

## CBMCC Planning Highlights August 2017

### Highlights:

- New houses proposed – none
- New houses approved – none
- New houses refused – none
- New houses withdrawn – none
- Applications commented on – none; reviewing Friarsfield Affordable Homes proposal
- Planning Appeals In Progress – Southfield, Inchgarth Rd.; 3 South Ave McCarthy & Stone
- Planning Development Management meetings – 24 Aug; Kingsford site visit 11 Sept.

### Housing Developments:

- Friarsfield – Work on Phase 2 has begun. CALA have submitted a proposal to transfer their affordable housing obligations to a site on King St. They propose to purchase a site from Drumrossie and arrange for the construction of 26 social housing units (2 bed flats) rather than build 20 affordable units at Friarsfield. Funding from the Scottish Government will also be applied.  
CALA have submitted an application for 26 homes on the eastern edge of the site. These are outside the initial three phases approved and an objection has been submitted..
- Oldfold – Planning Permission for Phase 1 for 60 houses adjacent to NDR has been approved and construction is well under way. An application for Phase 2 for 166 homes has been submitted which is still under review..
- Countesswells –The planning application for first tranche of homes in blocks N10 has been approved, as has Block C1/C2. Construction underway and the first residents have moved in. Planning applications for the two roads linking the site to the A944 have been submitted as has an application for Block C4. Kirkwood Homes will build the southern part of block C2.
- Milltimber South – this is the new site added to the Local Development Plan by the Scottish reporter. Bancon have submitted a Planning Application Notice and **they will hold a public consultation on their outline plans for 60 homes on Friday 8 Sept at the Cults Kirk Hub.**
- AFC Kingsford Stadium – not strictly our area but may be knock on impacts. New supporting documents were submitted by the developer for review by interested parties and we commented on the transport proposals. There is a Planning Committee site visit on 11 Sept. and a Pre-Determination hearing at 9.30 on Wednesday 13 Sept. in the Town House.

### Planning Sub-committee:

- The sub-committee is discussing the preparation of the next Local Development Plan; work on this awaits the publication of the main issues for the Strategic Development Plan for Aberdeen and Aberdeenshire. Review of Electoral and Community Council Boundaries is continuing.

### Actions for coming month:

- Weekly review of Planning Applications

### AWPR:

Work, and traffic lights, continue. Upcoming events:

- Milltimber Brae E/Station Rd. and A93 bridges are in place and being used; some finishing work still required. There will be more periods of traffic signals and road diversions as the junction is created.
- Local diversion on S Deeside Rd for Dee Crossing construction summer 2017. Impact on traffic expected to be minimal.

### 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. There has been no update on the status of discussions regarding access.

### Aberdeen Local development Plan:

The Local Development Plan (LDP) was adopted by Aberdeen City Council in January 2017. The legal challenge to the adoption of the new LDP has been withdrawn. Work on the preparation of the next LDP will probably start late 2017 or early in 2018 once the Main Issues report for the Aberdeen and Aberdeenshire Strategic Plan has been published. The Community Council has flagged the concerns about the LDP review process with Aberdeen members of the Scottish Parliament.

### City Centre Masterplan:

The last review meeting was on 28 June 2017. Work to create new public realm on Broad Street is firmly under way and should finished towards the end of November. Initially the street will stay closed to buses because the Christmas Village will be operating. Following the festive period, the new Broad Street will be pedestrian, cycle and bus only.

The first phase of Operation Union Street Rejuvenation is nearing completion. It has included two deep cleans, the upgrading of street furniture, and the creation of a dedicated team to keep the thoroughfare in top condition.

Detailed plans for Union Terrace Gardens are to go before Council this summer, and if approved (permission in principle has been granted), preparatory work should start in autumn. Station Gateway – recognise improvement is needed and the City Council is working with Abelio to deliver some near term changes.

City Centre Living study completed (results being assessed) and a car parking strategy is being developed.

City Centre Wi-Fi – up and running but acknowledge it is a bit slow and clunky so room to improve.

