

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

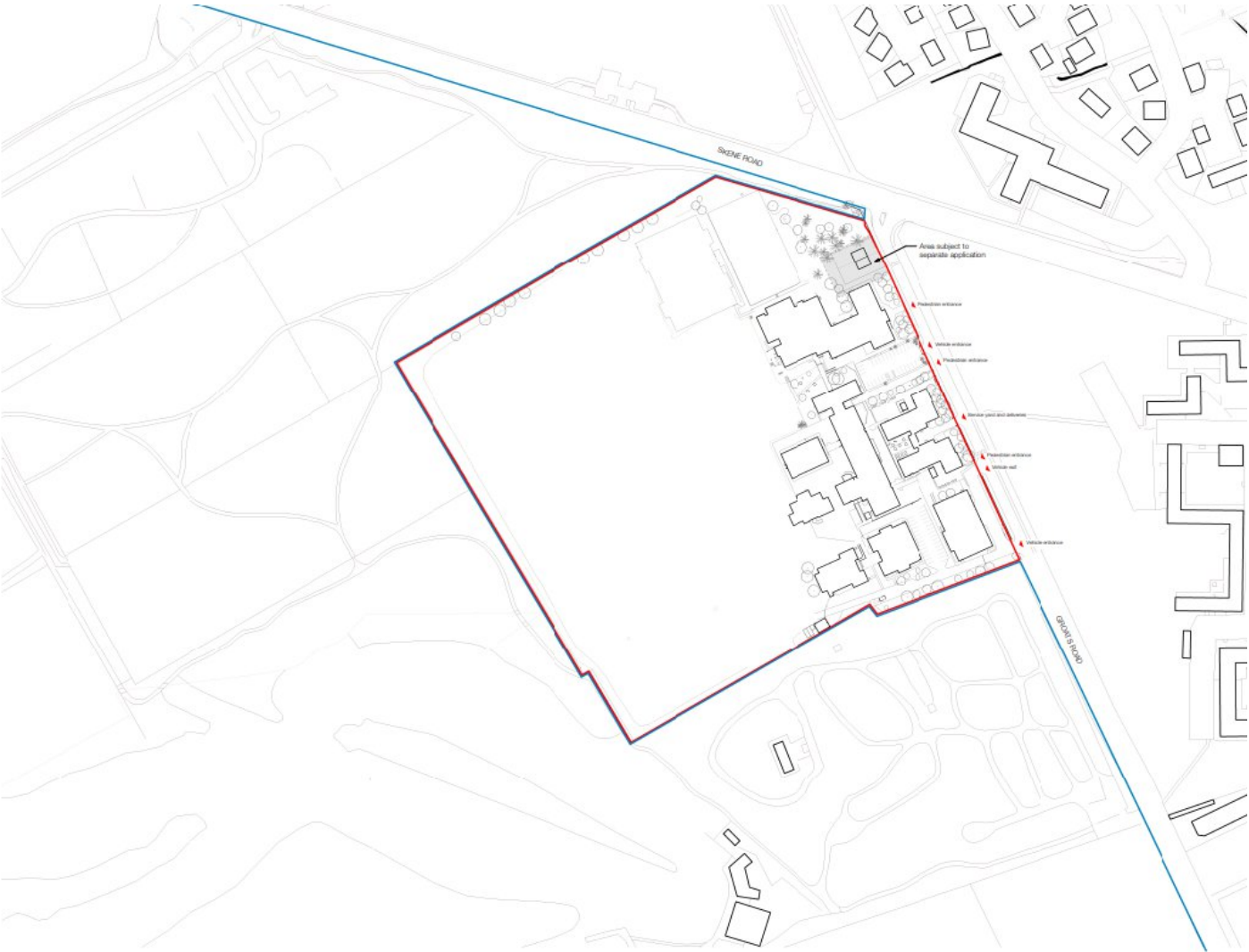
Planning Officer's Report

03 June 2025

Planning Matters

Reference	250479/DPP
Application Validated	Thu 15 May 2025
Address	Hazlehead Academy Groats Road Aberdeen AB15 8BE
Proposal	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
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	Dineke Brasier
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Aberdeen City Council
Agent Name	Chris Malcolm
Agent Company Name	Ryder Architecture
Agent Address	221 West George Street Glasgow G2 2ND
Environmental Assessment Requested	No
Application Validated Date	Thu 15 May 2025
Expiry Date	Mon 09 Jun 2025
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination	Sun 14 Sep 2025

Deadline	
Local Review Body Decision Date	Not Available



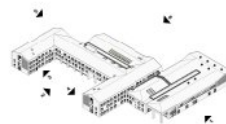
1 Existing Site and Location Plan



SITE LOCATION PLANS

Aerial
Photograph



[illegible]

