

## **CBMCC Planning Highlights August 2016**

### **Highlights:**

- New houses proposed – Woodbank House (Shell) 4 detached houses; Southfield, Inchgarth Rd.
- New houses approved – Block D, Tornadee, Milltimber; Block C1/C2 Countesswells
- New houses refused – none
- New houses withdrawn – none
- Applications commented on – none but a comment letter was submitted to Aberdeen Football Club on the new stadium proposal re traffic management planning and also to ACC on the request to use public land for access on Earlsark Crescent (see below).
- Planning Appeals – none
- Planning Development Management meetings – 24 Aug (Public Hearing Incinerator), 15 Sept

### **Housing Developments:**

- Friarsfield - The application for Phase 2 was approved at the Planning Development committee in March. No news on Phase 3 yet
- Oldfold – Planning Permission for Phase 1 for 61 houses adjacent to NDR has been approved. Eight properties are now occupied.
- Countesswells – the development was approved, subject to legal agreement, at the full council meeting on 8 Oct. 2015 and work has started on site. The planning applications for first tranche of homes in blocks N10 has been approved, as has Block C1/C2. The C128 road between Countesswells woods and Kingswells is now closed until December 2016 for utilities work. A Liaison Group meeting to hear about the latest plans has been arranged for 7.15 p.m. on Monday 29 August at the Cults Hotel.
- 3 South Avenue – proposed McCarthy & Stone retirement apartments. Nearby residents have raised concerns about the removal of trees on the site, impact of neighbour privacy and parking. A letter of objection was submitted. The CC notes that some Cults residents support the development and welcomes their views.
- Inchgarth Road – a Planning Application Notice for a development of open land between the North Deeside Rd and Inchgarth Rd to the west of Pitfodels Station Rd. has been submitted. The development would comprise a sports field, 42 retirement homes and 9 detached houses and a link road between the North Deeside Rd and Inchgarth Rd. The link road is seen as a key piece of infrastructure. A public exhibition will be held at the Marcliffe Hotel, Invery Room on Wednesday 14 Sept. time TBA.

### **Planning Sub-committee:**

- The sub-committee will begin to review infrastructure needs and ACC funding in 2016. Review of Electoral and Community Council Boundaries to be done later in 2016.

### **Actions for coming month:**

- Weekly review of Planning Applications

### **AWPR:**

There is no news yet on the proposed meeting with the Transport and Islands Minister Hamza Yousaf to discuss the petition request and seek funds for a pedestrian bridge. The Project team have stated that regardless of the discussions, a pedestrian bridge will not be constructed before the road opens. The Community Council has also met with the Project team to discuss the design of the junction at Milltimber, because of concerns that there will be lengthy traffic queues along the A93. The Project team stated that there will be no changes to the design at this stage.

### **Earlsark Crescent Temporary Access:**

The owner of land behind the houses on Earlsark Crescent wishes to remove some trees and requires access to the land over Aberdeen City Council land. This will require the removal of rocks and shrubs which will be replaced and garden restored on completion of the work. The Community Council have objected to the request, requesting clarification of use of woodlands to the north of the site to access the site, which are owned by the Forestry Comm.

### **Aberdeen Local development Plan:**

No news on when the Local Development Plan will be finalised and issued but we expect it to be in November 2016.

