

CBMCC Planning Highlights November 2017

Highlights:

- New houses proposed – house in grounds of Torbreck, Bairds Brae
- New houses approved – Oldfold Farm Phase 2
- New houses refused – none
- New houses withdrawn – Bloomfield, Culterhouse Rd.
- Applications commented on – none
- Planning Appeals In Progress – Southfield, Inchgarth Rd.
- Planning Development Management meetings – 7 Dec, 18 Jan

Housing Developments:

- Friarsfield – Work on Phase 2 has begun. The CALA proposal to transfer their affordable housing obligations to a site on King St. was approved by ACC. 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. Stewart Milne are about to submit a planning application for Ph. 3 of the Friarsfield development. A public exhibition was held on 2 Nov. and public comments were gathered.
- Oldfold – Planning Permission for Phase 1 for 60 houses adjacent to NDR has been approved and construction is well under way. The application for Phase 2 for 166 homes has been approved.
- 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, with around 100 homes now occupied. Planning applications for the two roads linking the site to the A944 have been submitted as has an application for Block C4. Kirkwood Homes will build the southern part of block C2.
- 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 held a public consultation on their outline plans for 60 homes on Friday 8 Sept. A second public consultation was held on 13 Oct where more details of the proposed development were made available. Bancon hope to submit a Masterplan and detailed planning application in November 2017.
- 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. The review of the application by the full council has been postponed while further talks on the proposal take place. A new public consultation has been initiated following new submissions, comments due by 12 December.
- Land between North Deeside Rd. and Inchgarth Rd. - a recent request for comment on the requirement for an Environmental Impact Statement suggests plans are about to be submitted.

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. Proposed changes of Community Council Boundaries have been issued for review and published in the MBC News – some comments have been received.

Actions for coming month:

- Weekly review of Planning Applications

AWPR:

Work, and traffic lights, continue.

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 2017.. 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.

City Centre Masterplan:

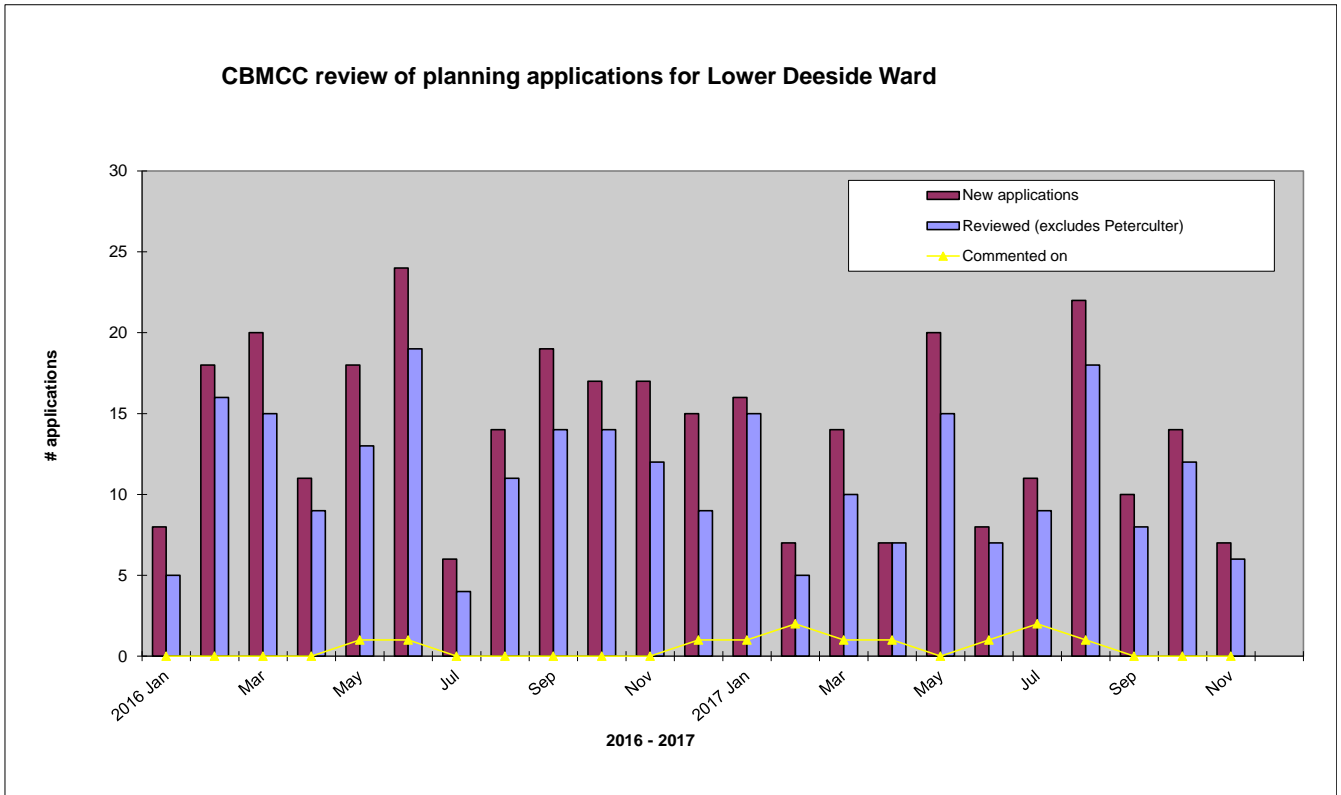
The last review meeting was on 26 Sept 2017; next meeting scheduled for 12 Dec. Some £36 million is now committed to Phase 1 projects. Work to create new public realm on Broad Street is firmly under way; complications mean the completion date has slipped to early 2018 but it will be partially open for use by the Christmas market. Work on Union Terrace Gardens now expected to start in 2018.

