

CBMCC Planning Highlights November 2016

Highlights:

- New houses proposed – Fairview Cottage, Blacktop (demolish and replace, renewal of 131330)
- New houses approved – none
- New houses refused – Dunlin, Dalmuinzie Rd., 3 South Ave., Cults
- New houses withdrawn – none
- Applications commented on – none
- Planning Appeals – none
- Planning Development Management meetings – 8 Dec, 12 Jan

Housing Developments:

- Friarsfield – Work on Phase 2 has begun. Some trees appear to have been removed without permission and they will have to be replaced. The public footpath through the site will be reopened in May 2019; meantime, the temporary route of the path is through Phase 1 to Craighton Rd.
- Oldfold – Planning Permission for Phase 1 for 61 houses adjacent to NDR has been approved. Several properties are now occupied.
- Countesswells – The planning application 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. An updated Masterplan for Phase 1 has been submitted; this reflects the change in building emphasis, with more homes on northern part of site to link in with the new road to the Kingswells roundabout. Meeting with Countesswells residents scheduled for 22 Nov to cover some road closure issues.
- 3 South Avenue – the application for the proposed McCarthy & Stone retirement apartments has been refused by the Planning Development Committee, on the grounds of over development of the site, loss of privacy for adjoining residents, lack of amenity for planned residents, insufficient access for refuse collection vehicles and loss of trees.
- 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 proposed development would comprise a sports field, retirement homes and a link road between the North Deeside Rd and Inchgarth Rd. An alternative of just retirement homes and no sports field is being considered. The link road is seen as a key piece of infrastructure.

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 in 2017.

Actions for coming month:

- Weekly review of Planning Applications

AWPR:

The Scottish Government Economy Secretary Keith Brown has said any meeting to discuss a footbridge for the Deeside Way over the AWPR “would not be beneficial”. However it appears the Transport Minister will meet some residents to discuss issues relating to the AWPR in the near future, no dates set yet. The Project team have stated that regardless of any discussions, a pedestrian bridge will not be constructed before the road opens.

Earlspark Crescent Temporary Access:

The owner of land behind the houses on Earlspark 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 met with owner and ACC officials to discuss alternative approaches and these are being investigated; nothing agreed yet and meeting with residents has been proposed in Nov.

Aberdeen Local development Plan:

The Scottish Reporters have now submitted their recommendations on the Local Development Plan. The bad news for our area is that the reporter has recommended the inclusion of three new development sites: Milltimber South for 60 homes and a small retail center (the two fields used for grazing on south side of NDR); 10 homes on the west side of Contlaw Rd (just north of Culterhouse Rd); 8 homes in Culterhouse Rd (next to current Churchill homes development). Unfortunately there is no ability to appeal. If the plan is adopted by the City Council we expect the report will be finalised and issued in January 2017.

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. The group met on 15 Nov. to receive a status report – progress continues on the first phase of projects being pursued over the

next three years, these include the art gallery, music hall, Broad St. pedestrianisation and Union Terrace Gardens. The proposed design for Union Terrace Gardens was presented and the public will be able to see this at the beginning of December. Next review is on 1 February 2017.

New AFC Football Stadium, Kingsford:

