

# CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

## Planning Officer's Report

05 September 2017

### Planning Matters

#### Dandara Development

Dandara have submitted a planning application for a 3-storey 81 bed care home in Zone A across from Hazledene Manor with a new access road onto Hazledene Road

A public meeting in Hazlehead Academy was held on Tuesday 23rd May and the concerns of local residents were noted and used when writing the community council's representation to Aberdeen City Council planning department.

|                       |  |
|-----------------------|--|
| Reference             | 170525/DPP   |
| Application Received  | Tue 09 May 2017  |
| Application Validated | Thu 11 May 2017  |
| Address               | Zone A (site Between) Countesswells Road/Hazledene Road Aberdeen |
| Proposal              | Erection of care home and 4 dwellings                            |
| 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                     | Dandara  |
| Applicant Address                  | 16 Beech Manor Stoneywood Aberdeen UK AB21 9AZ |
| Environmental Assessment Requested | No   |

|                            |                 |
|----------------------------|-----------------|
| Application Received Date  | Tue 09 May 2017 |
| Application Validated Date | Thu 11 May 2017 |
| Expiry Date                | Wed 07 Jun 2017 |
| Determination Deadline     | Mon 10 Jul 2017 |



- 2.5 The proposal is for the development of a Care Home with 81 bed spaces including: a quiet room, day room, therapy room, nurse station, dining room, cinema, and hair bar. The Care Home would be approximately 5010sqm in size. In addition to this, 4 dwellings are also proposed (see Figure 4 below).



**Figure 4: Site Layout**

- 2.6 The Care Home element of the development has been designed to front Hazledene Road with the 4 dwellings fronting onto the main access road into Zone A itself. Access to the Care Home is taken directly from Hazledene Road.
- 2.7 The Care Home delivers 81 ensuite bedrooms. Other facilities to be delivered for its residents include: residents lounges, quiet lounges, a library, cinema and gym. A nurses station is also provided as well as areas for staff members. Residents will all have particular needs which is addressed by the design of the building; which aims to create a familiar environment to reduce the effects of these symptoms and provide a safe, domestic style place which residents can call "home".
- 2.8 The Care Home will be 3 stories in height. It has been positioned to sit away from the road with access via a drive taken from Hazledene Road. The site of the Care Home

## Planning Development Management Committee Meeting 20<sup>th</sup> July 2017

**The Pinewood Zone F planning application was discussed for** 116 dwellings comprising of 2 apartment blocks, 35 houses and retirement apartment block, with amenity space and associated infrastructure. The application was deferred, to be considered after additional information from planning officers was requested from councillors.

|                       |  |
|-----------------------|--|
| 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  |

### 6.4 Pinewood Zone F, Countesswells Road - Erection of 116 Dwellings Comprising of 2 Apartment Blocks, 35 Houses and Retirement Apartment Block, with Amenity Space and Associated Infrastructure PDF 203 KB

Planning reference – 170243

All documents associated with this application, including any Letters of Representation, can be found at:-  
<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OMJTNWBZJG300>

Planning Officer – Jamie Leadbeater

#### **Decision:**

Application was referred, to be considered and determined at a site visit to be held on Thursday 27 July.

Members requested additional information on the following, to be issued before the site visit:-

- Information on the affordable housing element of the application (Planning)
- To look at the previous section 75 agreement that is in place in order to establish whether the Council is bound by the previous decisions in regards to the amount of affordable housing required ; (Legal)
- To look at a previous report that went to Finance, Policy & Resources Committee in regards to Pinewood and to establish if it affects the application; (Legal)
- Information on the capacity of Hazlehead Primary and Secondary school. It was noted that there may be over-capacity at both schools due to the proposed application; (Education)
- Clarification on whether a TPO exists.

