

CBMCC Planning Highlights June 2017

Highlights:

- New houses proposed – Countesswells Block C4; Dunlin, Dalmuinzie Rd.; Middleton Lodge, Pitfodells St. Rd.
- New houses approved – Hillhead Farm, Hillhead Rd.; 11 Baillieswells Rd (2nd house)
- New houses refused – McCarthy & Stone 3 South Ave., Cults
- New houses withdrawn – none
- Applications commented on – Demolition of Inchgarth Lodge
- Planning Appeals In Progress – Southfield, Inchgarth Rd.; 3 South Ave McCarthy & Stone
- Planning Development Management meetings – 20 July, 24 Aug

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 an objection has been submitted..
- 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 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 – a new application (170458) to build 4 flats on the site of the old house next to the library has been submitted; the new design is only 3 stories high.
- 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.

Planning Sub-committee:

- The sub-committee is discussing the preparation of the next Local Development Plan. 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 bridge to be complete July 2017.
- A93 bridge complete late summer 2017 (utilities re-diversions to do).
- Local diversion on S Deeside Rd for Dee Crossing construction summer 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 but at the moment they have not received the method statement and have not agreed any start date.

Aberdeen Local development Plan:

The Scottish Reporters have now submitted their recommendations on the Local Development Plan (LDP) and the plan 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:

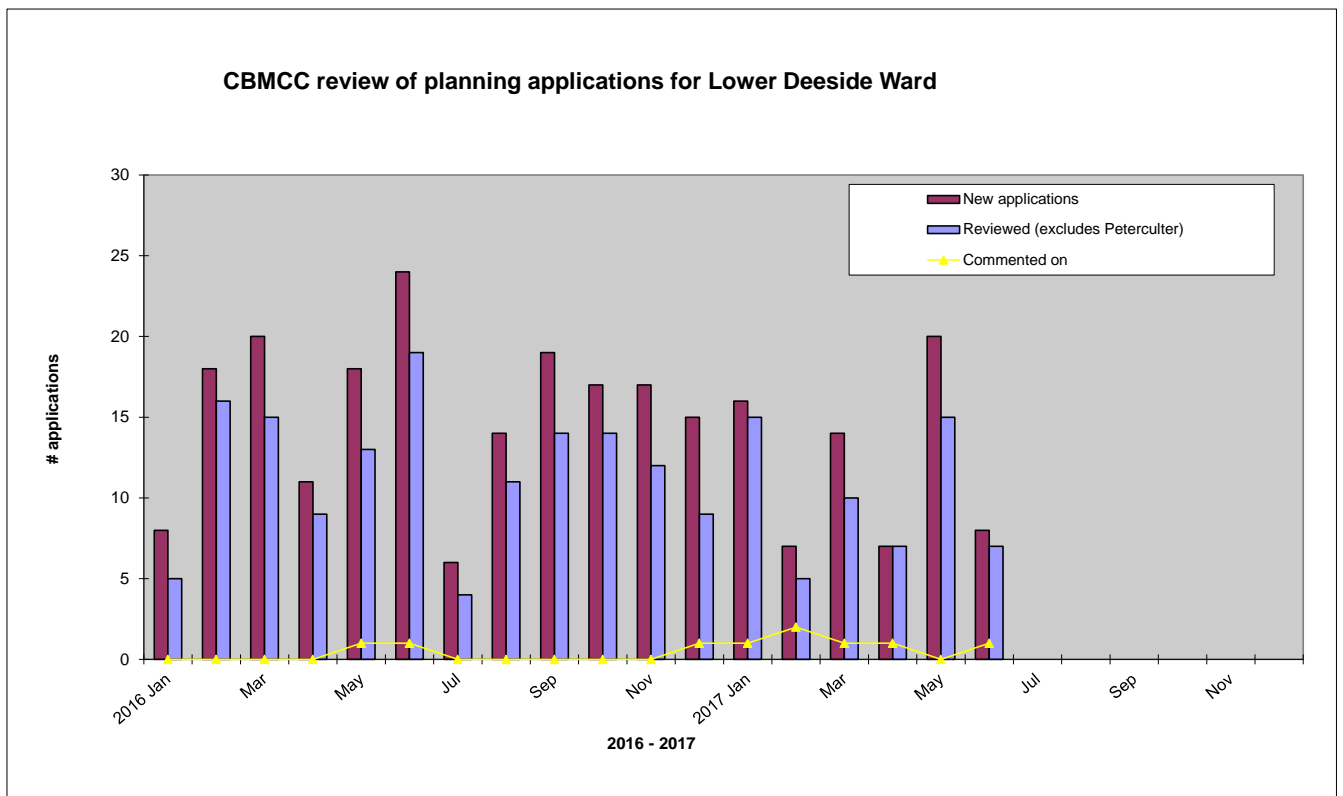
The next review will be on 28 June 2017.