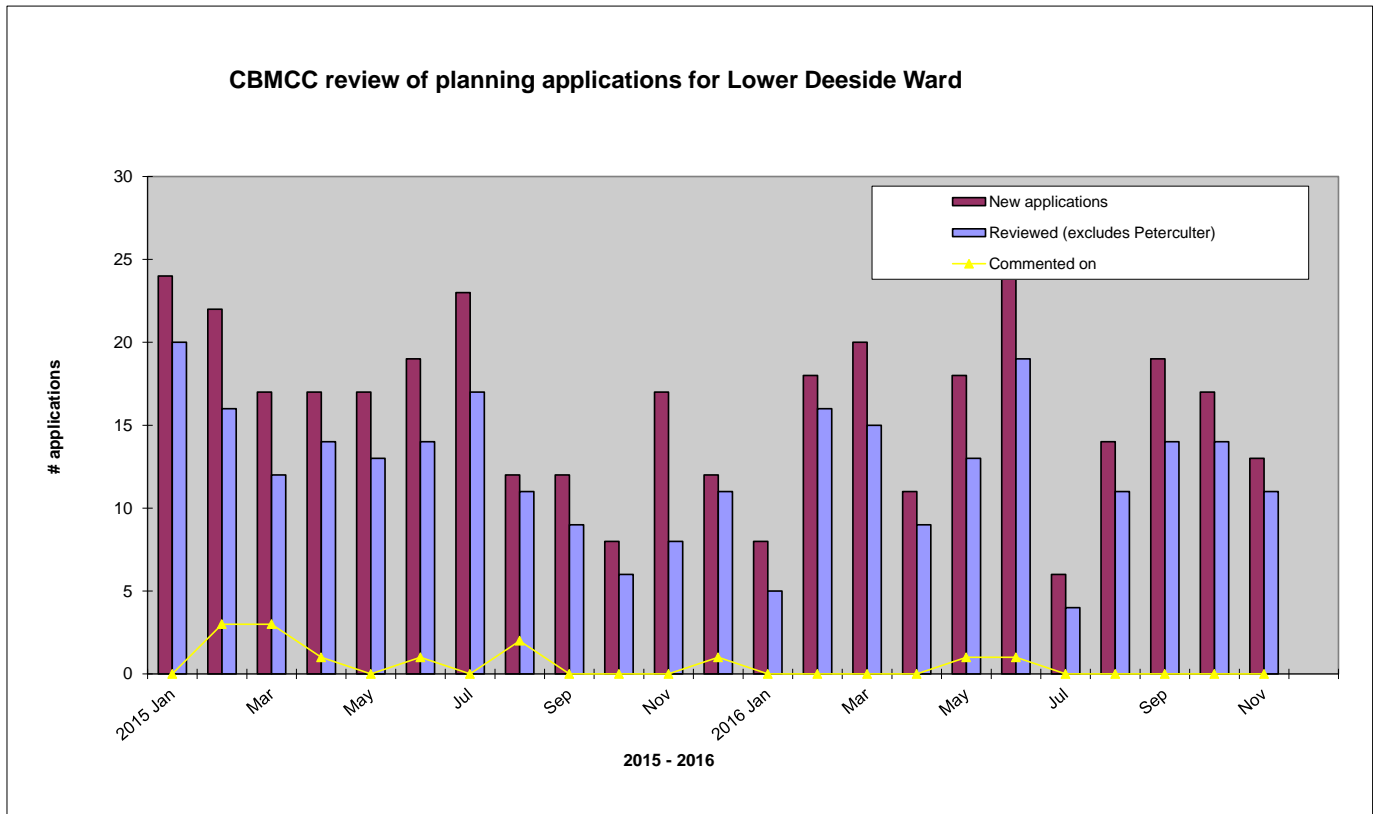
There will be a public exhibition of plans for the new stadium in the Richard Donald Stand at Pittodrie Stadium on 24 Nov from 3 – 8 p.m. This will hopefully offer some details on traffic management on game days.

Nov 16 Applications for Lower Deeside Ward:

