

## CBMCC Planning Highlights June 2016

### Highlights:

- New houses proposed – 23 Binghill Rd.; Dunlin, Dalmuinzie Rd.
- New houses approved – none
- New houses refused – none
- New houses withdrawn – none
- Applications commented on – McCarthy & Stone, 3 South Avenue
- Planning Appeals – none
- Planning Development Management meetings – 14 July, 18 Aug

### Housing Developments:

- Friarsfield – The application for Phase 2 was approved at the Planning Development committee in March. No news on Phase 3 yet
- Oldfold – Planning Permission for Phase 1 for 61 houses adjacent to NDR has been approved. The Cala temporary sales cabin site has been restored to greenfield. New showroom is now open on main site.
- Countesswells – the development was approved, subject to legal agreement, at the full council meeting on 8 Oct. The Section 75 legal agreement has been submitted for registration. The planning application for first tranche of homes in blocks N10 and C1/C2 will be reviewed in June/July 2016. Letter of objection submitted regarding lack of play areas and selection of road materials for N10. Developer confirmed play area will be available by 1Q2017; road materials under discussion with Roads Dept. to see if they will commit to repair of lock block roads.
- 3 South Avenue – proposed McCarthy & Stone retirement apartments. Nearby residents have raised concerns about the removal of trees on the site, impact of neighbour privacy and parking. A letter of objection was submitted. The CC notes that some Cults residents support the development.
- Inchgarth Road – outline plan for a development of open land between the North Deeside Rd and Inchgarth Rd to the west of Pitfodels Station Rd. Following a meeting with nearby residents the feedback is being considered to help reshape the proposal. 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 2016. Review of Electoral and Community Council Boundaries to be done later in 2016.

### Actions for coming month:

- Weekly review of Planning Applications

### AWPR:

A petition has been set up requesting a better long term solution to the routing of the Deeside Path over the AWPR other than routing it along Station Rd – ideally a new pedestrian bridge or new pathway leading on to the new road bridge which will connect Station Road to the B979. The petition, which has already received over 1600 signatures, was reviewed by the Petitions Committee on 9 June 2016 and they have agreed to invite the Transport and Islands Minister Hamza Yousaf to discuss the request and seek funds for a pedestrian bridge.

### Bridge of Dee:

The Community Council has submitted comments on the proposed options for a new bridge over the River Dee. Option 7, a new bridge adjacent to the existing bridge was slightly preferred to Option 6B, a bridge further upstream with a link road between the North Deeside Rd. and Inchgarth Rd. A link road is seen as a key piece of needed infrastructure which should be part of the project, regardless of which Option is selected.

### Aberdeen Local development Plan:

Comments from the Community Council on the draft LDP have been submitted to Aberdeen City Council. Issues and appeals raised have been submitted to the Scottish Govt. Reporter and these can be found at:

[http://www.aberdeencity.gov.uk/planning\\_environment/planning/local\\_development\\_plan/pla\\_aldp2016\\_examination.asp](http://www.aberdeencity.gov.uk/planning_environment/planning/local_development_plan/pla_aldp2016_examination.asp)

