

CBMCC Planning Highlights May 2017

Highlights:

- New houses proposed – none
- New houses approved – 11 Hilltop Rd., Cults
- New houses refused – none
- New houses withdrawn – none
- Applications commented on – none
- Planning Appeals – Southfield, Inchgarth Rd.; 3 South Ave McCarthy & Stone
- Planning Development Management meetings – 25 May, 15 June, 20 July

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 resident has moved in. Planning applications for the two roads linking the site to the A944 have been submitted.
- 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.

Planning Sub-committee:

- The sub-committee will begin to review infrastructure needs and ACC funding in 2017. 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 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. 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 The legal challenge to the adoption of the new LDP has been withdrawn. The Community Council has flagged the concerns about the LDP review process with Aberdeen members of the Scottish Parliament.

City Centre Masterplan:

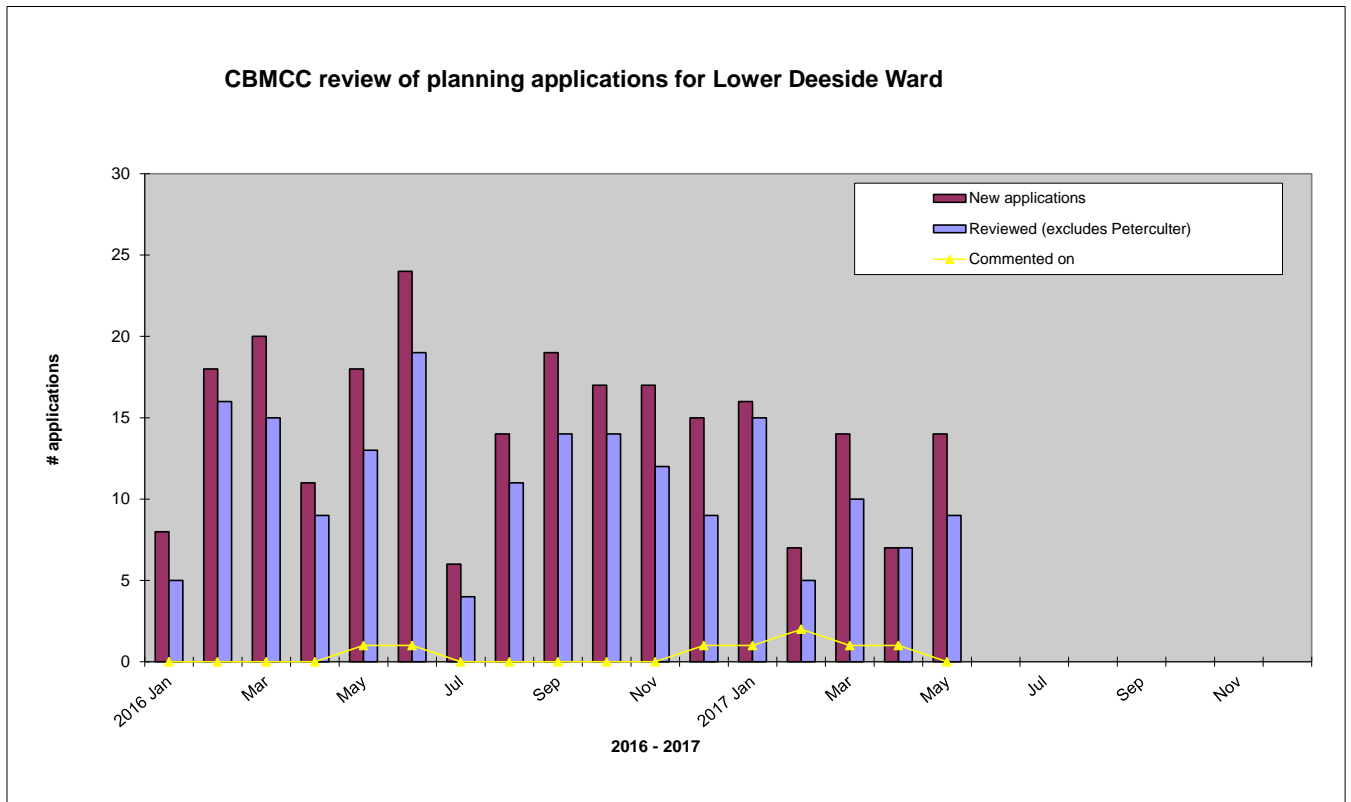
The next review will probably be in June 2017 – no date has been set yet; the previous planned date of 7 June was impacted by general election timing.

