

CBMCC Planning Highlights February 2017

Highlights:

- New houses proposed – PAN for 14 houses Culterhouse Rd.; 3 South Ave., Cults 21 flats for McCarthy&Stone; 11 Hilltop Rd.(2 neighbours are objecting), Cults; Bielside Lodge Conditions for building new house; Westfield Lodge, Contlaw Rd.; PAN for 500 student flats at RGU, Garthdee Rd.
- New houses approved – none
- New houses refused – 19 South Ave (4 flats); new house at Southfield, Inchgarth Rd. and an appeal has been lodged
- New houses withdrawn – none
- Applications commented on – Bielside Lodge; 3 South Ave. Cults
- Planning Appeals – Southfield, Inchgarth Rd.
- Planning Development Management meetings – 16 March, 20 April

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 May2019; 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 open again. Road closures on Countesswells Rd for 10 weeks from 16 Jan 17.
- 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 submitted (161804), comments were due by 26 Jan 17. Building is a single block constructed in brick. Demolition of the old house has begun.
- 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. No formal application as yet. 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 2017. Review of Electoral and Community Council Boundaries has also begun.

Actions for coming month:

- Weekly review of Planning Applications
- Review of Scottish Government white paper on planning

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. 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 have been investigated. After a meeting with residents held on 15 Dec, where the landowner and tree surgeon provided details of their plans, the City Council was minded to grant a licence to occupy to Mr Roddy Pearson/ his contractor for access across Council ground. However this is still under review following further examination of details of access rights.

Aberdeen Local development Plan:

The Scottish Reporters have now submitted their recommendations on the Local Development Plan (LDP). The LDP has been adopted by the City Council. While there is no formal appeal process against the inclusion of Milltimber South for 60 homes, a meeting of

interested residents was held on 20 Feb. Cllr. Marie Boulton is leading a review of options to challenge the decision.

City Centre Masterplan:

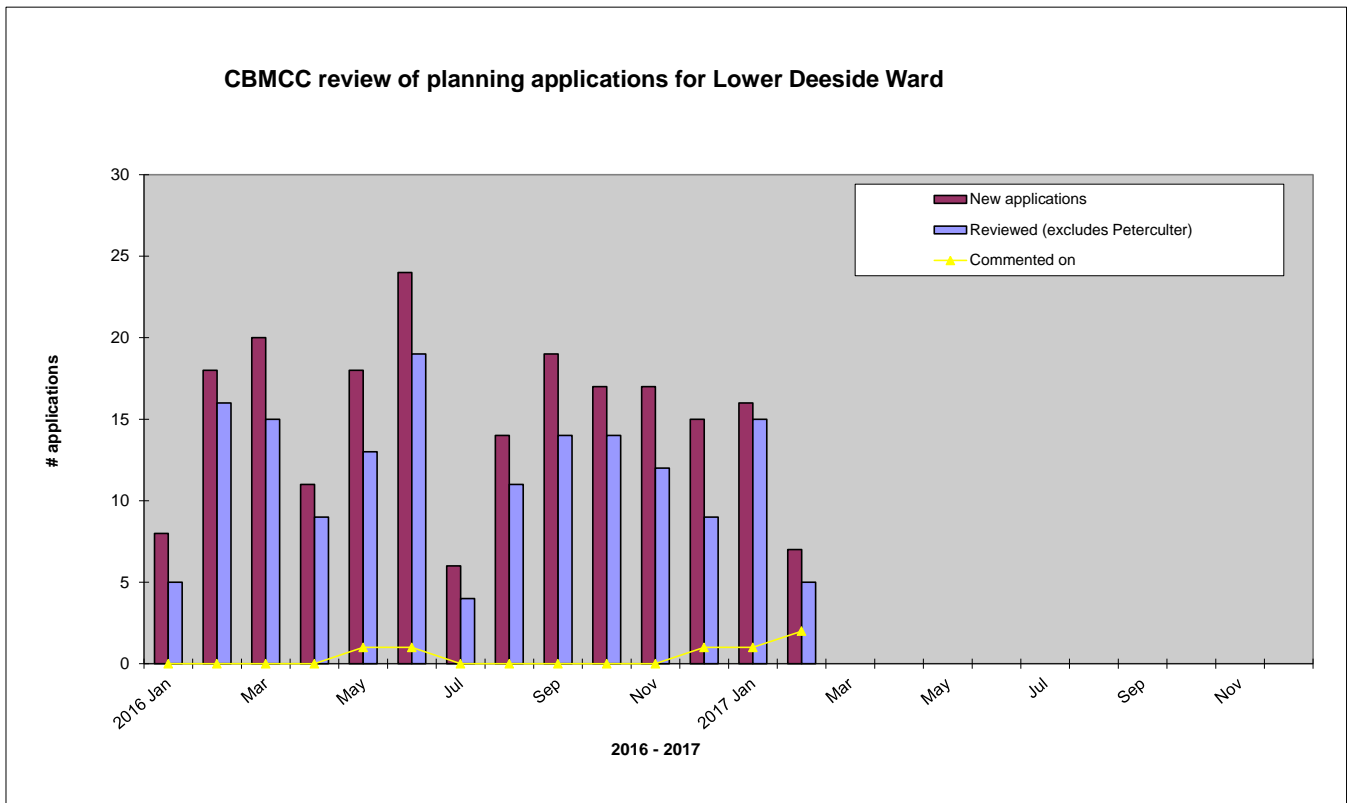
A Reference Group has been established to help provide input to proposals for City Centre Development. The group is chaired by Marie Boulton and has representatives from various city groups including the Civic Forum and the Community Council Forum.. The last review was on 1 February 2017 – more details next month.