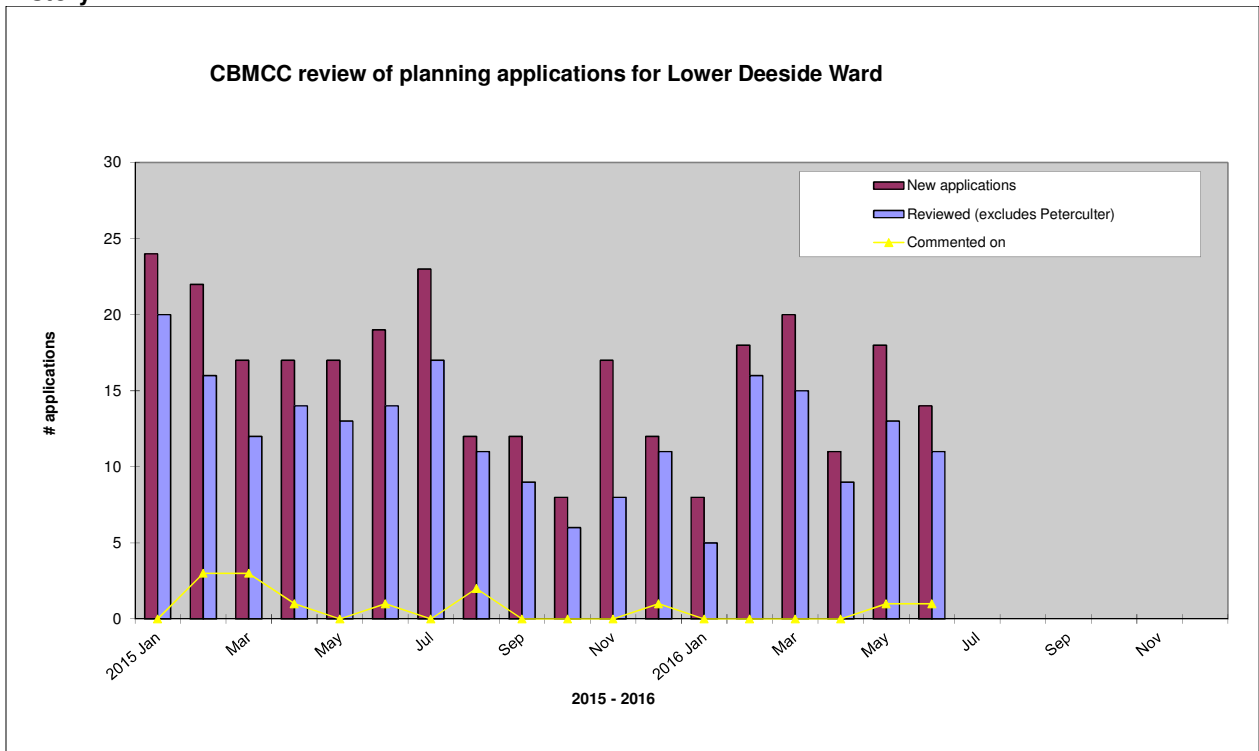
### City Centre Masterplan:

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. Next meeting is on 30 June.

### June 16 Applications for Lower Deeside Ward:

- 14 new
- 11 reviewed – excludes 3 Peterculter,
- 1 commented on (end May)

