CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Planning Officer's Report 05 May 2020

Planning Matters

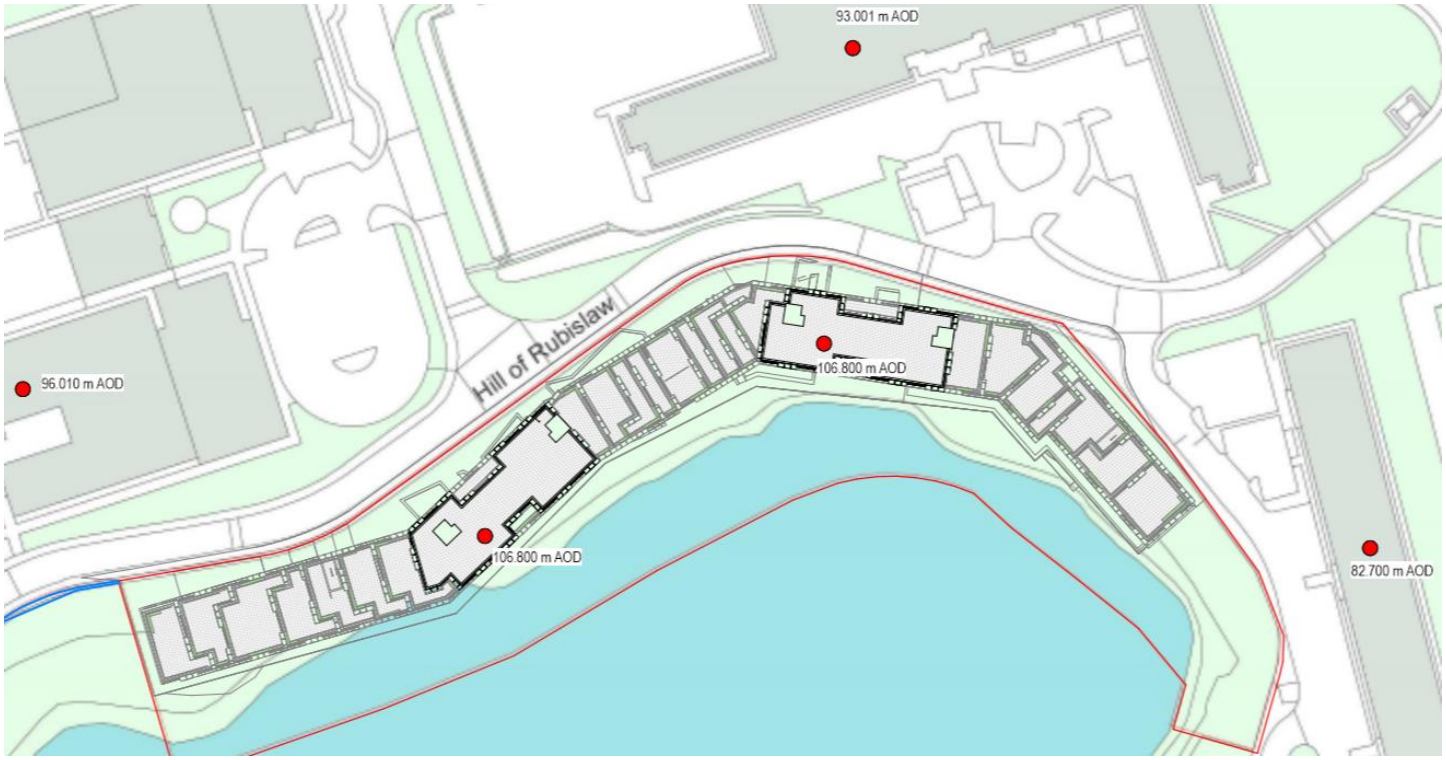
Rubislaw Quarry Development

Reference	200042/DPP
Application Received	Mon 13 Jan 2020
Application Validated	Mon 13 Jan 2020
Address	Land Adjacent To Rubislaw Quarry Hill Of Rubislaw Aberdeen AB15 6XL
Proposal	Residential development of 245 private rented sector flats (up to nine storeys and three basement levels) with amenity space, 254 car parking spaces, two publicly accessible car club vehicles (including electric charging points), residents' gym, residents' function room, public bistro and public promenade with viewpoints to quarry
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Matthew Easton
Community Council	Queen's Cross And Harlaw
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Carttera Private Equities
Agent Name	Margaret Bochel
Agent Company Name	Aurora Planning Limited
Agent Address	22 Rubislaw Terrace Aberdeen AB10 1XE
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Mon 13 Jan 2020
Expiry Date	Thu 06 Feb 2020
Determination Deadline	Tue 12 May 2020

Height Comparison: 106.80m AOD (above ordnance datum ie. above sea level)



From Carttera's planning statement:

3 Proposed development

3.1 The proposed development will create a striking landmark building that will not just provide a high quality living environment for future residents but will also become a destination point for people across the city, and beyond, to celebrate the architecture and its granite heritage.