Dandara Hazledene/Pinewood **Zone B** work starts



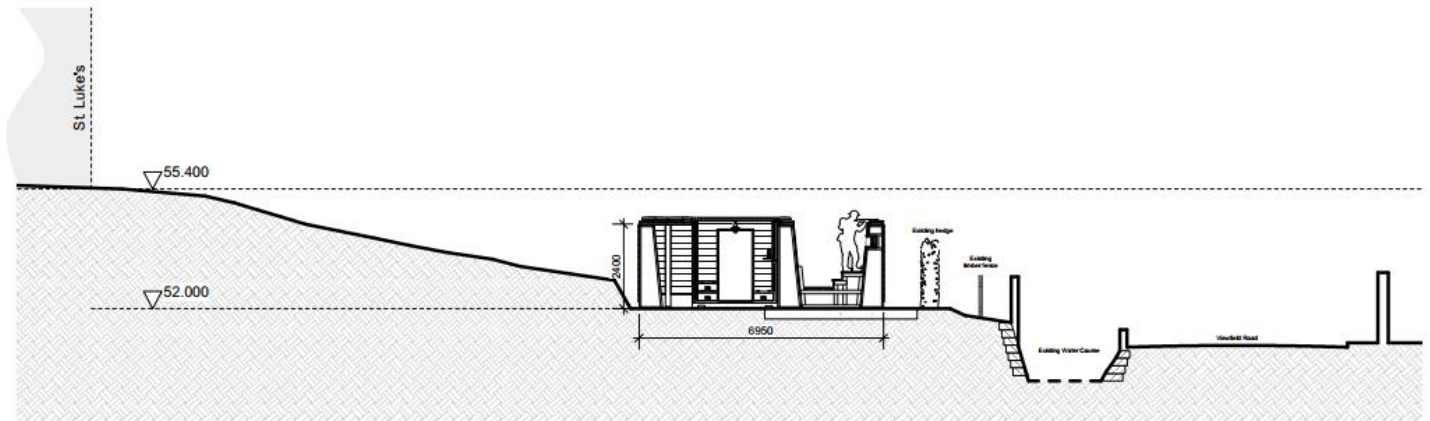


**Planning Applications as per weekly planning list August 2017:**

|                       |   |
|-----------------------|---|
| Reference             | 170923/DPP  |
| Application Received  | Wed 02 Aug 2017   |
| Application Validated | Fri 04 Aug 2017   |
| Address               | Gordon Highlanders Association Viewfield Road Aberdeen AB15 7XH |
| Proposal              | The installation of an above ground WWI trench exhibition       |
| Status                | Awaiting decision   |
| Appeal Status         | Unknown   |
| Appeal Decision       | Not Available   |

|                                    |  |
|------------------------------------|--|
| Application Type                   | Detailed Planning Permission               |
| Expected Decision Level            | Not Available                              |
| Case Officer                       | Andrew Miller                              |
| Community Council                  | Craigiebuckler And Seafield                |
| Ward                               | Hazlehead/Ashley/Queens Cross              |
| District Reference                 | Not Available                              |
| Applicant Name                     | Gordon Highlanders Museum                  |
| Agent Name                         | Covell Matthews Architects                 |
| Agent Company Name                 | Covell Matthews Architects                 |
| Agent Address                      | 9 Albyn Terrace Aberdeen Scotland AB10 1YP |
| Agent Phone Number                 | Not Available                              |
| Environmental Assessment Requested | No   |

|                            |                 |
|----------------------------|-----------------|
| Application Received Date  | Wed 02 Aug 2017 |
| Application Validated Date | Fri 04 Aug 2017 |
| Expiry Date                | Wed 06 Sep 2017 |
| Determination Deadline     | Tue 03 Oct 2017 |



○ Site Section  
Scale: 1:100



○ Site Photographs

This drawing is copyright and should not be copied or reproduced in any way without the written permission of Covell Matthews Architects Ltd.  
The contractor and his subcontractors are to verify all dimensions and details on site. Do not scale from the drawings. If in doubt ask.  
The contractor is to bring to the attention of the architect any discrepancies contained in this drawing prior to work commencing.

|                      |                           |                |          |
|----------------------|---------------------------|----------------|----------|
| Content Site Section |                           |                |          |
| Client               | Gordon Highlanders Museum |                |          |
| Project              | Trenches                  |                |          |
| Date                 | JUL-17                    | Drawing Status | PLANNING |
| Paper size           | A3                        | Drawn by       | AP       |
|                      |                           | Checked        | FA       |
| Project Code         | AVR15                     | Drawing No.    | P201     |
|                      |                           | Revision       | -        |

