

## **Planning Matters**

### The James Hutton Institute junction off Countesswells Road . Advertising Hoardings

Craigiebuckler and Seafeld community council have been made aware of two large advertising hoardings at the entrance to James Hutton Institute new access road of Countesswells Road.

CSCC wrote to the City Council Planning Department as we were unaware of any planning application for advertising hoardings at the James Hutton Institute. On 09/09/25 the Planning Inspector replied to say that the Planning Service observed the signs at a recent site visit and a check of their records has confirmed that no consent has been sought and, as such, appear to be unauthorised and in breach of advertisement regulations. Subsequently they have already contacted The James Hutton Institute's agent and requested the an application for advertisement consent to be submitted for consideration by 01 October 2025 to seek the view of the Planning Service on obtaining the required 'retrospective' consent. This is the second time that James Hutton Institute have been in breach of planning regulations.



A retrospective planning application was 20/11/25

Reference	251251/ADV	
Application Validated	Thu 20 Nov 2025	
Address	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	
Proposal	Installation of 2 non-illuminated free standing signs	
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	Jennifer Keohane	
Community Council	Craigiebuckler And Seafield	
Ward	Hazlehead/Queen's Cross/Countesswells	
District Reference	Not Available	
Applicant Name	James Hutton Institute	
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	Thu 20 Nov 2025	

Expiry Date	Not Available
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Mon 19 Jan 2026
Local Review Body Decision Date	Not Available

### Analysis

The signs are non-illuminated and are not information heavy, therefore they will not pose a distraction to road users and are appropriate for the site and wider area in terms of their visual impact.

The location of both signs is set back from the roadside and behind the newly relocated boundary wall as to not impede visibility splays or conflict with road safety requirements. See the figures below.

The scale of the design is relative to the surroundings and will not prove dominating, which is appropriate for the character of the area and suitable for road safety purposes.

The content of the design is limited the name and logo of the business, to aid in the identification of the site by pedestrians and road users. This is the new main access into the James Hutton Institute. Its main purpose is to relocate traffic from the previous below standard access to this new access and create a new clear presence in Aberdeen City for the Institute. These new signs are an integral element of that agreed approach.

The signs will be maintained by the applicant, to ensure safety and cleanliness.

The proposed signs are therefore compliant with the requirements of The Town and Country Planning (Control of Advertisement) (Scotland) Regulations 1984.

## Aberdeen Local Development Plan

Aberdeen City Council is inviting local residents, businesses, landowners, developers, and community organisations to contribute their ideas and identify potential development sites as we begin preparing our next Local Development Plan. This new plan will cover the 10 year period from 2028 to 2038, and will be the first LDP prepared by the Council under the changes to the planning system introduced by the Planning etc. (Scotland) Act 2019.

To take part visit [Have Your Say Today - Call for Ideas - Local Development Plan](#) between now and October 20 2025.

Areas to consider to protect the green and natural character of

- the Hayfield site, the nearby grazing fields and Somebody Cares site.

Comments can be made to say that these sites should not become development sites and should be classed as Green Belt or similar protected natural category.

Action: Submit comments by 20th October

## Planning Application Summary with Decisions November 2025

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
15/05/2025	250479	Hazlehead Academy Groats Road Aberdeen AB15 8BE	Erection of secondary school community campus with associated external amenities, including landscaping, parking and sports pitches, including demolition of the existing school and associated buildings	Detailed Planning Permission	Approved	07/11/2025	Approved Conditionally
23/05/2025	250534	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Works to 2no. Protected Trees as per schedule of works - Removal	Works to Tree Preservation Order	Approved	11/06/2025	Approved Conditionally
23/05/2025	250527	Land To North-West Of Hazlehead Crematorium Jessiefield Drive Aberdeen AB15 8PT	Proposed expansion of the existing cemetery ground and all associated works	Proposal of Application Notice	Determined	30/05/2025	Further Consultation Not Required
26/05/2025	250546	14 Woodburn Avenue Aberdeen AB15 8JQ	Erection of single storey extension to rear	Detailed Planning Permission	Approved	29/06/2025	Approved Conditionally
04/06/2025	250498	Thornlea 14 Seafield Road Aberdeen AB15 7YT	Works to 2no. Protected Trees: T1- Beech - remove splitting right stem, T2 - Oak - In poor condition - remove	Works to Tree Preservation Order	Approved	11/06/2025	Approved Unconditionally
03/06/2025	250548	1 Kinkell Road Aberdeen AB15 8HQ	Erection of single storey extension; erection of garage; formation of driveway and installation of fence and gate to rear	Detailed Planning Permission	Pending		
06/06/2025	250602	13 Burnieboozle Crescent Aberdeen AB15 8NN	Erection of single storey extension with decking and external stairs to rear	Detailed Planning Permission	Pending		
11/06/2025	250601	10 Seafield Road Aberdeen AB15 7YT	Installation of replacement single storey extension and garage roof replacement to rear	Detailed Planning Permission	Approved	05/08/2025	Approved Conditionally
10/06/2025	250614	10 Burnieboozle Crescent Aberdeen AB15 8NP	Works to 1 Protected Tree- T1 - Lime - Removal of any new growth around the base of the tree	Works to Tree Preservation Order	Approved	25/06/2025	Approved Conditionally
19/06/2025	250630	Land To South Of Hazledene Road Zone E Aberdeen	Residential development comprising of 49 units across Zone E with associated access, landscaping and infrastructure	Detailed Planning Permission	Pending		
16/06/2025	250632	4 John Porter Place Aberdeen Aberdeen City AB15 8LF	Proposed single storey rear house extension	Certificate Issued	Issue Cert. of Lawfulness	18/06/2025	Issue Cert. of Lawfulness
17/07/2025	250742	1 And 2 Groats Road, Skene Road, East Of Groats Road And Jessiefield Drive Aberdeen AB15 8B	Change of use and construction of low carbon energy centre, air source heat pumps (ASHP), thermal stores and excavation of trench and laying of district heating pipes (sui generis)	Detailed Planning Permission	Pending		
25/07/2025	250780	51 Craigiebuckler Avenue Aberdeen AB15 8SE	Erection of single storey garden room to rear (retrospective)	Detailed Planning Permission	Approved	29/08/2025	Approved Unconditionally
07/08/2025	250821	Grove Nursery Recycling Centre Hazlehead Avenue Hazlehead Aberdeen	Erection of warehouse building with adjoining shipping containers and external fenced area	Detailed Planning Permission	Approved	16/10/2025	Approved Conditionally