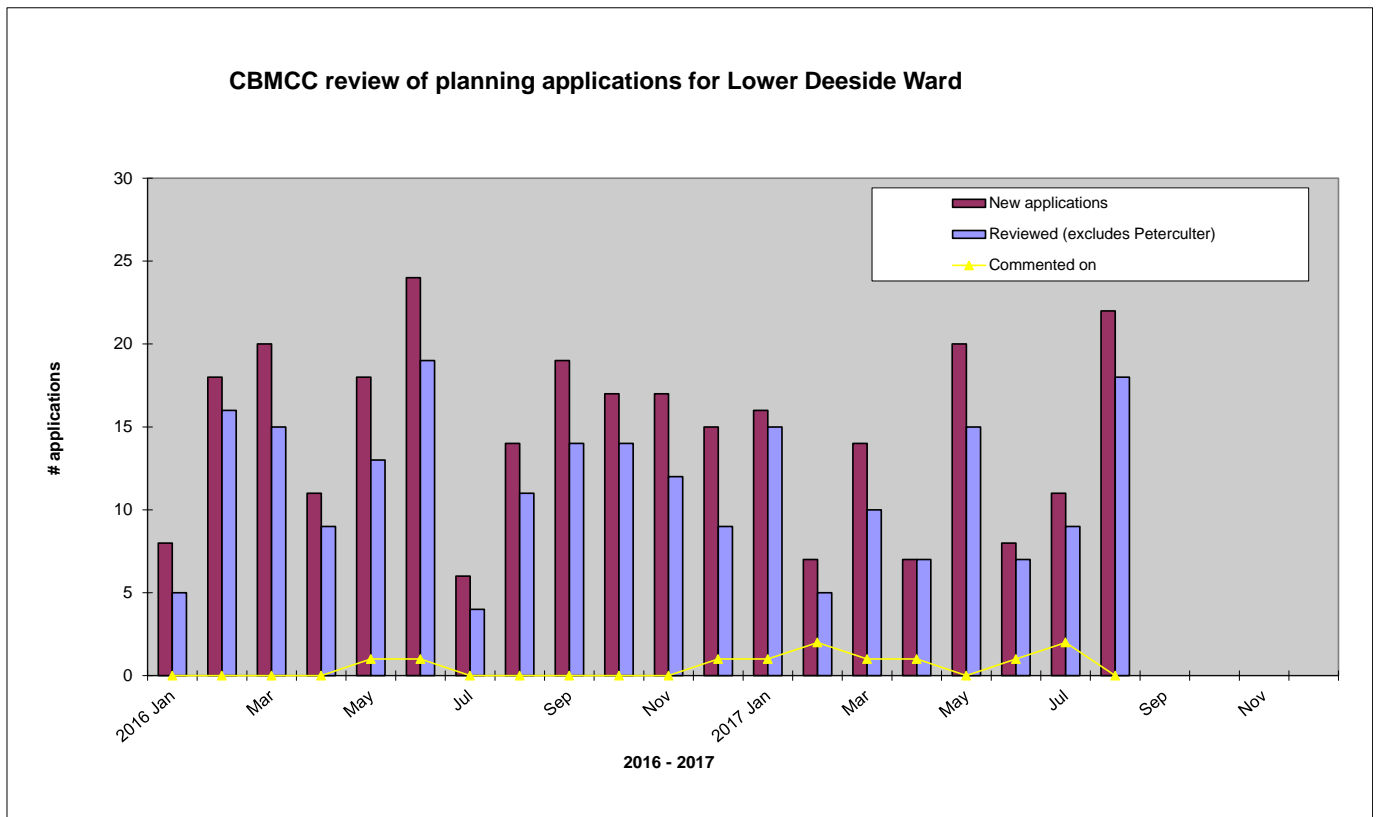
Next meeting Tuesday 26 September.

**Aug 17 Applications for Lower Deeside Ward:**

- 22 new
- 18 reviewed – excludes 4 Peterculter,
- 0 commented on, but may be 2 to address on Friarsfield re affordable housing

