

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Planning Officer's Report

06 December 2022

Planning Matters

Reference	221419/DPP
Application Received	Fri 25 Nov 2022
Application Validated	Wed 30 Nov 2022
Address	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH
Proposal	Formation of access road, amended car parking and associated drainage
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Matthew Easton
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	The James Hutton Institute & The Macaulay Development Trust
Agent Name	Halliday Fraser Munro Planning
Agent Company Name	Halliday Fraser Munro
Agent Address	8 Victoria Street Aberdeen AB10 1XB
Environmental Assessment Requested	No
Application Validated Date	Wed 30 Nov 2022
Neighbour Consultation Expiry Date	Fri 23 Dec 2022

Determination Deadline	Sun 29 Jan 2023
Local Review Body Decision Date	Not Available



-  APPLICATION SITE DENOTED BY RED LINE
AREA OF SITE: 1.73 ha
-  LAND OUTWITH APPLICATION SITE ALSO
WITHIN OWNERSHIP OF APPLICANT




HALLIDAY FRASER MUNRO
 CHARTERED ARCHITECTS & PLANNING CONSULTANTS
 From: The Congregation Campus, Malpas

Client: The James Huber Institute and The Housing Development Trust
 Title: SH2 Location Plan

Drawing No: 1000-1000-00-00-00-00-00
 Planning: TCD & AI
 Date: November 2022

Prepared by: J. Halliday
 Checked by: A. Fraser
 Approved by: M. Munro



HALLIDAY FRASER MUNRO
CHARTERED ARCHITECTS & PLANNING CONSULTANTS

12080/LET.01/JR

25th November 2022

Strategic Place Planning
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

For the attention of Matthew Easton

Dear Mr Easton,

PLANNING PERMISSION FOR PROPOSED NEW ACCESS ROADS, AMENDMENTS TO EXISTING CAR PARK AND ASSOCIATED SUDS AT THE JAMES HUTTON INSTITUTE, CRAIGIEBUCKLER, ABERDEEN

On behalf of The James Hutton Institute and The Macaulay Development Trust we are submitting a planning application for a new access road, amendments to the existing car park and associated SUDS to serve their existing campus at Craigiebuckler, Aberdeen.

Following detailed discussion with yourselves and roads colleagues at Aberdeen City Council with regards to matters such as roads, planning, trees and drainage this application seeks to consider and address each of these matters.

This proposal will form the first phase in the wider development of the campus and will seek to open up the campus through the creation of a new access road off Countesswells Road. The new road will enable improved direct access into the campus, improving not only vehicular but pedestrian and cycle access into the site. The road has been designed to consider the existing trees as well as safety and the surrounding local road network. The new access will create a sense of welcome into the site contributing to quality placemaking within the area. In addition, it will open up the campus enabling future opportunity and continued investment within Aberdeen.

The James Hutton Institute has recently been awarded over £13million from the Scottish Government's Just Transition fund to establish two pioneering action-based research science projects in the North East of Scotland, one of which includes a new state-of-the-art facility at the Craigiebuckler Campus. The hub will see collaboration with a range of stakeholders to develop nature-based, net-zero solutions for issues such as community renewable energy

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Registered in Scotland, Registration Number: SC312492

development, flood management, sustainable groundwater access, biodiversity enhancement and peatland restoration. In light of the Just Transition funding the importance of providing this new road is significant and will enable the delivery of the new hub for the Institute.

The desire for the Institute is to create an Open Science Campus, welcoming the public and in particular the adjacent surrounding community to use the facilities and understand the importance of the research being undertaken. As part of their aim to be a good neighbour and listen to the existing community a consultation was undertaken in March 2022 to consider the wider future vision for the campus. Steps are already in place to take forward some of the discussions through this consultation with work underway to enhance biodiversity and improve Coopers Pond.

