

CBMCC Planning Highlights

April 2017

Highlights:

- New houses proposed – Proposal for the construction of the Friarsfield Link Road and development of 26 residential units; Oldfold Phase 2 residential development of 166 houses.
- New houses approved – none
- New houses refused – Wellwood Walled Garden house (retrospective) due to much larger roof than approved.
- New houses withdrawn – none
- Applications commented on – CALA Friarsfield Phase 4
- Planning Appeals – Southfield, Inchgarth Rd.; 3 South Ave McCarthy & Stone
- Planning Development Management meetings – 25 May, 15 June

Housing Developments:

- Friarsfield – Work on Phase 2 has begun. Work on affordable housing not yet started. CALA have submitted an application for 26 homes on the eastern edge of the site. These are outside the initial three phases approved and a number of concerns have been raised.
- Oldfold – Planning Permission for Phase 1 for 60 houses adjacent to NDR has been approved. An application for Phase 2 for 166 homes has been submitted.
- Countesswells – The planning application for first tranche of homes in blocks N10 has been approved, as has Block C1/C2. The first resident has moved in. A meeting was held with the Roads Dept to discuss the recent road closures.
- 19 South Avenue – an application to build 4 flats on the site of a demolished house has been refused.
- 431 North Deeside Rd – an application to build 4 flats on the site of the old house next to the library has been refused
- 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. No formal application as yet. The link road is seen as a key piece of infrastructure.
- A response to the Review of Scottish Government white paper on planning was submitted and circulated to local MSPs.

Planning Sub-committee:

- The sub-committee will begin to review infrastructure needs and ACC funding in 2017. Review of Electoral and Community Council Boundaries has also begun.

Actions for coming month:

- Weekly review of Planning Applications

AWPR:

The Transport Minister met some residents on 30 January to discuss issues relating to the AWPR. He and his team noted some of the issues raised for further review. Upcoming events:

- Milltimber Brae E/Station Rd bridge to be complete April 2017.
- A93 bridge complete late summer 2017 (utilities re-diversions to do).
- Local diversion on S Deeside Rd for Dee Crossing construction Mar/April 2017.

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. The general terms of an access agreement have been agreed by ACC. However at the moment they have not received the method statement and have not agreed any start date. ACC will confirm when the start date will be, if agreement is reached to permit access. Some residents on Earlspark Crescent remain strongly opposed to access being granted.

Aberdeen Local development Plan:

The Scottish Reporters have now submitted their recommendations on the Local Development Plan (LDP). Although there are concerns over the inclusion of Milltimber South for 60 homes, the LDP has been adopted by the City Council. Another party, Combined Corp BVI Ltd., has put in a legal challenge which relates to recommendations made in relation to Issue 11 – Allocated Sites and General Area Strategy: Deeside and Issue 12 – Alternative Sites: Deeside.

The Community Council has flagged the concerns about the LDP review process with Aberdeen members of the Scottish Parliament.

City Centre Masterplan:

Good progress is being made:- Union St rejuvenation underway; plans for the redevelopment of Union Terrace Gardens were approved by the Aberdeen City Council in March; Schoolhill/Golden