Scale 1:50 (m)



Typical Day Study - Classroom Wing

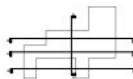
Typical Day Study - Courtyard

NO	ISSUES/QUESTIONS/COMMENTS	DATE	TIME	REMARKS
NO	ISSUES/QUESTIONS/COMMENTS	DATE	TIME	REMARKS
NO	ISSUES/QUESTIONS/COMMENTS	DATE	TIME	REMARKS
NO	ISSUES/QUESTIONS/COMMENTS	DATE	TIME	REMARKS
Planning Addressed City Council New Richmond Auxiliary Campus Addressed Meeting				
Typical Ray Study Meeting Number Addressed Meeting				

Ryder

Scale 1 (200 g)

Scale: 1 (200 g)

01 Section A-A
1-100

for Section 9.9



(a) Section C-C











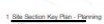
4 Section D-D

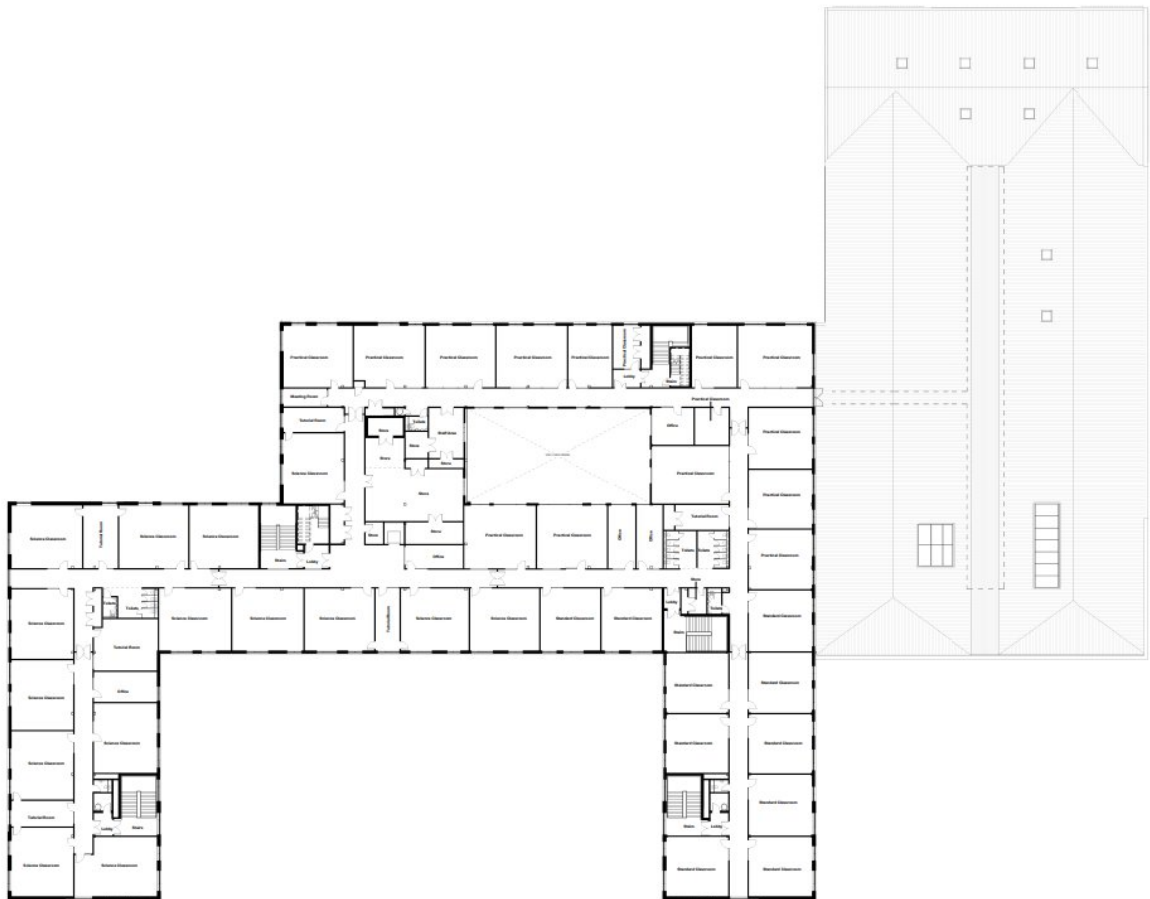
City	St. Louis	City	St. Louis	City	St. Louis
State	Missouri	State	Missouri	State	Missouri
Zip	63101	Zip	63101	Zip	63101
Country	USA	Country	USA	Country	USA
Phone		Phone		Phone	
Fax		Fax		Fax	
Website		Website		Website	
Business		Business		Business	
Personal		Personal		Personal	
Other		Other		Other	
Address		Address		Address	
City		City		City	
State		State		State	
Zip		Zip		Zip	
Country		Country		Country	
Phone		Phone		Phone	
Fax		Fax		Fax	
Website		Website		Website	
Business		Business		Business	
Personal		Personal		Personal	
Other		Other		Other	