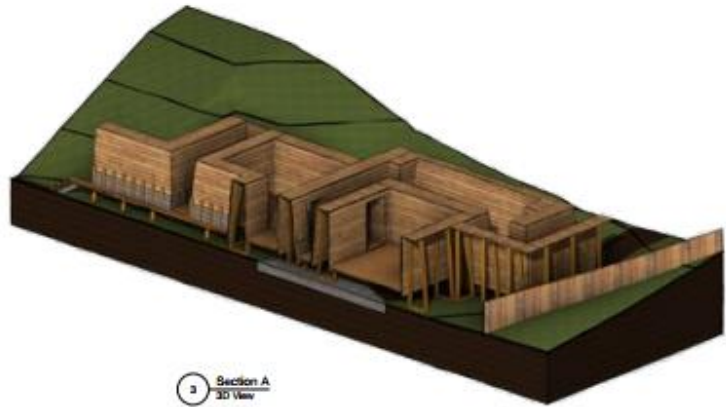
**covellmatthews**  
ARCHITECTS

9 Albyn Terrace, Aberdeen, AB10 1YP  
aberdeen@covellmatthews.co.uk  
www.covellmatthews.co.uk  
01224 634040

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



1 Firing Ship  
3D View



3 Section A  
3D View



2 Trenches  
3D Isometric View



4 Section B  
3D View

|              |                           |                |        |  |    |
|--------------|---------------------------|----------------|--------|--|----|
| Client       | 3D Views                  |                |        |  |    |
| Class        | Gordon Highlanders Museum |                |        |  |    |
| Project      | Trenches                  |                |        | 8 Albyn Terrace, Aberdeen, AB10 1DP<br>abdn@covematthews.co.uk<br>www.covematthews.co.uk |    |
| Date         | 16/11                     | Drawing Status | Design |  |    |
| Paper size   | A3                        | Client No.     | 101    | Checked  | FA |
| Project Code | AVR15                     | Drawing No.    | D101   | Revision   | -  |

|                       |   |
|-----------------------|---|
| Reference             | 170983/TCA  |
| Application Received  | Mon 14 Aug 2017   |
| Application Validated | Wed 16 Aug 2017   |
| Address               | Rubislaw Park Care Home Rubislaw Park Road Aberdeen AB15 8DA                |
| Proposal              | Works to 1 Protected Tree;<br>T1 - Cut back all branches overhanging garden |
| 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                     | Marianne May  |
| Applicant Address                  | The Gate Lodge 1 Rubislaw Park Road Aberdeen AB15 8DA |
| Environmental Assessment Requested | No  |

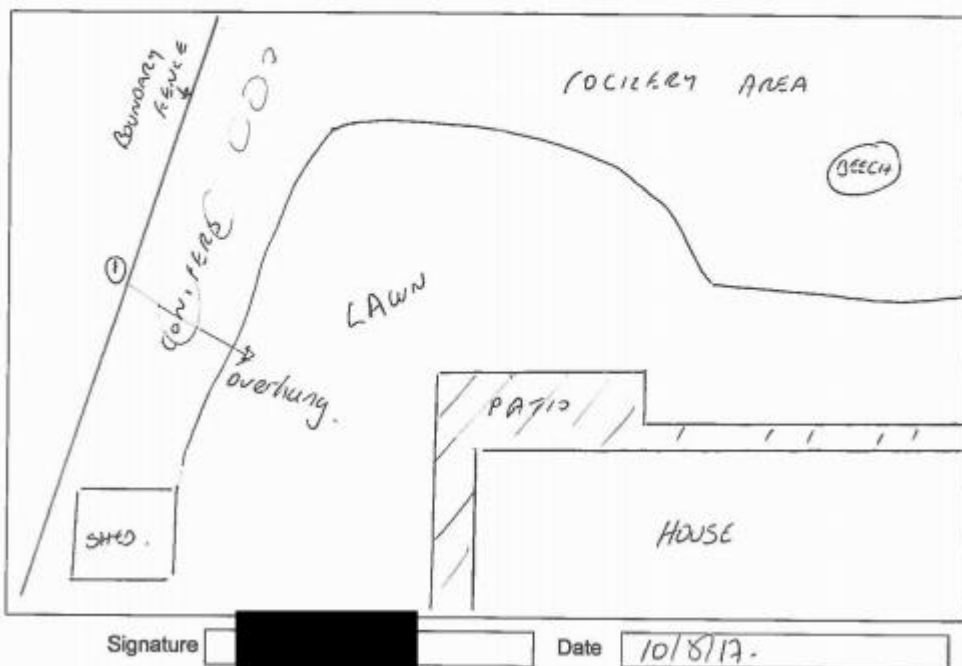


|                            |                 |
|----------------------------|-----------------|
| Application Received Date  | Mon 14 Aug 2017 |
| Application Validated Date | Wed 16 Aug 2017 |
| Expiry Date                | Not Available   |
| Determination Deadline     | Not Available   |

