

## **CBMCC Planning Highlights December 2017**

### **Highlights:**

- New houses proposed – 23 Ashfield Rd., Cults; 22 Binghill Rd., Milltimber; CALA Friarsfield, change of house type; 3 Culterhouse Rd., Milltimber; 277 NDR, Milltimber; 2 houses off NDR, opp. International School; Site N6, Countesswells.
- New houses approved – 62 Contlaw Rd.; new access roads for Countesswells.
- New houses refused – none
- New houses withdrawn – none
- Applications commented on – none; will comment on Bielside Lodge and use of Deeside Way
- Planning Appeals In Progress – Southfield, Inchgarth Rd.
- Planning Development Management meetings – 18 Jan, 15 Feb

### **Housing Developments:**

- Friarsfield – Work on Phase 2 has begun; CALA have submitted an updated house type description; house numbers remain essentially the same. The CALA proposal to transfer their affordable housing obligations to a site on King St. was approved by ACC. 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. Stewart Milne will submit a planning application for Ph. 3 of the Friarsfield development in 1Q2018. A public exhibition was held on 2 Nov. and public comments were gathered.
- Oldfold – Planning Permission for Phase 1 for 60 houses adjacent to NDR has been approved and construction is well under way. The application for Phase 2 for 166 homes has been approved.
- 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, with around 100 homes now occupied. Planning applications for the two roads linking the site to the A944 have been approved. A new application has been submitted for Block N6, 131 homes. 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 held a public consultation on their outline plans for 60 homes on Friday 8 Sept. A second public consultation was held on 13 Oct where more details of the proposed development were made available. Bancon plan to submit a Masterplan and detailed planning application in 1Q2018.
- 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. The review of the application by the full council has been scheduled for 29 January 2018, with a pre-determination meeting on 17 January 2018.
- Land between North Deeside Rd. and Inchgarth Rd. - a recent request for comment on the requirement for an Environmental Impact Statement suggests plans are about to be submitted.

### **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. Proposed changes of Community Council Boundaries have been issued for review and published in the MBC News – some comments have been received. The new guidelines for Establishment of Community Councils and Boundaries have been issued for public comment; comments due by 16 Feb 2018. The only boundary change proposed for our area is a small addition of a few houses on Inchgarth Road at the bottom of Pitfodels Station Rd.

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

- Weekly review of Planning Applications. Meeting with Garthdee Community Council on boundary changes on 9 Jan.

### **AWPR:**

- Work, and traffic lights, continue.

### **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.. Work on the preparation of the next LDP will probably start in 2018 once the Main Issues report for the Aberdeen and Aberdeenshire Strategic Plan has been published.