Ryder

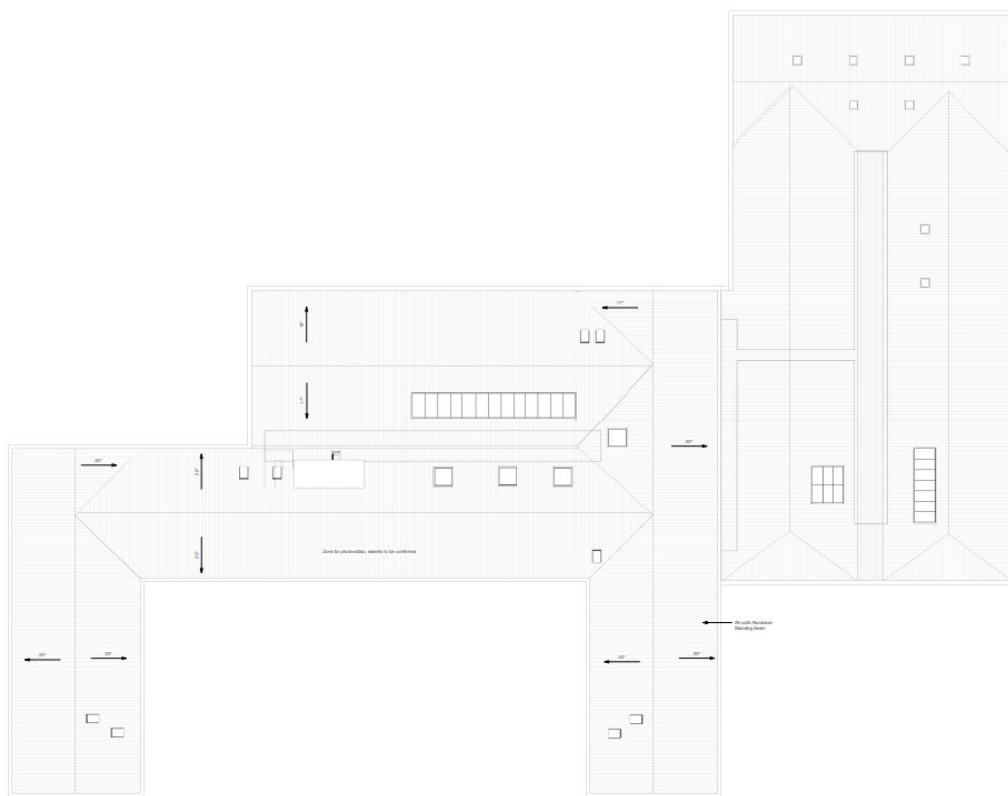


-  Proposed Site Boundary
-  Existing Tree to be Retained
-  Existing Tree to be Removed
-  Proposed Species Rich Grassland
-  Proposed Ornamental Planting
-  Proposed Wildflower
-  Existing Vegetation to be Retained
-  Proposed Tree





1 Proposed Second Floor GA Plan



1 Roof GA Plan
1:200

Reference	241146/DPP
Application Validated	Wed 09 Oct 2024
Address	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH
Proposal	Formation of car park
Status	Refused
Decision	Refuse
Decision Issued Date	Tue 27 May 2025
Appeal Status	Unknown

DECISION

Refuse

REASON FOR DECISION

The formation of a car park not associated with any new development on an area of informal open space, conflicts with the requirements of Policy 1 (Tackling the Climate and Nature Crises) of National Planning Framework 4 (NPF4), which requires significant weight to be given to the global climate and nature crises. It furthermore conflicts with Policy 2 (Climate Mitigation and Adaptation), which requires development proposals to be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.

The proposal comprises a permanent car park not associated with any new development, in direct conflict with Policy T3 (Parking) of the Aberdeen Local Development Plan 2023. There is insufficient evidence to demonstrate that it is necessary to address existing and future transport requirements, taking into account the requirement of Policy 13 (Sustainable Transport) of NPF4 for proposals to be considered in line with the sustainable and active travel hierarchy, which promotes walking, wheeling, cycling, public transport and shared transport options in preference to single occupancy private car use for the movement of people. Commensurate with its scale, the proposal incentivises and thus likely increases reliance on private car travel to the surrounding uses, disincentivising the use of more sustainable modes of travel, including local public transport. The development therefore conflicts with Policy 13 (Sustainable Transport) of NPF4 and Policy T2 (Sustainable Transport) of the ALDP.