3.2 The building has been inspired the granite history of the site and informed by the decisions on the previous application (reference 180368/DPP). At its highest point it is 113,450m and provides 8 storeys of accommodation.

3.3 The development will comprise:

- 245 private rented flats;
- a public bistro;
- a residents' gym;
- a residents' function room;
- a public walkway with viewpoints to the quarry;
- residents' parking and parking for the bistro, including cycle stands and motorbike parking; and
- publicly accessible car club cars, including electric charging points.

3.4 Provision will also be made for affordable housing, other services, and infrastructure as required by the planning authority.

3.5 The public walkway will provide unobstructed views of the historic quarry, one of Aberdeen's most significant but inaccessible cultural heritage assets, for the citizens of the city and visitors for the first time in nearly 50 years.

5.13 Specifically in terms of the criteria required by Policy H1, although the Policy does not define over development, the scale of development proposed by way of this application has taken account of comments made by the public, the Council's Planning Development Management Committee and the Reporter in response to application reference 180368/DPP. As such the building is considerably smaller in terms of height (6.4m lower at its highest point but with much more of the building being lower still) and length (35m shorter), with the total footprint of 3,845m^2 being smaller by 481m^2, that also being smaller than the previously consented residential scheme (which is 4,002m^2). If the openings at ground floor level are excluded then the total footprint is only 2,789m^2, significantly smaller than the consented scheme. It would therefore be difficult to argue that the current proposal represents over development of the site, and hence it complies with this aspect of Policy H1.

A public meeting was organised by Craigiebuckler & Seafield community council to hear the views of local residents concerning the latest planning application. It was held on Tuesday 28th January 2020 at Harlaw Academy, attended by over 40 members of the public. The developers were invited but chose not to attend the public meeting. The concerns and views of local residents were noted, see details below, which will allow our community council to submit a letter of representation highlighting the concerns raised. There was unanimous opposition to the planning application and it was felt there was no significant change from the original plans that were dismissed by the Scottish Government reporter, the local residents expressed the view that the latest proposal is still over development of the site that will have a negative visual impact of a unique heritage site. In addition most of issues and objections raised during the original planning application are still valid.

The original planning application was refused by the City Council on 21st June 2018 after councillors on the planning committee voted to refuse planning permission (7 votes against and 2 for).

The reasons on which the Council based their decision are as follows:- Application refused due to the **visual impact the application would have based on the scale and massing which was contrary to Policy D3**. There is also insufficient onsite parking which would lead to overspill parking on residential streets. There is also a lack of suitable capacity for educational needs and purposes, the impact on the wildlife and the **design is contrary to Policy D1 - Quality Placemaking by Design.**

After the developers appealed to the Scottish Government in July 2018 the appeal was dismissed and planning approval refused based on the following:
The Scottish Government reporter agreed that the plans were over development of this unique heritage site.
“"Overall, I find the proposal would represent over development with consequent adverse impacts in terms of visual amenity. I therefore conclude, for the reasons set out above, that the proposed development does not accord overall with the relevant provisions of the development plan and that there are no material considerations which would still justify granting planning permission. I have considered all the other matters raised, but there are none which would lead me to alter my conclusions."

Letter of Objection

Craigiebuckler and Seafield Community Council

Mr Matthew Easton, Case Officer,
Planning and Sustainable Development,
Aberdeen City Council,
Business Hub 4,
Marischal College,
Broad Street,
Aberdeen, AB10 1AB.

10 Craigiebuckler Drive,
Aberdeen, AB15 8ND.

10th February 2020

Dear Mr Easton,

Planning Application 20042/DPP - residential development at land adjacent to Rubislaw Quarry, Hill of Rubislaw, Aberdeen, AB15 6XL.

