

## **CBMCC Planning Highlights July 2017**

### **Highlights:**

- New houses proposed – Countesswells Block C2 (South) 57 homes by Kirkwood Homes;
- New houses approved – 431 North Deeside Rd. (4 flats); Block C1/C2 Countesswells
- New houses refused – Dunlin, Dalmuinzie Rd.;
- New houses withdrawn – none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

### **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.
- 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.
- 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 begin public consultation on their outline plans for 60 homes and a small commercial centre in late July/early August.
- 431 North Deeside Rd – the new application (170458) to build 4 flats (3 stories high on the site of the old house next to the library has been approved.
- 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 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. 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 be 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.

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

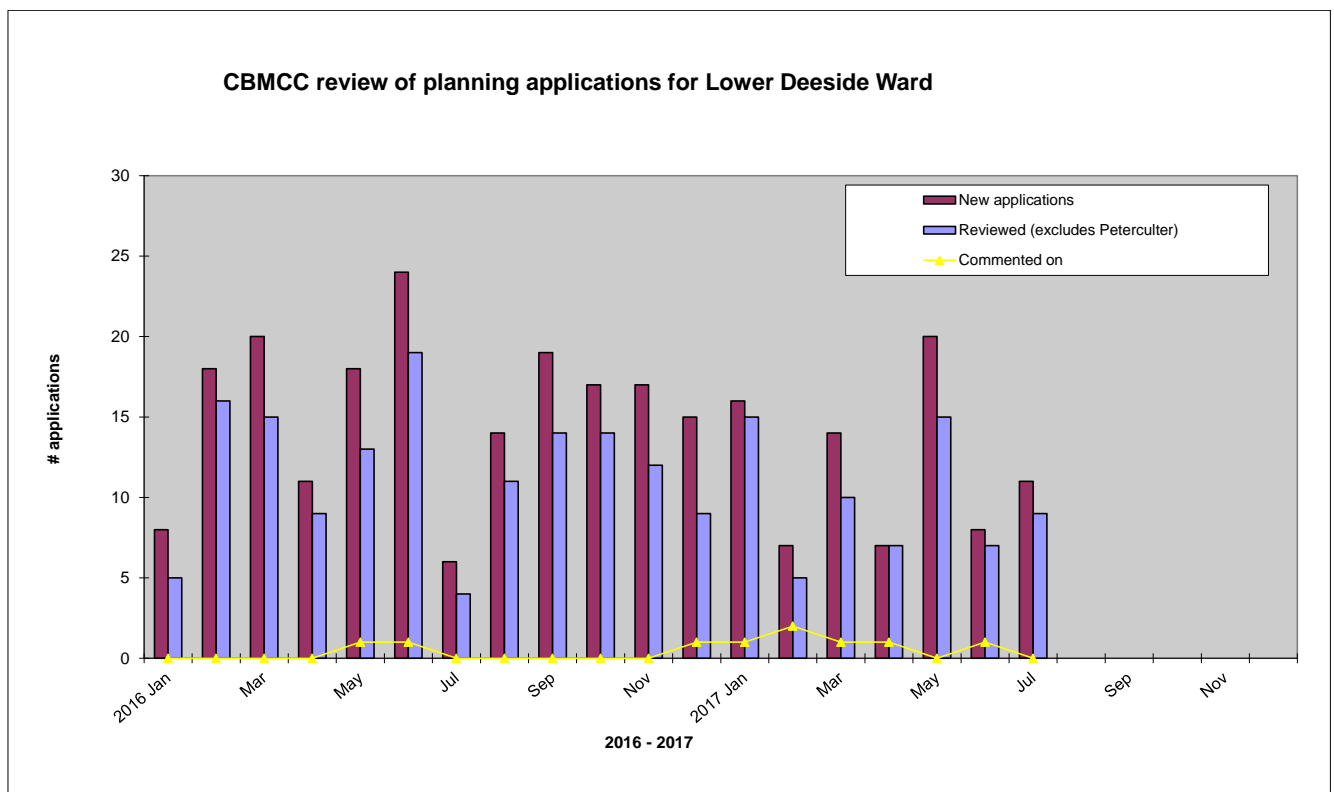
11 new

9 reviewed – excludes 2 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
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.	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.	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 Hillmew 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	Pending
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	Pending
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
6	2017	New Build	141317, 150230, 160822	Y		170706	Revised design for demolition and erection of replacement detached dwelling house. Complete change of house design and layout. New house is larger than the existing one but fits in plot.	Middleton Lodge Pitfodels Station Road Aberdeen AB15 9PJ	No issues	13/6/2017	Pending
6	2017	New Build	160689	Y		170646	Erection of house and garage with associated garden ground. The proposed house is a modern 2 storey block contemporary design with a flat roof. Not in keeping with other properties in Dalmunzie Road. Previous application 160689 was refused because of loss of green space, adverse impact on the area and potential loss of trees which would be in close proximity to the new house. Many trees already removed with permission. The new application is for a smaller house - ground floor 194 sq.m. vs. 267 sq.m. We didn't comment on the last application and probably best to leave to Planning to assess. Comments due 28 June.	Grounds Of Dunlin Dalmunzie Road Bieldside Aberdeen AB15 9EB		1/6/2017	Refused
6	2017	Extension		Y		170641	Erection of extension to rear. Small extension.	19 Colthill Circle Aberdeen AB13 0EH	No issues	1/6/2017	Approved