In addition, as part of this application a landscape scheme will be developed in collaboration with staff and the surrounding community providing an opportunity for the Institute to showcase best practice and involve the community in this development. It is the intention that recommendations and mitigation measures as set out in the Environmental Walkover Report and Tree Survey will be worked up in conjunction with staff and the local community to create a detailed bio diverse landscape scheme for the proposal which forms part of the wider biodiversity enhancements of the whole campus.

To support this application the following information has been prepared:

- Location Plan
- Site Plan – existing
- Site Plan – proposed (includes indicative landscape location – details to follow)
- Access layout
- Long Section plan
- Planning Statement
- Transport Statement
- Drainage Strategy
- Drainage Assessment
- Tree Survey/Arboricultural Impact Assessment/Tree Management Plan
- Environmental Walkover

We trust that sufficient information has been provided to determine this application favourably however should you have any questions or require further clarification or information on the proposed development then please contact Julie Robertson on 01224 388700 or at planning@hfm.co.uk

Yours sincerely,



JULIE ROBERTSON
SENIOR PLANNING CONSULTANT
HALLIDAY FRASER MUNRO LIMITED

Proposed Development 4.1 The proposed development comprises the creation of a new access road from Countesswells Road. The access would include a break in the existing wall, with the reuse of the existing stone to form an attractive entrance to the campus. The new access road seeks to follow the contours of the existing site up to a car park and turning area in front of the existing building. The car park would be amended to enable suitable parking, turning and would include electric car charging facilities. The proposal will also include the creation of SUDs to treat drainage associated with the new access road.



Figure 2 – Indicative site layout

5.0 Planning Overview

5.1 This section sets out appropriate planning policies and other material considerations and demonstrates how the proposed development complies with the national, regional and local policies and strategies. The development plan covering the site comprises policies and spatial strategies at local, city, regional and national level.

