

## CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

**Planning Officer's Report**

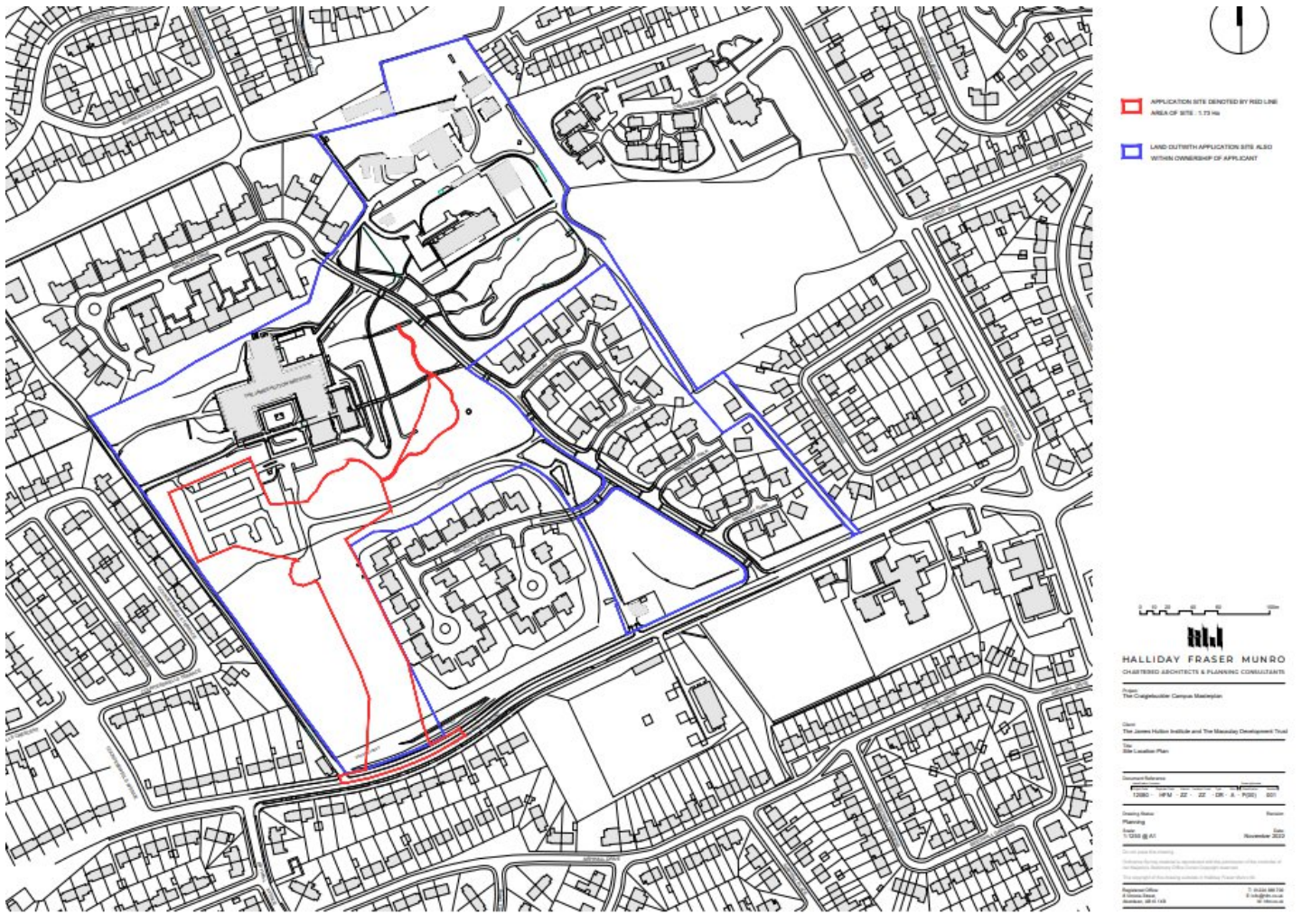
07 February 2023

**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



As of 07/01/2023 there were 44 letters of objection to the planning application.



*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.

