

CBMCC Planning Highlights April 2016

Highlights:

- New houses proposed – Phase 1 Block N10 in Countesswells
- New houses approved – Hilton Cottage, Hillhead Rd.
- New houses refused – Mossbrodiepark near Peterculter; 11 Baillieswells Rd.; Southfield, Inchgarth Rd.
- New houses withdrawn – none
- Applications commented on – none
- Planning Appeals – Foggie Cottage extension, Baillieswells Rd.
- Planning Development Management meetings – 26 May, 16 June

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. A proposal has been submitted to move the bus stop across from Murtle Den Rd and new site entrance on the south side of the NDR further west along NDR and remove the bus stop just after the traffic lights at Beaconhill Rd/Binghill Rd. A new bus stop is proposed on the north side of the NDR between the site entrance and Murtle Den Rd.
- 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 April/May 2016. Work on infrastructure expected to start in June 2016, starting with Countesswells Rd. (14 weeks closure) then road south of Kingswells roundabout (12 weeks closure). The Community Council has written to Aberdeen City Council on traffic management of construction vehicles, to avoid them using Kirk Brae. ACC said this will be taken into consideration.
- 3 South Avenue – proposed McCarthy & Stone retirement apartments. Nearby residents have raised concerns about the removal of trees on the site and have asked Aberdeen City Council to investigate.
- 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. A meeting with nearby residents attracted a lot of comment about a proposal to build retirement homes, student accommodation, a sports playing field and a bus capable link road between NDR and Inchgarth Rd. Many Inchgarth residents were concerned about a potential increase in traffic and noise. Others welcomed the idea as it will reduce traffic movement down Westerton Rd and Pitfodels Station Rd.

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 is open to 29 June 2016, can be found at <http://committees.aberdeencity.gov.uk/mgEPetitionDisplay.aspx?ID=76&RPID=16827593&HPID=16827593>

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

City Centre Masterplan:

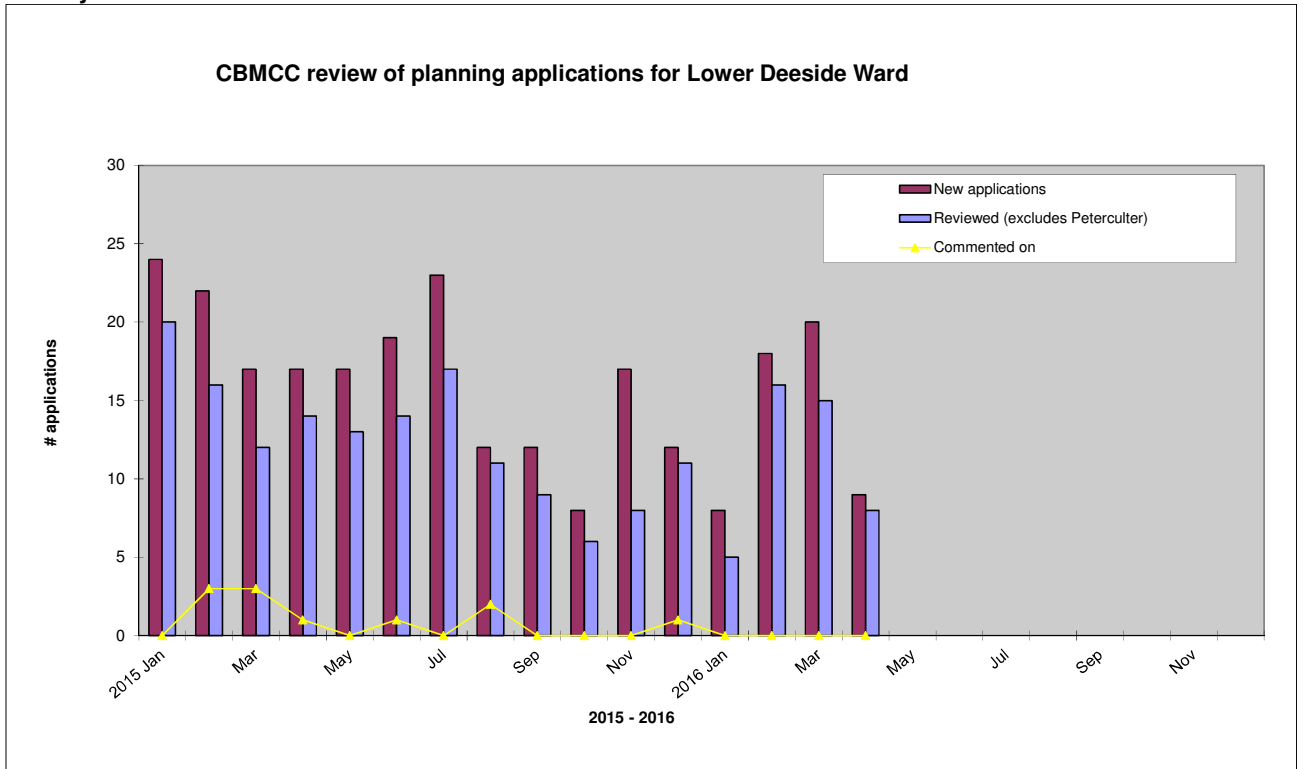
A Reference Group has been established to help provide input to proposals for City Centre Development. The group is chaired by Marie Boulton and has representatives from various city groups including the Civic Forum and the Community Council Forum.