**History:**



## Status of Recent Applications

Month	Year	CBMCC category	Previous application	CBMCC reviewed	CBMCC letter submitte	Ref	Description	Address	CBMCC status	Date Lodged	ACC Online Status 25/11/13
6	2016	Tree		Y		160808	T1-T4 - Leylandii - remove as wind damaged and allow other trees to come out more	Inchgarth Lodge Inchgarth Road, Cults, Aberdeen, AB15 9NX	No issues	20/06/2016	Pending
6	2016	Garage/Parking		Y		160782	Erection of 2 storey garage with ancillary space; access gate and driveway. The ancillary space is actually a 1 bedroom apartment above the garage but site is large so no concerns. New access and driveway being built as old driveway now on land which has been sold.	Inchgarth House Inchgarth Road, Cults, Aberdeen, AB15 9NX	No issues	20/06/2016	Pending
6	2016	Extension	151542	Y		160768	Erection of 1.5 Storey extension to side of dwelling house and garage to front.	Foggie Cottage Baillieswells Road, Bieldside, Aberdeen, AB15 9BS	No issues	16/06/2016	Pending
6	2016	sun lounge/ Conservatory		Y		160762	Single storey extension to dwelling house. Addition of sun lounge/orangery to newly built house at Oldfold Farm.	3 Murtle Den Wynd, Milltimber, Aberdeen, AB13 0HZ	No issues	15/06/2016	Pending
6	2016	sun lounge/ Conservatory		Y		160760	Erection of Replacement conservatory.	Ivoalian 60 North Deeside Road, Bieldside, Aberdeen, AB15 9DT	No issues	06/10/16	Pending
6	2016	Agricultural		Y		160747	Erection of agricultural building	Upper Kingshill Kingshill Road, Cults, Aberdeen, AB15 8QB	No issues	06/10/16	Pending
6	2016	Extension		Y		160741	Formation of a new boilerhouse extension to the rear of the property	Woodbank House North Deeside Road, Cults, Aberdeen, AB15 9PN	No issues	06/10/16	Pending
6	2016	Doors		Y, Culter		160749	Replacement of main access doors	Peterculter Parish Church 2 Craighton Crescent, Peterculter, Aberdeen, AB14 0SB	No issues	06/08/16	Pending
6	2016	Tree		Y		160735	T1 - Holly - remove side limb to rebalance tree shape and overhanging branches off the road T2 - Scots pine - remove dead stubs T3 - Maple - remove dead stubs T4+T5 - Plum - remove as in serious decline	13 Westerton Road, Cults, Aberdeen, Aberdeen City, AB15 9NR	No issues	06/06/16	Pending
6	2016	Extension		Y, Culter		160724	Construction of single storey rear extension and decking to dwelling house	42 Coronation Road, Peterculter, Aberdeen, Aberdeen City, AB14 0RP	No issues	06/02/16	Pending
6	2016	Extension		Y, Culter		160719	Proposed 2 storey extension to rear of dwelling house.	34 North Deeside Road, Peterculter, Aberdeen, AB14 0QP	No issues	06/02/16	Pending
6	2016	Garage/Parking		Y		160710	Construction of detached single storey triple garage within garden ground	Nether Kingshill, Kingswells, Aberdeen, AB15 8QB	No issues	06/02/16	Pending
6	2016	Tennis Court		Y		160638	Proposed floodlight installation to multi-use court. The lights shouldn't be a concern to other properties - very large plots.	Woodthorpe Dalmuinzie Road, Bieldside, Aberdeen, Aberdeen City, AB15 9EB	No issues	06/02/16	Pending
6	2016	Outbuilding		Y		160691	Erection of a new storage container.	Robert Gordon's College - Playing Fields 233 Countesswells Road, Countesswells, Aberdeen, AB15 8AR	No issues	06/01/16	Pending
5	2016	Internal Alterations		Y		160702	Internal alterations to kitchen and bathroom and reinstate original layout on first floor.	Cults House 19 Cults Avenue, Cults, Aberdeen, AB15 9TB	No issues	31/05/2016	Pending
5	2016	New Build		Y		160689	Erection of house and garage with associated garden ground. This is a large house of modern design within spacious grounds. I don't see any concerns.	Grounds of Dunlin Dalmuinzie Road, Bieldside, Aberdeen, AB15 9EB	No issues	30/05/2016	Pending
5	2016	New Build	101389	Y, Culter		160687	Conversion of steading to form new dwelling house. Previous application conditionally approved. Not clear why new application being submitted unless previous one had expired. Seems OK	West Lasts Steading, Peterculter, Aberdeen, AB14 0PB	No issues	27/05/2016	Pending
5	2016	Extension		Y		160677	Extension to existing garage.	North Lomond 6 Robertson Place, Milltimber, Aberdeen, AB13 0EU	No issues	27/05/2016	Pending
5	2016	Extension		Y		160671	Erection of 2 storey extension and replacement roof. Looks like an improvement, no concerns.	Blairmoray, Inchgarth Road, Cults Aberdeen, AB15 9NT	No issues	27/05/2016	Pending
5	2016	New Build		Y		160653	Erection of new dwelling house with sub-Division of residential curtilage. Looks OK as the proposed house fits within the plot without looking too crowded. Comments due by 15 June.	23 Bingham Road, Aberdeen, AB13 0JA	No issues	23/05/2016	Pending
5	2016	Extension		Y		160643	Proposed house extension to form new vestibule, gym and store to ground floor. New extension at first floor to increase size of existing bedrooms. Looks OK.	4 Kirkbrae Avenue, Cults, Aberdeen, Aberdeen City, AB15 9RF	No issues	20/05/16	Pending