The car park results in the loss of the open space as a public amenity, which supported local biodiversity and contributed to the local landscape character, in conflict with the aims of Policy 20 (Blue and Green Infrastructure) of NPF4 and Policy NE2 (Green and Blue Infrastructure) of the ALDP.

Whilst the site is not in a prominent location, the absence of soft and hard landscape design, and the finish in hardcore aggregate and mats, have an informal appearance that detract from the visual amenity of the area, in conflict with the aims of Policies 14 (Design, Quality and Place) of NPF4, and Policies D1 (Quality Placemaking) and D5 (Landscape Design) of the ALDP.

Despite other biodiversity enhancements taking place on the James Hutton Institute unrelated to this development, the car park results in the permanent loss of open space, to the detriment of biodiversity. Proportionate to the scale of the development, the proposal conflicts with the aims of Policy 3 (Biodiversity) of NPF4.



DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Halliday Fraser Munro Planning
Halliday Fraser Munro
8 Victoria Street
Aberdeen
AB10 1XB

on behalf of **The James Hutton Institute**

Aberdeen City Council in exercise of its powers under the above mentioned Act hereby **refuses planning permission** for the development specified below and shown in the plans and drawings listed.

Application Reference Number	241146/DPP
Address of Development	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH
Description of Development	Formation of car park
Date of Decision	27 May 2025

DETAILS OF ANY VARIATION MADE TO THE APPLICATION

None.

REASON FOR DECISION

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

The formation of a car park not associated with any new development on an area of informal open space, conflicts with the requirements of Policy 1 (Tackling the Climate and Nature Crises) of National Planning Framework 4 (NPF4), which requires significant weight to be given to the global climate and nature crises. It furthermore conflicts with Policy 2 (Climate Mitigation and Adaptation), which requires development proposals to be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.

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Despite other biodiversity enhancements taking place on the James Hutton Institute unrelated to this development, the car park results in the permanent loss of open space, to the detriment of biodiversity. Proportionate to the scale of the development, the proposal conflicts with the aims of Policy 3 (Biodiversity) of NPF4.



A full evaluation and account of the processing of the application is contained in the report of handling, which is available by entering the application reference number at <https://publicaccess.aberdeencity.gov.uk/>.

PLANS AND DRAWINGS

12767-HFM-ZZ-ZZ-PL-A-00 003
12767-HFM-ZZ-ZZ-PL-A-00 001

Proposed Site Plan
Location Plan

Signed on behalf of the planning authority

Daniel Lewis
Development Management Manager

Planning Application Summary with Decisions May 2025

A	B	C	D	E	F	G	H
Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
09/10/2024	241146	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Formation of car park	Detailed Planning Permission	Refused	27/05/2025	Refused
23/10/2024	241216	West End FC Playing Fields Hazlehead Park Aberdeen AB15 8BJ	Upgrading of existing grass football pitch to 3G synthetic pitch with associated fencing, gates, floodlighting and all associated works	Detailed Planning Permission	Pending		
Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
21/02/2025	250143	17 Countesswells Terrace Aberdeen AB15 8LQ	Formation of dormer to rear	Detailed Planning Permission	Approved	07/04/2025	Approved Conditionally
03/03/2025	250179	112 Craigiebuckler Avenue Aberdeen AB15 8PA	Erection of single storey extension to side	Detailed Planning Permission	Approved	03/03/2025	Approved Conditionally
03/03/2025	250198	Former Kepplestone Mansion Site Viewfield Road Aberdeen	Redevelopment of a brownfield site into two dwellinghouse plots	Planning Permission in Principle	Pending		
10/03/2025	250242	Ben Reid Nursery & Garden Centre Countesswells Road Aberdeen AB15 7AL	Erection of extension to garden centre to incorporate a Cafe (class 3) with associated patio, landscaping and vehicle access works	Detailed Planning Permission	Pending		
28/03/2025	250337	30 Seafield Drive East Aberdeen AB15 7UX	Erection of 1.5 and single storey extensions and external steps to rear and formation of driveway to front	Detailed Planning Permission	Pending		
31/03/2025	250348	10A Seafield Road Aberdeen AB15 7YT	Replacement of existing timber framed windows on the front (south-east) elevation, with similar style UPVC framed alternatives, to retain the existing design, number of panes and opening mechanisms, to be finished externally in anthracite grey grain and chamfered profile	Prior Notification - Windows	Prior Approval Not Required	03/04/2025	Prior Approval Not Required
06/05/2025	250447	11 Mayfield Gardens Aberdeen AB15 7YZ	Works to 2no. Protected Trees: T1- Laburnum; Cut dead/dying tree to above crown; T2 - Sycamore; Cut dead/dying tree to above crown	Works to Tree in Conservation Area	Approved	22/05/2025	Approved Unconditionally
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	Pending		
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	Pending		
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	Pending		

