Kinaldie Crescent. See details below:



Reference	171196/DPP
Application Received	Wed 04 Oct 2017
Application Validated	Thu 05 Oct 2017
Address	22 Kinaldie Crescent Aberdeen AB15 8HX
Proposal	Subdivision of residential curtilage and erection of residential dwellinghouse and associated works, including demolition of existing garage.
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Gavin Evans
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr Neil and Nicola Greig
Agent Name	Halliday Fraser Munro Planning
Agent Company Name	Halliday Fraser Munro
Agent Address	Carden Church 6 Carden Place Aberdeen Scotland AB10 1UR
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Thu 05 Oct 2017
Expiry Date	Fri 27 Oct 2017
Determination Deadline	Mon 04 Dec 2017



The planning application was discussed at the Community Council meeting in November and a representation was then submitted to the planning department.

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Mr Gavin Evans
Senior Planning Officer
Planning & Sustainable
Development
Enterprise, Planning &
Infrastructure
Aberdeen City Council
Marischal College
Broad Street
Aberdeen
AB10 1AB

Email: craigseacc@hotmail.co.uk

Dear Mr Evans

Planning Application Reference 171196

Sub-division of residential curtilage and erection of a new dwelling house and associated works including the demolition of existing garage.

Detailed Planning Permission

Applicant: Mr and Mrs N Greig, 22 Kinaldie Crescent, Aberdeen.

The above referenced planning application was discussed by members at our meeting of 7th November, which was also attended by 5 residents, including a representative of “Friends of Walker Dam” - a recipient of an award from “Keep Scotland Beautiful”.

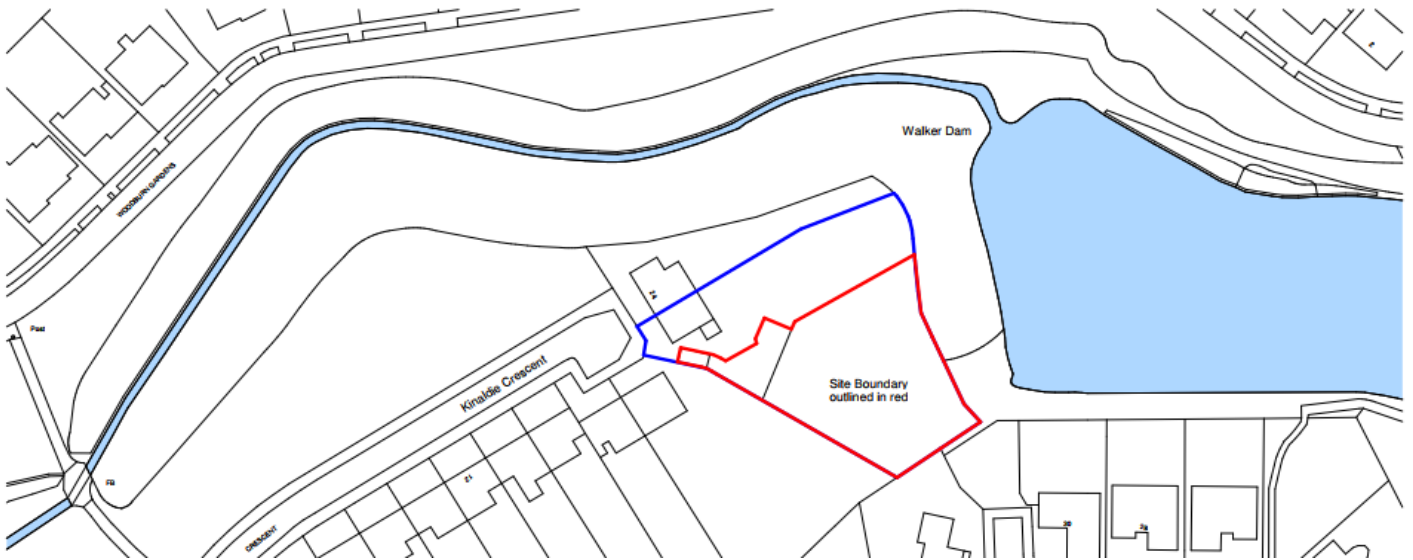
“Friends of Walker Dam” are registered with “Keep Scotland Beautiful” and it is their mission to 'protect and enhance the Walker Dam wildlife environment for Aberdeen'.