We have written this letter of objection after considering the views expressed by approximately 50 residents who attended our public consultation on Tuesday 28th January, none of whom supported the above referenced planning application.

It is also considered to be pertinent to mention that, at the time of writing, the City Council has only been in receipt of 16 letters of support for this proposed development as opposed to 469 letters of objection.

During our public consultation, a resident stated that "the development is of a significant height towering above the neighbouring offices at 106.8 metres above sea level." This concern about the height of the building was also voiced by other members of the public. Other attendees objected to the massing and design of the proposed building.

The proposal does not address the issues raised by members of the public in connection with the developments mass and design, which are contrary to the Aberdeen LDP, Planning Policy D1, Quality Placemaking by Design.
We quote the following extracts: '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.
Places that are distinctive and designed with a real understanding of context will sustain and enhance the social, economic, environmental and cultural attractiveness of the city.'

The Applicant's height comparison drawing shows how the highest points of the proposed building compare with the heights of the neighbouring office buildings. The comparison is as follows – the proposed residential building's height = 106.8 m (approximately 360 ft above sea level); the office building to the East of the proposed development = 82.7 m high (approximately 280 ft above sea level); the building to the South = 93.01 m (approximately 313 ft above sea level) and the building South West of the West Elevation = 96.01 m (approximately 323 ft above sea level).
All of the aforementioned buildings are in close proximity to the site of the proposed development. This represents over development, contrary to Policy H1. It is also apparent that the proposed residential building will exceed the height of the tallest of its neighbouring buildings by about 37 ft., which will cause it to tower above them in contravention of Policy D1.

It is also planned to be built on an elevated site (the Hill of Rubislaw is 270 ft above sea level {OS reference 9J912057}) which means that it not only towers above the low level granite homes in the surrounding streets (contravening Policy H1), but will also be visible on the city skyline from a number of distant areas of Aberdeen and the approach roads from the Shire. This is in contravention of Policy D2 – Landscape which states: "protect and enhance important views of the City's townscape, landmarks and features when seen from

busy and important publicly accessible vantage points such as roads, railways, recreation areas and pathways and particularly from the main city approaches".

In the planning statement the Applicant informs us that the footprint of the proposed building is 3,845 square metres, but then, by deducting the surface area of the openings from the total footprint, it is reduced to 2789 square metres.

We contend that the areas of the openings cannot be excluded in order to reduce the footprint calculation because they're integral to the proposed building design.

It is our submission that, at 9 storeys high with a footprint of 3.845 square meters, this is a big building as defined by Policy D3 of the Local Development Plan,

The incompatibility of its design and massing with the architecture and scale common to the neighbouring office buildings, as well as the pre-war and early post-war designs of the granite homes on the streets which surround the Hill of Rubislaw whilst, at approximately 90 feet above an elevated site and prominent on Aberdeen's skyline, leads us to conclude that the proposed development would be in contravention of Policy D3 - Big Buildings.

The design of the proposed development which is meant to reflect the granite blocks of the former quarry does not, in our opinion, achieve its desired effect because the mediums of construction are steel, glass and concrete. We see in the applicant drawings what appear to be prefabricated modules stacked on Top of each other. As such it fails to meet the architectural standards of the finely detailed buildings which abound in Aberdeen. The development does not celebrate the city's granite heritage or architecture, recognised as one of Europe's most distinctive granite "Townscapes".

According to Scottish Planning Policy, one of the principles of sustainable development is to support good design and avoid overdevelopment. The aim is to achieve the right development in the right place, not development at any cost. We are not convinced that the proposed development would be successful in achieving this aim in its current form.

Quarrying on the Hill of Rubislaw ceased in 1971. Since then the area surrounding the quarry has been reputed to have become the habitat of a number of protected species of wildlife.

Policy NE 8 - Protected Species Some of the species found in Aberdeen are protected under international and national law (including European Protected Species, and species protected under the Wildlife and Countryside Act 1981) while others are identified as being of local importance (North East Scotland Local Biodiversity Action Plan species).

In our view the advent of the proposed development could have a detrimental affect on any protected species of wildlife in the vicinity of the quarry, in contravention of Policy Ne 8.

The parking provision for the proposed development is 250 spaces, i.e., 5 above the number of flats. The parking provision for the proposed Bistro is 11 spaces, in compliance with the Council's parking policy towards a business of that size.