8.0 Conclusions

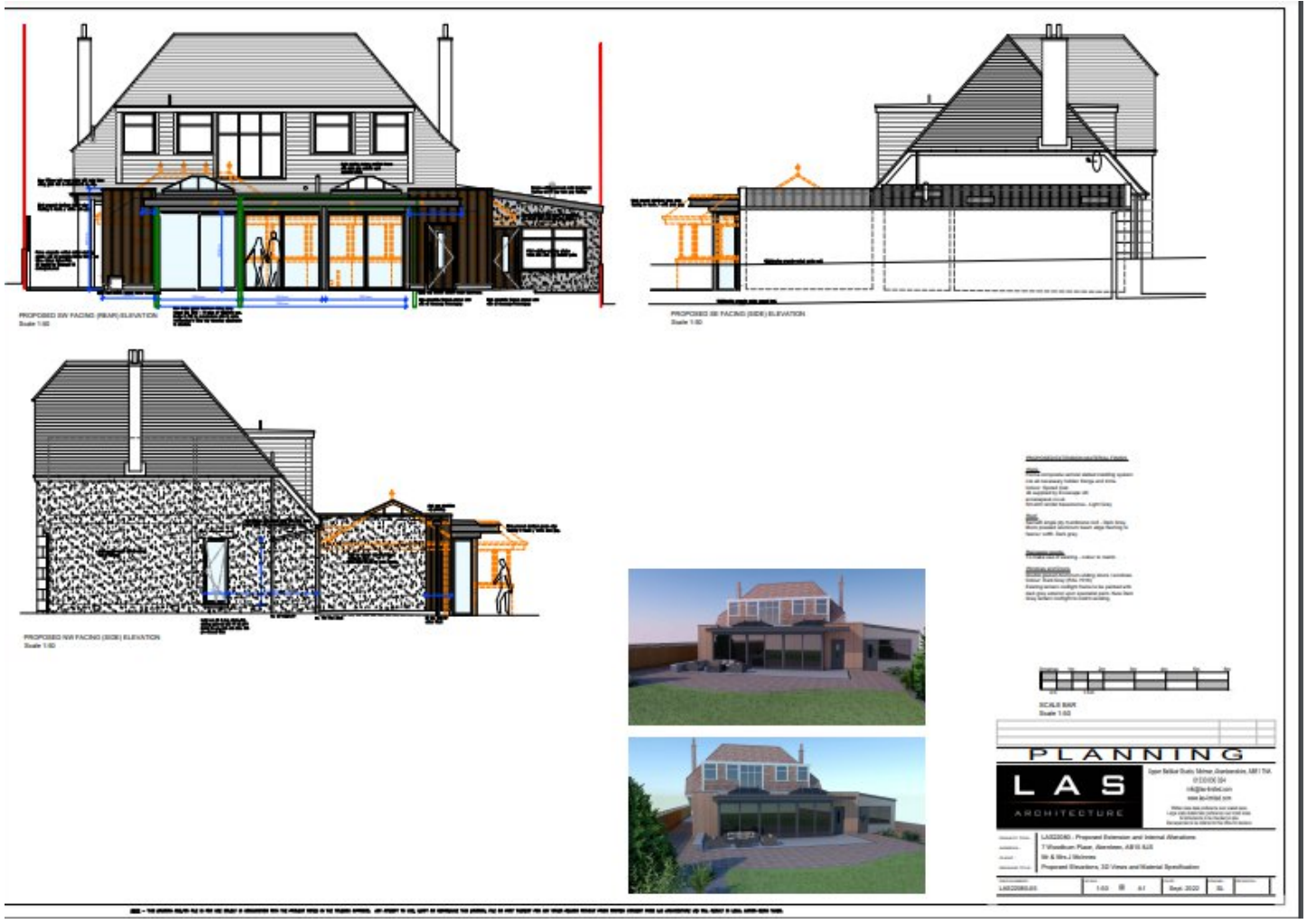
- 8.1 The proposal at The James Hutton Institute , Craigiebuckler will enable the delivery of the vision for the future of the campus within Aberdeen and will include the following:
- Creation of a new entrance to the Institute from Countesswells Road providing a sense of welcome and identity;
 - Creation of new access road for the purposes of the Institute taking traffic away from existing residential streets;
 - Amendments to the car park to enable coach turning, therefore encouraging groups to visits and use the facilities;
 - Provision of EV charging to encourage and enable low/zero carbon emission modes of transport;
 - Improved pedestrian and cycle access into the campus grounds; and
 - Attractive landscaping and replacement planting along the road particularly to the east and around the car park to maintain and enhance the landscape setting.

Planning Application Summary with Decisions

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
13/07/2022	220884	Macaulay Grange/Countesswells Road Aberdeen AB15 8FF	Works to 1 Protected Tree; T1 - Unknown - Prune as encroaching street light	Works to Tree Preservation Order	Approved	18/07/2022	Approved Conditionally
26/07/2022	220930	Aldi Stores Ltd Countesswells Road Aberdeen AB15 8RF	Installation of non-illuminated graphic vinyls for reverse vending machine for return of recyclable packaging.	Advertisement Consent	Approved	18/08/2022	Approved Conditionally
10/08/2022	220995	39 Queen's Highlands Aberdeen AB15 4AR	Works to 1 Protected Tree; T1 - Birch - Fell - growing in close proximity to the building	Works to Tree Preservation Order	Approved	26/08/2022	Approved Conditionally
30/08/2022	221035	Land At Pinewood West Of Countesswells Avenue Aberdeen	Change of house types at Zone D (to previously approved application 182053/DPP) from 53 to 42 units	Detailed Planning Permission	Pending		
01/09/2022	221082	109 Springfield Road Aberdeen AB15 7SA	Erection of shed to side	Detailed Planning Permission	Approved	13/10/2022	Approved Conditionally
11/10/2022	221220	Macaulay Grange/Countesswells Road Aberdeen AB15 8FF	Works to various Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	02/11/2022	Approved Conditionally
13/10/2022	221245	17 Countesswells Terrace Aberdeen AB15 8LQ	Erection of single storey extension with flue to rear and dormer to front	Detailed Planning Permission	Pending		
02/11/2022	221286	7 Woodburn Place Aberdeen AB15 8JS	Alterations and extension to existing single storey extension and increase of wall height	Detailed Planning Permission	Pending		
10/11/2022	221294	Filling Station Springfield Road Aberdeen AB15 7SE	Installation of 4 illuminated fascia signs, 1 illuminated totem, 2 non-illuminated spreader signs, 4 non-illuminated canopy signs, 3 non-illuminated panel signs, 1 non-illuminated banner sign, 1 non-illuminated exit sign, 1 non-illuminated entry signs, 4 non-illuminated poster signs and 4 window vinyls	Advertisement Consent	Pending		
24/11/2022	221415	Zone A (site Between) Countesswells Road/Hazledene Road Aberdeen	Discharge of planning obligations relating to land at the care home site covered by planning application ref. 170525/DPP	Modification/Discharge of Planning Oblig	Pending		
30/11/2022	221419	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Formation of access road, amended car parking and associated drainage	Detailed Planning Permission	Pending		
29/11/2022	221426	38 Woodburn Avenue Aberdeen AB15 8JQ	Installation of replacement roof, windows and door to existing conservatory to rear	Detailed Planning Permission	Pending		