Planning Applications as per weekly planning list May 2025:

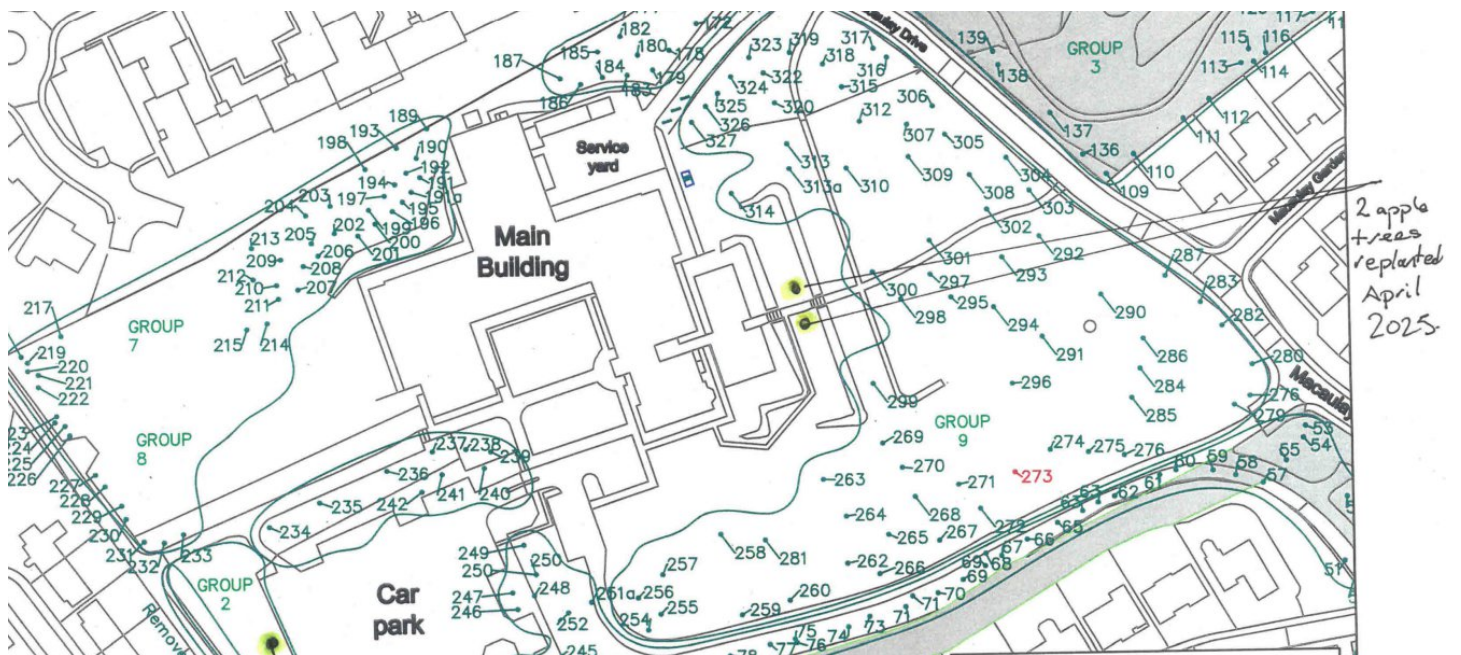
Reference	250534/TPO	
Application Validated	Fri 23 May 2025	
Address	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	
Proposal	Works to 2no. Protected Trees as per schedule of works - Removal	
Status	Pending	
Appeal Status	Unknown	
Appeal Decision	Not Available	
Local Review Body Status	Not Available	
Local Review Body Decision	Not Available	
Application Type	Works to Tree Preservation Order	
Expected Decision Level	Not Available	
Case Officer	Not Available	
Community Council	Craigiebuckler And Seafield	
Ward	Hazlehead/Queen's Cross/Countesswells	
District Reference	Not Available	
Applicant Name	Ian Alexander	
Applicant Address	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	
Environmental Assessment Requested	No	

Application Validated Date	Fri 23 May 2025
Expiry Date	Fri 06 Jun 2025
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Thu 17 Jul 2025
Local Review Body Decision Date	Not Available

