

CBMCC Planning Highlights March 2017

Highlights:

- New houses proposed – Plot 2 at 11 Baillieswells Rd; Countesswells Block C1/C2 details; Equipment room, Countesswells
- New houses approved – Westfield Lodge, Contlaw Rd.; Fairview Cottage, Blacktop; 3 Prospecthill Rd.
- New houses refused – 431 North Deeside Rd. (4 flats next to library)
- New houses withdrawn – Triple garage at Inchgarth House
- Applications commented on – none
- Planning Appeals – Southfield, Inchgarth Rd.; 3 South Ave McCarthy & Stone
- Planning Development Management meetings – 20 April, 25 May

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 May 2019; 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. Countesswells Rd due to re-open 26 March.
- 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 refused
- 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. 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 – response due in by 4 April

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. The general terms of an access agreement have been agreed by ACC. However at the moment they have not received the method statement and have not agreed any start date. On that basis there is still no agreement for the access to be taken or when the access might commence. ACC will confirm when the start date will be, if agreement is reached to permit access.

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. to discuss options; it has been agreed no action will be taken.

Another party, Combined Corp BVI Ltd., has put in a legal challenge which relates to recommendations made in relation to Issue 11 – Allocated Sites and General Area Strategy: Deeside and Issue 12 – Alternative Sites: Deeside.

The Community Council has flagged the concerns about the LDP review process with Aberdeen members of the Scottish Parliament.

City Centre Masterplan:

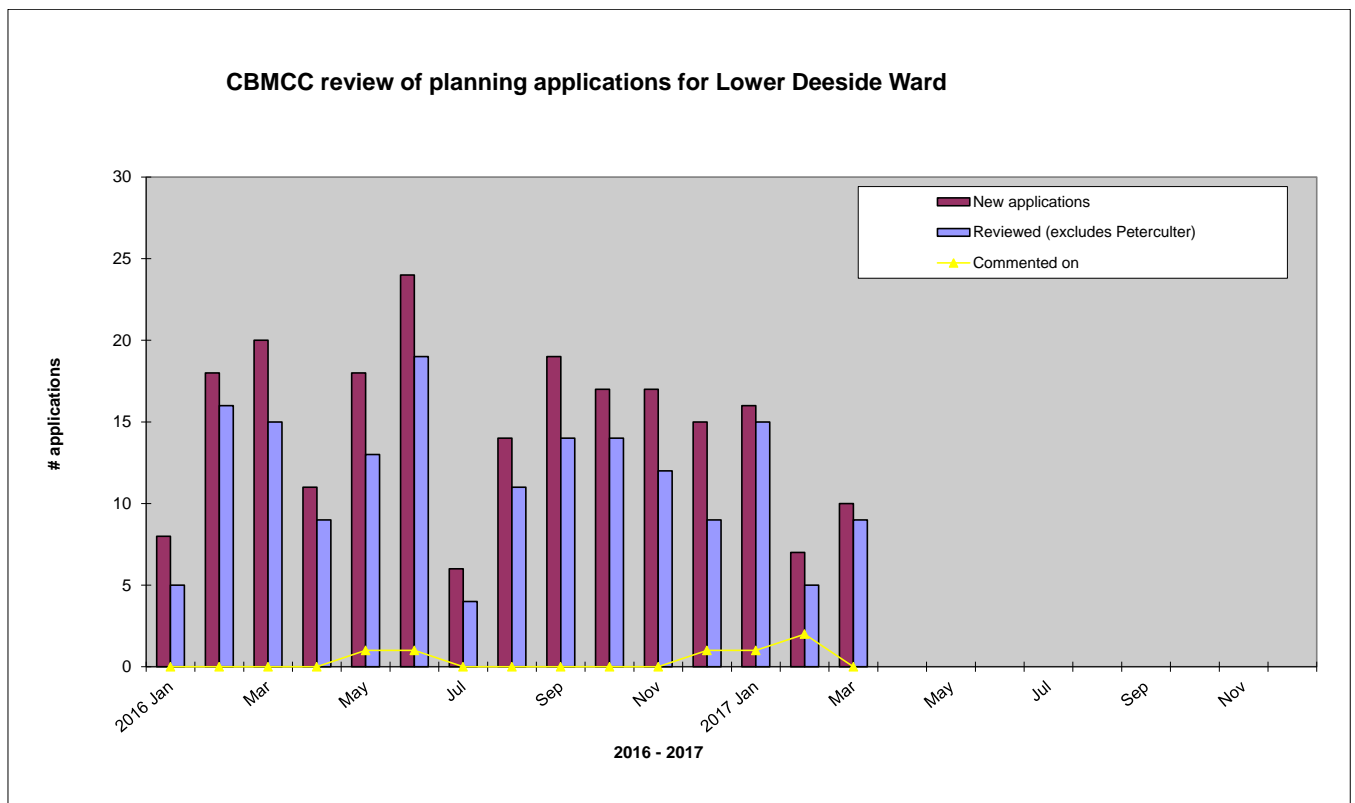
A Reference Group has been established to help provide input to proposals for City Centre Development. The group is chaired by Marie Boulton and has representatives from various city groups including the Civic Forum and the Community Council Forum. Good progress is being made:- Union St rejuvenation underway; plans for the redevelopment of Union Terrace Gardens were approved by the Aberdeen City Council in March; Schoolhill/Golden Sq. design work underway; Broad St public works commence March 2017; Marischal Sq. on target for summer 2017; Art Gallery on target for Dec 17 opening; Music Hall on target for August 2018. The next review will be on 7 June 2017.

