

CBMCC Planning Highlights October 2016

Highlights:

- New houses proposed – 3 Prospecthill Rd (demolish and replace)
- New houses approved – 23 Binghill Rd.
- New houses refused – none
- New houses withdrawn – none
- Applications commented on – none
- Planning Appeals – none
- Planning Development Management meetings – 27 Oct, 8 Dec

Housing Developments:

- Friarsfield - The application for Phase 2 was approved at the Planning Development committee in March. No news on Phase 3 yet. The Community Council has asked for details on when the public footpath through the site will be reopened.
- Oldfold – Planning Permission for Phase 1 for 61 houses adjacent to NDR has been approved. Several 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. The access to Countesswells woods from the South is expected to reopen on 24 Oct. 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.
- 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. The application will be reviewed by the Planning Development Committee on Thursday 27 Oct. Planning Officers have recommended refusal on the grounds of over development of the site, loss of privacy for adjoin 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, 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. Comments from the Community Council were provided and these are being taken on board by the developers, which may lead to some changes.

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”. The Project team have stated that regardless of any 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. The beams for the bridges are to be delivered late October and early November so some traffic disruption is expected.

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.

Aberdeen Local development Plan:

The Scottish Reporters have now submitted their recommendations on the Local Development Plan. 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.

Peter Roberts – Planning Liaison Officer

City Centre Masterplan:

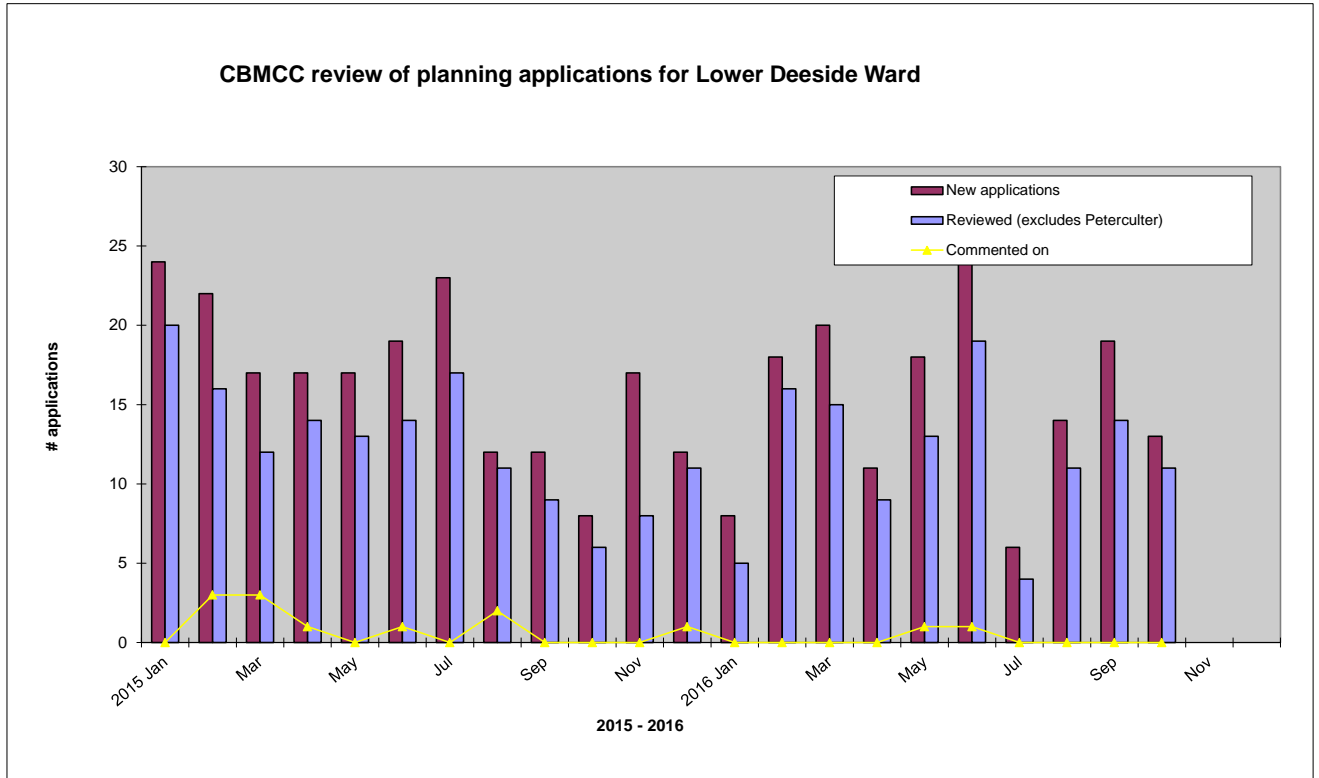
A Reference Group has been established to help provide input to proposals for City Centre Development. The group is chaired by Marie Boulton and has representatives from various city groups including the Civic Forum and the Community Council Forum. The group met on 1 Sept. to receive a status report – good progress is being made on the first phase of projects being pursued over the next three years, these include the art gallery, music hall and Union Terrace Gardens. Next review is on 15 November.

