

## Planning Matters



### **Rubislaw Quarry Hill of Rubislaw Development for 299 Rented Flats**

A planning appeal to the Scottish Government was submitted on Thursday 26th July, The Planning and Environmental Appeals Division (DPEA) have a website with documents relating to the case. <http://dpea.scotland.gov.uk/>

#### **Grounds for appeal.**

#### **Reasons for refusal**

**3.1 Although the Decision Notice only gives one reason for refusal, it contains five different elements as follows:**

- the adverse visual impact the proposal would have based on its scale and massing which is contrary to Policy D3 - Big Buildings of Aberdeen Local Development Plan;
- there is insufficient onsite parking provided which would lead to overspill parking on residential streets;
- there is a lack of suitable capacity to accommodate the educational needs of the development;
- there would be an adverse impact on the wildlife on the site; and
- the quality of the design does not meet the requirements of Policy D1 – Quality Placemaking by Design of the Aberdeen Local Development Plan.

The case officer is Smerah Akbar and the reporter is Ms Claire Milne, a decision has been made that the reporter will have an unaccompanied site visit.

**Smerah Akbar**

**Scottish Government | Planning and Environmental Appeals Division**

**4 The Courtyard | Callendar Business Park**



**Callendar Road**

**FALKIRK, FK1 1XR**

**Direct Number: 0131 244 8182**

**Main Number: 0300 244 6668**

Main office email: [DPEA@gov.scot](mailto:DPEA@gov.scot)

DPEA Case Reference	PPA-100-2092 
Case Status *	Allocated to reporter
Target Date	17 Dec 2018 
Case Type *	Planning Permission Appeal
Application Type	Planning permission
Case Owner	Akbar, Smerah - Email: smerah.akbar@gov.scot - Tel: 0131 244 8182
Main Contact	Cartera Private Equities
Agent	Margaret Bochel
Applicant	Cartera Private Equities
Authority	Aberdeen City Council
Authority Reference	180368/DPP
Reporter	Ms Claire Milne
Next Oral Process Details	

**180368/DPP Residential development (across ten storeys and three basement levels) consisting of 299 private flats, gym, function room, public heritage bistro, promenade, car parking and amenity space**

Reference	180368/DPP
Application Received	Mon 12 Mar 2018
Application Validated	Wed 14 Mar 2018
Address	Land Adjacent To Rubislaw Quarry Hill Of Rubislaw Aberdeen AB15 6XL
Proposal	Residential development (across ten storeys and three basement levels) consisting of 299 private flats, gym, function room, public heritage bistro, promenade, car parking and amenity space
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Council planners recommended that the controversial planning application be approved pointing to economic benefits and that the unusual design would add “something different” to the skyline.

## Planning Application Summary with Decisions

Date	Planning Application Number	Address	Description	Type	Status	ACC Status	Decision Date	Decision
09/03/2017	170243	Pinewood Dandara Zone F Countesswells Road AB15 8AT	Erection of 116 dwellings comprising of 2 apartment blocks, 35 houses and retirement apartment block, with amenity space and associated infrastructure	Detailed Planning Permission		Approved	22/08/2018	APPROVE Conditionally & Legal Agreement
04/10/2017	171196	22 Kinaldie Crescent	Subdivision of residential curtilage and erection of single house	Detailed Planning Permission		Approved	24/09/2018	APPROVED Conditionally
15/12/2017	171493		Installation of telecommunication cabinet	Telecommunication		Permitted	27/12/2017	Permitted Development
25/01/2018	180092	62 Springfield Road, AB15 7RS	single storey extension	Detailed Planning Permission		Approved	27/02/2018	APPROVE Unconditionally
23/01/2018	180080	51 Anderson Drive, AB15 4UA	replacement of existing conservatory and single storey extension to rear	Detailed Planning Permission		Approved	06/03/2018	APPROVE Unconditionally
12/01/2018	180039	47 Woodburn Gardens , AB15 8JT	replacement garage to side	Detailed Planning Permission		Approved	07/02/2018	APPROVE Unconditionally