The representative mentioned a number of species of wildlife which can be seen at Walker Dam, including birds such as mallard ducks and herons. Other smaller birds, featured on the 'Friends of Walker Dam' website include waxwings, robins and thrushes. There have also been sightings of badgers and larger animals such as roe deer.

It was the Representative's expressed concern that, during the hours of darkness, the artificial light from the proposed dwelling and the reflective properties of its white render finish would adversely affect the wildlife habitat at the Walker Dam site. This may result in the loss of a number bird and animal species from this popular public amenity.

Members were sympathetic to his concerns. The possible adverse affects of building development on the natural environment should be of prime importance in any consideration of a planning application.

Yours sincerely
William Sell
Secretary/Vice Chair



View from Kinaldie Crescent



Site Plan
1:100

Project: Kinladie Crescent

Title: Proposed Site Plan
Scale: 1:100 @ A1
Date: 05/31/17
Drawing No: P05002A

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MEMBERS: RIBA / RIBA / RIBA / RIBA / RIBA / RIBA



East Elevation
1:100



North Elevation
1:100



South Elevation
1:100



West Elevation
1:100

Proposed Residential Development
Kinladie Crescent

Title: Proposed Elevations
Scale: 1:100 @ A1
Date: 08/21/17
Drawing No: P05002B

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MEMBERS: RIBA / RIBA / RIBA / RIBA / RIBA / RIBA

Letter of support for Ben Reid Garden Centre , Planning application 171228/DPP

Dear Sir/Madam

Wed 8th November 2017

Application Reference: 171228/DPP

Address: Ben Reid Garden Centre Countesswells Road Aberdeen AB15 7AL

Proposal: Extensions to garden centre buildings including: change of use of store to farm shop; construction of two additional buildings; extension and alterations to car park; relocation of polytunnels; outdoor events; animal field/informal events area and improvements to site access

At a meeting of our Community Council on Tuesday 7th November, members discussed the above referenced planning application. It was agreed that the proposed development would be an advantage to the both the Community and the local economy.

In this area, large housing developments are being constructed and a substantial increase in the population is anticipated. Therefore the demand for the services, which the Applicant proposes to provide, will increase.

Yours sincerely

William Sell

Vice Chair

Craigiebuckler and Seafield Community Council

Reference	171228/DPP
Application Received	Wed 11 Oct 2017
Application Validated	Thu 12 Oct 2017
Address	Ben Reid Garden Centre Countesswells Road Aberdeen AB15 7AL
Proposal	Extensions to garden centre buildings including: change of use of store to farm shop; construction of two additional buildings; extension and alterations to car park; relocation of polytunnels; outdoor events; animal field/informal events area and improvements to site access
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Dineke Brasier
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Ben Reid & Company Ltd
Agent Name	Kathryn Farden
Agent Company Name	Pleydell Smithyman Limited
Agent Address	20A The Wharfage Ironbridge Telford England TF8 7NH
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Thu 12 Oct 2017
Expiry Date	Wed 08 Nov 2017
Determination Deadline	Mon 11 Dec 2017