**City Centre Masterplan:**

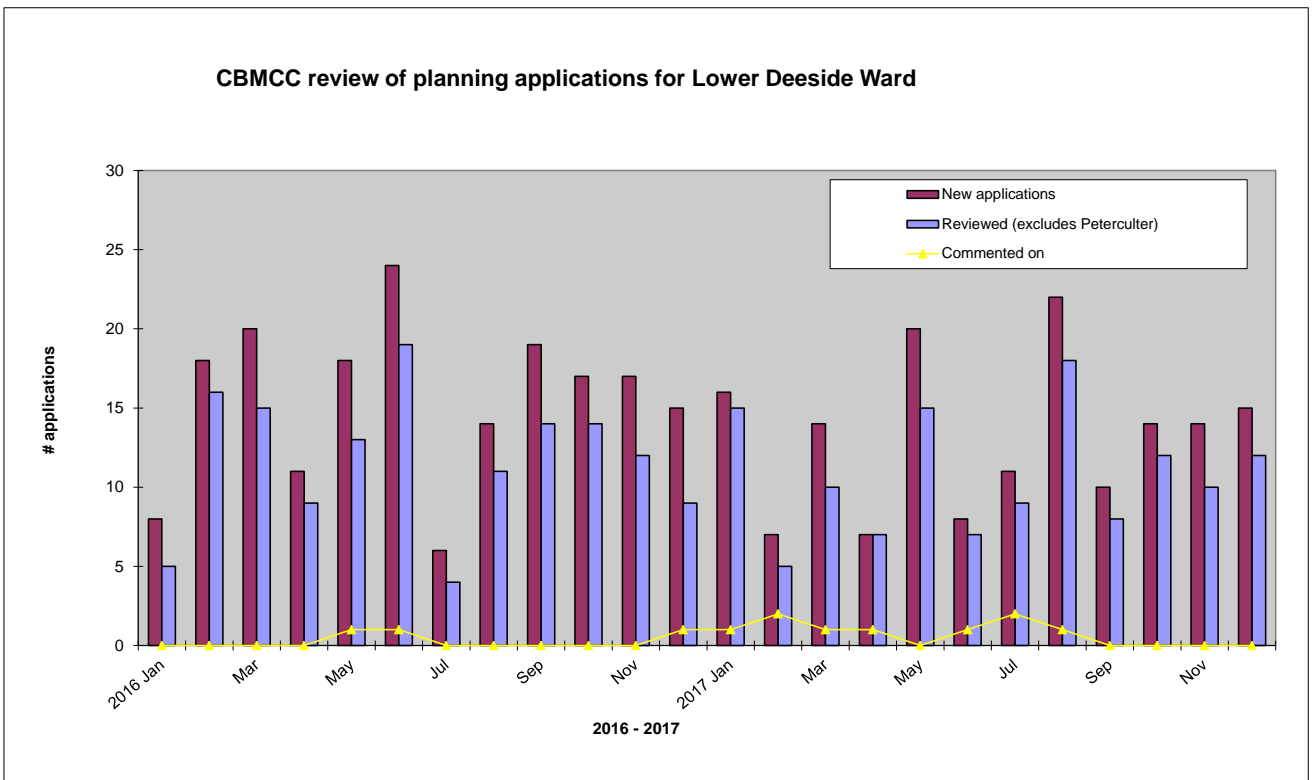
The last review meeting was on 12 Dec 2017; next meeting scheduled for March 2018. Some £36 million is now committed to Phase 1 projects. Further work to clean up Union St. is expected in 1Q2018. Work to create new public realm on Broad Street is firmly under way; complications mean the completion date has slipped to early 2018 but it will be completed after the Christmas market. Work on Union Terrace Gardens now expected to start in 2018.

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

- 15 new
- 12 reviewed – excludes 3 Peterculter,
- 0 commented on; will comment on 170028 Bieldside Lodge and use of Deeside Way