Feb 17 Applications for Lower Deeside Ward:

- 7 new
- 5 reviewed – excludes 2 Peterculter,
- 2 commented on (431 North Deeside Rd.; Bieldside Lodge)

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
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	Pending
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	Pending
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	Pending
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	Pending
1	2017	Agricultural		Y		170090	Erection of agricultural building	Land At Westfield Estate North Of Conlaw Road Aberdeen	No issues	31/1/2017	Pending
1	2017	New Build		Y		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
1	2017	Agricultural		Y		170086	Construction of a turning and stacking area for timber extraction	Land Adjacent To Silverburn House Blacktop Road Aberdeen AB15 9QL	Comments due 23 Feb 17. No issues	30/1/2017	Pending
1	2017	New Build	151768	Y, Culter		170085	Erection of two dwelling houses. Earlier application had two large houses but one site fell within the flood plain so request was reduced to one house which was given conditional approval. This application seeks to place two smaller houses on the site of the single large house, just outside the floodplain.	Lower Kennerty Mill 8 Burnside Road Peterculter Aberdeen AB14 0LP	Comments due 9 Mar 17. No issues	26/1/2017	Pending
1	2017	Tree		Y		170068	Works to 6 protected trees as per schedule of works. Removal of one tree and trimming of 5 others.	West Park 241 North Deeside Road Cults Aberdeen AB15 9PA	No issues	1/2/2017	Pending
1	2017	New Build		Y		170065	Proposed replacement dwelling house with garage. Two neighbours have objected to the size of the new house for impact on daylight.	11 Hilltop Road Aberdeen AB15 9RN	Comments due 28 Feb 17. No issues	26/1/2017	Pending
1	2017	Tree		Y		170062	Works to protected trees: T1 & T2 Beech trees to remove, leaning on boundary wall which is showing signs of bowing, cracking, loose pointing; may collapse. T3 - Fir to remove, very close to house and outbuilding	Southfield Inchgarth Road Aberdeen AB15 9NX	No issues	24/1/2017	Pending
1	2017	Extension		Y		170055	Erection of single storey extension to rear	6 Earlsells Walk Aberdeen AB15 9LE	Comments due 15 Feb 17. No issues	24/1/2017	Approved
1	2017	New Build		Y		170054	Planning Application Notice - Major development for approx. 500 student accommodation units with associated uses. Located on land between RGU and Norwood Hall.	Land West Of Robert Gordon University Campus Garthdee Road Aberdeen AB10	No issues	23/1/2017	Further consultation not required
1	2017	Extension		Y		170046	Formation of single storey extension to front elevation	Newton Cottage Craigton Road Aberdeen AB15 9PT	Comments due 10 Feb 17. No issues	19/1/2017	Pending
1	2017	Extension		Y		170033	Erection of single storey extension to side of dwelling house	Scotsraig 271 North Deeside Road Milltimber Aberdeen AB13 0HD	Comments due 8 Feb 17. No issues	16/1/2017	Approved
1	2017	New Build	120401	Y		170028	Approval of matters specified in conditions 1 (design/landscaping/boundary treatment/method statement) 6 (finishing materials) 7 (drainage works) 8 (foul sewerage facilities) 10 (landscaping) 12 & 13 (care, protection and maintenance of trees) of P120491 for erection of dwellinghouse. Letter of objection to be submitted.	Land At Bieldside Lodge North Deeside Road Bieldside Aberdeen AB15 9AD	Comments due 15 Feb 17. Extension to 28 Feb requested.	16/1/2017	Pending