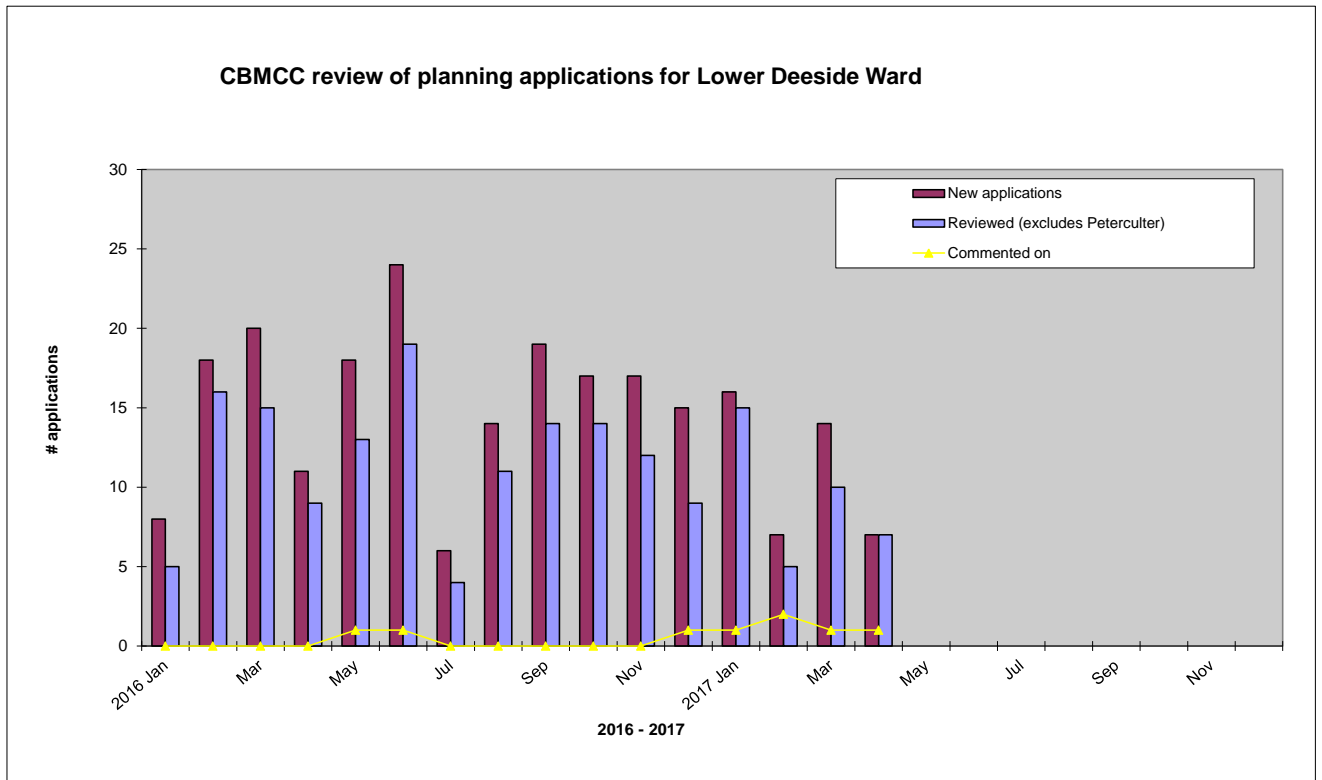
Sq. design work underway; Broad St public works commence March 2017; Marischal Sq. on target for summer 2017; Art Gallery on target for Dec 17 opening; Music Hall on target for August 2018. The next review will be in June 2017 – date to be confirmed; previous date of 7 June impacted by general election timing.

April 17 Applications for Lower Deeside Ward:

- 7 new
- 7 reviewed – excludes 0 Peterculter,
- 1 commented on – CALA Friarsfield Phase 4