4

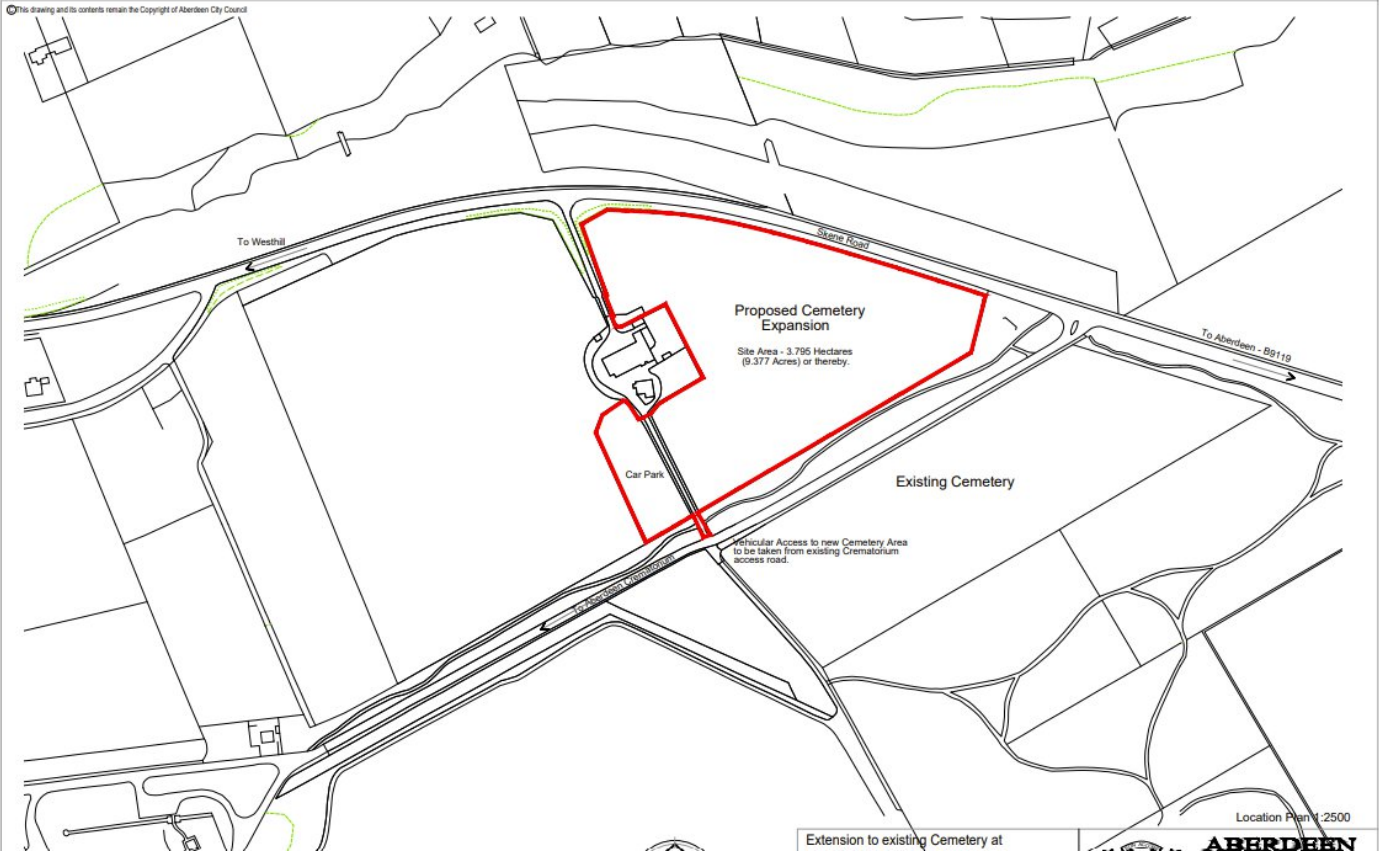
Please provide details of the work to be carried out.

Tree No.*	Tree Species	Description of tree work(s)	Reason(s) for work
1. Group 2	Elm	Fell	Dead.



Reference	250527/PAN
Application Validated	Fri 23 May 2025
Address	Land To North-West Of Hazlehead Crematorium Jessiefield Drive Aberdeen AB15 8PT
Proposal	Proposed expansion of the existing cemetery ground and all associated works
Status	Determined
Decision	Further Consultation Not Required
Decision Issued Date	Fri 30 May 2025
Appeal Status	Unknown
Appeal Decision	Not Available

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



Aberdeen City Council
Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Sir/Madam

The Town and Country Planning (Scotland) Act 1997 - Proposal of Application Notice

Location: Land to North-West of Hazlehead Crematorium, Jessiefield Drive, Aberdeen
Subjects: Proposed expansion of the existing cemetery ground and all associated works
Ref: 250527/PAN

After consideration of your proposal of application notice which was received on 21 May 2025, it is the opinion of the planning authority that the proposed consultation described in the notice is satisfactory and should therefore be undertaken to comply with Section 35B of the above act. Please note, that for clarification, two public events should be held. I would also note that the email address for Woodend Community Council appears incorrect, but they appear to be inactive at present.