1	2017	New Build		Y		170025	Replacement dwelling house with associated works. Large new house.	Westfield Lodge Contlaw Road Aberdeen AB13 0EX	Comments due 8 Feb 17. No issues	13/1/2017	Pending
1	2017	Garage/Parking	160782	Y		170020	Construction of triple garage with ancillary accommodation at upper level. Previous application was a double garage. Major issue with trees being felled by the applicant without permission, under review by ACC Legal Dept. Nine nearby residents have objected.	Inchgarth House Inchgarth Road Aberdeen AB15 9NX	Comments due 15 Feb 17.	16/1/2017	Pending
1	2017	Extension		Y		170009	Erection of 2 storey gable extension and single storey extensions to rear. Neighbours at No.5 have objected due to concerns about a loss of light.	7 Springdale Road Aberdeen AB15 9FA	Comments due 31 Jan 17. No issues	10/1/2017	Pending
1	2017	Extension	150980	Y		170005	Erection of front and rear dormers, raise roof ridge, straighten hipped gable, erection of front porch and erection of rear extension (Re submission of 150980 which was approved)	29 Cairn Road Bieldside Aberdeen AB15 9AL	Comments due 30 Jan 17. No issues	5/1/2017	Pending
12	2016	New Build		Y	23-Jan-17	161804	Demolition of existing building and garage annexe and erection of 4No residential flats. This is the old house next to the library. Applicant is 3J Property Investment through Fitzgerald and Assoc. Modern brick block building. Higher than adjacent houses but not too overbearing and overlooking problem less than 19 South Avenue. Parking is at the front to NDR with access through library entrance which may raise some concerns with Planning and Roads. A comment letter, not objection, was submitted.	431 North Deeside Road Cults Aberdeen AB15 9SX	Comments due 26 Jan 17.	23/12/2016	Pending
12	2016	New Build		Y		161798	Erection of 2 storey dwelling and domestic garage (Retrospective as plan was changed from submission). Comments due 8 Feb.	Walled Garden 250 North Deeside Road Cults Aberdeen AB15 9PB	Comments due 8 Feb 17. No issues	23/12/2016	Pending
12	2016	House Conversion		Y, Culter		161780	Listed Building Consent: Conversion of redundant mill to dwelling house. Flooding may be a concern. Culter CC will no doubt submit a view.	Upper Kennerty Mill Kennerty Mills Road Peterculter Aberdeen AB14 0LR	Comments due 3 Feb 17. No issues	22/12/2016	Pending
12	2016	House Conversion		Y, Culter		161779	Conversion of redundant mill to dwelling house. Flooding may be a concern. Culter CC will no doubt submit a view.	Upper Kennerty Mill Kennerty Mills Road Peterculter Aberdeen AB14 0LR	Comments due 3 Feb 17. No issues	22/12/2016	Pending
12	2016	Agricultural		Y, Culter		161778	3 Spans of Overhead Line(Retrospective)	Nether Anguston Cottage Anguston Road Aberdeen AB14 0PN	No issues	20/12/2016	Pending
12	2016	Commercial	121787	Y, Culter		161772	Construction of proposed hydro-electric power generation scheme, fishpass and access road (Renewal of Planning Permission P121787)	Culter Burn Off North Deeside Road Peterculter Aberdeen AB14 0UT	Comments due 18 Jan 17. No issues	19/12/2016	Pending
12	2016	Tennis Court		Y		161769	Erection of indoor tennis court. To repace an older covered tennis court which fell down in the winter of 2015. Fairly large structure.	Ardbeck House 384 North Deeside Road Milltimber Aberdeen AB13 0AJ	Comments due 13 Jan 17. No issues	19/12/2016	Pending
12	2016	Outbuilding		Y, Culter		161762	Erection of gazebo. A small wooden structure.	1 Brighton Place Peterculter Aberdeen AB14 0UN	Comments due 5/1/17. No issues.	14/12/2016	Approved
12	2016	New Build	151257	Y		161758	Erection of dwellinghouse on the site of a former farm house. Earlier application was withdrawn by the applicant. Looks OK, fairly simple house.	Hillhead Farm Hillhead Road Bieldside Aberdeen AB15 9E	Comments due 5/1/17. No issues.	14/12/2016	Pending
12	2016	Tree		Y		161746	Works to protected trees; Works to 13 trees as per separate schedule of works	Thornhill Craigton Road Aberdeen AB15 9QJ	No issues	13/12/2016	Approved
12	2016	Tree		Y		161747	Works to protected trees; T1 - Beech - fell as dead and severely affected by fungi	1 Wellwood 250 North Deeside Road Cults Aberdeen AB15 9PB	No issues	9/12/2016	Approved
12	2016	Extension		Y, Culter		161741	Erection of single storey to side. Small extension.	Linn Moor Residential School Linn Moor Road Aberdeen AB14 0PJ	Comments due 4/1/17. No issues.	9/12/2016	Pending
12	2016	Sign		Y		161739	Erection of 3 illuminated signs. Not too large, reasonable for the sales office.	Countesswells Area N10 Aberdeen	No date for comments. No issues	20/12/2016	Approved
12	2016	New Build	140841, 141049	Y	29-Dec-16	161721	Erection of 4 No residential single bedroom flats and associated car parking. The nearby residents have raised concerns over this proposed development. The property owner has planning permission for a single detached house (141049), larger than the house which was demolished. This application for 4 flats will be imposing on the adjacent property at 21 South Avenue and will also impact their privacy. There are also concerns about access as lane to NDR is narrow and lane along South Ave. is an unadopted private road in poor condition. Not clear how construction can take place without impacting access down narrow lane. May be more acceptable if only 3 flats/floors and screening is provided on the balconies to prevent overlooking into 21 South Ave. Also need to look at creating vehicle access directly onto NDR though this has complications given the number of entrances in the vicinity.	19 South Avenue Aberdeen AB15 9LQ	Comments due 29/12/16	5/12/2016	Refused