Therefore 261 parking spaces are proposed to be provided to "ensure there is no potential for overspill parking in the area", as stated by the Applicant to Aberdeen City Council's Pre-application Forum. We contend that the parking provision does not take account of two-car households; visitors to the 245 homes; customers of the Bistro (which could be opened until late in the evenings) and tourists who are attracted to the site by the planned promenade from which to view the man-made lagoon that is Hill of Rubislaw quarry. Consequently we object to what we perceive as an under estimate of the parking facilities in the proposal which, if this application is accepted, has the potential for large numbers of vehicles to be parked on the residential streets in the vicinity of the Hill of Rubislaw such as Angus field Avenue, Springfield Avenue and Rubislaw Park Crescent.

Parking is already an issue in these streets and we anticipate that it will become worse if this application is accepted.

Traffic is a big concern. The traffic assessment doesn't take into account the vehicle movements generated by the proposed residential development, visitors to Rubislaw quarry and the customers of the public Bistro. We also predict that the proposed development will cause traffic congestion and increase the air pollution on Queens Road. During the rush hour traffic from the Hill of Rubislaw already queues to access the traffic light-controlled junction at Anderson drive to the East of the site and Queens Road to the South. The resultant poor air quality at those locations has already been identified as an issue.

The Queens Road roundabout at Hazlehead is already congested as it fails to cope with the traffic bound for the AWPR in order to access the growing housing developments linked to the A 92 to the South of the city and the A 96 to the North. We contend that this situation will worsen if this development is permitted because of the unsustainable increases in traffic.

We refer to LDP, Page 50, Para 3.50 – 'Air quality is a key problem faced by cities throughout the world. Research suggests that 29,000 premature deaths are caused by poor air quality in the UK every year, with transport emissions the greatest contributor to air quality problems in Aberdeen, causing 90% of all nitrogen oxide emissions on some roads within the city centre.'
On LDP, Page 50, Para 3.51, Anderson drive, along its entire length, is already one of three Air Quality Management Areas identified as 'exceeding both EU and national air quality targets for nitrogen oxides and fine particulate matter.

In our opinion the potential to add to the traffic congestion and increase the air pollution in the West of the City, which is not recognised in this planning application, defines it as an unsustainable development.

All GP surgeries and other medical facilities in Aberdeen are over-subscribed. We believe that the proposed development of 245 flats has the potential to accommodate over 500 residents. This increase in the number residents will overburden the area's medical practices to the point where some of the new households will not be able to register with a GP practice.

We believe that the possibility of this situation alone is a reason to object to the plan to construct a residential development of the proposed magnitude.

Schools could be unable to meet the educational needs of the residents of the proposed development. Aberdeen City Schools Roll Forecast estimates that Hazlehead Academy will be 6% overcapacity in 2022. This indicates that it is predicted the school will be over capacity by 65 students. This figure may increase to 99 in 2023. These extrapolated statistics do not seem to have been taken into account in the planning application.

We object to the removal of any of the protected trees from the site because they improve our air quality by absorbing carbon dioxide – one of the gases that cause global warming.

There is also the potential detrimental effect of the blasting and dumping of materials (two underground car park stories worth minimum) directly into the quarry lake?
Blasting will be heard and felt by the staff in the neighbouring offices and the residents of the homes in the surrounding streets. Dumping materials into the quarry lake may cause flooding by displaced water.

We conclude this letter of objection by respectfully requesting you to recommend the refusal of this planning application.

Yours sincerely,
William Sell,
Chair,
Craigiebuckler and Seafield Community Council.