08/01/2018	180013	Zone A Dandara Pinewood/Hazleden e Development	Discharge of planning obligations relating to section 75 agreement	Modification /Discharge of Planning Oblig		Approved	26/04/2018	APPROVE Modification/Discharge
19/02/2018	180224	Zone A-E Dandara Pinewood/Hazleden e Development	- Major development of approximately 250 residential units including amenity space and associated infrastructure	Proposal of Application Notice			02/03/2018	Further Consultation Required
09/02/2018	180163	21 Kepplestone Gardens Aberdeen AB15 4DH	Proposed alteration works to form enclosed front entrance area	Cert. of Lawfulness (Proposed)		Certificate issued	15/02/2018	Issue Cert. of Lawfulness
12/03/2018	180368	Rubislaw Quarry Hill of Rubislaw Development for 300 Rented Flats	Residential development (across ten storeys and three basement levels) consisting of 299 private flats, gym, function room, public heritage bistro, promenade, car parking and amenity space	Detailed Planning Permission		Refused	21/06/2018	REFUSED [7 votes to 2]
27/03/2018	180458	Hazlehead Academy	Proposed installation of replacement windows and replacement of roof lights	Cert. of Lawfulness (Proposed)		Certificate issued	14/05/2018	Issue Cert. of Lawfulness

16/03/2018	180396	7 Craigiebuckler Terrace	Erection of 1.5 storey extension to gable end	Detailed Planning Permission		Approved	11/06/2018	APPROVE Unconditionally
15/03/2018	180382	James Hutton Institute	Work to Protected Trees	Works to Tree Preservation Order		Approved	15/03/2018	APPROVED Unconditionally
09/03/2018	180345	41 Springfield Avenue	Erection of single storey extension with decking to rear	Detailed Planning Permission		Approved	01/05/2018	APPROVED Conditionally
19/04/2018	180622	James Hutton Institute	Work to Protected Trees	Works to Tree Preservation Order		Approved	09/05/2018	APPROVED Unconditionally
30/04/2018	180667	Nevada Bob's Springfiel Road	Gym and changing rooms	Detailed Planning Permission		Approved	29/06/2018	APPROVED Conditionally
01/05/2018	180688	25 Viewfield Road		Detailed Planning Permission		Approved	13/06/2018	APPROVED Unconditionally
02/05/2018	180701	Dandara Zone F	Work to Protected Trees	Works to Tree Preservation Order		Approved	30/05/2018	APPROVED Unconditionally
14/05/2018	180761	107 Springfield Road	Single Storey Extension	Cert. of Lawfulness (Proposed)		Certificate issued	15/05/2018	Issue Cert. of Lawfulness
18/05/2018	180790	12 Beckram Terrace	single storey extension	Detailed Planning Permission		Approved	10/07/2018	APPROVED Unconditionally
01/06/2018	180879	29 Woodburn Crescent Aberdeen AB15 8JX	1.5 storey gable end extension incorporating garage	Detailed Planning Permission		Approved	10/08/2018	APPROVED Unconditionally
05/06/2018	180895	41 Springfield Avenue Aberdeen AB15 8JJ	Erection of dormer to front and extension to garage at rear	Detailed Planning Permission		Approved	03/08/2018	APPROVED Unconditionally
15/06/2018	180979	30 Macaulay Drive Aberdeen AB15 8FL	Work to 2 Protected Trees	Works to Tree Preservation Order		Approved	09/08/2018	APPROVED Conditionally