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
12	2017	Sign		Y		171523	Installation of 1 non-illuminated hoarding sign, 1 non-illuminated flag pole sign and 1 illuminated elevated board sign. Signs for the McCarthy & Stone development in South Avenue, Cults. No date for comments yet. The elevated sign will be illuminated.	Dunmail 3 South Avenue Aberdeen AB15 9LP	Not sure about illuminated sign	19/12/2017	Pending
12	2017	Extension		Y		171522	Formation of straight gables and balcony to front elevation. Comments due 11 Jan.	10 Hillview Crescent Aberdeen AB15 9RT	No issues	19/12/2017	Pending
12	2017	New Build		Y		171520	Erection of 1.5 storey house with integral single garage in the grounds of 23 Ashfield Rd., between 17 and 23 Ashfield Rd. Plot appears large enough, proposed house not too large, 3/4 beds, plot density 33%. Comments due by 12 Jan.	Dilkusha 23 Ashfield Road Aberdeen AB15 9NQ		19/12/2017	Pending
12	2017	Garage/Parking		Y, Culter		171517	Erection of 1.5 storey garage with store and external stairs. Comments due 10 Jan.	Eddieston School Croft Anguston Road Aberdeen AB14 0PR	No issues	19/12/2017	Pending
12	2017	Mast		Y, Culter		171497	Installation of telecommunications cabinet	Unnamed Road, O/S Corner Cottage Peterculter AB14 0PN	No issues	15/12/2017	Permitted Development
12	2017	New Build		Y		171496	Sub-division of residential curtilage and erection of dwellinghouse. House fills most of the width of the site. Comments due 10 Jan.	22 Bingham Road Aberdeen AB13 0JA		15/12/2017	Pending
12	2017	Extension		Y		171483	Erection of single storey extension with flue to the rear. Replacement of conservatory with slightly larger extension. Seems OK. Comments due 8 Jan.	Craigward 6 Baillieswells Road Aberdeen AB15 9AP	No issues	14/12/2017	Pending
12	2017	New Build		Y		171482	Change of house type for 32 plots (application says 31) of 119 plots on the site within development approved under planning permission ref 140272, to allow house types to be brought in line with current CALA house designs. Comments due 24 Jan. Application says the changes do not materially change the agreed layout or housing mix.	Friarsfield Road/Kirk Brae, Land To The North Cults (part Of OP51), Aberdeen, AB15 9QL	No issues	14/12/2017	Pending
12	2017	New Build		Y		171477	Erection of new dwellinghouse with garage, large 5 bedroom house. Braeside and Mannofield CC. Third of three plots across NDR from the International School, Pitfodels. Comments due 24 Jan. We didn't object to initial proposal for 3 large detached homes on the overall site; first house has been built.	Plot 3 North Deeside Road Pitfodels Aberdeen AB15 9PL	No issues	13/12/2017	Pending
12	2017	New Build		Y		171476	Erection of new dwellinghouse with garage, large 5 bedroom house. Braeside and Mannofield CC. Second of three plots across NDR from the International School, Pitfodels. Comments due 24 Jan. We didn't object to initial proposal for 3 large detached homes on the overall site; first house has been built.	Plot 2 North Deeside Road Pitfodels Aberdeen AB15 9PL	No issues	13/12/2017	Pending
12	2017	Garden		Y		171472	Change of use from public open space to private garden ground and erection of replacement fence. It is a small area of public ground between the property owners boundary and a public footpath. No reason given for the application. Comments due 4 Jan.	26 Earlsparck Crescent Aberdeen AB15 9AY		12/12/2017	Pending
12	2017	New Build		Y		171467	Demolition of existing single story dwelling and integral garage and erection of replacement 2 story dwelling and detached domestic garage. Site sits just in Culterhouse Rd and lies between NDR and Culterhouse Rd. Increases footprint from 255 sq.m to 330 sq.m but only cover 13% of plot. Comments due 17 Jan.	The Stocket 3 Culter House Road Aberdeen AB13 0EN	No issues	11/12/2017	Pending
12	2017	Extension		Y		171463	Single storey extension to side and rear. Comes up to western boundary. Comments due 2 Jan.	Roslyn Villa 105 North Deeside Road Bieldside Aberdeen AB15 9DS	No issues	8/12/2017	Pending
12	2017	New Build		Y, Culter		171447	Major residential development including mixed use of specialist and retirement housing consisting of approximately 150 homes. Planning Application Notice so no comments required. Worth noting that the current Local Development Plan list OP51 as being suitable for 19 homes, a football pitch, changing facilities, car parking and a hydro electric scheme.	Site OP51 Land Off Cornyhaugh Rd Peterculter		4/12/2017	Pending

