

CBMCC Planning Highlights September 2017

Highlights:

- New houses proposed – 62 Contlaw Rd (171080 appl. renewal); Bloomfield Culter House Rd (171148)
- New houses approved – Middleton Lodge, Pitfodels; Marcliffe extension (appl. renewal); 3 South Ave McCarthy & Stone on appeal, 21 flats.
- New houses refused – none
- New houses withdrawn – none
- Applications commented on – Friarsfield Affordable Homes proposal
- Planning Appeals In Progress – Southfield, Inchgarth Rd.
- Planning Development Management meetings – 2 Nov; 7 Dec.

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. The Community Council has objected to this proposal.
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 which is still under review..
- 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. 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 will be held on 13 Oct where more details of the proposed development will be made available. Bancon hoping 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 application will come before the full council in October.

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 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 next review meeting is on 26 Sept 2017. Work to create new public realm on Broad Street is firmly under way; complications mean the completion date has slipped to year end, possibly later.

Sept 17 Applications for Lower Deeside Ward:

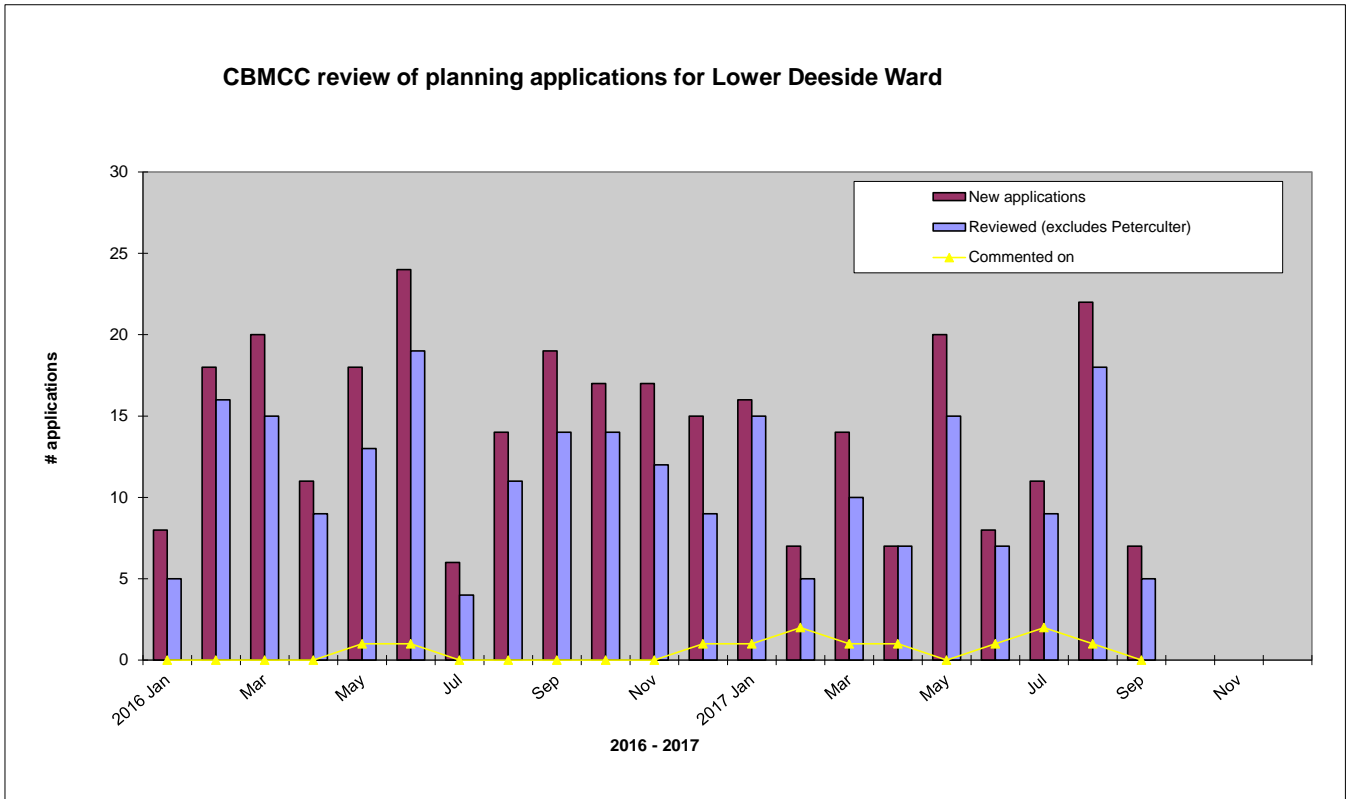
7 new

5 reviewed – excludes 2 Peterculter,

1 commented on at end Aug - Friarsfield re affordable housing obligation

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
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	Pending
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	Pending
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	Pending
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	Pending
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	Pending
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 Culter 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	Pending
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.	Murtle Den House Murtle Den Road Aberdeen AB13 0HS	No issues	18/8/2017	Pending
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	Pending
8	2017	Tree		Y		170997	Works to 2 protected trees; T1 - Fir - Reduce in height by approx 10 m T2 - Cherry - To be felled for safety	Fernbank House 2 Netherby Road Aberdeen AB15 9HL	No issues	17/8/2017	Pending
8	2017	Agricultural		Y		170994	Erection of agricultural building for cattle housing. Comments due 11 Sept.	Bellfield Farm Skene Road Aberdeen AB15 8PX	No issues	18/8/2017	Pending
8	2017	New Build		Y, Culter		170989	Erection of replacement house and garage	Hope Lodge 20 Hillside Road, Peterculter Aberdeen AB14 0TX	No issues	16/8/2017	Pending
8	2017	Extension		Y, Culter		170987	Erection of front entrance porch, removal of existing box dormer window and re-roughcasting of front elevation	181 Johnston Gardens North, Peterculter, Aberdeen AB14 0LD	No issues	15/8/2017	Pending

8	2017	Extension		Y, Culter		170975	Formation of extension	Cobblestock Farm House, Station Road South, Peterculter, Aberdeen AB14 0LL	No issues	14/8/2017	Pending
8	2017	Garage/Parking		Y, Culter		170964	Erection of replacement 1.5 storey garage	107 Malcolm Road Peterculter Aberdeen AB14 0XB	No issues	14/8/2017	Pending