## 5

### Site Plan

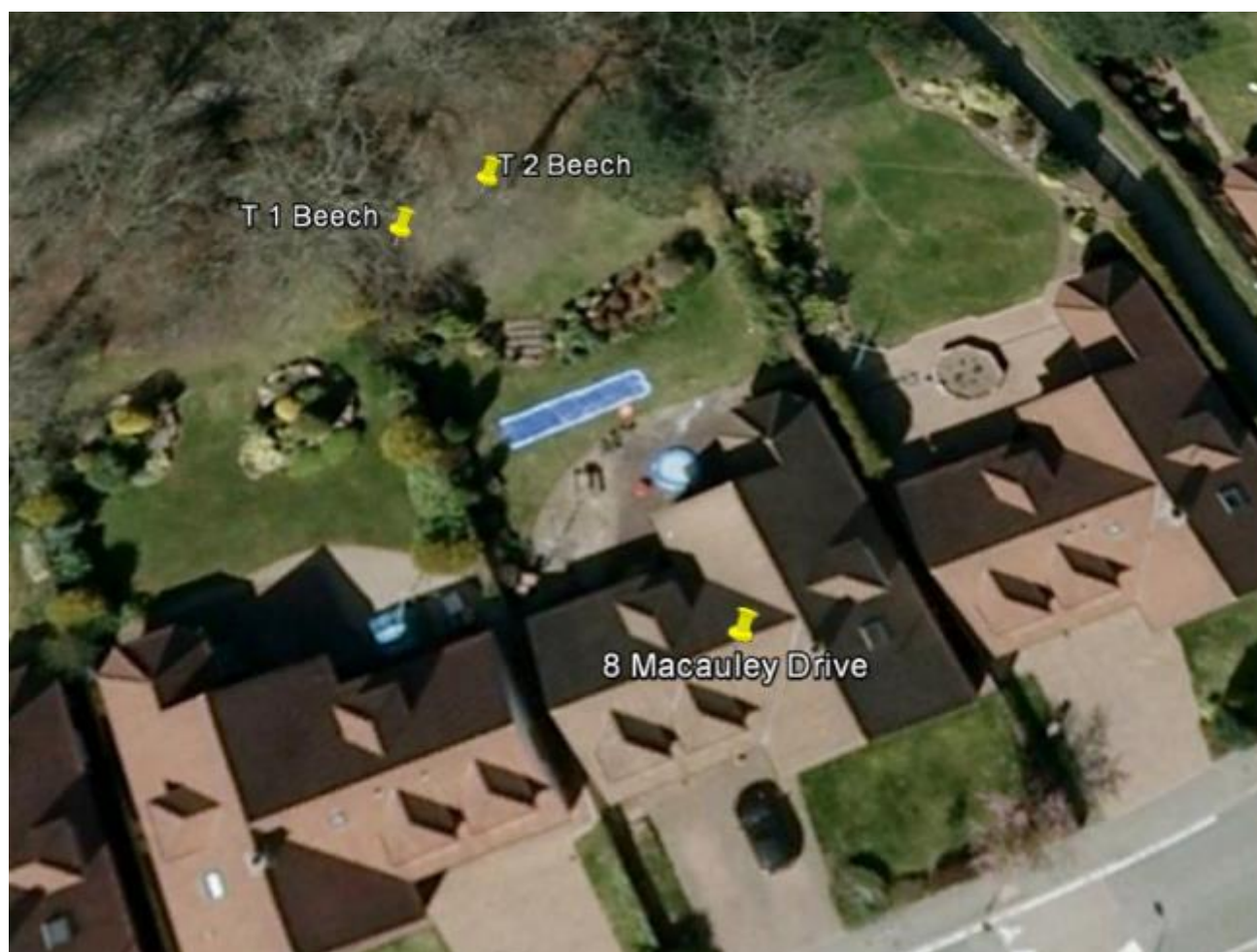
Please provide a Site Plan showing **as accurately as possible** the position of the tree(s) in relation to any other trees on site, nearby buildings, walls, roads etc. This can be based on an O.S. plan of a suitable scale or, alternatively the space below can be used to sketch a plan. If this application is to carry out work to more than one tree, then each tree should be individually numbered on the plan to correspond with the numbering in the table overleaf.



|                       |   |
|-----------------------|---|
| Reference             | 171015/TPO  |
| Application Received  | Mon 21 Aug 2017   |
| Application Validated | Mon 28 Aug 2017   |
| Address               | 12 Macaulay Drive Aberdeen AB15 8FL   |
| Proposal              | Works to 2 Protected Trees;<br>T1 & T2 - Beech - Reduce the overhanging crown above the lawn area |
| 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                     | Mr John Oneil   |
| Agent Name                         | Roy Cowie Land Based Services                                 |
| Agent Company Name                 | Not Available   |
| Agent Address                      | Old Station Yard Station Road Banchory Aberdeenshire AB31 5EP |
| Agent Phone Number                 | Not Available   |
| Environmental Assessment Requested | No  |