Planning Application Summary with Decisions

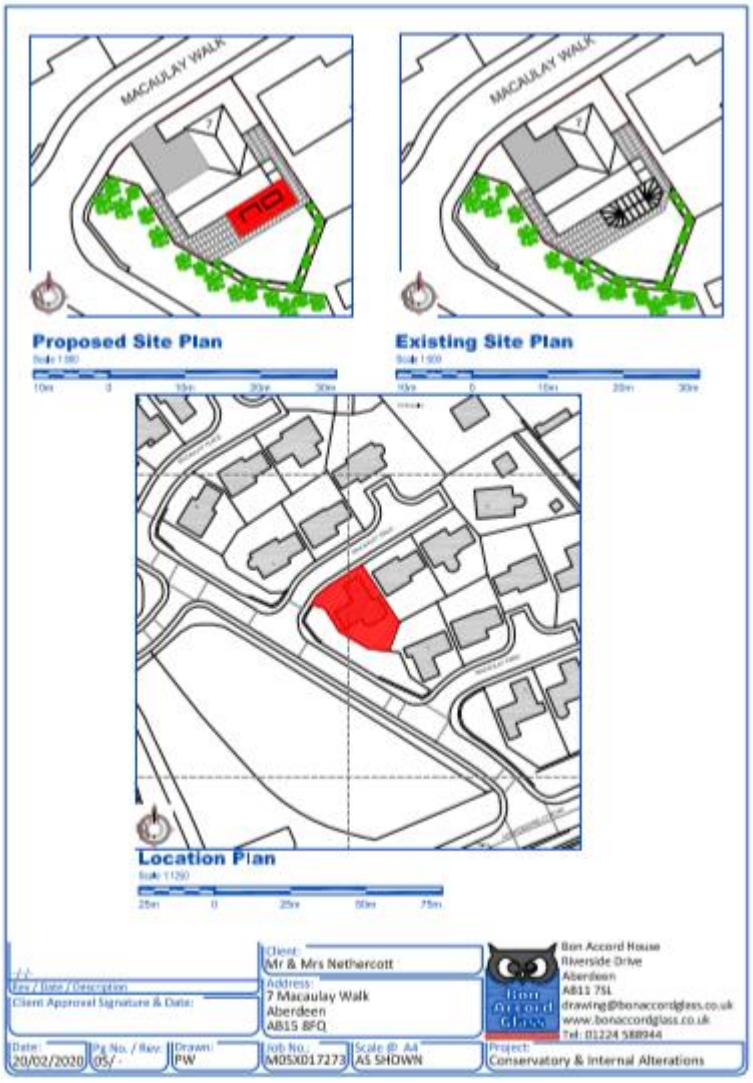
Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
07/01/2020	200018	77 Anderson Drive Aberdeen AB15 4UA	Erection of detached 1.5 storey domestic garage/store to rear	Detailed Planning Permission	Approved	02/03/2020	Approved Conditionally
13/01/2020	200042	Land Adjacent To Rubislaw Quarry Hill Of Rubislaw Aberdeen AB15 6XL	Residential development of 245 private rented sector flats (up to nine storeys and three basement levels) with amenity space, 254 car parking spaces, two publicly accessible car club vehicles (including electric charging points), residents' gym, residents' function room, public bistro and public promenade with viewpoints	Detailed Planning Permission	Pending		
13/02/2020	200198	32 Burnieboozle Crescent Aberdeen AB15 8NP	Works to 6 Protected Trees; T1& T5 - Yew - x1 Cut to stub & x1 height reduction; T2 - Leylandi - Trim; T3, T4 & T6 - Conifer - x3 height	Works to Tree Preservation Order	Approved	10/03/2020	Approved Unconditionally
18/02/2020	200228	Land Adj. Kepplestone Gardens Aberdeen AB15 4DH	Works to 1 Protected Tree; T1 - Twin stemmed sycamore - Fell & treat stump as causing damage to roof of ice house	Works to Tree Preservation Order	Approved	13/03/2020	Approved Unconditionally
27/02/2020	200281	7 Macaulay Walk Aberdeen AB15 8FQ	Erection of replacement single storey extension to rear	Detailed Planning Permission	Approved	27/04/2020	Approved Unconditionally
02/03/2020	200288	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Works to 1 Protected Tree; T1 - Silver Fir - Fell as dead	Works to Tree Preservation Order	Approved	13/03/2020	Approved Conditionally
23/03/2020	200396	27 Viewfield Avenue Aberdeen AB15 7XJ	Erection of single storey extension, decking with steps and balustrade to rear and dormer extension to front	Detailed Planning Permission	Pending		
01/04/2020	200438	37 Springfield Place Aberdeen AB15 7SF	Erection of single storey extension to rear (amended design to application ref 190328/DPP)	Detailed Planning Permission	Determined	06/04/2020	Permitted Development
15/04/2020	200468	68 Springfield Road Aberdeen AB15 7RS	Erection of single storey extension and garage extension, external steps to rear (partly retrospective)	Detailed Planning Permission	Pending		
22/04/2020	200490	11 Viewfield Crescent Aberdeen AB15 7XQ	Erection of single storey extension to rear; formation of dormers to front and rear and driveway to front	Detailed Planning Permission	Pending		