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
4	2017	Extension		Y		170441	Extension of dormer to front. A new, slightly larger dormer extension.	Milhaven 6 Kirk Crescent North Aberdeen AB15 9RP	No issues	21/4/2017	Pending
4	2017	Tree		Y		170440	Works to protected trees; T1 Beech - Crown lift over neighbours garage 2-3m T2 Copper Beech - Reduce branches growing towards house T3 Tulip Tree - Reduce by 1/4 removing broken stubs and crown cleaning T4 Eucalyptus - Remove as this tree has been moving it has damage/decay on lower trunk T5 Sycamore tree - Reduce by 30% as it has a large compression fork with included bark	Craigievar 41 Hillview Road Cults Aberdeen AB15 9HA	No issues	20/4/2017	Pending
4	2017	Extension		Y		170422	Extension to Dwellinghouse (Single Storey to Rear)	20 Kirk Crescent South Aberdeen AB15 9RR	No issues	17/4/2017	Pending
4	2017	Tree		Y		170387	Works to 18 Protected Trees as per separate schedule of works	Craft Workshop Car Park Newton Dee Village Bieldside Aberdeen AB15 9DX	No issues	10/4/2017	Withdrawn by Local Authority.
4	2017	Extension		Y		170384	Extension to dwellinghouse and erection of detached garage. A large extension and new separate 2 car garage. The site is large enough to accommodate the work.	Andarroch 38 Culter House Road Aberdeen AB13 0EN	No issues	17/4/2017	Pending
4	2017	Tree		Y		170374	Works to protected trees; Works to 20 trees as per separate schedule of works. Taking 20 trees down to enable a Scottish Water system to be put in for new properties.	Edgehill House North Deeside Road Milltimber Aberdeen AB13 0DH		19/4/2017	Pending
4	2017	New Build		Y		170334	Approval of matters specified in conditions 1 (Phasing), 5 (Binghill Rd Access), 9 (Drainage), 10 (Archaeology), 11 (Contamination), 14 (Tree Survey), 15 (CEMP), 16 (SWMP), 17 (Layout/Design), 18 (Landscaping), 20 (Travel Pack) of P130378 in relation to residential development of 166 houses (Oldfold Phase 2). This will take the number of approved houses to 226. Includes 49 affordable units - flats and terraced houses. The new primary school will be required between 250 and 300 homes being built. Many of the internal roads do not have pavements, similar to many new estates, designed to keep traffic speeds low.	Oldfold Farm East Drive Tor-Na-Dee Aberdeen AB13 0HQ	Looks OK - any comments due 26 April	3/4/2017	Pending
3	2017	Extension		Y		170341	Replacement dormer	5 St Devenick'S Terrace Aberdeen AB15 9LX	No issues	30/3/2017	Pending
3	2017	New Build		Y	29/04/17	170307	Proposal for the construction of the Friarsfield Link Road, development of 26 residential units (including affordable housing) and associated ancillary works. There are 4 large detached houses and 22 affordable - 3x2 bed terrace, 4x3bed terrace, 12x3bed semi, 3x3bed detached. Application includes details on the remaining section of the link road. The agreed Section 75 agreement specified affordable housing 8x2 bed flats for Ph1 (Rosefield Gardens); there are also 12x2bed flats Ph2 and this phase has 3x2bed terrace houses. two play parks will be built as part of the current Ph2 (Cults Park). Some local residents are objecting to the application. Concerns about flooding, loss of privacy. loss of greenspace, outside original development framework, exceeds number of approved houses.	Morkeu Craigton Road Aberdeen AB15 9PT	Comments due 19 April 17. Extension requested to 1 May and granted	24/3/2017	Pending
3	2017	Tree		Y, Culter		170301	Works to protected trees; T1 - Lawsons Cypress - fell for health and safety as has split at base and remaining tree unstable and at risk of blowing over	Prioryhill 60 North Deeside Road Peterculter Aberdeen AB14 0QN	No issues	21/3/2017	Pending
3	2017	New Build	161436	Y, Culter		170278	Approval of matters specified in condition 1 (site levels; layout & design); 2 (building line); 3 (reuse of granite); 4 (SuDS) and 5 (landscaping scheme) of PPIP 161436 in relation to erection of new dwelling	Viewfield Cottage 96 North Deeside Road Peterculter Aberdeen AB14 0QB	No issues	27/3/2017	Pending
3	2017	Tree		Y, Culter		170239	Works to protected trees; T1 Spruce - Remove 2 large and 3 small spruce T2 Beech - Crown lift	Banks Cottage Burnside Road Peterculter Aberdeen AB14 0LP	No issues	13/3/2017	Approved