### **City Centre Masterplan:**

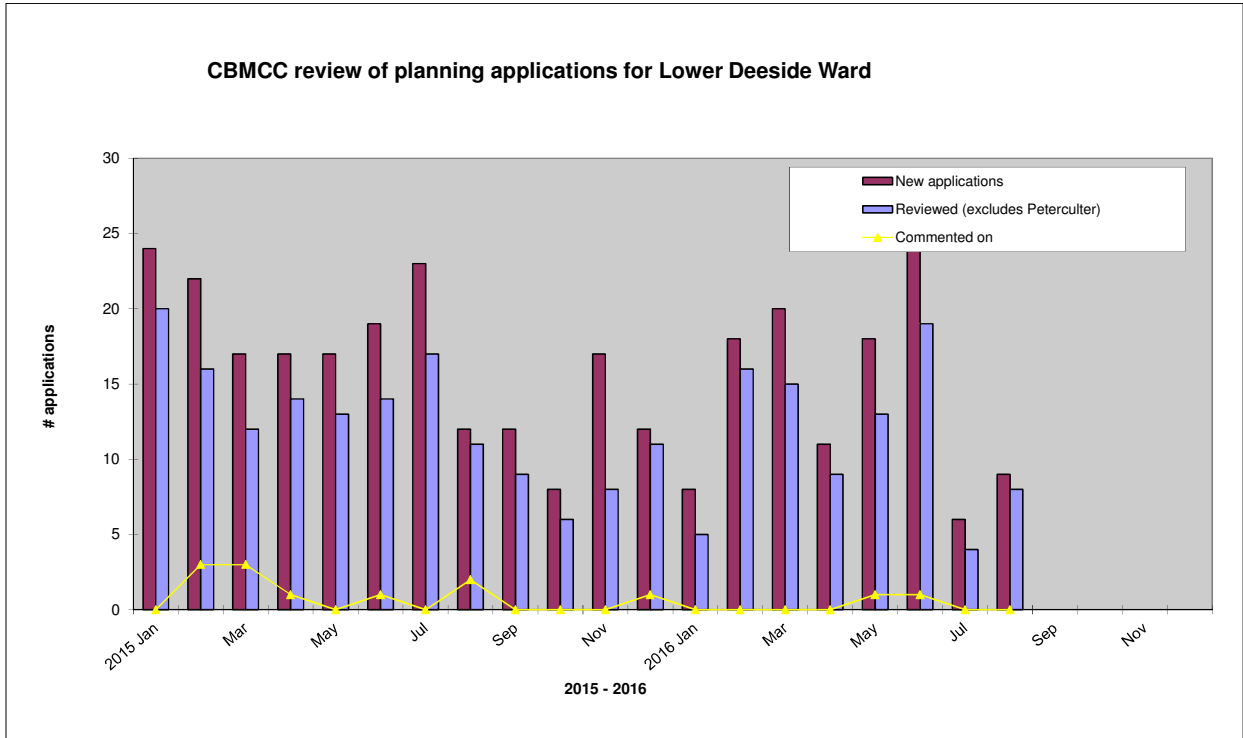
A Reference Group has been established to help provide input to proposals for City Centre Development. The group is chaired by Marie Boulton and has representatives from various city groups including the Civic Forum and the Community Council Forum. Next meeting is on 1 Sept.

### **Aug 16 Applications for Lower Deeside Ward:**

9 new  
8 reviewed – excludes 1 Peterculter,  
0 commented on

Note: a list of recent planning applications can be found on the CBM Community website ([www.cbmcommunity.org.uk](http://www.cbmcommunity.org.uk))