- 13 new
- 11 reviewed – excludes 2 Peterculter,
- 0 commented on

Note: a list of recent planning applications can be found on the CBM Community website (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
11	2016	Tree		Y		161528	Proposed tree management at Columba and Capella boundary and Francis House to Michael Chapel. The submitted tree surveys include 178 trees; further details and proposed actions are noted within the tree survey documents. Newton Dee are proposing to remove a large number of trees on the estate to improve light for properties, safety for residents and visual attractiveness of site. Will likely change the look and feel of the place.	Newton Dee House Newton Dee North Deeside Road Bieldside Aberdeen AB15 9DX	Pending	17/11/16	Pending
11	2016	Tree		Y		161658	Works to protected trees; T1 - Beech - Crownlift to approximately 1m above garage, thin out branches to allow more light T2 - Oak - Crownlift to approximately 1m above garage, thin out branches, remove upper limbs as considered dangerous	Standish Cottage The Bush Aberdeen AB14 0UA	No issues	17/11/16	Pending
11	2016	Tree		Y		161632	Works to protected trees; T1+T2 - Beech - cut back branches overhanging garden as risk of branch breaking in adverse weather	8 Friarsfield Way Aberdeen Aberdeen City AB15 9LZ	No issues	11/11/2016	Pending
11	2016	Tree		Y		161626	Works to protected trees; T1 - Cypress (7m) - reduce top by 1-2m and trim sides T2 - Cypress (5m) - reduce by 1m and trim sides	Alt Na Dee 233 North Deeside Road Cults Aberdeen AB15 9PA	No issues	11/11/2016	Pending
11	2016	Tree		Y		161628	Work to protected trees; T45 - Cherry - removal of tree as tree is causing adjacent wall to lean over towards public space and two significant cracks. Inevitably the wall will collapse and is a severe hazard.	Birchwood House 1 South Avenue Aberdeen AB15 9LP	No issues	11/11/2016	Pending
11	2016	New Build		Y		161620	Development comprising (retirement village for over 55s), care home, leisure and community facilities and construction of a relief road. Request for screening opinion on need for an environmental assessment.	Inchgarth Road Aberdeen	No issues	11/11/2016	Pending
11	2016	Tree		Y		161630	Works to protected trees; T1 +T2 - Elm - removal as tree is dead. Work related to 161598, adjacent property.	Ingleside 483 North Deeside Road Cults Aberdeen AB15 9ES	No issues	11/11/2016	Pending
11	2016	Tree		Y		161599	Works to protected trees as per separate schedule of works. This is the land proposed for development between NDR and Inchgarth Rd. - some preparatry tree trimming and removal work. Primarily self seeded saplings.	Land To The East And South Of East Park, 229 North Deeside Road	No issues	7/11/2016	Pending
11	2016	New Build		Y, Culter		161592	Demolition of existing dwelling and erect a new dwelling with associated yard space. Large new house proposed.	Upper Anguston Cottage Anguston Road Aberdeen AB14 0PP	No issues	8/11/2016	Pending
11	2016	Tree		Y		161598	Works to protected trees; T1+T2 - Cypress - removal as originally part of hedge and outgrown position and supressing other trees and shrubs T3 - Cypress - crown raise and prune back from road for ongoing tree management T4 - Yew - crown reduce by 2m to improve shape and promote new growth T5 - Yew - lightly prune for ongoing tree management T6 - Holly - remove as has outgrown position poor longterm prospects.	Croyard 481 North Deeside Road Cults Aberdeen AB15 9ES	No issues	7/11/2016	Pending
11	2016	New Build		Y, Culter		161591	Conversion of farm steadings to dwelling houses and stables. Fairly large development of steadings.	Nether Anguston Croft Anguston Road Aberdeen AB14 0PN	No issues	11/11/2016	Pending
11	2016	Extension	160097			161574	Erection of 2 storey rear extension and replacement garage. A large rear extension, slightly smaller than previous application 160097, which was refused. Leave it to the planners; we didn't object to 160097.	Kimberley 97 North Deeside Road Bieldside Aberdeen AB15 9DS	No issues	7/11/2016	Pending
11	2016	Commercial		Y		161578	Change of use from class 4 (business) to class 11 (assembly and leisure). Application from the Taylor School of Dance to use part of the first floor above Sainsbury's for a dance studio. Looks fine to me. No need for specific parking places.	Kelly Of Cults Ltd 345 North Deeside Road Cults Aberdeen AB15 9SX	No issues	3/11/2016	Pending