Once the required consultation has taken place, a pre-application consultation report must be produced and then submitted to the planning authority at the same time as the planning application. The report must contain –

- a) the dates on which, and places where, public events were held
- b) a description of –
 - any additional consultation or notification required by the planning authority in relation to the proposed application,
 - any additional steps taken by the prospective applicant to consult with members of the public as regards the proposed development,
- c) a list of bodies, groups and organisations who were consulted by the prospective applicant,

In respect of [Note 6]

Two public drop in sessions and an online consultation. (See cover letter for details.

To take place on [Note 7]

Dates to be finalised but will take place at Hazlehead Academy.

[Note 8] The following parties have received a copy of this Proposal of Application Notice

Minimum consultation activity

Consultation with community councils - Under regulation 7 an applicant must consult every community council any part of whose area is within or adjoins the land where the proposed development is situated. This includes community councils in a neighbouring planning authority.

The public event - Regulation 7 also requires the holding of at least two public event for members of the public where they can make comments to the prospective applicant on their proposals. This 'public event' must be advertised at least 7 days in advance in a newspaper circulating in the locality of the proposed development. The advertisement for the public event must include:

- a description of, and the location of, the proposed development;
- details as to where further information may be obtained concerning the proposed development;
- the date and place of the public event;
- a statement explaining how, and by when, persons wishing to make comments to the prospective applicant relating to the proposal may do so; and
- a statement that comments made to the prospective applicant are not representations to the planning authority. If the applicant submits an application there will be an opportunity to make representations on that application to the planning authority.

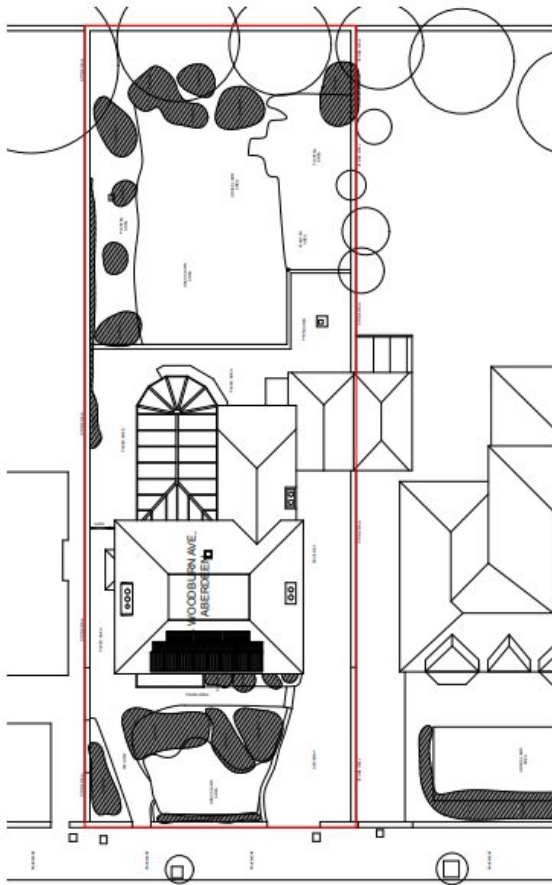
Applicants will gain less from poorly attended or unrepresentative PAC events and should ensure that processes are put in place that will allow members of the community to participate meaningfully in any public event. The public event should be reasonably accessible to the public at large, including disabled people. It may be appropriate for the public event to take place over a number of dates, times and places. Applicants should ensure that individuals and community groups can submit written comments in response to the newspaper advertisement.

There is a need to emphasise to communities that the plans presented to them for a proposed planning application may alter in some way before the final proposal is submitted as a planning application to the planning authority. Even after PAC, and once a planning application has been submitted to the planning authority, communities should ensure that any representations they wish to make on the proposal are submitted to that authority as part of the process of considering the planning application.