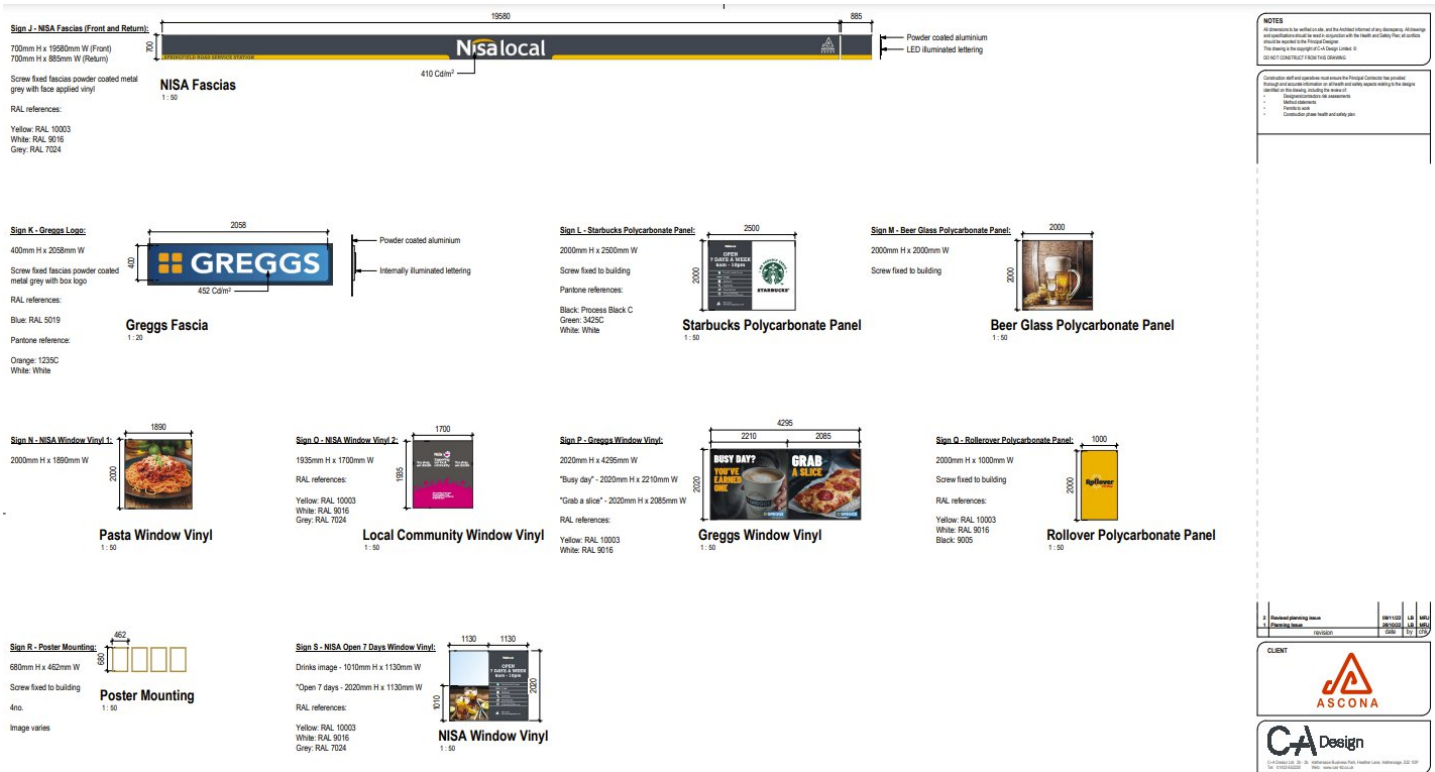
Planning Applications as per weekly planning list November 2022:

Reference	221286/DPP
Application Received	Tue 25 Oct 2022
Application Validated	Wed 02 Nov 2022
Address	7 Woodburn Place Aberdeen AB15 8JS
Proposal	Alterations and extension to existing single storey extension and increase of wall height
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available
Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Roy Brown
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mr & Mrs J McInnes
Agent Name	Steven Lawrence
Agent Company Name	LAS Architecture
Agent Address	Upper Balblair Studio Midmar Aberdeenshire AB51 7NA
Environmental Assessment Requested	No
Application Validated Date	Wed 02 Nov 2022
Expiry Date	Fri 25 Nov 2022
Standard Consultation Expiry Date	Not Available
Determination Deadline	Sun 01 Jan 2023
Local Review Body Decision Date	Not Available



Reference	221294/ADV
Application Received	Wed 26 Oct 2022
Application Validated	Thu 10 Nov 2022
Address	Filling Station Springfield Road Aberdeen AB15 7SE
Proposal	Installation of 4 illuminated fascia signs, 1 illuminated totem, 2 non-illuminated spreader signs, 4 non-illuminated canopy signs, 3 non-illuminated panel signs, 1 non-illuminated banner sign, 1 non-illuminated exit sign, 1 non-illuminated entry signs, 4 non-illuminated poster signs and 4 window vinyls
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

Application Type	Advertisement Consent
Expected Decision Level	Not Available
Case Officer	Gavin Clark
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Ascona Retail Ltd
Agent Name	Luke Bembridge
Agent Company Name	C&A Design LTD
Agent Address	Hathersage Park 2B Hathersage Lane Hathersage S32 1DP
Environmental Assessment Requested	No
Application Validated Date	Thu 10 Nov 2022
Expiry Date	Not Available
Standard Consultation Expiry Date	Thu 01 Dec 2022
Determination Deadline	Mon 09 Jan 2023
Local Review Body Decision Date	Not Available



Reference	221415/MPO
Application Received	Thu 24 Nov 2022
Application Validated	Thu 24 Nov 2022
Address	Zone A (site Between) Countesswells Road/Hazledene Road Aberdeen
Proposal	Discharge of planning obligations relating to land at the care home site covered by planning application ref. 170525/DPP
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available
Application Type	Modification/Discharge of Planning Oblig
Expected Decision Level	Not Available
Case Officer	Gavin Evans
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells



District Reference	Not Available
Applicant Name	Priory CC3 Limited
Agent Name	Fiona Gordon
Agent Company Name	Addleshaw Goddard LLP
Agent Address	Exchange Tower 19 Canning Street Edinburgh EH3 8EH
Environmental Assessment Requested	No

Application Validated Date	Thu 24 Nov 2022
Neighbour Consultation Expiry Date	Not Available
Determination Deadline	Mon 23 Jan 2023
Local Review Body Decision Date	Not Available