8	2017	Agricultural		Y		170958	Removal of conditions 07 (That occupation of the dwellinghouse shall be limited to a person solely or mainly employed on a full time basis in agriculture on the farm of Bellfield) and 08 (That the dwellinghouse shall be used in conjunction with applicant's business in farming, at no time be sold or otherwise disposed of as separate unit) of 88/0652 Erection of House. Comments due by 31 Aug. House was built in 1988 - leave to Planning to determine.	Bellfield Farm Skene Road Aberdeen AB15 8PX	No issues	10/8/2017	Pending
8	2017	Mast		Y		170953	Installation of telecommunications equipment on to existing street lighting column. Received separate email from Harlequin/Arqiva about a metering transmitter at Hillview Drive adjacent to Cults Academy playing field - not clear if they are connected.	On The Grassed Area Across From 3 Cults Avenue Aberdeen AB15 9TB	No issues	7/8/2017	Permitted Development
8	2017	Extension		Y		170952	Enlarging existing extension including raising the ridge height & decking. The extension ridge height is being raised, not the main roof. Comments due 31 Aug.	20 Baillieswells Drive Aberdeen AB15 9AX	No issues	7/8/2017	Approved
8	2017	Extension		Y		170944	Installation of lift and infill of door on south east elevation (retrospective). Planning permission. Comments due 8 Sept.	Inchgarth House Inchgarth Road Aberdeen AB15 9NX	No issues	4/8/2017	Pending
8	2017	Extension		Y		170939	Installation of lift and infill of door on south east elevation (retrospective). Listed building consent. Comments due 8 Sept.	Inchgarth House Inchgarth Road Aberdeen AB15 9NX	No issues	4/8/2017	Pending
8	2017	Chimney		Y		170929	Construct of an additional external chimney on the North West elevation. Planning permission comments due by 28 Aug.	Inchgarth House Inchgarth Road Aberdeen AB15 9NX	No issues	4/8/2017	Pending
8	2017	Chimney		Y		170928	Construct of an additional external chimney on the North West elevation. Listed building consent. Comments due 8 Sept.	Inchgarth House Inchgarth Road Aberdeen AB15 9NX	No issues	4/8/2017	Pending
8	2017	Garage/Parking		Y		170927	Proposed driveway/parking area. Comments due by 4 Sept.	The Chalet 13 Park Road Cults Aberdeen AB15 9HR	No issues	3/8/2017	Pending
8	2017	Tree		Y		170922	Works to 3 protected trees; T1, T2, T3 - Cyprus - Remove as leaning heavily dangerous	The Ranch Craigton Road Aberdeen AB15 9PS	No issues	4/8/2017	Pending
8	2017	Garage/Parking	170115, 170020	Y		170921	Formation of new access and driveway with gate, wall and pillars, erection of a two storey detached garage and a single storey storage building and associated landscaping. The new 4 car garage will sit partially on the site of Inchgarth Lodge and we have objected to its demolition. Comments due by 6 Sept.	Inchgarth House Inchgarth Road Aberdeen AB15 9NX	No issues	2/8/2017	Pending
8	2017	Wall/Fence		Y		170918	Erection of ball stop fencing adjacent to the road, to protect AWPR route. Comments due by 23 Aug.	Kippie Lodge 308 North Deeside Road Milltimber Aberdeen AB13 0AB	No issues	2/8/2017	Pending
7	2017	New Build		Y	29-Aug-17	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. There appears to be no-one willing to take on the social housing at Frairsfield and this option would bring some more housing to Aberdeen City centre.	Land Adjacent To Friarsfield Road Cults Aberdeen AB15 9LB	To review	24/7/2017	Pending
7	2017	New Build		Y	29-Aug-17	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. There appears to be no-one willing to take on teh social housing at Frairsfield and this option would bring some more housing to Aberdeen City centre.	Land Adjacent To Kirkbrae/Friarsfield Road Cults Aberdeen AB15	To review	24/7/2017	Pending