Nov 17 Applications for Lower Deeside Ward:

- 7 new
- 6 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
11	2017	Tree		Y		171367	Works to Protected Trees: T1-Norway Maple-deadwood to prevent branches falling into neighbours car park	Sunert House Sunert Road Aberdeen AB13 0JQ	No issues	13/11/2017	Pending
11	2017	Extension	161676	Y		171366	Erection of front porch, two storey rear extension and alterations to existing single storey rear extension. Application 161676 was refused. Fairly large extension but looks OK, it's a large corner plot. Comments due 5 Dec.	9 Cliff Park Aberdeen AB15 9JT	No issues	13/11/2017	Pending
11	2017	Access		Y		171351	Formation of 2 access ramps for disabled access to property. Comments due 30 Nov	47 Cairnlee Avenue East Aberdeen AB15 9NU	No issues	8/11/2017	Pending
11	2017	Extension		Y		171340	Erection of single storey extension to side. Small extension. Comments due 1 Dec.	Blairmoray Inchgarth Road Aberdeen AB15 9NT	No issues	7/11/2017	Pending
11	2017	New Build		Y		171339	Erection of dwelling house with associated works. Comments due 6 Dec. Proposal is for a new house in the grounds of Torbreck, a 1970's bungalow. New house would increase the amount of plot developed from 8% to 12%. It is in the Pitfodels Conservation area. Looks reasonable to me.	Torbreck Bairds Brae Aberdeen AB15 9PU	No issues	7/11/2017	Pending
11	2017	Commercial		Y		171337	Installation of 1 non-illuminated free standing sign. Sign for Kirkwood Homes section of Countesswells. No date given for comments. Seems OK.	Land To North Of Kirk Brae Site Area C2 Countesswells AB15 8QD Aberdeen	No issues	6/11/2017	Pending
11	2017	Extension		Y, Culter		171335	Erection of 2 storey extension to rear and formation of driveway to front. Comments due 28 Nov.	Arborville 19 Malcolm Road Peterculter Aberdeen AB14 0JT	No issues	6/11/2017	Pending
10	2017	Extension		Y		171312	Erection of single storey extension to rear. Comments due 24 Nov	Morven Cottage Cairnlee Road Aberdeen AB15 9BN	No issues	31/10/2017	Pending
10	2017	Extension		Y		171309	Erection of single storey extension to rear. Comments due 21 Nov	4 Oldfold Crescent Aberdeen AB13 0JY	No issues	30/10/2017	Pending
10	2017	Extension		Y, Culter		171307	Formation of single storey extension to rear. Comments due 21 Nov.	23 St Ronan's Circle Aberdeen AB14 0NE	No issues	27/10/2017	Pending
10	2017	Tree		Y		171306	Works to 4 Protected Trees; T1,2,3,4 - Sycamore - Thin by 10% & lightly reduce back lower branches	Sunningdale Sunert Road Aberdeen AB13 0JQ	No issues	31/10/2017	Pending
10	2017	Tree		Y		171287	Works to 7 Protected Trees as per separate schedule of works	Ardbeck House 384 North Deeside Road Milltimber Aberdeen AB13 0AJ	No issues	25/10/2017	Approved
10	2017	Outbuilding		Y, Culter		171264	Erection of portacabin for storage ; installation of canopy with paving and proposed windows and door to rear. Comments due 16 Nov	VSA Crighton House Anguston Road Aberdeen AB14 0PL	No issues	26/10/2017	Pending
10	2017	New Build		Y		171259	Request for EIA Scoping Opinion in relation to proposed development including mixed of retirement housing; care home; local retail units and associated landscaping. Proposed development on land between NDR and Inchgarth Rd. No scope for comments.	Land At Inchgarth Road Cults	No issues	18/10/2017	Pending
10	2017	Extension		Y		171257	Erection of 2 storey extension to front and side. Looks fine, not too large. Comments due 10 Nov.	Darroch 14 Golfview Road Aberdeen AB15 9DQ.	No issues	18/10/2017	Pending
10	2017	New Build		Y		171244	Erection of house for use as staff accommodation. A new 2 bedroom building for support staff with lounge, kitchen and bathroom. Seems fine. Comments due 6 Nov.	Cassiopeia Staff Accommodation Newton Dee Bieldside Aberdeen.	No issues	13/10/2017	Pending
10	2017	New Build	110047	Y		171236	Erection of 2 storey dwelling and domestic garage (Retrospective). Concerns a modified roof profile from original plan. The design installed is somewhat ugly and Planning have challenged it. Modification looks better. Comments due by 20 Nov.	Walled Garden 250 North Deeside Road Cults Aberdeen AB15 9PB	No issues	12/10/2017 Val 31/10/2017	Pending
10	2017	Garage/Parking		Y		171219	Erection of replacement garage and wall, with formation of driveway. Comments due 1 Nov.	80 Kirk Brae Aberdeen AB15 9QQ	No issues	10/10/2017	Pending