Oct 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
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 cyprus 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	Pending	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		No docs yet		161500	Erect an additional storey above existing garage and 2 No. 2 storey extensions to the rear	1 Springdale Court Bieldside Aberdeen AB15 9FE	Pending	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 Binghamill 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 Binghamill 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	Pending
9	2016	Commercial		Y		161428	Erection of woodworking workshop.	Tigh Na Bruaich Skene Road Aberdeen AB15 8QQ	No issues	30/9/2016	Pending
9	2016	Tree		Y		161413	Works to protected trees; T1 - Beech - crown reduce by approximately 3m, 1 lower limb to be removed as top of tree dying off; T2 - Sycamore - crown lift over road and driveway to 7m as overhanging.	Bowmore 1A Abbotshall Crescent Aberdeen AB15 9JQ	No issues	28/9/2016	Pending
9	2016	Tree		Y		161411	Works to protected trees; Mature trees - crown lift to 4 meters	Bieldside Lodge North Deeside Road Bieldside Aberdeen AB15 9AD	No issues	28/9/2016	Pending
9	2016	Patio		Y		161391	Construction of decking to dwelling house (retrospective)	61 Kirk Brae Aberdeen AB15 9QR	No issues	27/9/2016	Pending
9	2016	New Build		Y		161381	Replacement dwelling house and garage. The replacement house is larger than the one to be demolished which is one of the "plantation owner" style houses. A new entrance to the property is proposed from Baillieswells Terrace. Quite a few properties have been demolished and enlarged in this area so not too dramatic a change. See if any neighbours raise concerns.	Auchinyell 3 Prospecthill Road Aberdeen AB15 9AN	No issues	23/9/2016	Pending
9	2016	Garage/Parking		Y		161371	Erection of 1.5 storey garage	Darroch 14 Golfview Road Aberdeen AB15 9DQ	No issues	23/9/2016	Pending