5	2016	Garden		Garthdee CC		160645	Proposed Compost WC to serve Community Garden	The Shed Garthdee road, Aberdeen, AB15 9FX	No issues	18/05/16	Pending
5	2016	Commercial		Y, Culter		160625	Change of Use of Lower Ground Floor Units from 2 flats and 2 offices to 1 flat, 1 dentist surgery (use class 2) and 1 unit (use class 1 or 11)	279-281 North Deeside Road, Peterculter, Aberdeen, AB14 0UL	No issues	17/05/16	Pending
5	2016	Tree		Y		160612	T1 - Silver Birch - removal as fallen to 45 degree during storms and not recovered T2 - Sycamore - removal as hanging over neighbours greenhouse T3 - Sycamore - pollard as previously pollarded and removal of second trunk which is obstructing trees in neighbours garden T4 - Cherry - reduce height and rebalance as asymmetrical and over hanging garage roof.	Russett House Murtle Den Road, Milltimber, Aberdeen, AB13 0HS	No issues	12/05/16	Pending
5	2016	New Build	131801	Y		160558	Erection of new dwelling within the existing curtilage of 517 North Deeside Road. This is a new design, similar to that approved in 2013. We supported the previous application which was granted under local appeal. Looks OK.	Shenavall 517 North Deeside Road, Aberdeen, Aberdeen City, AB15 9ES	No issues	10/05/16	Pending
5	2016	New Build	151858, 140940, 131698, 101484, 91403	Y		160583	Erection of 5-bedroom detached house with associated access and landscaping. A new application for a single house to supercede that approved, 140940. This will be a smaller house, floor area 136 sq. m. vs. 183 sq.m. and footprint 157 sq.m. vs. 209 sq.m. The proposed house design is the same as submitted in the application 151858 for 2 houses. I do not see a need to comment.	11 Baillieswells Road, Bieldside, Aberdeen, Aberdeen City, AB15 9BB	No issues	06/05/16	Pending
5	2016	Extension		Y		160572	Construction of single storey extension to side of residential dwelling. Small extension, looks OK.	Westfield Bynach Contlaw Road, Milltimber, Aberdeen, AB13 0EX	No issues	06/05/16	Approved
5	2016	Agricultural		Y, Culter		160571	Erection of Agricultural Building on Agricultural land	North Linn (land at), Peterculter, Aberdeen, AB14 0PD	No issues	05/05/16	Pending
5	2016	New Build		Y	29-May-16	160552	Proposed development of 21 units, 2 bedrooms with associated landscaping and parking, 23 spaces. Comments due by 30 May. Minimum age of residents 60, spouse 55. Good support from the public exhibition; 86 people attended, 46 provided feedback and 75% supportive. Expect only 12 trees to be removed vs. 59 for the 4 house application last year. Have asked for reasons for no heat pump or solar panels. Many residents on South Ave are against the proposal. It will impact the privacy of adjoining properties and parking could be an issue along South Avenue.	Dunmail 3 South Avenue, Culter, Aberdeen, Aberdeen City, AB15 9LP	Letter of objection sent after discussion at May CC meeting	05/05/16	Pending
5	2016	Extension	121792	Y		160559	Material change to extension for dwelling house reference P121792 (retrospective). Planning have challenged some changes made to the construction and requested a resubmission of Planning Permission. The extension was completed in 2015 and will match an extension currently being built at the adjoining house.	Dunira 5 Golf Road, Bieldside, Aberdeen, Aberdeen City, AB15 9DD	No issues	04/05/16	Pending
5	2016	Garage/Parking		Y		160536	Proposed garage. The house is just outside our area, in Braeside and Mannofield. I don't see any concerns.	Airdrie Park North Deeside Road, Culter, Aberdeen City, AB15 9PL	No issues	04/05/16	Conditionally Approved
5	2016	Commercial		Y, Culter		160549	Request for EIA Scoping Opinion in relation to expanded extraction of minerals at North Lasts Quarry.	North Last Quarry, Peterculter, Aberdeen, AB14 0PE	No issues	03/05/16	EIA Scope
4	2016	House Conversion		Y		160514	Conversion of detached house into two semi-detached dwellings. This property was previously two adjoining semi-detached ex council houses. The present owners, who lived at No 57 Kirk Brae, acquired the neighbouring semi at No 59. They formed an opening in the party wall at ground floor level and an opening at first floor level to create a single dwelling. This work was carried out in 2009. The family of the owners have now grown up and no longer live in the house. The owners therefore wish to downsize their accommodation and revert to the pre-2009 arrangement. The works involves the reinstatement of the party wall at ground and first floor levels. The property will then revert to two semi-detached houses. I don't see any concerns.	57 Kirk Brae, Culter, Aberdeen, Aberdeen City, AB15 9QR	No issues	28/04/16	Approved
4	2016	Commercial		Y, Culter		160522	Variation of Condition 4 of Planning Permission P101264 to amend hours of operation for coating (asphalt) plant to include Sunday 06.00hrs to 16.00hrs. Requesting Sunday working to allow provision of materials for the AWOPR construction, which now also works on a Sunday in places.	North Lasts Quarry Peterculter, Aberdeen, AB14 0PE	No issues	27/04/16	Pending