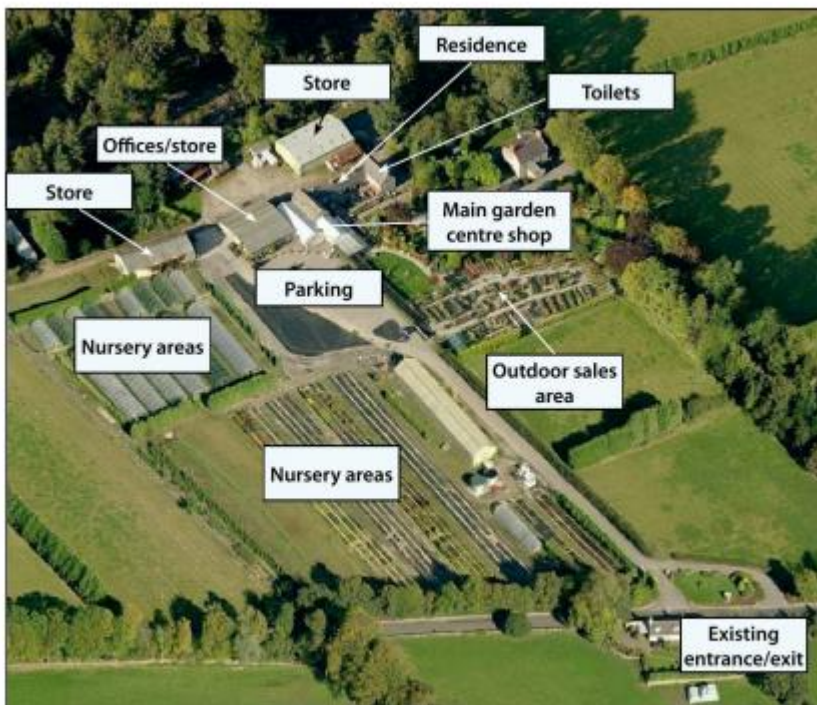
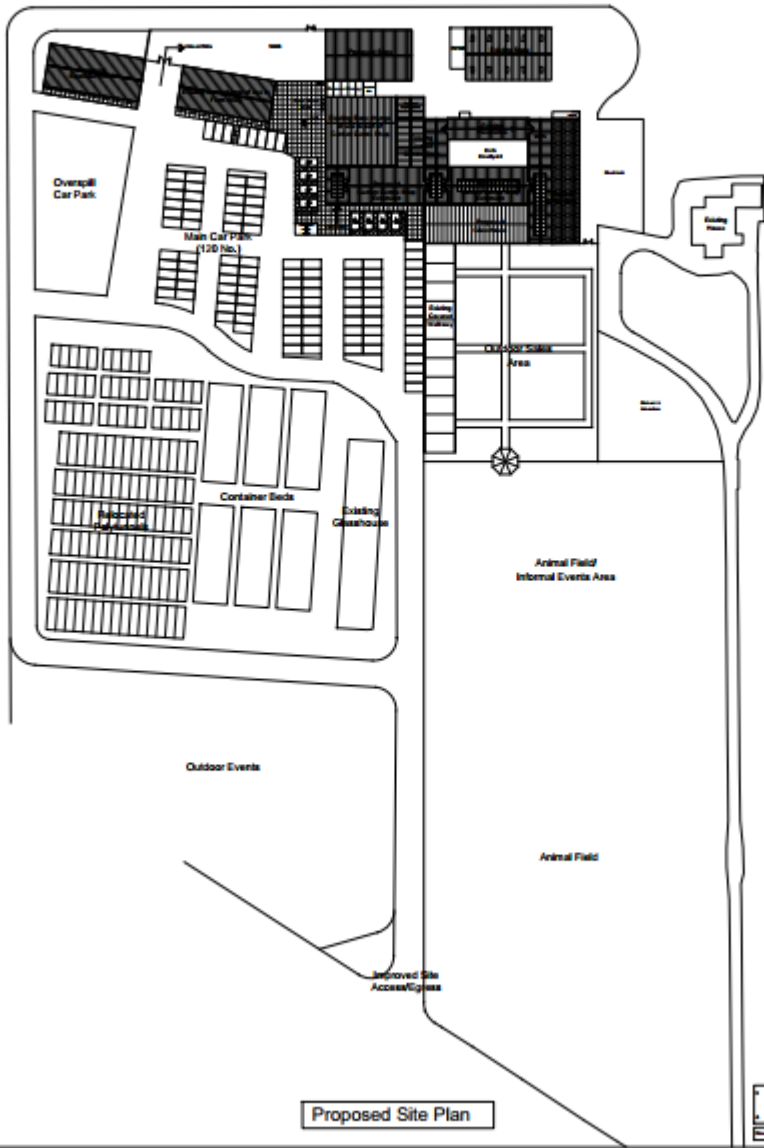


Fig. 2. Aerial view of the site

PINWOOD PARK NURSERIES



Proposed Site Plan

Approved by Planning Approved by Council Date	[Signature] [Signature] [Date]
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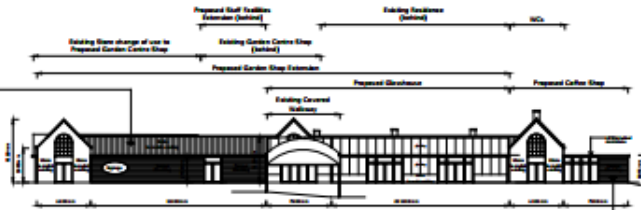
LEGEND