6	2017	New Build		Y		170632	Countesswells Area C4 - flats, townhouses and commercial properties. Approval of matters specified in conditions 2 (Siting, design), Condition 3 (Landscape) a) ground survey levels, b) drainage, c) water drainage network, d) details of cut and fill operations, e) details of roads, footpaths and cycleways, f) details of screen walls/fencing, g) landscaping and planting, j) siting design; Condition 5 (Street design); Condition 10 (Parking); Condition 23 (Water efficiency); Condition 28 (Low and Zero Carbon Building) in relation to Planning Permission in Principle Ref. 140438. A mix of properties, not very inspiring in appearance but will hopefully be affordable.	Aberdeen Local Dev Plan Site Area C4 Countesswells Aberdeen	No issues	2/6/2017	Pending
6	2017	Extension		Y		170626	Erection of single storey extension to front; glazed screen to front entrance and overcladding of rear extension	Lyngarth 277 North Deeside Road Cults Aberdeen AB15 9PA	No issues	1/6/2017	Approved
5	2017	New Build		Y		170620	Planning Application Notice for mixed use major development of 60 residential units, 1,225sqm of class 1 (shops) and class 4 (Business)	OP114 Land At Milltimber South North Deeside Road Milltimber Aberdeen Ab13 0HD	No issues	30/5/2017	Determined - further consultation required
5	2017	Demolition		Y		170611	Complete demolition in a conservation area. Comments due 30 June.	Inchgarth House Inchgarth Road Aberdeen AB15 9NX	Comments due by 30 June	26/5/2017	Decision - application not required
5	2017	Demolition		Y	24-Jun-17	170610	Complete demolition of Listed Building to allow reinstatement of Inchgarth House and surrounding landscape. Comments due 30 June.	Inchgarth House Inchgarth Road Aberdeen AB15 9NX	Comments due by 30 June	26/5/2017	Pending
5	2017	Extension		Y		170606	Variation of condition 1 (expiration of 3 years from the date of planning permission granted) of Planning Permission 140775 to extension of duration for a further 3 years. The plans are for a hotel extension, an additional 206 rooms, and a new underground car park adding 331 spaces.	The Marcliffe At Pitfodels North Deeside Road Cults Aberdeen AB15 9YA	No issues	25/5/2017	Pending
5	2017	Extension		Y		170600	Erection of single storey extension to rear	10 Pinecrest Drive Aberdeen AB15 9FJ	No issues	25/5/2017	Approved
5	2017	Outbuilding		Y		170595	Installation of storage container	The Heathers 233 Countesswells Road Aberdeen AB15 8AR	No issues	26/5/2017	Time Limited approval
5	2017	Patio		Y		170592	Formation of raised terrace	Graceland 35 Hillview Terrace Aberdeen AB15 9H	No issues	24/5/2017	Pending
5	2017	Extension		Y		170584	Formation of dormer to rear	10 Hillview Drive Aberdeen AB15 9HD	No issues	23/5/2017	Approved
5	2017	Extension		Y		170558	Erection of 2 storey extension to front and side	Endrig Skene Road Aberdeen AB15 8ST	No issues	17/5/2017	Approved
5	2017	Agricultural		Y, Culter		170556	Erection of Agricultural Building	North Linn Farm Peterculter AB14 0PD	No issues	17/5/2017	Prior approval required