Mar 17 Applications for Lower Deeside Ward:

- 10 new
- 9 reviewed – excludes 1 Peterculter,
- 0 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
3	2017	Extension		Y		170234	Formation of dormer windows and upper floor extension to sides, erection of single storey extension to rear	24 Colthill Road Aberdeen AB13 0EF	No issues	8/3/2017	Pending
3	2017	Tree		Y		170233	Works to protected trees; T1 - Yew - reduce by 2-3m and thin canopy to promote compact growth T2 - Cypress - fell and replace with 6 green cypress @2m as currently six one sided trees in poor condition T3 - Cypress - fell as two trees growing close to house in neighbouring feu T4 - Oak - crown lift to remove branches over house	Greenways Dalmuinzie Road Bieldside Aberden AB15 9ED	No issues	13/3/2017	Approved
3	2017	Extension		Y		170232	Extension to the front of the garage	3 Pinecrest Drive Aberdeen AB15 9FJ	No issues	8/3/2017	Pending
3	2017	Tree		Y		170223	Works to 32 protected trees: As per attached Tree Schedule. Seven trees to be removed, rest to crowned or pollarded.	Temora 410 North Deeside Road Cults Aberdeen AB15 9TD	No issues	13/3/2017	Pending
3	2017	New Build	91403, 101484, 131698, 140940, 151858, 160583	Y		170221	Erection of detached house with associated access and landscaping. Work has begun on the first house on the plot, approved under 160583. The application for two houses in 2015 was refused because of loss of privacy impacts on 4 Baillieswells Drive, mainly from the house on the Northern part of the site. An application for a single house on the southern part of the site 160583 was approved. This application is for a single house in the northern part of the site. Steps have been taken to minimise privacy impacts by making overlooking windows frosted glass or non-accommodation rooms. I would let this go through. I have spoken to the neighbour at 3 Baillieswells Drive who plans to object but he acknowledges that the developer has taken some positive steps.	Land Adjacent To 11 Baillieswells Road Bieldside Aberdeen AB15 9BB	Comments due 31 Mar 17. No objection but may comment on tree protection in neighbouring properties.	7/3/2017	Pending
3	2017	New Build		Y		170202	Proposed single storey equipment room. Associated with Countesswells development 140438	Kirk Brae Countesswells Aberdeen	No issues	1/3/2017	Pending
3	2017	Extension		Y		170185	Erection of single storey extension to rear	77 Abbotshall Drive Aberdeen AB15 9JJ	No issues	27/2/2017	Pending
3	2017	New Build		To review		170184	Approval of matters specified in conditions 2 (Siting, design, etc - excl i), 3 (Landscaping - excl h and i), 5 (Street design), 10 (Parking), 23 (Water efficiency) and 28 (Low, Zero Carbon) relating to PPIP P140438 (124 residential units, access roads, landscaping & ancillary engineering works)	Block C1/C2 Kingshill Road Countesswells Aberdeen AB15 8QD	Comments due 5 April 17.	10/3/2017	Pending
3	2017	Sign		Y, Culter		170182	Installation of non-illuminated free standing sign	Land Adjacent To Corner Cottage Anguston Road Aberdeen AB14 0PN	No issues	2/3/2017	Pending
3	2017	Access		Y		170167	Upgrade of Footpath Trail	Countesswells Forest Aberdeen	No issues	1/3/2017	Pending
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	Approved
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	Approved
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	Determined
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	Approved

1	2017	Agricultural		Y		170090	Erection of agricultural building	Land At Westfield Estate North Of Contlaw Road Aberdeen	No issues	31/1/2017	Approved
1	2017	New Build		Y	25-Feb-17	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.		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	Dunmail 3 South Avenue Aberdeen AB15 9LP Land Adjacent To Silverburn House Blacktop Road Aberdeen AB15 8QL	Comments due 23 Feb 17. No issues	30/1/2017	Approved
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	25-Feb-17	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	Approved
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	Withdrawn
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	Approved
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	Refused