**History:**



## Status of Recent Applications

Month	Year	CBMCC category	Previous application	CBMCC reviewed	CBMCC letter submitted	Ref	Description	Address	CBMCC status	Date Lodged	ACC Online Status 25/11/13
8	2016	Outbuilding		Y		161186	Erection of 2 no. storage sheds to an existing car park, one wooden shed and one metal shed for storage of indoor and outdoor play equipment.	Milltimber Community Centre The Meadows Aberdeen AB13 0JT	No issues	Mon 15 Aug 2016	Pending
8	2016	Tree		Y		161183	Works to Protected Trees: T1 - Holly - removal as outgrown its proximity, replace with cherry. T2 - Elm - removal as tree is dying, replace with two silver birch	Deveron North Deeside Road Cults Aberdeen AB15 9PL	No issues	Thu 11 Aug 2016	Pending
8	2016	Garage/Parking		Y, Culter		161176	Erection of domestic garage	4 Hillcrest Anguston Road Aberdeen AB14 0PP	No issues	Wed 10 Aug 2016	Pending
8	2016	New Build		Y		161139	Proposal of Application Notice: Sports facility (including all weather pitch, sports pavilion and changing facilities), small development of a mix of housing (including retirement village) and creation of relief road between Inchgarth Road and North Deeside Road. A notice of the updated plan from Charlie Ferrari and David Suttie - sports field, 42 retirement homes and 9 detached houses. Public exhibition on 14 Sept. at Marcliffe.	Land At Inchgarth Road Cults Aberdeen - Charlie Ferrari and David Suttie	For further review when detailed application is submitted	Thu 04 Aug 2016	Pending
8	2016	Tree		Y		161130	Works to Protected Trees: T1 - holly - removal of one diseased and dead branch	Birchwood House 1 South Avenue Aberdeen AB15 9LP	No issues	Wed 03 Aug 2016	Pending
8	2016	New Build	150880	Y		161124	Sub-division of residential curtilage and erection of dwelling house. Previous application 150880 was refused because of loss of trees and impact on the conservation area. We didn't object to 150880. This is a revised design addressing issues in 150880, with fewer trees being removed. House size looks slightly smaller, location moved west on the site and now using shared driveway onto Inchgarth Rd.	Southfield Inchgarth Road Aberdeen AB15 9NX	No issues	Wed 03 Aug 2016	Pending
8	2016	Tree		Y		161117	Works to Protected Trees: T1-T3 - Beech - removal of overhanging lower branches as too low over garage of no 18, suppressing growth of ornamental trees and causing undue shading of no 18	18 Cliff Park Aberdeen AB15 9JT	No issues	Wed 03 Aug 2016	Pending
8	2016	Access		Y		161113	Development of access paths 54 and 55 through woodland within 25m of public roads. Upgrade of Core Paths 54 and 55 connecting Cults and Bieldside to Foggieton woods.	Foggieton Woods Cults Aberdeen AB15 9B	No issues	Mon 01 Aug 2016	Pending
8	2016	Access		Y		161110	Building works for the construction of access paths through woodland. Prior Approval Not Required	Foggieton Woods Cults Aberdeen AB15 9BS	No issues	Mon 01 Aug 2016	Approved
7	2016	Sun lounge/ Conservatory		Y		161072	Erection of single storey garden room and raised decking	Murtle Den House Murtle Den Road Aberdeen AB13 0HS	No issues	Fri 22 Jul 2016	Pending
7	2016	Extension		Y		161005	Formation of second storey above existing flat roofed extension. A modern two storey extension and internal modifications. Fairly remote area.	Newton Cottage Craigton Road Aberdeen AB15 9PT	No issues	Mon 25 Jul 2016	Pending
7	2016	New Build	141902, 151676	Y, Culter		161046	Erection of 2 storey dwelling House. Modern design, looks OK. Application 141902 for 2 houses was withdrawn; application 151676 for 1 house was conditionally approved. Not clear why a new application is being submitted.	Fuaran Malcolm Road Peterculter Aberdeen AB14 0NW	No issues	Fri 15 Jul 2016	Pending
7	2016	New Build	120791	Y		161041	Renewal of Planning Permission in Principle (Ref: P120791) for proposed demolition and redevelopment of the site for the erection of four detached dwelling houses with associated access, garages and landscaping improvements. This was conditionally approved in Aug 2013; the Community Council did not object to that application. This application is to renew the permission for development of the NE corner of the site, to the East of the main buildings. Access to the houses will be from Airyhall Rd.	Woodbank House North Deeside Road Cults Aberdeen AB15 9PN	No issues	Tue 12 Jul 2016	Pending