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	2017	Extension		Y		171007	Erection of single storey extension on the rear (south-east) elevation. Comments due 11 Sept.	Murtle Den House Murtle Den Road Aberdeen AB13 0HS	No issues	18/8/2017	Pending
8	2017	Extension		Y		171006	Demolition of existing conservatory and erection of single storey extension with new glazed doors; timber flooring and glazed screen on the rear (south-east) elevation. Comments due 22 Sept.	Murtle Den House Murtle Den Road Aberdeen AB13 0HS	No issues	18/8/2017	Pending
8	2017	Agricultural		Y		170994	Erection of agricultural building for cattle housing. Comments due 11 Sept.	Bellfield Farm Skene Road Aberdeen AB15 8PX	No issues	18/8/2017	Pending
8	2017	New Build		Y, Culter		170989	Erection of replacement house and garage	Hope Lodge 20 Hillside Road, Peterculter Aberdeen AB14 0TX	No issues	16/8/2017	Pending
8	2017	Extension		Y, Culter		170987	Erection of front entrance porch, removal of existing box dormer window and re-roughcasting of front elevation	181 Johnston Gardens North, Peterculter, Aberdeen AB14 0LD	No issues	15/8/2017	Pending
8	2017	Extension		Y, Culter		170975	Formation of extension	Cobblestock Farm House, Station Road South, Peterculter, Aberdeen AB14 0LL	No issues	14/8/2017	Pending
8	2017	Garage/Parking		Y, Culter		170964	Erection of replacement 1.5 storey garage	107 Malcolm Road Peterculter Aberdeen AB14 0XB	No issues	14/8/2017	Pending
8	2017	Agricultural		Y		170958	Removal of conditions 07 (That occupation of the dwellinghouse shall be limited to a person solely or mainly employed on a full time basis in agriculture on the farm of Bellfield) and 08 (That the dwellinghouse shall be used in conjunction with applicant's business in farming, at no time be sold or otherwise disposed of as separate unit) of 88/0652 Erection of House. Comments due by 31 Aug. House was built in 1988 - leave to Planning to determine.	Bellfield Farm Skene Road Aberdeen AB15 8PX	No issues	10/8/2017	Pending
8	2017	Mast		Y		170953	Installation of telecommunications equipment on to existing street lighting column. Received separate email from Harlequin/Arqiva about a metering transmitter at Hillview Drive adjacent to Cults Academy playing field - not clear if they are connected.	On The Grassed Area Across From 3 Cults Avenue Aberdeen AB15 9TB	No issues	7/8/2017	Permitted Development
8	2017	Extension		Y		170952	Enlarging existing extension including raising the ridgeheight & decking. The extension ridge height is being raised, not the main roof. Comments due 31 Aug.	20 Baillieswells Drive Aberdeen AB15 9AX	No issues	7/8/2017	Pending
8	2017	Extension		Y		170944	Installation of lift and infill of door on south east elevation (retrospective). Planning permission. Comments due 8 Sept.	Inchgarth House Inchgarth Road Aberdeen AB15 9NX	No issues	4/8/2017	Pending
8	2017	Extension		Y		170939	Installation of lift and infill of door on south east elevation (retrospective). Listed building consent. Comments due 8 Sept.	Inchgarth House Inchgarth Road Aberdeen AB15 9NX	No issues	4/8/2017	Pending
8	2017	Chimney		Y		170929	Construct of an additional external chimney on the North West elevation. Planning permission comments due by 28 Aug.	Inchgarth House Inchgarth Road Aberdeen AB15 9NX	No issues	4/8/2017	Pending
8	2017	Chimney		Y		170928	Construct of an additional external chimney on the North West elevation. Listed building consent. Comments due 8 Sept.	Inchgarth House Inchgarth Road Aberdeen AB15 9NX	No issues	4/8/2017	Pending
8	2017	Garage/Parking		Y		170927	Proposed driveway/parking area. Comments due by 4 Sept.	The Chalet 13 Park Road Cults Aberdeen AB15 9HR	No issues	3/8/2017	Pending
8	2017	Tree		Y		170922	Works to 3 protected trees; T1, T2, T3 - Cyprus - Remove as leaning heavily dangerous	The Ranch Craigton Road Aberdeen AB15 9PS	No issues	4/8/2017	Pending
8	2017	Garage/Parking	170115, 170020	Y		170921	Formation of new access and driveway with gate, wall and pillars, erection of a two storey detached garage and a single storey storage building and associated landscaping. The new 4 car garage will sit partially on the site of Inchgarth Lodge and we have objected to its demolition. Comments due by 6 Sept.	Inchgarth House Inchgarth Road Aberdeen AB15 9NX	No issues	2/8/2017	Pending
8	2017	Wall/Fence		Y		170918	Erection of ball stop fencing adjacent to the road, to protect AWPR route. Comments due by 23 Aug.	Kippie Lodge 308 North Deeside Road Milltimber Aberdeen AB13 0AB	No issues	2/8/2017	Pending