Planning Applications as per weekly planning list March-April 2020:

Reference	200281/DPP
Application Received	Thu 27 Feb 2020
Application Validated	Mon 02 Mar 2020
Address	7 Macaulay Walk Aberdeen AB15 8FQ
Proposal	Erection of replacement single storey extension to rear
Status	Approved
Decision	Approve Unconditionally
Decision Issued Date	Mon 27 Apr 2020

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Jemma Tasker
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr And Mrs Nethercott
Agent Name	Paul Whitford
Agent Company Name	Bon Accord Glass
Agent Address	Bon Accord House Riverside Drive Aberdeen AB11 7SL
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Mon 02 Mar 2020
Expiry Date	Tue 24 Mar 2020
Determination Deadline	Fri 01 May 2020



Reference	200288/TPO
Application Received	Mon 02 Mar 2020
Application Validated	Mon 02 Mar 2020
Address	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH
Proposal	Works to 1 Protected Tree; T1 - Silver Fir - Fell as dead
Status	Approved
Decision	Approve Conditionally
Decision Issued Date	Fri 13 Mar 2020
Appeal Status	Unknown
Appeal Decision	Not Available

www.aberdeencity.gov.uk/planning

ABERDEEN
CITY COUNCIL

APPLICATION for TREE WORK

1 **Name and Address of Applicant**

Name(s) JAMES HUTTON INSTITUTE

Address CRAIGIEBUCKLER
ABERDEEN

Postcode AB15 8QH Tel. No. 01224 395099

Fax No. Mobile [redacted]

E-mail Ian.alexander@hutton.ac.uk

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

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

Name(s)

Address

Postcode Tel. No.

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

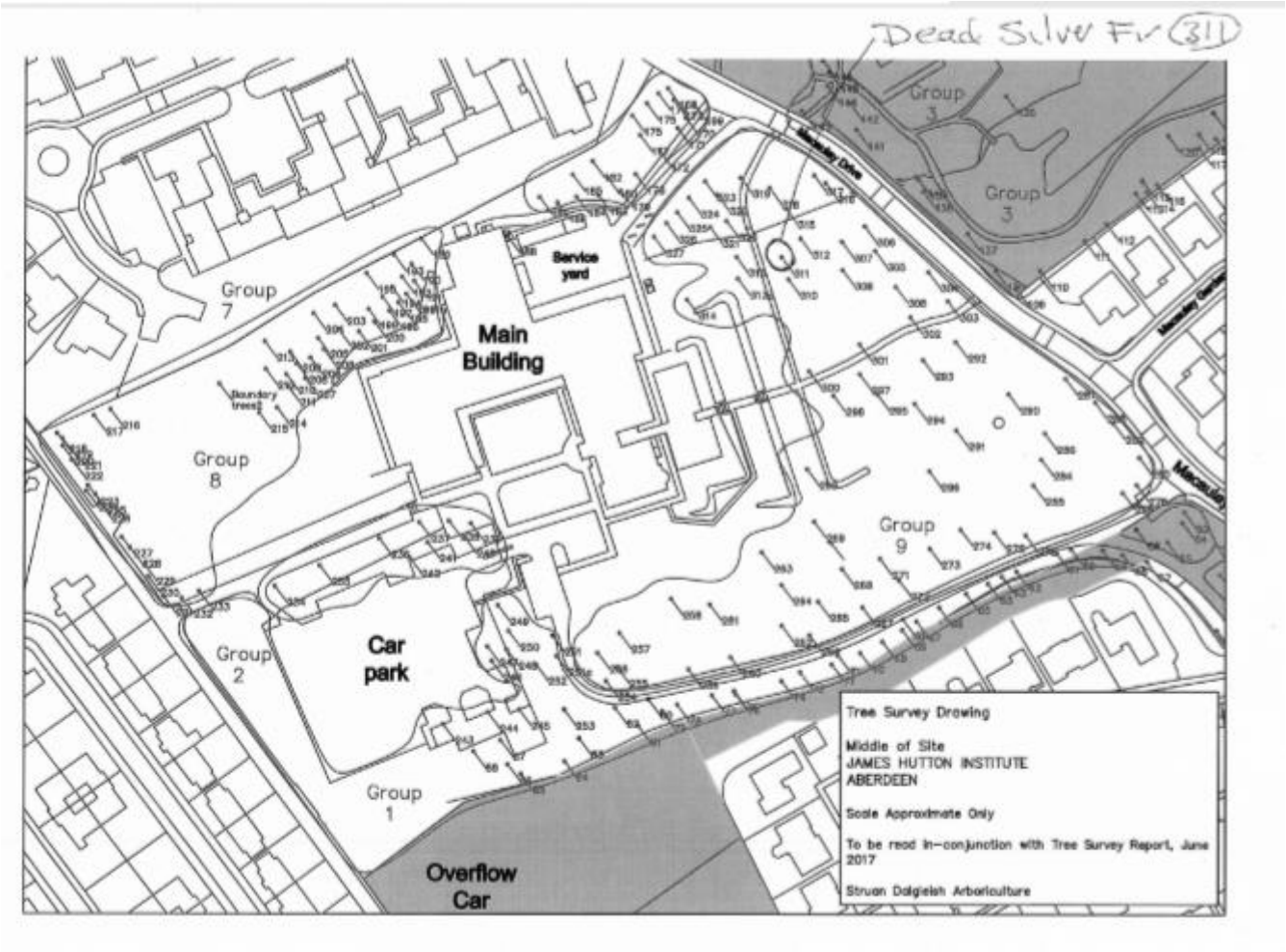
Is the owner aware you are making this application: Yes ☐ No ☐