CSCC Letter of Representation submitted to Aberdeen City Council on 11/01/2023

### **Craigiebuckler and Seafield Community Council**

Mr Matthew Easton  
Senior Planner  
Development Management  
Strategic Place Planning  
Aberdeen City Council  
Business Hub 4  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB  
Dear Mr Easton

10 Craigiebuckler Drive  
Aberdeen AB15 8ND  
craigseacc@hotmail.co.uk

Date 11<sup>th</sup> January 2023

**Application Number: 221419/DPP**

**The**

**James Hutton Institute, Countesswells Road, Aberdeen, AB15 8QH Proposal: Formation of access road, amended car parking and associated drainage.**

We object the above referenced planning application for the following reasons:

The proposed access road is not in keeping with the character of the local area which is semi-rural and features an arboretum of mature trees, a greenspace, and a belt of woodland at the estate's boundary with Countesswells Road.

The application, if permitted, will have a detrimental impact on this environment because, to form a junction with Countesswells Road, mature trees at the site's southern boundary will have to be felled. Those trees are the subject of a tree preservation order (as acknowledged in the Applicant's Planning Statement at paragraph 3.1).

It is our contention that the proposed road, if permitted, will cause the depletion of the wildlife habitat, resulting in the reduction in numbers (or the extinction on the site) of bats, deer, squirrels, badgers, foxes, and bees that feed on the heavy Linden blossom that flourishes on the open greenspace.

Public concern has been expressed about the impact the proposed access road will have on the wildlife in the area by removing the trees which support the nests of sparrow hawks, owls and many other bird species including woodpeckers. We have been informed that there have been pine martins observed in the grounds, and barn owls have been seen hunting, feeding, and resting regularly in the field where the new road is proposed.

The proposed access road will encourage motorised transport, contrary to Aberdeen City Council's Local Transport Strategy which is to reduce the dependence on the private car in favour of sustainable forms of transport, the objective being to achieve a target of zero carbon emissions.

According to the site plan, the proposed access road will be close to the boundary of the houses of Macaulay Grange. In our view, traffic noise and fumes will degrade the amenity of their back gardens.

The proposed access road's junction with Countesswells Road is located on a blind bend and close to its junction with a lane, which serves as the only vehicular access to residential properties. Therefore, we contend that the formation of a new junction on that bend, and near the lane's junction, heightens the risk of RTCs involving vehicles travelling East to access the primary school, other public amenities, and the junction with Springfield Road.

Furthermore, the drivers of vehicles merging from the proposed junction may have difficulty doing so safely because they will not be able to see traffic approaching from beyond the bend. In mitigation of the planning application, the applicant should include a statement that no motorised traffic accessing or exiting the premises and grounds of the James Hutton Institute will be able to do so via Macaulay Drive because the present internal link road will be restricted to pedestrian and cyclist traffic.

Countesswells Road has become increasingly busy with traffic generated by the new Aldi store, the Dandara housing development, and the growth of the new Countesswells Village to the West of the city. The junctions for all these new developments interrupt the flow of the thousands of traffic movements by functioning to determine their directions of travel.

The applicant proposes to add another junction to this complex mix of road engineering, thus increasing the risk of accidents involving school pupils who cross them on their way to Airyhall Primary School.

Considering its proximity to Airyhall Primary School and Nursery, the Applicant does not seem to consider the impact his planned access road would have on these establishments.

The traffic generated by the proposed access road will also add to the congestion at the junction between Countesswells Road and Springfield Road.

We noted from the transport statement that the traffic surveys were completed on 16th June 2022. Since this study was conducted a new Aldi supermarket has been opened at the top of Countesswells Road (July 2022) which has significantly increased the volume of traffic on that road. We consider this to be a fundamental change to the road usage and believe that the traffic survey is now outdated and irrelevant.

In addition to road safety concerns, the proposed junction will be against Aberdeen City Council (ACC) guidelines as it is proposed to be located within 15m of existing accesses to residential driveways as shown in Figure 4. As per section 6.3 Specifications of Aberdeen City Council Transport and Accessibility guidance [1] “Driveways should be a minimum of 15m from a junction, although there may be circumstances where this may be relaxed when not deemed a road safety issue. In no circumstances, however, will a driveway be permitted within 10m of a junction.”

We consider that, because of the volume and speed of traffic on Countesswells Road, a road safety issue does exist. Consequently, the 15m rule should not be relaxed.

Its proximity to the driveways of properties on Countesswells Road adds to likelihood of the occurrence of an RTC involving a resident who is attempting to park their vehicle on their driveway or enter the road from their driveway.

We conclude by submitting that the application does not take account of the inevitability of the environmental impact of the planned road on the eco system of the natural environment of the site. Furthermore, the Applicant has provided what seems to be an outdated traffic survey which, in the event of it being deemed credible by members of a Council Planning Committee, would have adverse implications for the safety of those who use Countesswells Road.