Section 75A Application – Land at Hazeldene Road, Aberdeen

PAPER APART

Sections numbered as per application form

4. Type of application

Provide a reference number for the planning consent and date when permission granted

Section 75 Agreement (as titled at 8 below)	Planning reference	Date
2013 Section 75 Agreement	A7/2178 and A8/530	Not known (S75 Agreement was entered into per conditions attached to the permissions)
2018 Section 75 Agreement	170243/DPP	22 August 2018
2019 Section 75 Agreement	182053/DPP	28 August 2019
2021 Section 75 Agreement	201593/DPP	26 January 2022

6. Details of all signatories to the Planning Obligations

Section 75 Agreements (as titled at 8 below)	Name	Address
2013, 2018, 2019 and 2021 Section 75 Agreements	Aberdeen City Council	Town House, Broad Street, Aberdeen, AB10 1AQ
2013, 2018	The Governors of Robert	Schoolhill, Aberdeen

	Gordon's College	
2013, 2018, 2019, 2021	Hazeldene Developments Limited	Dandara Group Head Office, Isle of Man Business Park, Cooil Road, Braddan, Isle of Man, IM2 2SA
2018, 2019, 2021	Hazeldene Developments (2) Limited	Dandara Group Head Office, Isle of Man Business Park, Cooil Road, Braddan, Isle of Man, IM2 2SA
2019, 2021	Hazeldene Developments (3) Limited	Dandara Group Head Office, Isle of Man Business Park, Cooil Road, Braddan, Isle of Man, IM2 2SA
2019	HSBC Bank plc	1 Centenary Square, Birmingham, B1 1HQ

8. Outline below which parts of the Planning Obligation you wish modified or discharged and what changes you wish made, giving full reasons why the application is being made.

The Applicant requests that the Section 75 Agreements detailed below are discharged against the area of land at Pine Wood (Care Home Site), Aberdeen conveyed by the Disposition dated 21 September 2022 by Hazeldene Developments Limited, which area of land is undergoing registration in the Land Register of Scotland under Title number ABN155486, as ("**the Strip**"). The Strip is a very small area at the entrance to the Care Home Site, and is shown in yellow on the Plan attached to that Disposition.

The reason for the discharge request is that the Strip forms part of the site granted planning permission for erection of a Care Home and 4 dwellings, reference 170525/DPP ("the Care Home Site") and was never intended to be bound by planning obligations which are linked to other surrounding developments. The Strip was not conveyed to our clients at the point they bought the Care Home Site and remained under the ownership of Hazeldene Developments Ltd. When the 2013 Section 75 Agreement was discharged against Zone A (which included the Care Home Site) under application 180013/MPO, the Strip remained in the ownership of Hazeldene Developments and was not included in that discharge.

As a result of this quirk in ownership, the later 2018, 2019 and 2021 Section 75 Agreements also bind the Strip, despite these post-dating the discharge of the 2013 Agreement against the Care Home Site.

None of the Section 75 Agreements listed are relevant to the Care Home Site, which was the subject of its own Section 69 Agreement at the time planning permission 17/0525/DPP was issued.

The Strip has now been conveyed to our clients to regularise the ownership position, but the Section 75 Agreements remain on the title and require to be discharged to reflect the correct planning position. We enclose the Disposition of the Strip in favour of our client and the Keeper's acknowledgment confirming it is undergoing registration.

All of the listed Section 75 Agreements are shown on the attached title sheet for ABN115492 (from which the Strip was disposed), with the relevant Burden numbers shown in square brackets:

1. Section 75 Agreement recorded 1 August 2013 among Aberdeen City Council, The Governors of Robert Gordon's College and Hazeldene Developments Limited ("the 2013 S75 Agreement") [Burden 1]

The 2013 S75 Agreement relates to planning permissions A7/2178 and A8/530 for the Hazeldene Development. It was discharged against the Care Home Site by S75A Discharge reference 180013/MPO, dated 26 April 2018.