10	2017	Tree		Y	171214	Works to 2 Protected Trees; T1 & T2 - Abies Koreana - Removal as too large for garden	Sconser Lodge 11 Sunert Road Aberdeen AB13 0JQ	No issues	10/10/2017	Approved
10	2017	Agricultural		Y	171204	Erection of agricultural shed. Prior Notification and Approval for permitted development.	Land Adjacent To Laggan Cottage Contlaw Road Aberdeen AB13 0EQ	No issues	5/10/2017	Determined - approval n
10	2017	Tree		Y	171195	Works to 5 Protected Trees; T1 - Cherry - Fell T2 - Sycamore - Section Fell T3 - Syacmore - Fell T4 - Beech - Crown reduce by 25% T5 - Birch - Remove top shoots & Shape	Linden Lea Beaconhill Road Aberdeen AB13 0JP	No issues	4/10/2017	Pending
9	2017	New Build		Y	171169	Major residential development along with associated infrastructure, open space and strategic landscaping. This is a Planning application notice, no date for comments.	Friarsfield Road (Land To West Of) Cults, Aberdeen	No issues	29/9/2017	Pending
9	2017	New Build		Y	171171	Proposed Mixed Use Development (60 Dwellinghouses & 1225sqm of Class 1 (Shops) and Class 4 (Business). Environmental Survey application.	OP114 Land At Milltimber South North Deeside Road Milltimber Aberdeen Ab13 0HD	No issues	29/9/2017	Opinion issued No EIA r
9	2017	Extension		Y	171162	Formation of dormers to front and rear and formation of glazed curtain walling to existing gable elevation. By Newton of Countesswells. Looks OK. Comments by 19 Oct.	Longside Cottage Kingswells Aberdeen AB15 8QB	No issues	27/9/2017	Pending
9	2017	New Build		Y	171148	Erection of single storey dwelling house. A modern design house to accommodate elderly parents of son who owns the main house in the plot. Plot is large enough. Seems OK. No date set for comments yet but assume mid Oct.	Bloomfield Culter House Road Aberdeen AB13 0EQ	No issues	21/9/2017	Withdrawn
9	2017	Extension		Y, Culter	171110	Formation of new front porch, replacement rear extension with balcony above and adjacent staircase with store below. Comments due 6 Oct.	8 Pittengullies Brae Aberdeen AB14 0QS	No issues	13/9/2017	Approved
9	2017	Extension		Y	171084	Erection of 1.5 storey gable extension to front. Comments due 28 Sept	15 Colthill Crescent Aberdeen AB13 0EG	No issues	6/9/2017	Approved
9	2017	Extension		Y	171083	Erection of single storey extension. Small extension seems OK. Comments due 5 Oct.	1 Beaconhill View Beaconhill House Road Aberdeen AB13 0HT	No issues	6/9/2017	Approved
9	2017	Commercial		Y, Culter	171081	Partial change of use from domestic garage to class 2 (financial professional and other services)	11 Bucklerburn Drive Aberdeen AB14 0XJ	No issues	6/9/2017	Permission not required