3	2017	Extension		Y		170234	Formation of dormer windows and upper floor extension to sides, erection of single storey extension to rear	24 Colthill Road Aberdeen AB13 0EF	No issues	8/3/2017	Pending
3	2017	Tree		Y		170233	Works to protected trees; T1 - Yew - reduce by 2-3m and thin canopy to promote compact growth T2 - Cypress - fell and replace with 6 green cypress @2m as currently six one sided trees in poor condition T3 - Cypress - fell as two trees growing close to house in neighbouring feu T4 - Oak - crown lift to remove branches over house	Greenways Dalmuinzie Road Bieldside Aberdeen AB15 9ED	No issues	13/3/2017	Approved
3	2017	Extension		Y		170232	Extension to the front of the garage	3 Pinecrest Drive Aberdeen AB15 9FJ	No issues	8/3/2017	Pending
3	2017	Tree		Y		170223	Works to 32 protected trees: As per attached Tree Schedule. Seven trees to be removed, rest to crowned or pollarded.	Temora 410 North Deeside Road Cults Aberdeen AB15 9TD	No issues	13/3/2017	Pending
3	2017	New Build	91403, 101484, 131698, 140940, 151858, 160583	Y	28-Mar-17	170221	Erection of detached house with associated access and landscaping. Work has begun on the first house on the plot, approved under 160583. The application for two houses in 2015 was refused because of loss of privacy impacts on 4 Baillieswells Drive, mainly from the house on the Northern part of the site. An application for a single house on the southern part of the site 160583 was approved. This application is for a single house in the northern part of the site. Steps have been taken to minimise privacy impacts by making overlooking windows frosted glass or non-accommodation rooms. I would let this go through. I have spoken to the neighbour at 3 Baillieswells Drive who plans to object but he acknowledges that the developer has taken some positive steps.	Land Adjacent To 11 Baillieswells Road Bieldside Aberdeen AB15 9BB	Comments due 31 Mar 17. No objection but may comment on tree protection in neighbouring properties.	7/3/2017	Pending
3	2017	New Build		Y		170202	Proposed single storey equipment room. Associated with Countesswells development 140438	Kirk Brae Countesswells Aberdeen	No issues	1/3/2017	Pending
3	2017	Extension		Y		170185	Erection of single storey extension to rear	77 Abbotshall Drive Aberdeen AB15 9JJ	No issues	27/2/2017	Pending
3	2017	New Build		To review		170184	Approval of matters specified in conditions 2 (Siting, design, etc - excl i), 3 (Landscaping - excl h and i), 5 (Street design), 10 (Parking), 23 (Water efficiency) and 28 (Low, Zero Carbon) relating to PPIP P140438 (124 residential units, access roads, landscaping & ancillary engineering works)	Block C1/C2 Kingshill Road Countesswells Aberdeen AB15 8QD	Comments due 5 April 17.	10/3/2017	Pending
3	2017	Sign		Y, Culter		170182	Installation of non-illuminated free standing sign	Land Adjacent To Corner Cottage Anguston Road Aberdeen AB14 0PN	No issues	2/3/2017	Approved
3	2017	Access		Y		170167	Upgrade of Footpath Trail	Countesswells Forest Aberdeen	No issues	1/3/2017	Approved
2	2017	Tree		Y		170153	Mature Beech, 25m, In serious decline with major deadwood, overhanging listed walls and buildings. - Section-fell, leaving 6 - 7m main stem as habitat.	Bieldside House 9 North Deeside Road Bieldside Aberdeen AB15 9AD	No issues	21/2/2017	Approved
2	2017	New Build		Y, Culter		170142	Conversion of farm steadings to 4 dwellings and stables	Nether Anguston Aberdeen AB14 0PN	Comments due 15 Mar 17. No issues	21/2/2017	Pending
2	2017	Extension	170142, 161591	Y, Culter		170141	Part conversion and part extension of farm steading to form residential dwelling house	Nether Anguston Aberdeen AB14 0PN	Comments due 15 Mar 17. No issues	14/2/2017	Pending
2	2017	Extension		Y		170136	Alterations and extension to existing residential house of multiple occupation, formation of decking	Morven Newton Dee North Deeside Road Bieldside Aberdeen AB15 9DX	Comments due 8 Mar 17. No issues	14/2/2017	Approved
2	2017	Access	170020	Y		170115	Formation of new access and driveway with gate, wall, pillars and landscaping. Current access would be through a shared driveway.	Inchgarth House Inchgarth Road Aberdeen AB15 9NX	Comments due 15 Mar 17. Some concerns over all the activity on this site though this looks OK.	13/2/2017	Pending
2	2017	New Build		Y		170109	Planning Application Notice; Residential development of approximately 16 units and associated access roads, landscaping and public amenity space. No details, just a PAN. Stewart Davidson has met with some members of the CC to discuss. Now part of LDP.	Stewart Davidson land Culter House Road Milltimber Aberdeen	No issues	3/2/2017	Determined
2	2017	Extension		Y		170097	Formation of upper storey dormer extension to front	17 Kirkbrae Avenue Aberdeen AB15 9RF	Comments due 24 Feb 17. No issues	2/2/2017	Approved
1	2017	Agricultural		Y		170090	Erection of agricultural building	Land At Westfield Estate North Of Contlaw Road Aberdeen	No issues	31/1/2017	Approved
1	2017	New Build		Y	25-Feb-17	170087	Proposed development of 21 sheltered apartments (retirement living) with associated landscaping and parking by McCarthy & Stone. Location and configuration of the building has been adjusted; now 20 x 2 bed and 1 x 1 bed flat. Some changes made to reduce impact on neighbour privacy and trees removed. To be discussed at the CC meeting.	Dunmail 3 South Avenue Aberdeen AB15 9LP	Comments due 20 Feb 17. To be reviewed	30/1/2017	Pending