William Sell,  
Chair.

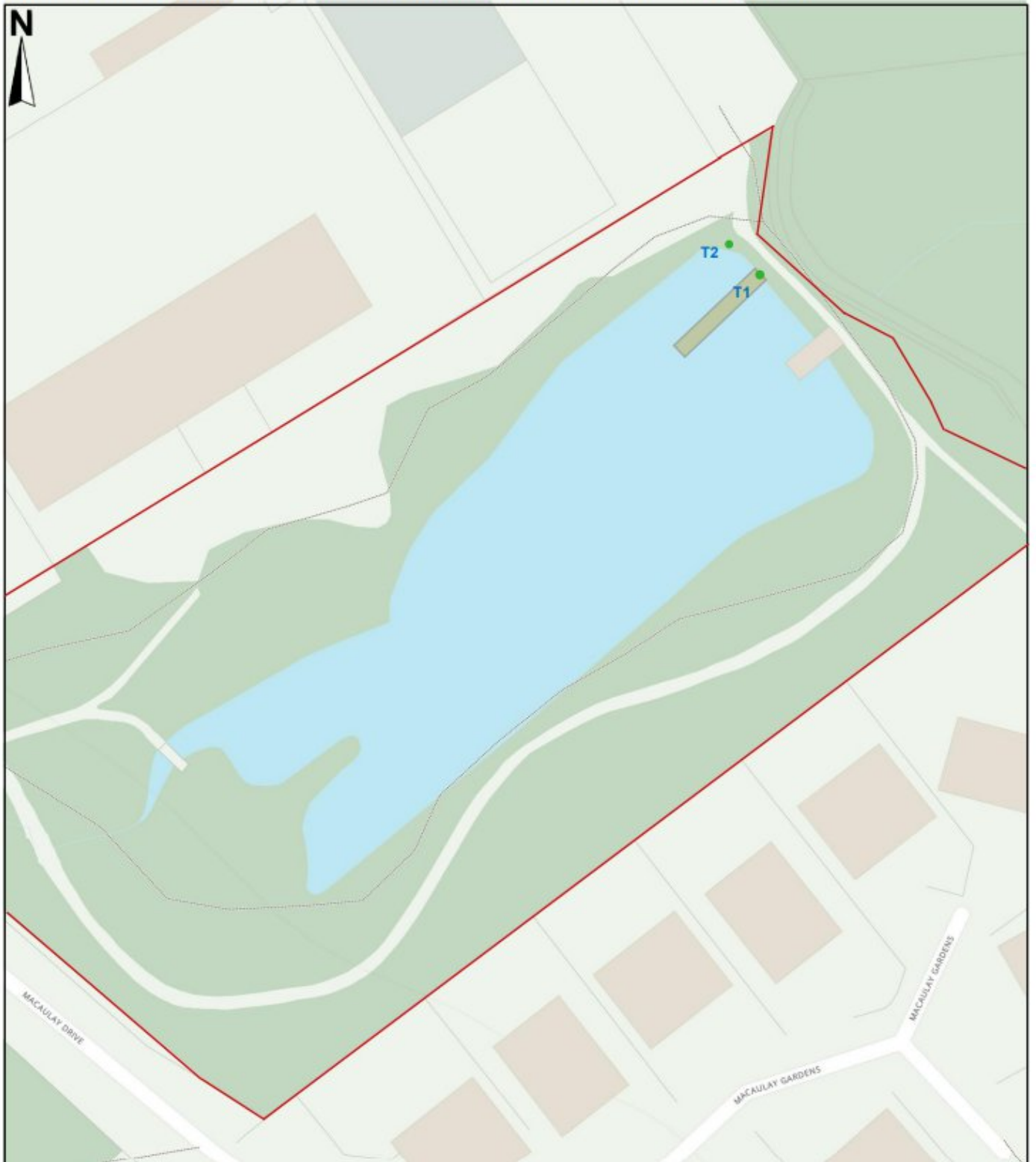
## Planning Application Summary with Decisions