June 17 Applications for Lower Deeside Ward:

- 8 new
- 7 reviewed – excludes 1 Peterculter,
- 1 commented on

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
6	2017	Extension		Y, Culter		170714	Erection of rear and side extension and formation of dormer to rear	Bucklerburn Farmhouse Bucklerburn Road Aberdeen AB14 0NP	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	Pending
6	2017	Extension		Y		170641	Erection of extension to rear. Small extension.	19 Colthill Circle Aberdeen AB13 0EH	No issues	1/6/2017	Pending
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	Pending
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	Pending
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		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	Pending
5	2017	Outbuilding		Y		170595	Installation of storage container	The Heathers 233 Countesswells Road Aberdeen AB15 8AR	No issues	26/5/2017	Pending
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	Pending
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	Pending
5	2017	Agricultural		Y, Culter		170556	Erection of Agricultural Building	North Linn Farm Peterculter AB14 0PD	No issues	17/5/2017	Prior approval required

5	2017	New Build		Y, Culter	170542	Prior Notification for Demolition of dwelling to prepare for new dwelling.	Hope Lodge 20 Hillside Road Aberdeen AB14 0TX	No issues	15/5/2017	Prior approval not requir
5	2017	Tree		Y, Culter	170538	Works to 63 trees as per separate schedule of works. Around 10 removed and rest subject to pruning.	Prioryhill 60 North Deeside Road Peterculter Aberdeen AB14 0QN	No issues	18/5/2017	Pending
5	2017	Extension		Y	170535	Erection of single storey extension to rear	Milton 81 North Deeside Road Bielside Aberdeen AB15 9DS	No issues	12/5/2017	Pending
5	2017	Road		Y	170511	Approval of matters specified in condition 2 of PPIp ref. 140438 relating to the means to access to the approved Countesswells development site including a) detailed levels survey, b) drainage and SUDS, c) connection to the existing foul water drainage network, d) cut and fill, e) road layout, f) walls and fencing and g) landscaping	South of the Jessiefield junction on the A944 and east of the Aberdeen Crematorium, Garden of Remembrance, Aberdeen	Comments due by 31 May	8/5/2017	Pending
5	2017	Road		Y	170510	Approval of matters specified in condition 1 of PPIp ref. 141888 including a) detailed levels survey, b) drainage and SUDS, c) cut and fill, d) road layout, e) walls and fencing and f) landscaping 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. Jessefield junction details.	A944 Jessiefield junction and land at Bellfield Farm, Countesswells	Comments due by 31 May	8/5/2017	Pending
5	2017	Road		Y	170509	Approval of matters specified in condition 2 of PPIp ref. 140438 relating to the means to access for the approved Countesswells development site including a) detailed levels survey, b) drainage and SUDS, c) connection to the existing foul water drainage network, d) cut and fill, e) road layout, f) walls and fencing and g) landscaping	Lands to the south of Kingswell junction (off the A944) and east of Kingshill, Aberdeen	Comments due by 30 May	8/5/2017	Pending
5	2017	Road		Y	170508	Approval of matters specified in condition 1 of PPIp ref. 141889 including a) detailed levels survey, b) drainage and SUDS, c) cut and fill, d) road layout, e) walls and fencing and f) landscaping 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. Kingswells roundabout details.	A944 Kingswell Junction & land at Bellfield Farm South of A944	Comments due by 31 May	8/5/2017	Pending
5	2017	New Build		Y, Culter	170506	Redevelopment of existing site to create two residential plots. Application from Scottish water for Planning Permission in Principle.	Scottish Water Former Culter Treatment Works Coronation Road Peterculter	No issues	9/5/2017	Pending
5	2017	Extension		Y	170505	Erection of two storey extension to side and single storey to rear	25 Bingham Crescent Aberdeen AB13 0HP	No issues	9/5/2017	Pending
5	2017	Extension		Y, Culter	170494	Straightening of roof hip and formation of dormer to rear	Lynwood 68 Malcolm Road Peterculter Aberdeen AB14 0XB	No issues	9/5/2017	Approved
5	2017	Extension		Y	170478	Extension to Dwellinghouse (Two Storey to Rear). Not too large, seems OK.	The Paarl 95 North Deeside Road Bielside Aberdeen AB15 9DS	No issues	3/5/2017	Pending
4	2017	Commercial		Y, Culter	170471	Change of use from class1 (shops) to mixed use to class 1 (shops) and Class3 (Food and Drink). Premises will be kilt hire and sales together with a coffee shop.	177-179 North Deeside Road Peterculter Aberdeen AB14 0UJ	No issues	28/4/2017	Pending
4	2017	New Build	161804	Y	170458	Erection of 4No residential units along with associated car parking and landscaping. A new design which has 3 levels rather than 4 in the previous application. Lower ground floor has two single bedroom flats; the ground floor and first floor each have a 2 bedroom flat. A modern design with an angled roof, in keeping with the library design. Balconies at the rear are stepped and a tree border is proposed to reduce overlooking impact. Shows that some effort has been made to address the concerns raised on the previous application. For Community Council to discuss, comments due by 23 May.	431 North Deeside Road Cults Aberdeen AB15 9SX	Comments due by 23 May. Extension to 29 May granted for CC	27/4/2017	Pending
4	2017	Extension		Y, Culter	170450	Proposed single storey extension, raised decking and dormer window with balcony to the rear	Fareview Malcolm Road Peterculter Aberdeen AB14 0NX	No issues	28/4/2017	Pending
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