|                            |                 |
|----------------------------|-----------------|
| Application Received Date  | Mon 21 Aug 2017 |
| Application Validated Date | Mon 28 Aug 2017 |
| Expiry Date                | Not Available   |
| Determination Deadline     | Not Available   |



|                       |  |
|-----------------------|--|
| Reference             | 171034/DPP   |
| Application Received  | Fri 25 Aug 2017  |
| Application Validated | Thu 31 Aug 2017  |
| Address               | 20 Woodburn Avenue Aberdeen AB15 8JQ                                     |
| Proposal              | Replace existing flat roof and glazed conservatory roof with slated roof |
| 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 Mike Reilly   |
| Agent Name                         | Tom Ellis  |
| Agent Company Name                 | Bon Accord Glass Ltd.  |
| Agent Address                      | Bon Accord House Riverside Drive Aberdeen Aberdeenshire AB11 7SL |
| Agent Phone Number                 | Not Available  |
| Environmental Assessment Requested | No   |

|                            |                 |
|----------------------------|-----------------|
| Application Received Date  | Fri 25 Aug 2017 |
| Application Validated Date | Thu 31 Aug 2017 |
| Expiry Date                | Thu 21 Sep 2017 |
| Determination Deadline     | Mon 30 Oct 2017 |

**Existing North Elevation**  
Scale 1:100

**Location Plan**  
Scale 1:1250

**Proposed Site Plan**  
Scale 1:500

**Existing Ground Floor Plan**  
Scale 1:100

**Existing East Elevation**  
Scale 1:100

| Revision | Description   | Date   |
|----------|---|--|
| 1        | Bon Accord Glass<br>Riverside Drive<br>Aberdeen<br>AB11 7SL<br>Tel: 01224 588944<br>Fax: 01224 582731<br>drawing@bonaccordglass.co.uk<br>www.bonaccordglass.co.uk | Dobbles Garden World<br>Lang Stracht,<br>Aberdeen,<br>AB15 6XH |

**Project:** Roof Replacement  
**Address:** 20 Woodburn Avenue  
Aberdeen  
AB15 8JQ

**Client:** Mike & Karen Reilly  
**Signature & Date**

**Job No:** M05X016142 - Pg 01  
**Scale:** As Shown @ A3  
**Date:** 31-07-17

**Proposed North Elevation**  
Scale 1:50

**Proposed East Elevation**  
Scale 1:50

**External Finishes**  
Grey Slates  
Lead Ridge to match existing  
Liquid Polyroof 185 Seamless Fibreglass Waterproof Membrane  
White Rainwater goods  
White 16mm Square PVCu Fascia Boards with White 10mm PVCu Soft Boards  
White external & White internal PVCu window & door frames, complete with Low E argon gas filled energy saving, longpaned, Beama Double glazed units, Chrome secure locking handles  
Trickle Vents (8000mm2) Where Shown  
Structural Posts (not external) with White PVC Facings

| Revision | Description   | Date   |
|----------|---|--|
| 1        | Bon Accord Glass<br>Riverside Drive<br>Aberdeen<br>AB11 7SL<br>Tel: 01224 588944<br>Fax: 01224 582731<br>drawing@bonaccordglass.co.uk<br>www.bonaccordglass.co.uk | Dobbles Garden World<br>Lang Stracht,<br>Aberdeen,<br>AB15 6XH |

**Project:** Roof Replacement  
**Address:** 20 Woodburn Avenue  
Aberdeen  
AB15 8JQ

**Client:** Mike & Karen Reilly  
**Signature & Date**

**Job No:** M05X016142 - Pg 03  
**Scale:** As Shown @ A3  
**Date:** 31-07-17

|                       |   |
|-----------------------|---|
| Reference             | 171054/TCA  |
| Application Received  | Thu 31 Aug 2017   |
| Application Validated | Thu 31 Aug 2017   |
| Address               | The James Hutton Institute Craigiebuckler Countesswells Road Aberdeen AB15 8QH  |
| Proposal              | Works to protected trees: T56 - Beech, T80 + T83 - Beech, T251 Holly and T253 Sycamore - fell as recommended in tree survey to be removed within 6 months |
| 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                     | The James Hutton Institute   |
| Applicant Address                  | The James Hutton Institute Craigiebuckler Countesswells Road Aberdeen AB15 8QH |
| Environmental Assessment Requested | No   |

|                            |                 |
|----------------------------|-----------------|
| Application Received Date  | Thu 31 Aug 2017 |
| Application Validated Date | Thu 31 Aug 2017 |
| Expiry Date                | Not Available   |
| Determination Deadline     | Not Available   |