2. Section 75 Agreement registered 20 August 2018 between Hazeldene Developments Limited and others with the consent of HSBC UK Bank PLC ("the 2018 S75 Agreement") [Burden 5, page 59]

The 2018 S75 Agreement relates to planning permission 170243/DPP for 116 dwellings comprising 2

apartment blocks, 35 houses and a retirement apartment block with amenity space and associated infrastructure (this was a S42 reconfiguration of Zone A of the Hazeldene Development)

3. Section 75 Agreement registered 18 July 2019 amongst Hazeldene Developments Limited and others with the consent of HSBC UK Bank PLC ("the 2019 S75 Agreement") [Burden 6, page 81]

The 2019 Section 75 Agreement relates to planning permission 182053/DPP for (this was a further S42 reconfiguration of Zone A and Zones B, C, D and E). It made provision for a further 67 units across the Hazeldene Development.

4. Section 75 Agreement registered 30 December 2021 amongst Aberdeen City Council and Hazeldene Developments and Others ("the 2021 Section 75 Agreement") [Burden 7]

The 2021 Section 75 Agreement relates to planning permission 201593/DPP for the erection of 17 dwellinghouses (a S42 for overall reduction of 11 units across the Hazeldene Development). It varies both the 2013 Section 75 Agreement and the 2019 Section 75 Agreement.

Documents enclosed

1. Disposition dated 21 September 2022 by Hazeldene Developments Limited (includes plan showing the Strip)
2. Registers of Scotland acknowledgement showing the Strip is undergoing registration under Title number ABN155486
3. Title sheet for parent title ABN115492 (from which the Strip was disposed). This includes all 4 Planning Obligations, as detailed above
4. Plan of Care Home Site (excluding the Strip)

5. Please provide a brief description of the development and the relationship of the Applicant to the land to which the Planning Obligation relates.

As a result of a recent corrective conveyance, a small strip of land forms part of Care Home development under planning permission 17/0525/DPP. This strip of land is owned by the Applicant, developer of the Care Home. This small area is still bound by several Section 75 Agreements which relate to the wider Hazeldene development and are not relevant to the Care Home (over which all S75 obligations were previously discharged). Further details are provided in the paper apart

HAZLEDENE ROAD, ABERDEEN



Location Plan Strip of Land

Reference	221426/DPP
Application Received	Tue 29 Nov 2022
Application Validated	Tue 29 Nov 2022
Address	38 Woodburn Avenue Aberdeen AB15 8JQ
Proposal	Installation of replacement roof, windows and door to existing conservatory to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Local Review Body Status	Not Available
Local Review Body Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Jennifer Keohane
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mr George Lane
Agent Name	Steve Battrick
Agent Company Name	Mozolowski & Murray
Agent Address	2-8 Clashburn Way Bridgend Industrial Estate Kinross KY13 8GA
Environmental Assessment Requested	No
Application Validated Date	Tue 29 Nov 2022
Neighbour Consultation Expiry Date	Thu 22 Dec 2022
Determination Deadline	Sat 28 Jan 2023
Local Review Body Decision Date	Not Available



Proposed Side Elevation
Scale (1 : 100)



Proposed Isometric View



Proposed Rear Elevation
Scale (1 : 100)



Proposed Side Elevation
Scale (1 : 100)

Mozolowski & Murray <small>Consultants / Designers / Fee Engineers / Chartered Builders</small> 2/8 Clackmann Way Bishop Industrial Estate Kilmarnock KY15 8GA Telephone (01577) 846706 www.mozolowski.co.uk		Proposed Sunroom at: 38 Woodburn Avenue Aberdeen AB15 8JQ for George Lane		
Designer: VM	Date: 14.10.22	Drawing No.: DWG1	Sheet: 1	Revision: -

This is a representation at this stage and not a final working drawing.
The Drawings are subject to a full survey and our engineers structural appraisal.