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. 311	Silver Fir	Fell to ground	Brought to our attention by Mark Wright (Aboriculturalist) as being dead. Due to the close proximity to a well used path he recommends it is felled to ground.

*Note: Tree number to be shown on plan overleaf.

See over >



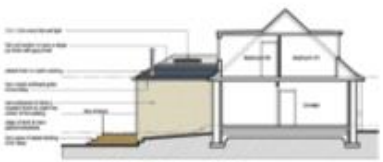
Reference	200396/DPP
Application Received	Mon 23 Mar 2020
Application Validated	Thu 26 Mar 2020
Address	27 Viewfield Avenue Aberdeen AB15 7XJ
Proposal	Erection of single storey extension, decking with steps and balustrade to rear and dormer extension to front
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Validated Date	Thu 26 Mar 2020
Expiry Date	Fri 17 Apr 2020
Determination Deadline	Mon 25 May 2020

Proposed West Elevation 1:100

Proposed South Elevation 1:100

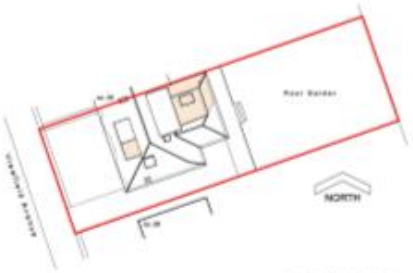
Proposed East Elevation 1:100



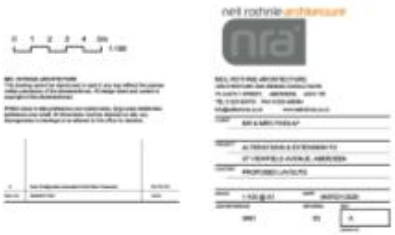
Proposed North Elevation 1:100

Proposed Ground Floor Plan 1:100

Proposed First Floor Plan 1:100



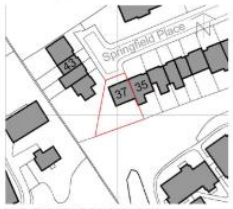
Proposed Block Plan 1:200



Reference	200438/DPP
Application Received	Wed 01 Apr 2020
Application Validated	Wed 01 Apr 2020
Address	37 Springfield Place Aberdeen AB15 7SF
Proposal	Erection of single storey extension to rear (amended design to application ref 190328/DPP)
Status	Determined
Decision	Permitted Development
Decision Issued Date	Mon 06 Apr 2020
Appeal Status	Unknown
Appeal Decision	Not Available

EXISTING SITE PLAN
1:250 @ A3

PROPOSED SITE PLAN
1:250 @ A3



LOCATION PLAN
1:1250 @ A3

PLOT AREA 358MSQ

EXISTING DEVELOPED AREA
83.5MSQ (23.5%)

PROPOSED DEVELOPED AREA
102MSQ(28.5%)