APPROVED BY PLANNING PINWOOD PARK NURSERIES CLIENT Ben Bell & Company LTD	
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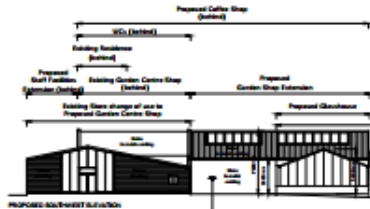
PINWOOD PARK NURSERIES



Photograph 01 - View across of stone building to north elevation.



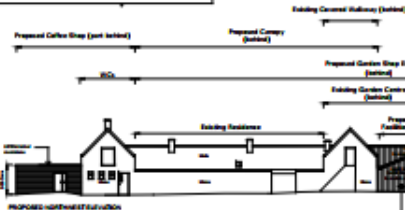
PROPOSED NORTH-EAST ELEVATION



PROPOSED SOUTH-EAST ELEVATION



Photograph 03 - View across of stone building to north elevation.



PROPOSED SOUTH-WEST ELEVATION



Photograph 04 - View across of stone building to north elevation.



PROPOSED NORTH-WEST ELEVATION

Proposed Elevations

Application Number	17/01004
Date	15/01/2017
Applicant	Pinewood Park Nurseries
Site Name	Pinewood Park Nurseries
Site Address	Pinewood Park Nurseries
Site Area	1.5000 Ha
Site Use	Residential
Site Status	Residential
Site Type	Residential
Site Category	Residential
Site Code	Residential
Site Description	Residential
Site Details	Residential
Site Notes	Residential

PLANNING
PINWOOD PARK NURSERIES
 Site: Pinewood Park Nurseries
 Applicant: Pinewood Park Nurseries Ltd
 Site: Pinewood Park Nurseries
 Date: 15/01/2017
 Status: In Progress
 Site Code: 17/01004
 Site Category: Residential
 Site Description: Residential
 Site Details: Residential
 Site Notes: Residential

Reyde Smithyman

Reyde Smithyman
 100, High Street, London, E14 6AE
 Tel: 020 7424 1000
 Fax: 020 7424 1001
 Email: info@reysmithyman.co.uk
 Website: www.reysmithyman.co.uk

Application Validated Date	Fri 06 Oct 2017
Expiry Date	Not Available
Determination Deadline	Not Available