May 17 Applications for Lower Deeside Ward:

14 new
9 reviewed – excludes 5 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
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	Pending
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	Pending
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 Bieldside 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. Jessiefield 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	Pending
5	2017	Extension		Y		170478	Extension to Dwellinghouse (Two Storey to Rear). Not too large, seems OK.	The Paarl 95 North Deeside Road Bieldside 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.		Comments due by 23 May. Extension to 29 May granted for CC	27/4/2017	
4	2017	Extension		Y, Culter		170450	Proposed single storey extension, raised decking and dormer window with balcony to the rear	431 North Deeside Road Cults Aberdeen AB15 9SX	No issues	28/4/2017	Pending
4	2017	Extension		Y		170441	Extension of dormer to front. A new, slightly larger dormer extension.	Fareview Malcolm Road Peterculter Aberdeen AB14 0NX	No issues	21/4/2017	Pending
4	2017	Tree		Y		170440	Works to protected trees; T1 Beech - Crown lift over neighbours garage 2-3m T2 Copper Beech - Reduce branches growing towards house T3 Tulip Tree - Reduce by 1/4 removing broken stubs and crown cleaning T4 Eucalyptus - Remove as this tree has been moving it has damage/decay on lower trunk T5 Sycamore tree - Reduce by 30% as it has a large compression fork with included bark	Milhaven 6 Kirk Crescent North Aberdeen AB15 9RP	No issues	20/4/2017	
4	2017	Extension		Y		170422	Extension to Dwellinghouse (Single Storey to Rear)	Craigievar 41 Hillview Road Cults Aberdeen AB15 9HA	No issues	17/4/2017	Pending
4	2017	Tree		Y		170387	Works to 18 Protected Trees as per separate schedule of works Extension to dwellinghouse and erection of detached garage. A large extension and new separate 2 car garage. The site is large enough to accommodate the work.	20 Kirk Crescent South Aberdeen AB15 9RR	No issues	10/4/2017	Withdrawn by Local Authority.
4	2017	Extension		Y		170384	Works to protected trees; Works to 20 trees as per separate schedule of works. Taking 20 trees down to enable a Scottish Water system to be put in for new properties.	Craft Workshop Car Park Newton Dee Village Bieldside Aberdeen AB15 9DX	No issues	17/4/2017	Pending
4	2017	Tree		Y		170374	Works to protected trees; Works to 20 trees as per separate schedule of works. Taking 20 trees down to enable a Scottish Water system to be put in for new properties.	Andarroch 38 Culter House Road Aberdeen AB13 0EN	No issues	19/4/2017	Pending
4	2017	New Build		Y		170334	Approval of matters specified in conditions 1 (Phasing), 5 (Binghill Rd Access), 9 (Drainage), 10 (Archaeology), 11 (Contamination), 14 (Tree Survey), 15 (CEMP), 16 (SWMP), 17 (Layout/Design), 18 (Landscaping), 20 (Travel Pack) of P130378 in relation to residential development of 166 houses (Oldfold Phase 2). This will take the number of approved houses to 226. Includes 49 affordable units - flats and terraced houses. The new primary school will be required between 250 and 300 homes being built. Many of the internal roads do not have pavements, similar to many new estates, designed to keep traffic speeds low.	Edgehill House North Deeside Road Milltimber Aberdeen AB13 0DH	Looks OK - any comments due 26 April	3/4/2017	
3	2017	Extension		Y		170341	Replacement dormer	Oldfold Farm East Drive Tor-Na-Dee Aberdeen AB13 0HQ	No issues	30/3/2017	Pending
3	2017	New Build		Y	30/04/17	170307	Proposal for the construction of the Friarsfield Link Road, development of 26 residential units (including affordable housing) and associated ancillary works. There are 4 large detached houses and 22 affordable - 3x2 bed terrace, 4x3bed terrace, 12x3bed semi, 3x3bed detached. Application includes details on the remaining section of the link road. The agreed Section 75 agreement specified affordable housing 8x2 bed flats for Ph1 (Rosefield Gardens); there are also 12x2bed flats Ph2 and this phase has 3x2bed terrace houses. two play parks will be built as part of the current Ph2 (Cults Park). Some local residents are objecting to the application. Concerns about flooding, loss of privacy. loss of greenspace, outside original development framework, exceeds number of approved houses.	5 St Devenick'S Terrace Aberdeen AB15 9LX	Comments due 19 April 17. Extension requested to 1 May and granted	24/3/2017	Pending