7	2017	New Build		Y	170881	Modification of planning obligation associated with application 120340 (Rosefield Gardens) to allow an alternative offsite affordable housing provision at 132 - 134 and 142 King Street. No date given for comments so need to speak to Planning Officer and Marie Boulton. There appears to be no-one willing to take on the social housing at Frairsfield and this option would bring some more housing to Aberdeen City centre.	Land Adjacent To Friarsfield Road Cults Aberdeen AB15 9LB	To review	24/7/2017	Pending
7	2017	New Build		Y	170882	Modification of planning obligation associated with application 140272 (Cults Park) to allow an alternative offsite affordable housing provision at 132 - 134 and 142 King Street. No date given for comments so need to speak to Planning officer and Marie Boulton. There appears to be no-one willing to take on the social housing at Frairsfield and this option would bring some more housing to Aberdeen City centre.	Land Adjacent To Kirkbrae/Friarsfield Road Cults Aberdeen AB15	To review	24/7/2017	Pending
7	2017	Agricultural		Y	170868	Erection of Agricultural Shed	Land Adjacent To Laggan Cottage Contlaw Road Aberdeen AB13 0EQ	No issues	20/7/2017	Pending
7	2017	School		Y, Culter	170866	Proposed installation of temporary double classroom unit on existing site	Culter Primary School 22 School Road Peterculter Aberdeen AB14 0RX	No issues	19/7/2017	Certificate Issued
7	2017	School		Y	170865	Installation of a double classroom modular unit for a period of one year on the school grounds	Culter Primary School Earlsweils Road Aberdeen AB15 9RG	No issues	19/7/2017	Certificate Issued
7	2017	Chimney		Y, Culter	170843	Installation of flue to roof and small extension.	4 Priory Park, Peterculter Aberdeen AB14 0QG	No issues	13/7/2017	Pending
7	2017	New Build		Y	170799	Approval of matters specified in conditions 2 (siting design etc excluding (i) ), 3(landscaping (a, d, e, f, j)), 5 (street design), 10 (parking), 23 (water efficiency) and 28 (low/zero carbon) relating to PPIP 140438. This application is from Kirkwood Homes, who are taking up some of the development in Block C2, Countesswells. They propose to build 57 homes (29 detached, 20 semi-detached, 8 apartments).	Land To North Of Kirk Brae (C2) Countesswells Aberdeen AB15 8QD	No issues	7/7/2017	Pending
7	2017	Path		Y	170793	Upgrade and creation of footpath trail	Countesswells Forest Cults Aberdeen AB15 8QD	No issues	7/7/2017	Pending
7	2017	New Build		Y	170790	Approval of Matters Specified in Conditions 1(Phasing strategy), 2 a-e( Road details), 3a(Landscaping), 4 a-f(Drainage), 5(Street design), 9 (Cycle Path), 11(Travel framework plan), 13(Safe route to school), 15(AWPR, phase 1 limited), 17(Contaminated land), 18(SUDS connection), 20(CEMP), 21 a-c(Water environment), 24(Protected species survey), 25(Environmental commitments), 26(Archaeology), 29(Bird hazard management plan) of PPIP 140438 (residential-led mixed-use development including approximately 3000 homes, employment, educational, retail, leisure & community works & associated works. There are a few letters of objection, just one specific to the details of the application. Don't think there is anything for us to chase up but will take a quick look. Any comments due by 7 Aug.	Fields To The North Of Newton Of Countesswells, Off The C128C Cults-Kingshill Road. Site To The North Of Area N6, Countesswells Development	To review	6/7/2017	Pending
7	2017	Tree		Y	170785	Works to protected trees: T1 - The tree is a large (tall) multi-stemmed prunis cherry - Controlled felling of tree	Lyngarth 277 North Deeside Road Cults Aberdeen AB15 9PA	No issues	4/7/2017	Pending
7	2017	Tree		Y	170779	Works to protected trees: T1 - Leylandia - remove tree - It's 40-50 foot high and roots are causing damage to the boundary wall which is over 100 years old and approx 7/8 feet high. It's also blocking light and water to a Spruce next to it	Maple Thorpe 17 Hillview Road Cults Aberdeen AB15 9HB	No issues	3/7/2017	Pending
6	2017	Tree		Y	170756	Works to protected trees: T1 - Dead Cherry tree - Fell, T2 - Larch - Fell - evidence of root heave to the West, neighbour is concerned about possible damage	Gowanbrae 56 North Deeside Road Bieldside Aberdeen AB15 9DR	No issues	27/6/2017	Pending
6	2017	Extension		Y	170751	Removal of existing conservatory and replacement garden room to rear, new recessed windows and roof terrace with ballustrade to front	6 Hillview Crescent Aberdeen AB15 9RT	No issues	27/6/2017	Pending
6	2017	Extension		Y, Culter	170714	Erection of rear and side extension and formation of dormer to rear	Bucklerburn Farmhouse Bucklerburn Road Aberdeen AB14 ONP	No issues	20/6/2017	Approved
6	2017	Extension		Y	170713	Formation of dormer to front and rear of house and single storey extension to rear for family room.	24 Hillview Crescent Aberdeen AB15 9RT	No issues	16/6/2017	Approved
6	2017	Demolition		Y	170711	Complete demolition of dwelling house in conservation area.	Middleton Lodge Pitfodels Station Road Aberdeen AB15 9PJ	No issues	15/6/2017	Pending