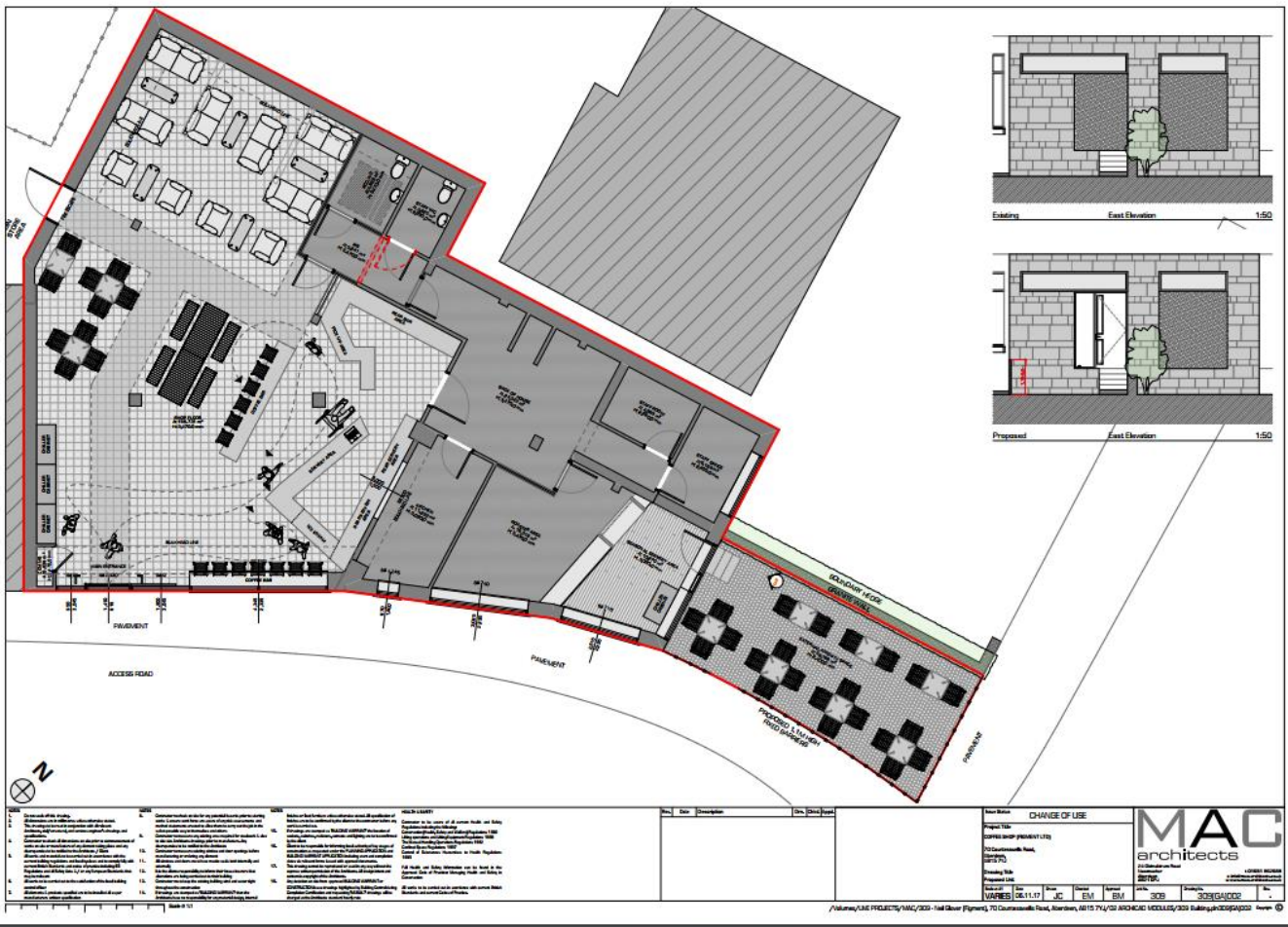
Planning Applications as per weekly planning list November 2017:

Reference	171336/DPP
Application Received	Mon 06 Nov 2017
Application Validated	Mon 06 Nov 2017
Address	70 Countesswells Road Aberdeen AB15 7YJ
Proposal	Change of use from class 1 (shops) to class 3 (food and drink) including outside seating area with fixed barriers and installation of door to East Elevation
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Application Validated Date	Mon 06 Nov 2017
Expiry Date	Wed 29 Nov 2017
Determination Deadline	Fri 05 Jan 2018

A new local business venture for a coffee shop, food and drink focussing on quality is planned for the vacant property (formerly Morrison's and has been vacant for 2 years) at the Seafield shops on Countesswells Road. Figment Coffee, set up by Neil Glover, is planning to be open from 7.30am – 7.30pm- the aim is to offer the best coffee in the region. An initial 4 year lease will be taken over from Morrison's. They will apply for a licence to serve wine/beer and it is hoped to make the coffee shop dog friendly, there may be an option to have outside seating. The main concern surrounds parking and the poor road layout which makes parking challenging and there are also safety concerns with current layout with a central raised area.





Dear Sir/Madam

Wednesday 8th November 2017

Reference

171336/DPP

Address

70 Countesswells Road Aberdeen AB15 7YJ

Proposal

Change of use from class 1 (shops) to class 3 (food and drink) including outside seating area with fixed barriers and installation of door to East Elevation

At a meeting of our Community Council on Tuesday 7th November, the above referenced planning application was discussed.