7	2016	Doors		Y, Culter		161010	Replacement of main access doors and installation of a disabled toilet	Peterculter Parish Church 2 Craighton Crescent Aberdeen AB14 0SB	No issues		Fri 1 Jul 2016	Pending
7	2016	Demolition		Y		160873	Approval of matters specified in condition 12 (Bat Survey) in relation to PPIP application P130378. A bat survey was required before the existing farm buildings could be demolished. No bat roosts seen in the buildings; some pipistrelle bats seen in nearby trees. Swallows are nesting so no demolition during nesting periods.	Oldfold Farm East Drive Tor-Na-Dee Aberdeen AB13 0HQ	No issues		Fri 08 Jul 2016	Pending
6	2016	New Build		Y, Culter		160870	Demolition of existing House and erection of new House, and extension of existing bothy to rear. Planning Permission in Principle.	96 North Deeside Road, Peterculter, Aberdeen, AB14 0QB	No issues		30/06/2016	Pending
6	2016	Extension	141558	Y		160850	Raise existing pitched roof to form first floor accommodation and erection of single storey extension to side of existing dwelling house; erection of two garden sheds and formation of new entrance gate. Previous application 141558 was refused. Changes have been made to address planning concerns.	9 Westerton Road, Cults, Aberdeen, AB15 9NR	No issues		28/06/2016	Pending
6	2016	Demolition		Y		160844	Proposed substantial demolition for new extension 160850. Conservation area consent.	9 Westerton Road, Cults, Aberdeen, AB15 9NR	No issues		27/06/2016	Pending
6	2016	Wall/Fence		Y		160839	Erection of boundary wall, gate and fence to front and side of dwelling house. A wall and gateway for one of the new houses being built on the land across from the International School.	Land at North Deeside Road, Pitfodels	No issues		27/06/2016	Pending
6	2016	Extension		Y		160833	Proposed dormer to front of dwelling house	46 Abbotshall Drive, Cults, Aberdeen, Aberdeen City, AB15 9JD	No issues		27/06/2016	Pending
6	2016	Window		Y		160826	Replacement of windows and roof to conservatory at rear of dwelling house.	Gateside 436 North Deeside Road, Cults, Aberdeen, AB15 9ET	No issues		27/06/2016	Pending
6	2016	Extension	150230	Y		160822	Erection of 1.5 storey extension, formation of new entrance, replacement windows and dormer to rear of dwelling house. Curious as last year there was an application to demolish this house, which was approved. Looks like the owners have changed their minds.	Middleton Lodge Pitfodels Station Road, Cults, Aberdeen, AB15 9PJ	No issues		24/06/2016	Pending
6	2016	Access		Y		160798	Formation of a private way. Establishing and upgrading public footpath from Cults Primary area to Foggieton woods using £65000 grant from Aberdeen Greenspace fund.	Foggieton Woods, Cults, Aberdeen	No issues		23/06/201	Pending
6	2016	Commercial		Y, Culter		160772	Installation of air condenser unit to external rear wall of Peterculter pharmacy	187 North Deeside Road, Peterculter, Aberdeen, AB14 0UJ	No issues		23/06/2016	Pending
6	2016	Extension		Y		160794	Construction of single storey extension to rear of dwelling house. Putting a sun lounge on the rear of the house	3 Rocklands Crescent, Cults, Aberdeen, AB15 9PH	No issues		21/06/2016	Pending
6	2016	Tree		Y		160808	T1-T4 - Leylandii - remove as wind damaged and allow other trees to come out more	Inchgarth Lodge Inchgarth Road, Cults, Aberdeen, AB15 9NX	No issues		20/06/2016	Pending
6	2016	Garage/Parking		Y		160782	Erection of 2 storey garage with ancillary space; access gate and driveway. The ancillary space is actually a 1 bedroom apartment above the garage but site is large so no concerns. New access and driveway being built as old driveway now on land which has been sold.	Inchgarth House Inchgarth Road, Cults, Aberdeen, AB15 9NX	No issues		20/06/2016	Pending
6	2016	Extension	151542	Y		160768	Erection of 1.5 Storey extension to side of dwelling house and garage to front.	Foggie Cottage Baillieswells Road, Bieldside, Aberdeen, AB15 9BS	No issues		16/06/2016	Pending
6	2016	Sun lounge/ Conservatory		Y		160762	Single storey extension to dwelling house. Addition of sun lounge/orangery to newly built house at Oldfold Farm.	3 Murtle Den Wynd, Milltimber, Aberdeen, AB13 0HZ	No issues		15/06/2016	Pending
6	2016	Sun lounge/ Conservatory		Y		160760	Erection of Replacement conservatory.	Ivoalian 60 North Deeside Road, Bieldside, Aberdeen, AB15 9DT	No issues		06/10/16	Pending
6	2016	Agricultural		Y		160747	Erection of agricultural building	Upper Kingshill Kingshill Road, Cults, Aberdeen, AB15 8QB	No issues		06/10/16	Pending
6	2016	Extension		Y		160741	Formation of a new boilerhouse extension to the rear of the property	Woodbank House North Deeside Road, Cults, Aberdeen, AB15 9PN	No issues		06/10/16	Pending
6	2016	Doors		Y, Culter		160749	Replacement of main access doors	Peterculter Parish Church 2 Craighton Crescent, Peterculter, Aberdeen, AB14 0SB	No issues		06/08/16	Pending