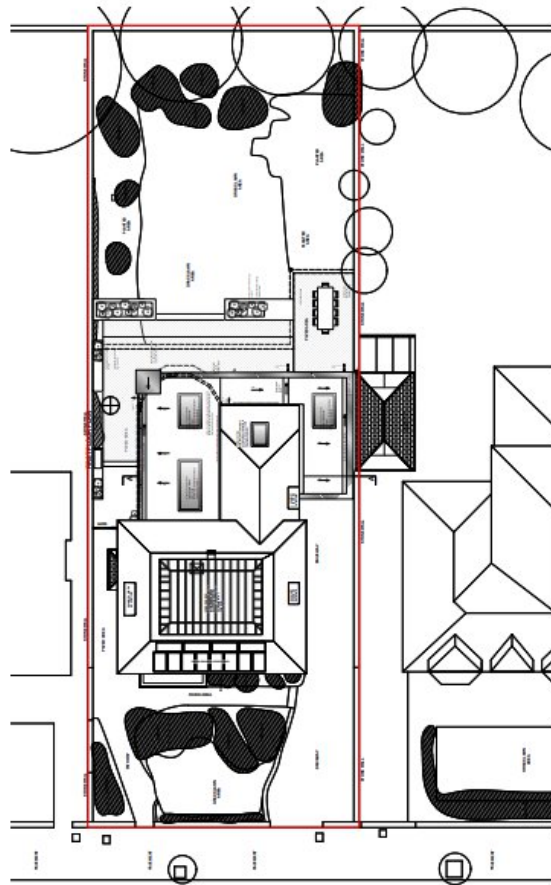
Reference	250546/DPP
Application Validated	Mon 26 May 2025
Address	14 Woodburn Avenue Aberdeen AB15 8JQ
Proposal	Erection of single storey extension to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body	Not Available

Decision	
Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Jan Frontzek
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mrs Isabel Clarkson
Agent Name	Blair Macintyre
Agent Company Name	B W Macintyre Architects
Agent Address	7 Queen's Gardens Aberdeen AB15 4YD
Environmental Assessment Requested	No

Application Validated Date	Mon 26 May 2025
Expiry Date	Tue 17 Jun 2025
Determination Deadline	Fri 25 Jul 2025



EXISTING SITE PLAN
1:100 @ A1



PROPOSED SITE PLAN
1:100 @ A1



LEGEND

EXISTING MASCH, SLOTTED AND RAFTER BARS - FINISHED WHITE RAUPEIN

EXISTING DOWN PIPES AND DOWNPOUTS - BLACK - RAUPEIN

EXISTING FRONT DOOR - RAUPEIN

EXISTING WINDOWS AND DOORS - RAUPEIN

PROPOSED WINDOW AND DOORS - FINISHED GREY / BLACK EXTERIORLY,

GREY/BLACK TO MATCH OR LACQUERED NATURAL TIMBER INTERNALLY.

PROPOSED WALL - RAUPEIN OR GREY/BLACK EXTERIORLY (SEE SECTION) / WALLS TO BE BRICKED FROM DOWNPOUTS OF WALL - OR USE FOR USE REPLACEMENT IF REQUIRED.

PROPOSED ROOFING - SINGLE PLY OR FET ARMBREAN (FIRM ROOF) NOT VISIBLE FROM GROUND / HIDDEN BRICK RAUPEIN (SEE SECTION) - FINISHED GREY/BLACK.

PROPOSED ROOFING CORPS - METAL CAPPING FULL DEPTH HIDDEN FOR TO MATCH RAUPEIN CLADDING UNLESS COPIES EXTERIORLY.

PROPOSED CLADDING ABOVE OPENINGS - METAL PANEL CLADDING - UNLESS COPIES EXTERIORLY.

UNLESS COPIES EXTERIORLY



PROPOSED EAST ELEVATION (DRIVEWAY SIDE)
1:50 @ A1

EXISTING FRONT DOOR - RAUPEIN
EXISTING WINDOWS AND DOORS - RAUPEIN
EXISTING MASCH, SLOTTED AND RAFTER BARS - FINISHED WHITE RAUPEIN
EXISTING DOWN PIPES AND DOWNPOUTS - BLACK - RAUPEIN
EXISTING FRONT DOOR - RAUPEIN
EXISTING WINDOWS AND DOORS - RAUPEIN
PROPOSED WINDOW AND DOORS - FINISHED GREY / BLACK EXTERIORLY,
GREY/BLACK TO MATCH OR LACQUERED NATURAL TIMBER INTERNALLY.
PROPOSED WALL - RAUPEIN OR GREY/BLACK EXTERIORLY (SEE SECTION) / WALLS TO BE BRICKED FROM DOWNPOUTS OF WALL - OR USE FOR USE REPLACEMENT IF REQUIRED.
PROPOSED ROOFING - SINGLE PLY OR FET ARMBREAN (FIRM ROOF) NOT VISIBLE FROM GROUND / HIDDEN BRICK RAUPEIN (SEE SECTION) - FINISHED GREY/BLACK.
PROPOSED ROOFING CORPS - METAL CAPPING FULL DEPTH HIDDEN FOR TO MATCH RAUPEIN CLADDING UNLESS COPIES EXTERIORLY.
PROPOSED CLADDING ABOVE OPENINGS - METAL PANEL CLADDING - UNLESS COPIES EXTERIORLY.



PROPOSED SOUTH ELEVATION (FRONT)
1:50 @ A1



ELEVATION KEY