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
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	Approved	17/01/2023	Approved Conditionally
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	Approved	06/12/2022	Approved Conditionally
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	Approved	11/01/2023	Approve Modifications/Discharge
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	Approved	10/01/2023	Approved Conditionally
05/12/2022	221384	35 Rubislaw Park Crescent Aberdeen AB15 8BT	Erection of single storey extension at lower ground floor and extension at ground floor level with raised decking, external steps with balustrade to rear	Detailed Planning Permission	Pending		
08/12/2022	221406	Land At Pinewood - Plot A50 West Of Countesswells Avenue Aberdeen	Erection of 2 dwellinghouses (change of house type - plot A50) of approved planning permission application 182053/DPP	Detailed Planning Permission	Approved	30/01/2023	Approved Conditionally
08/12/2022	221484	The James Hutton Institute Craigiebuckler Countesswells Road Aberdeen AB15 8QH	Works to 16 Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	19/01/2023	Approved Conditionally
15/12/2022	221522	Springfield Den Macaulay Drive Aberdeen	Works to 21 Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	12/01/2023	Approved Conditionally
18/01/2023	221437	Coupers Pond Macaulay Drive Aberdeen AB15 8FN	Works to 2 Protected Trees; T1 - Mature Poplar - Removal; T2 - Yew - Crown raise lowest branches	Works to Tree Preservation Order	Approved	02/02/2023	Approved Conditionally
16/01/2023	230024	21 Craigiebuckler Terrace Aberdeen AB15 8SX	Erection of single storey extension to rear and dormer extensions to front and rear	Detailed Planning Permission	Pending		
30/01/2023	230102	199 Queen's Road Aberdeen AB15 8DB	Erection of single storey extension to rear	Detailed Planning Permission	Pending		

**Planning Applications as per weekly planning list January 2023:**

Reference	221437/TPO
Application Validated	Wed 18 Jan 2023
Address	Coupers Pond Macaulay Drive Aberdeen AB15 8FN
Proposal	Works to 2 Protected Trees; T1 - Mature Poplar - Removal; T2 - Yew - Crown raise lowest branches
Status	Approved
Decision	Approve Conditionally
Decision Issued Date	Thu 02 Feb 2023
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available
Application Type	Works to Tree Preservation Order
Decision	Approve Conditionally
Actual Decision Level	Delegated Decision
Expected Decision Level	Not Available
Case Officer	Richard Brough
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Undefined
Agent Name	Elaine Rush
Agent Company Name	Epic Tree Care
Agent Address	Craigenseat farm Crossroads Keith Moray AB55 6LQ
Environmental Assessment Requested	No

**Location Plan: Couper's Pond (near Macaulay Gardens, Hazlehead, Aberdeen, AB15 8FN)**









Your Ref:  
Our Ref: 221437/TPO  
Contact: Richard Brough  
Location: Ground Floor North  
E-mail: trees@aberdeencity.gov.uk  
Direct Dial: 01224 522435

Date: 2 February 2023

Elaine Rush  
Epic Tree Care  
Craigenseat farm  
Crossroads  
Keith  
Moray  
AB55 6LQ

Dear Elaine

**Application to Carry Out Work to Protected Trees at Coupers Pond, Macaulay Drive**

I refer to your application received on 30 November 2022.

Please read and ensure you are able to comply with the conditions outlined below. If you are unable to comply with the conditions outlined below you should not undertake the work originally proposed.

Aberdeen City Council consent to the following work;

