

Planning Matters

Kinaldie Crescent – New House overlooking Walker Dam Approved

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



Approved conditionally by planning committee on 20/09/2018

REASON FOR DECISION The reasons on which the Council has based this decision are as follows –

The construction of a new dwelling on this site is consistent with its location in a residentially zoned area. The site is of an adequate size to accommodate the proposed dwelling and provide sufficient private garden ground for both the new dwelling and the donor property. Whilst it would be sited further back from Kinaldie Crescent than is characteristic, it is nevertheless considered that the proposal would be consistent with the general pattern of development in the surrounding area, and the design and scale of the dwelling is appropriate to its context, consistent with policies D1 (Quality Placemaking by Design) and H3 (Density), as well as the relevant 'Sub-Division and Redevelopment of Residential Curtilages' Supplementary Guidance.

The application site is adequately accessible and makes provision for off-street car parking, as required by policy T2 (Transport and Accessibility), T3 (Sustainable and Active Travel) and the associated Transport and Accessibility supplementary guidance. Adequate provision can be made for drainage in accordance with a scheme to be secured by condition, as required by policy NE6 (Flooding, Drainage and Water Quality).

The proposal would not result in the removal of, or damage to, any existing mature trees, consistent with policies NE1 (Green Space Network), D2 (Landscape) and NE5 (Trees and Woodlands) as well as the associated supplementary guidance.

CONDITIONS This permission is granted subject to the following conditions.

(01) Boundary enclosures The dwelling hereby approved shall not be occupied unless the site boundaries have been enclosed in complete accordance with a scheme submitted to and approved in writing by the Planning Authority - in order to preserve the amenity of the neighbourhood.

(02) LZC compliance The building hereby approved shall not be occupied unless a scheme detailing compliance with the Council's 'Resources for New Development' supplementary guidance has been submitted to and approved in writing by the planning authority, and any recommended measures specified within that scheme for the reduction of carbon emissions have been implemented in full - to ensure that this development complies with requirements for reductions in carbon emissions specified in the City Council's relevant published Supplementary Guidance.

(03) Drainage scheme

No development shall take place unless a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems has been submitted to and approved in writing by the Planning Authority and thereafter no part of the development shall be occupied unless the drainage has been installed in complete accordance with the said scheme (which shall include provision for the use of permeable surface materials and harvesting of rainwater) - in order to safeguard water qualities in adjacent watercourses and to ensure that the development can be adequately drained.

(04) Car Parking The dwellinghouse hereby approved shall not be occupied unless provision has been made within the site for the off-street parking of motor vehicles in complete accordance with Plan No. or such other scheme as may be subsequently approved in writing by the planning authority - in the interests of road safety, the free flow of traffic and visual amenity.

(05) Tree Protection and Supervision No development shall take place unless the planning authority has approved in writing a scheme for the supervision of the arboricultural protection measures and works that have been approved by the planning authority for the construction phase of the development. Thereafter, development shall be undertaken in full accordance with the agreed scheme. Such a scheme shall include the timing and method of site supervision and record keeping. Supervision shall be carried out by a qualified arboriculturalist approved in writing by the Planning Authority but instructed by the applicant - in order to ensure adequate protection for the trees on site during the construction of the development.

(06) No activity within RPAs No materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the aforementioned scheme of tree protection without the written consent of the Planning Authority and no fire shall be lit in a position where the flames could extend to within 5 metres of foliage, branches or trunks - in order to ensure adequate protection for the trees on site during the construction of the development.

(07) Additional Tree Work That any tree work which appears to become necessary during the implementation of the development shall not be undertaken without the prior written consent of the Planning Authority; any damage caused to trees growing on the site shall be remedied in accordance with British Standard 3998: 2010

"Recommendations for Tree Work" before the building hereby approved is first occupied - in order to preserve the character and visual amenity of the area.



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



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DPEA Case Reference	PPA-100-2092 
Case Status *	Not yet ready for allocation to reporter ▼
Target Date	22 Oct 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	Carttera Private Equities
Agent	Margaret Bochel
Applicant	Carttera Private Equities
Authority	Aberdeen City Council
Authority Reference	180368/DPP
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/Hazledene 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/Hazledene 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 Springfield 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

Planning Applications as per weekly planning list August 2018:

None