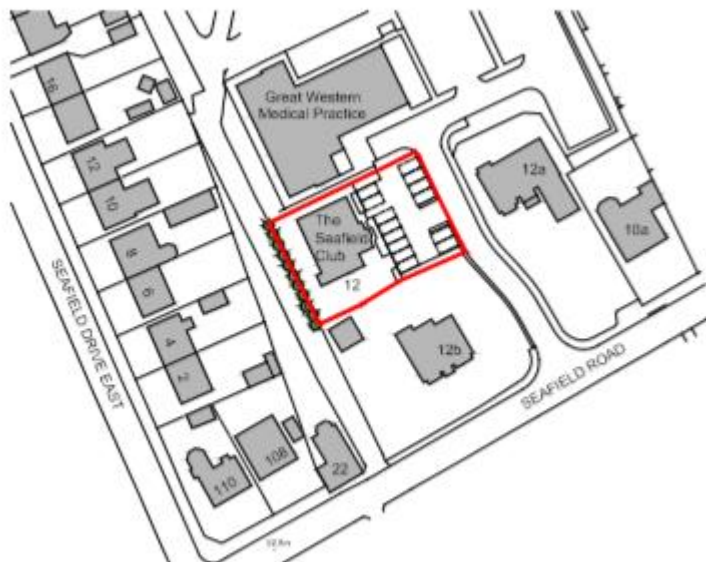
20/06/2018	181009	15 Springfield Place Aberdeen AB15 7SF	Erection of single storey extension to side	Detailed Planning Permission		Approved	23/08/2018	APPROVED Unconditionally
29/06/2018	181111	9 Woodburn Avenue Aberdeen AB15 8JQ	Erection of single storey extension to rear including alterations to the external steps and installation of railings	Detailed Planning Permission		Approved	14/08/2018	APPROVED Unconditionally
02/07/2018	181129	62 Craigiebuckler Avenue Aberdeen AB15 8SU	Erection of single storey extension to rear	Detailed Planning Permission		Approved	28/08/2018	APPROVED Unconditionally
06/08/2018	181393	The James Hutton Institute, Countesswells Road, Aberdeen, AB15 8QH	Works to 1 Protected Tree; T1 - Beech - Fell to ground as diseased	Works to Tree Preservation Order		Approved	10/09/2018	APPROVED Conditionally
28/09/2018	181654	12 Seafield Road Aberdeen AB15 7YT	Partial change of use from class 3 (food and drink) to class 2 (Financial, Professional and other services), demolition of existing function room and erection of single storey extension	Detailed Planning Permission		Pending		

**Planning Applications as per weekly planning list Sept/Oct 2018:**

Reference	181654/DPP
Application Received	Tue 18 Sep 2018
Application Validated	Fri 28 Sep 2018
Address	12 Seafield Road Aberdeen AB15 7YT
Proposal	Partial change of use from class 3 (food and drink) to class 2 (Financial, Professional and other services), demolition of existing function room and erection of single storey extension
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Linda Speers
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr Jeff Wallace
Agent Name	John Wink
Agent Company Name	John Wink Design
Agent Address	Midtown Glens Of Foudland Huntly AB54 6AR
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Fri 28 Sep 2018
Expiry Date	Fri 02 Nov 2018
Determination Deadline	Tue 27 Nov 2018



**Site Location Plan**

Scale 1:1,250

**Partial change of use to Class 2 (physiotherapy and well-being practice) including demolition of existing function room and erection of new single storey extension for use as exercise treatment area. The Seafield Club, 12 Seafield Road, Aberdeen, AB15 7YT**

**This application relates to the partial change of use of an existing Class 3 (Food & Drink) facility to Class 2 (Financial, Professional and other services). The proposal also includes the replacement of the existing function room with a new extension accommodating exercise and treatment facilities.**

**The applicant currently operates a physiotherapy therapy practice, established in 1982, and has outgrown its current facility and is looking for larger premises to meet the demands of their current client base and also provide in-house Pilates classes which are currently provided at various locations throughout Aberdeen.**

Proposed Extension

The existing extension is of poor construction, the materials are not in keeping with the surrounding area and it does not provide adequate space for the required use.



Fig 03 | Existing Extension

Policy D1: Quality Placemaking by Design states that ‘all development must ensure high standards of design and have a strong and distinctive sense of place which is a result of context appraisal, detailed planning, quality architecture, craftsmanship and materials’.





Fig 02 | The existing Seafield Club & car park



Cross Section  
Scale: 1:50



Proposed North Elevation  
Scale: 1:50



Proposed South Elevation  
Scale: 1:50



Proposed West Elevation  
Scale: 1:50



Proposed East Elevation  
Scale: 1:50



Proposed Site Plan  
Scale: 1:100

Rev	Description	Date	By	Chk

Walls	- White Portland Cement render
Roof	- Slate or stone
Windows/doors	- Ash/Oak
Roofline/paths	- Granite

Notes:  
 1. All work to be carried out in accordance with the Building Regulations and the relevant Approved Documents.  
 2. The proposed work is subject to the approval of the local planning authority.  
 3. The proposed work is subject to the approval of the local building control authority.

**john wink design**

Proposed Extension & Internal Alterations  
 At: The Seafield Club, Seafield Road,  
 Aberdeen, AB15 7YF

For Mr Jeff Wallace

Proposed Site Plan, Elevations & Section

As noted @ A1 August 2016

A 1607/014