1. Works to 2 Protected Trees;
2. T1 - Mature Poplar - Removal; T2 - Yew - Crown raise lowest branches

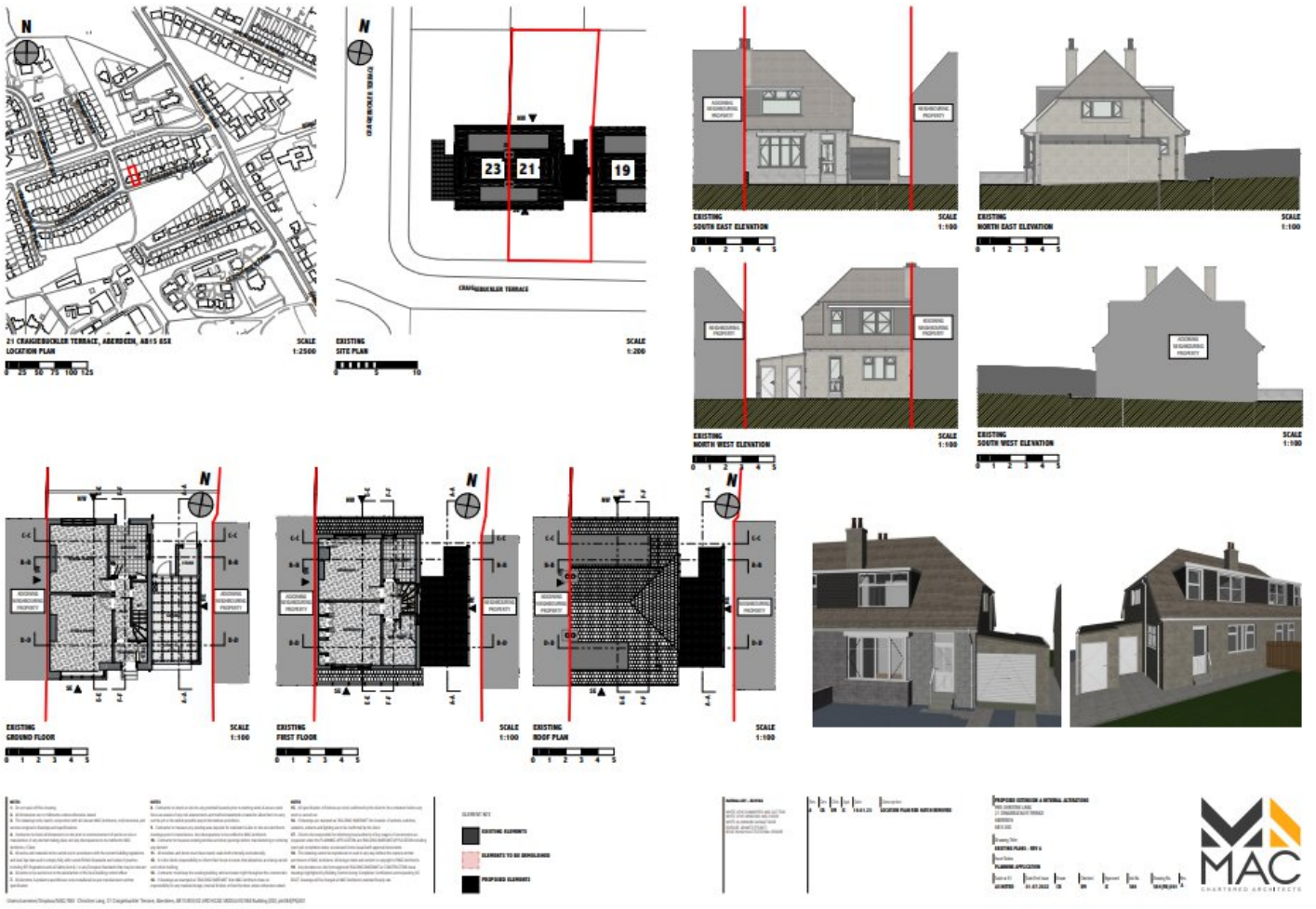
This consent is subject to the following conditions;

1. That the work approved is carried out in accordance with British Standard 3998:2010 Tree Work – Recommendations.
2. That the consent hereby given is valid for a period of one year from the date of this notice.

Yours faithfully

**Richard Brough**  
Senior Environmental Planner

Reference	230024/DPP	
Application Validated	Mon 16 Jan 2023	
Address	21 Craigiebuckler Terrace Aberdeen AB15 8SX	
Proposal	Erection of single storey extension to rear and dormer extensions to front and 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	Jack Ibbotson	
Community Council	Craigiebuckler And Seafield	
Ward	Hazlehead/Queen's Cross/Countesswells	
District Reference	Not Available	
Applicant Name	Ms Christine Lang	
Agent Name	Jonathan Cheyne	
Agent Company Name	MAC Architects	
Agent Address	24 Oldmeldrum Road Newmachar AB21 0PJ	
Environmental Assessment Requested	No	
Application Validated Date	Mon 16 Jan 2023	
Expiry Date	Wed 08 Feb 2023	
Permission Expiry Date	Not Available	
Determination Deadline	Wed 15 Mar 2023	
Local Review Body Decision Date	Not Available	



Reference	230102/DPP
Application Validated	Mon 30 Jan 2023
Address	199 Queen's Road Aberdeen AB15 8DB
Proposal	Erection of single storey extension 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	Mrs Gemma Munro
Agent Name	Jonathan Cheyne
Agent Company Name	MAC Architects
Agent Address	24 Oldmeldrum Road Newmachar AB21 0PJ
Environmental Assessment Requested	No
Application Validated Date	Mon 30 Jan 2023
Expiry Date	Tue 21 Feb 2023
Permission Expiry Date	Not Available
Determination Deadline	Wed 29 Mar 2023
Local Review Body Decision Date	Not Available