9	2016	Garage/Parking	150979	Y, Culter	161367	Variation of condition 2 (demolition of two garages) of P150979 to demolition of one garage only	41 School Road Peterculter Aberdeen AB14 0TL	No issues	22/9/2016	Pending
9	2016	Extension		Y, Culter	161366	Confirmation that the proposed rear extension is classified as permitted development	Heathcot 24 Hillside Road Aberdeen AB14 0TX	No issues	23/9/2016	Pending
9	2016	Extension		Y	161358	Erection of single storey extension to side of existing home for supported people	Orion Newton Dee North Deeside Road Bieldside Aberdeen AB15 9DX	No issues	20/9/2016	Pending
9	2016	Tree		Y, Culter	161332	Works to 24 protected trees; full details available in documents	The Mount, The Bush, Peterculter, Aberdeen AB14 0UA	No issues	13/9/2016	Pending
9	2016	Tree		Y	161330	T1-T3 - Beech - pruning back overhanging branches as potential danger to occupants during periods of high wind and increasing loss of light.	12 Cliff Park Aberdeen AB15 9JT	No issues	13/9/2016	Approved
9	2016	Extension		Y, Culter	161329	Construction of single storey extensions to dwelling	Den House Anguston Road Aberdeen AB14 0PN	No issues	16/9/2016	Approved
9	2016	Tree		Y	161328	Emergency tree works notification: T1 - Sycamore - removal of main limb as is split and is likely to break off at any point and is a danger to nearby property	Robinhill Westerton Road Aberdeen AB15 9NR	No issues	13/9/2016	Pending
9	2016	Tree		Y	161325	Works to protected trees: T1 - Scots Pine - fell as considered unsafe; T5 - Scots pine - fell as considered unsafe	Dundonnachie 282 North Deeside Road Cults Aberdeen AB15 9PB	No issues	13/9/2016	Pending
9	2016	Extension		Y	161296	Formation of single storey double garage extension to side of dwelling	2 Beaconhill View Beaconhill House Road Aberdeen AB13 0HT	No issues	7/9/2016	Pending
9	2016	Commercial		Y	161285	Erection of temporary sales cabin and associated parking. Sales cabin for the Countesswells development located off the Blacktop road between road to Kingswells and the bend leading to Countesswells Rd.	Site C2 Blacktop Road Countesswells Aberdeen	No issues	5/9/2016	Withdrawn
9	2016	Agricultural		Y	161269	Erection of agricultural building	Upper Kingshill Cults - Kingshill Road Aberdeen AB15 8QB	No issues	5/9/2016	Pending
9	2016	Tree		Y	161261	Works to protected trees - T1 - Oak - remove lower branches to southeast, thin back large branch to west; T2 - Oak - thin back 3 branches over garden, remove lower branch to south; T3 - Oak - reduce main leader by 5m to lower canopy and reduce stress on trunk. Thin back branches overhanging the garden by 25% and thin the remainder of the canopy by 20% to balance the tree.	26 Abbotshall Road Aberdeen AB15 9JX	No issues	1/9/2016	Pending
9	2016	Extension		Y, Culter	161255	Construction of single storey extension with raised decking to rear	Mulbuie 26 St Ronan's Circle Aberdeen AB14 0NE	No issues	1/9/2016	Pending
8	2016	Roof		Y, Culter	161234	Replacement roof light and door, installation of slate vents, wall vent rainwater goods and soil stack	Nether Anguston Farmhouse Anguston Road Aberdeen AB14 0PN	No issues	30/8/16	Pending
8	2016	Extension		Y	161228	Formation of Garden Room Restaurant Extension. A small extension to the lower floor restaurant area and widening of balcony area above. Looks OK. Comments by 19 Sept.	Culds Hotel North Deeside Road Culds Aberdeen AB15 9SE	No issues	26/08/16	Pending
8	2016	New Build	161139	Y	161227	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. An updated PAN to correct drawing for inclusion of Deeside Way area on plan.	Land At Inchgarth Road Culds Aberdeen	Pending	23/08/16	Pending
8	2016	Extension		Y, Culter	161222	Erection of two-storey extension to side of existing care home; extension and alterations to existing outbuilding.	Eastleigh Home 110 North Deeside Road Peterculter Aberdeen AB14 0QB	No issues	30/8/16	Pending
8	2016	New Build		Y	161205	Approval of matters specified in conditions 1 (Phasing), 11 (Travel Framework Plan), 13 (Safe Routes to School), 17 (Contaminated Land), 18 (SUDs), 19 (Private Water Supplies), 20 (CEMP), 21 (Water Environment Protection Plan), 24 (Species), 26 (Archaeology), 29 (Bird Hazard Plan) and 31 (Tree Removal) relating to Planning Permission in Principle Ref. (P140438). Comments required by 15 Sept 16.	Aberdeen Local Dev Plan Site OP58 Countesswells	Pending	17/08/16	Pending
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	Approved