05/08/2025	250827	Thornlea 14 Seafield Road Aberdeen AB15 7YT	Works to 1 Protected Tree; Poplar - removal	Works to Tree in Conservation Area	Approved	20/08/2025	Approved Unconditionally
27/08/2025	250920	Opposite 146 Seafield Road Aberdeen AB15 7YN	Installation of 7M high telecommunication pole	Courtesy Notification - Telecomms	Determined	29/08/2025	Permitted Development
02/09/2025	250946	24 Seafield Road Aberdeen AB15 7YT	Works to 1no. Protected Tree; T1 - Oak; Removal of branches	Works to Tree in Conservation Area	Approved	22/09/2025	Approved Unconditionally
08/09/2025	250949	97 Springfield Road Aberdeen AB15 7RT	Existing erection of single storey rear extension	Cert. of Lawfulness (Existing)	Certificate issued	07/11/2025	Issue Cert. of Lawfulness
11/09/2025	250994	225 Queen's Road Aberdeen AB15 8DL	Works to 1no. Protected Tree: T1 - Beech Tree - 30% crown reduction; T2 - Purple Plum Tree - selective branch reduction and thin up to 30% volume	Works to Tree Preservation Order	Approved	26/09/2025	Approved Conditionally
17/09/2025	250998	13 Countesswells Place Aberdeen AB15 8LR	Formation of dormer to front	Detailed Planning Permission	Pending		
22/09/2025	251008	20 Countesswells Avenue Aberdeen AB15 8LL	Erection of 1.5 storey extensions and formation of dormers to side and rear and installation of decking with external steps to side	Detailed Planning Permission	Pending		
02/10/2025	251064	22 Pinewood Road Aberdeen AB15 8NA	Erection of single storey extension to rear	Detailed Planning Permission	Pending		
09/10/2025	251103	1 And 2 Groats Road Aberdeen AB15 8BE	Prior Notification (Demolition) of complete demolition of buildings	Prior Notification (Demolition)	Pending		
30/10/2025	251197	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Works to Protected Trees as per schedule of works	Works to Tree Preservation Order	Pending		
20/11/2025	251251	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Installation of 2 non-illuminated free standing signs	Advertisement Consent	Pending		
24/11/2025	251285	10A Seafield Road Aberdeen AB15 7YT	Replacement of doors to front and rear and formation of full height window from an existing french door to side	Detailed Planning Permission	Pending		

**Planning Applications as per weekly planning list November 2025:**

Reference	251285/DPP	
Application Validated	Mon 24 Nov 2025	
Address	10A Seafield Road Aberdeen AB15 7YT	
Proposal	Replacement of doors to front and rear and formation of full height window from an existing french door to side	
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 And Mrs H Chisholm	
Agent Name	Stewart Robinson	
Agent Company Name	CR Smith Glaziers (Dunfermline) Ltd	
Agent Address	Head Office Gardeners Street Dunfermline Scotland KY12 0RN	
Environmental Assessment Requested	No	
Application Validated Date	Mon 24 Nov 2025	
Expiry Date	Wed 24 Dec 2025	
Last Advertised In Press Date	Not Available	
Permission Expiry Date	Not Available	
Determination Deadline	Fri 23 Jan 2026	
Local Review Body Decision Date	Not Available	