10	2016	New Build	160114, 161522, 140483	Y	161556	Modification of Planning obligation for the inclusion of Planning Application References P160114 (substitution of 3 houses for 2 (previous permission P140484) and P161522 (plot substitution on Plot 22 of Permission P140483. This is essentially a request to modify the Section 75 agreement to recognise two distinct phases of house development on the site. The affordable housing comes in Phase 1B. Phase 1A in progress.	Phases 1A & 1B Pittengullies Brae Milltimber Aberdeen AB14 0Q	No issues	27/10/16	Pending
10	2016	Tree		Y	161554	Works to protected trees as per submitted tree survey. Includes planting of replacement trees.	Ardbeck House 384 North Deeside Road Milltimber Aberdeen AB13 0AJ	No issues	26/10/16	Pending
10	2016	Outbuilding		Y, Culter	161543	Erection of 2 replacement sheds and 1 new greenhouse to rear garden of dwelling	11 School Road Peterculter Aberdeen AB14 0RT	No issues	31/10/16	Pending
10	2016	New Build	131330	Y	161530	Demolition of cottage and erection of replacement house (renewal of permission 131330). No concerns, we did not submit any comments before.	Fairview Cottage Blacktop Road Aberdeen AB15 8QJ	No issues	31/10/16	Pending
10	2016	New Build	150686, 140483	Y	161522	Change of house type in association with planning application 150686. Change to a house with a separate garage rather than integrated into house to give extra room.	Plot 22, Land Adjacent To North Deeside Road Pittengullies Brae Peterculter	No issues	19/10/2016	Pending
10	2016	Tree		Y	161517	Works to protected trees: T1 - Beech, multistemmed - fell as affected by fungi	Angarradh Inchgarth Road Aberdeen AB15 9NT	No issues	18/10/2016	Pending
10	2016	Tree		Y	161507	Works to protected trees; T1+T2 - Elm - limb to be removed as limb is dead; T3 - Elm - tree to be felled as tree is dead; T4+T5 - Beech - upper crown needs removed as it is dead	Gardenside 47 Culter House Road Aberdeen AB13 0EP	No issues	18/10/2016	Pending
10	2016	Tree		Y	161516	Works to protected trees as per separate schedule of works - no details provide on website.	Woodbank House North Deeside Road Culter Aberdeen AB15 9PN	No issues	18/10/2016	Pending
10	2016	Tree		Y	161508	Works to protected trees; T1-T28 - Cypress - removal of 28 cypress trees as unstable and dangerous. Seems unlikely all are unstable and dangerous but let ACC Trees Dept deal with it.	Ranch Craigton Road Aberdeen AB15 9PS	No issues	18/10/2016	Pending
10	2016	Road		Y	161501	Variation of Condition 9 of Planning Permission 140438 to amend the timing of the provision of the segregated cycle connection at Kingswells Roundabout. Want to do work at same time as main roundabout works so no concerns; Planning and Roads Dept are OK with the request.	Aberdeen Local Development Plan Site OP58 Countesswells, Aberdeen.	No issues	17/10/2016	Pending
10	2016	Extension		Y	161500	Erect an additional storey above existing garage and 2 No. 2 storey extensions to the rear. The 2 storey extensions are fairly small in area, looks reasonable.	1 Springdale Court Bieldside Aberdeen AB15 9FE	No issues	14/10/2016	Pending
10	2016	Access		Y	161479	Formation of new external door and stairs and internal alterations to form new kitchen	Lifeways Brain Injury Unit Craig Court Care Home Bingham Hill Grove Aberdeen AB13 0HF	No issues	11/10/2016	Pending
10	2016	Access		Y	161460	Formation of new external door and stairs and internal alterations to form new kitchen	Lifeways Brain Injury Unit Craig Court Care Home Bingham Hill Grove Aberdeen AB13 0HF	No issues	7/10/2016	Withdrawn
10	2016	Tree		Y	161450	Works to protected trees; Works to 12 trees as per separate schedule of works	Woodburn House 263C North Deeside Road Milltimber Aberdeen AB13 0HD	No issues	5/10/2016	Pending
10	2016	Mast		Y	161382	Replacement of an existing 10m floodlight with a 15m unshrouded monopole to support 3no. telecommunications antennae for use by MBNL, which together with the installation of 2no. dishes and 3no. ground based equipment cabinets will provide 3G and 4G mobile electronic communication services from the installation. Floodlight remains at 10 m height. Some shrubs to be removed to create access to mast. NHS advice says no evidence of health issues.	Culter Lawn Tennis Club 32 Abbotshall Place Aberdeen AB15 9JB	No issues	11/10/2016	Pending
10	2016	New Build		Y, Culter	161436	Demolition of existing dwelling house and erection of new dwelling house. Planning Permission In Principle application.	Viewfield Cottage 96 North Deeside Road Peterculter Aberdeen AB14 0QB	No issues	3/10/2016	Pending
10	2016	Sun lounge/ Conservatory		Y, Culter	161434	Erection of summerhouse to rear of dwelling house (retrospective)	73 Malcolm Road Peterculter Aberdeen AB14 0XB	No issues	4/10/2016	Approved