12	2017	New Build	120317	Y	171444	Subdivision of residential curtilage and erection of dwellinghouse with associated new access and landscaping works. Single story house. Some neighbours are objecting but there have already been several houses built in grounds in the area so the proposal doesn't look out of place. Previous application 120317 was withdrawn and it looks like CBMCC did not comment. Comments due 27 Dec; extension of date requested.	Land To The Rear Of 277 North Deeside Road Milltimber Aberdeen AB13 0HA		1/12/2017	Pending
11	2017	Extension		Y	171435	Erection of single storey extension to side. Small porch extension. Comments due 25 Dec.	6 Bingham Crescent Aberdeen AB13 0HP	No issues	29/11/2017	Pending
11	2017	School		Y, Culter	171433	Installation of external water tank with enclosure. Comments due 27 Dec.	Linn Moor Residential School Linn Moor Road Aberdeen AB14 0PJ	No issues	30/11/2017	Pending
11	2017	Road		Y	171422	Approval of matters specified in condition 8 (archaeology) of PPIP ref. 141888 relating to the upgrade of the Jessiefield junction on the A944 and construction of all-vehicle eastern access road, footpaths and cycle paths from the A944 to the approved Countesswells development site. Sets out the archaeological methodology. Comments due 21 Dec.	A944 Jessiefield junction and land at Bellfield Farm, Countesswells	No issues	28/11/2017	Pending
11	2017	Road		Y	171421	Approval of matters specified in condition 8 (archaeology) of PPIP ref. 141889 relating to the upgrade of the Kingswells junction on the A944 and construction of all-vehicle western access road, footpaths and cycle paths from the A944 to the approved Countesswells development site. Sets out the archaeological methodology. Comments due 21 Dec.	A944 Kingswell Junction & land at Bellfield Farm South of A944	No issues	28/11/2017	Pending
11	2017	New Build		Y, Culter	171399	Major residential development of retirement housing not exceeding 75 homes and/or 150 retirement flats. Planning Application Notice (PAN). Public exhibition on Thursday 15 Feb., 2 - 5 p.m. at Peterculter library. Proposal is not in line with LDP which says "site capable of 19 homes, hydroelectric scheme, fish pass, football pitch and changing facilities for Culter Youth football Club."	Site OP51 Land Off Cornyhaugh Rd Peterculter	Proposal not in line with LDP	23/11/2017	Pending
11	2017	New Build		Y	171397	Approval of Matters Specified in Conditions 2 a-h, j (road details), 3 a-g, j (landscaping), 4 a-f (drainage), 5 (street design), 10 (parking), 12 (travel plan), 18 (SUDS), 23 (water efficiency) and 28 (low/zero carbon) relating to PPIP 140438 for the proposed residential development of 131 dwelling houses and all associated infrastructure. Comments due 27 Dec.	Site N6 Land To The East Of Kirk Brae Countesswells Aberdeen	No issues	30/11/2017	Pending
11	2017	Extension		Y, Culter	171389	Erection of single storey extension to rear. Small sun lounge. Comments due 18 Dec.	Hillview Linn Moor Road Aberdeen AB14 0PJ	No issues	24/11/2017	Pending
11	2017	Tree		Y	171367	Works to Protected Trees: T1-Norway Maple-deadwood to prevent branches falling into neighbours car park	Sunert House Sunert Road Aberdeen AB13 0JQ	No issues	13/11/2017	Pending
11	2017	Extension	161676	Y	171366	Erection of front porch, two storey rear extension and alterations to existing single storey rear extension. Application 161676 was refused. Fairly large extension but looks OK, it's a large corner plot. Comments due 5 Dec.	9 Cliff Park Aberdeen AB15 9JT	No issues	13/11/2017	Pending
11	2017	Access		Y	171351	Formation of 2 access ramps for disabled access to property. Comments due 30 Nov	47 Cairnlee Avenue East Aberdeen AB15 9NU	No issues	8/11/2017	Approved
11	2017	Extension		Y	171340	Erection of single storey extension to side. Small extension. Comments due 1 Dec.	Blairmoray Inchgarth Road Aberdeen AB15 9NT	No issues	7/11/2017	Pending
11	2017	New Build		Y	171339	Erection of dwelling house with associated works. Proposal is for a new house in the grounds of Torbreck, a 1970's bungalow. New house would increase the amount of plot developed from 8% to 12%. It is in the Pitfodels Conservation area. Looks reasonable to me. Comments due 6 Dec.	Torbreck Bairds Brae Aberdeen AB15 9PU	No issues	7/11/2017	Pending
11	2017	Commercial		Y	171337	Installation of 1 non-illuminated free standing sign. Sign for Kirkwood Homes section of Countesswells. No date given for comments. Seems OK.	Land To North Of Kirk Brae Site Area C2 Countesswells AB15 8QD Aberdeen	No issues	6/11/2017	Approved