REV	DATE	DESCRIPTION
-	-	-
-	-	-

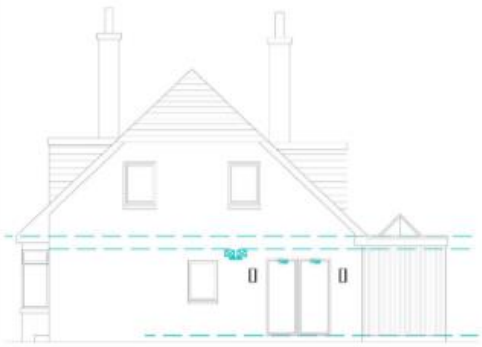
CLIENT : MR & MRS LASZLO

PROJECT : EXTENSION
37 SPRINGFIELD PLACE, ABERDEEN

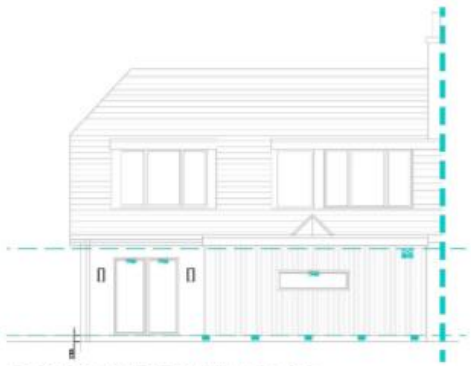
TITLE : LOCATION PLAN
EXISTING & PROPOSED SITE PLAN

KATRINA DENHOLM
ARCHITECT

DRG. SIZE: A3	DRAWING No. : KHD-A1108-W-01-001	SHEET No. : 1 of 1	REV : -
SCALE: VARIOUS			

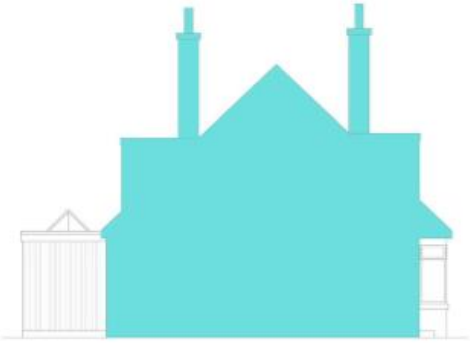


PROPOSED SOUTH WEST
ELEVATION



PROPOSED SOUTH EAST
ELEVATION

PROPOSED NORTH WEST
ELEVATION



PROPOSED NORTH EAST
ELEVATION

REV	DATE	DESCRIPTION
C	FEB 20	UPDATED TO SUIT KITCHEN LAYOUT
B	FEB 20	ALTERNATIVE OPTION
A	SEP 19	UPDATED TO BC COMMENTS

CLIENT : MR & MRS LASZLO

PROJECT : EXTENSION
37 SPRINGFIELD PLACE, ABERDEEN

TITLE : PROPOSED ELEVATIONS

KATRINA DENHOLM
ARCHITECT

DRG. SIZE: A3	DRAWING No. : KHD-A1108-W-01-004	SHEET No. : 1 of 1	REV : C
SCALE: 1:100			

Reference	200468/DPP
Application Received	Wed 15 Apr 2020
Application Validated	Wed 15 Apr 2020
Address	68 Springfield Road Aberdeen AB15 7RS
Proposal	Erection of single storey extension and garage extension, external steps to rear (partly retrospective)
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Validated Date	Wed 15 Apr 2020
Expiry Date	Wed 06 May 2020
Determination Deadline	Sun 14 Jun 2020

PROPOSED REAR (EAST) ELEVATION. 1:50

PROPOSED SITE PLAN. 1:250

PROPOSED PART SIDE (NORTH) ELEVATION. 1:50

PROPOSED PART SIDE (SOUTH) ELEVATION. 1:50

Reference	200490/DPP
Application Received	Tue 21 Apr 2020
Application Validated	Wed 22 Apr 2020
Address	11 Viewfield Crescent Aberdeen AB15 7XQ
Proposal	Erection of single storey extension to rear; formation of dormers to front and rear and driveway to front
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Xinyi Li
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr D Morrison
Agent Name	Ken Mathieson
Agent Company Name	Ken Mathieson Architectural Design
Agent Address	Mansard House 15 Oldmeldrum Road Bucksburn Aberdeen AB21 9AD
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Wed 22 Apr 2020
Expiry Date	Fri 15 May 2020
Determination Deadline	Sun 21 Jun 2020