9	2017	New Build	140765	Y	171080	Demolition of existing and erection of replacement house and associated infrastructure (Renewal of planning application 140765 approved in Sept 2014). Comments due 28 Sept.	Park Hill 62 Contlaw Road Aberdeen AB13 0EJ	No issues	6/9/2017	Pending
9	2017	Mast		Y	171069	Installation of a 12 metre high Smart Metering monopole with a 3 metre Omni antenna atop. A ground-based equipment cabinet is also proposed. Comments due 26 Sept.	Land At Hillview Drive Northbound Footway Cults Aberdeen AB15 9SA	No issues	1/9/2017	Pending
8	2017	Tree		Y	171058	Works to protected trees: T1 Beech - Thin canopy by 20% to reduce radius over garage and reduce sail effect. Remove deadwood and crossing branches	Ardbeck House Milltimber Aberdeen AB13 0AJ	No issues	31/8/2017	Pending
8	2017	Tree		Y	171057	Works to protected trees: T1 Larch - Removal; T2 T3 Scots Pine - Removal T4 Beech - Thin canopy by 20% and reduce back over-lapping branches; T5 Larch - Removal; T6 Cypress - Retain	Ardbeck House Milltimber Aberdeen AB13 0AJ	No issues	31/8/2017	Pending
8	2017	Extension	160850	Y	171047	Raise and re-slate existing roof, formation of rooflights and windows to existing dwelling, replacement windows and infill panels. Material alterations to east extension (omission of 1no. window/ protective barrier and addition of 1no. door) and increase dimension of outbuildings approved under P160850. Comments due 4 Oct.	9 Westerton Road Aberdeen AB15 9NR	No issues	29/8/2017	Approved
8	2017	Tree		Y	171022	Works to 6 protected trees; T1 Holly - Trimming of height; T2,3,4,6 Cypress - Removal of trees; T5 Laurel - Trimming of height	109 Inchgarth Road Aberdeen AB15 9NX	No issues	23/8/2017	Pending
8	2017	Extension		Y	171020	Erection of single storey extension to rear. Comments due by 15 Sept.	27 Cairnlee Avenue East Aberdeen AB15 9NU	No issues	22/8/2017	Pending
8	2017	Extension		Y	171007	Erection of single storey extension on the rear (south-east) elevation. Comments due 11 Sept. Refused on the grounds of too large and not fitting with listed building.	Murtle Den House Murtle Den Road Aberdeen AB13 0HS	No issues	18/8/2017	Refused
8	2017	Extension		Y	171006	Demolition of existing conservatory and erection of single storey extension with new glazed doors; timber flooring and glazed screen on the rear (south-east) elevation. Comments due 22 Sept.	Murtle Den House Murtle Den Road Aberdeen AB13 0HS	No issues	18/8/2017	Refused