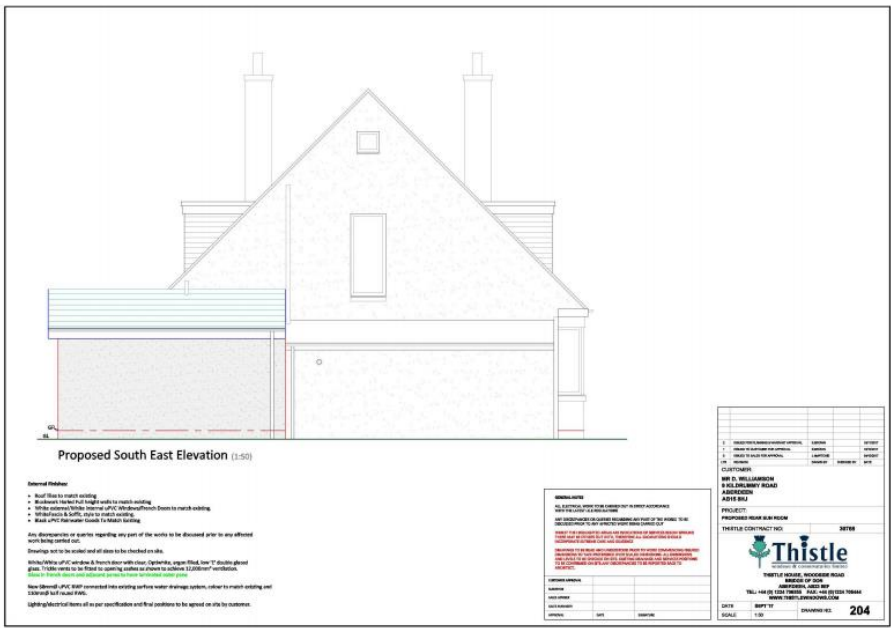
Members agreed that there is a need in this area for the types of services which the Applicant intends to provide.

The premises at 70 Countesswells Road have been vacant and boarded up for 2 years. Their development will be a welcome improvement.

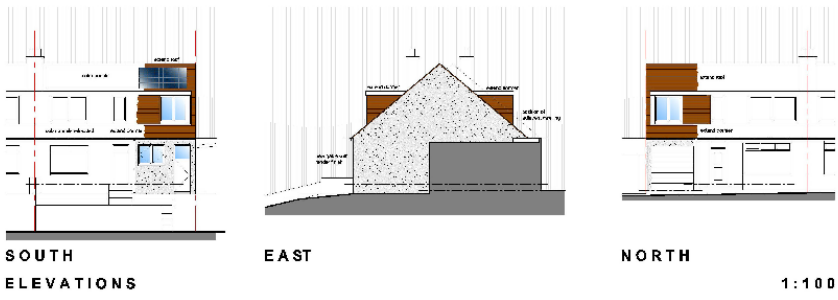
Furthermore, the proposed business will cater for customers who have been shopping in the neighbouring retail outlets and will be an attraction which will increase their footfall.

Yours sincerely

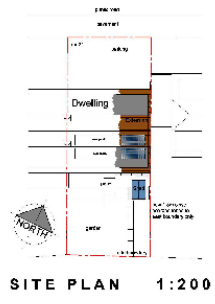
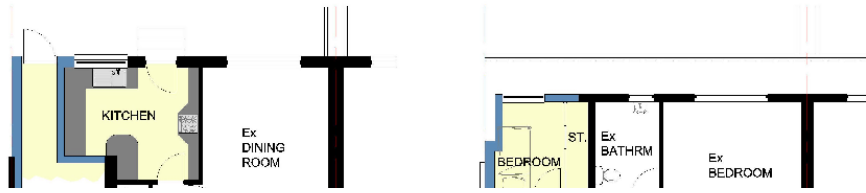
William Sell



Reference	171372/DPP
Application Received	Mon 13 Nov 2017
Application Validated	Thu 16 Nov 2017
Address	21 Woodburn Crescent Aberdeen AB15 8JX
Proposal	Erection of 1 1/2 storey extension to the side of the dwelling with extended front and rear dormers
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available



- Finishes:**
- Walls: Dry Dash render to match existing
 - Roof: Concrete roof tiles to match existing
PVCu fascia, colour white
 - Dormer: Concrete roof tiles & gpp roof to match existing
 - Doors & Windows: PVCu, colour white
 - Rainwater goods: PVCu, colour white
 - Existing building made good in materials generally to match existing



MENT AT 21 WOODBURN CRESCENT, HAZELHEAD