April 16 Applications for Lower Deeside Ward:

- 9 new
- 8 reviewed – excludes 1 Peterculter applications
- 0 commented on

Peter Roberts – Planning Liaison Officer

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
4	2016	Outbuilding		Y		160470	Erection of new shelter building within community garden. Relates to a building just outside our area, on the Garthdee allotments. Looks OK so no issues that I can see	Garthdee Field Allotments, Garthdee Road, Aberdeen, AB15 9FX	No issues	18/04/16	Pending
4	2016	Extension		Y		160453	1.5 storey gable extension. Extension onto a large house, looks OK.	Linden Lea 235 North Deeside Road, Aberdeen, Aberdeen City, AB15 9PA	No issues	14/04/16	Pending
4	2016	Bus Stop		Y		160422	Matters specified in conditions application relating to Condition 19 (Bus Stops) from PPIP Consent 130378. This application requests permission to relocate the bus stop on the south side of NDR (Culter direction) away from Oldfold entrance and towards junction with Binghill Road. The bus stop after Binghill Road junction would be removed. May be a slight inconvenience to a few people but a relatively small change. A new bus stop will be located on north side of NDR (towards Aberdeen) just after the entrance to Oldfold site.	Oldfold Farm East Drive Tor-Na-Dee, Milltimber, Aberdeen, AB13 0HQ	No issues	14/04/16	Pending
4	2016	New Build	140435, 140438, 140730	Y		160420	Phase 1 Block N10. Approval of matters specified in conditions 2(Siting, design, etc) 3(Landscaping), 5(Street design), 10(Parking), 19(CEMP, SUDS), 22(Water efficiency), 27(Low, Zero Carbon), 28(Bird Hazard Management) relating to PPIP P140438. 239 residential units, temp. sales complex, access roads, landscaping & ancillary engineering works. Accommodation includes 160 homes with 2 - 5 bedrooms, 79 apartments, mostly 2 bed, giving a total of 239 homes. Of these 106 will be affordable units. Application also covers the temporary single storey sales centre in SW corner of the site.	Countesswells Phase 1 (N10) Lying West of Hazlehead Park, Aberdeen	Lots of details in the website documents. I didn't see anything of concern in a quick review of the main docs.	14/04/16	Pending
4	2016	Agricultural		Y, Culter		160370	Formation of Stable Block	Sevenacres South Linn, Peterculter, Aberdeen, AB14 0PD	No issues	12/04/16	Pending
4	2016	Extension		Y		160418	Proposed dormer to front of dwellinghouse.	27 Abbotshall Drive, Cults, Aberdeen, Aberdeen City, AB15 9JJ	No issues	06/04/16	Pending
4	2016	Garage/Parking		Y		160407	Formation of garage.	1 Mill of Brotherfield, Skene, Aberdeen, AB32 6SQ	No issues	05/04/16	Pending
4	2016	Tree		Y		160414	T1 - Fir tree - removal of tree as tree growing into neighbours telephone line; tree too big to trim T2 - Leylandii - removal as tree is overgrown by the fir tree	109 Inchgarth Road, Cults, Aberdeen, AB15 9AW	No issues	04/04/16	Pending
4	2016	Extension		Y		160404	Formation of two story extension and formation of garage. Fairly large extension.	Hillview 1 Abbotshall Crescent, Cults, Aberdeen, AB15 9JQ	No issues	04/04/16	Pending
3	2016	Extension		Y		160386	Erection of single storey extension to front of dwelling house and erection of gate to driveway. A small extension and installation of an electric powered wrought iron gate on the driveway.	1 Abbotshall Road, Cults, Aberdeen, Aberdeen City, AB15 9HT	No issues	31/03/16	Pending
3	2016	Garage/Parking		Y		160361	Erection of 1.5 storey garage with storage space to side of dwelling house. Large garden can accommodate the garage building.	36 Cairn Road, Bieldside, Aberdeen, Aberdeen City, AB15 9AL	No issues	31/03/16	Pending
3	2016	Tree		Y		160360	T1 - Sycamore and; T2 - Holly - removal of trees to facilitate erection of new garage	109 Inchgarth Road, Cults, Aberdeen, AB15 9AW	No issues	24/03/16	Pending
3	2016	Tree		Y		160359	G1 - group of cypress trees - to be removed and stumps cut flush with ground as too big and unsightly	Micras 237 North Deeside Road, Aberdeen, Aberdeen City, AB15 9PA	No issues	24/03/16	Pending
3	2016	New Build		Y		160336	Erection of detached, single storey ancillary building. Separate two bedroom annexe for Camphill workers supporting residents of the Powdeggie Croft. Plot is large enough for the small annexe.	Land to the East of Powdeggie Croft, Newton Dee, Bieldside, AB15 9DX	No issues	18/03/16	Pending
3	2016	Garage/Parking		Y		160329	Alteration to garage formation off street parking space and erection of boundary wall to rear of dwelling house.	78 Kirk Brae, Cults, Aberdeen, Aberdeen City, AB15 9QQ	No issues	17/03/16	Pending
3	2016	Wall/Fence		Y		160327	Construction of wall in rear garden. Neighbours are OK with the wall which will form part of a greenhouse.	6 Cliff Park, Cults, Aberdeen, Aberdeen City, AB15 9JT	No issues	17/03/16	Pending

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3	2016	Extension		Y	160299	Proposed rear extension and garage roof replacement. Small extension.	10 Monearn Gardens, Milltimber, Aberdeen, AB13 0EA	No issues	11/03/16	Permitted Development
3	2016	Extension		Y	160282	Proposed 2 storey extension, garage with living space to side and 2 no. dormers to front of dwelling house. Fairly modern looking extension to the side. Neighbours may have concerns.	12 Glendee Terrace, Aberdeen, AB12 9HX	No issues	10/03/16	Pending
3	2016	Tree		Y	160290	Fell 39 trees as dead and replant, works to a further 17 for woodland management. Full details available on request. No docs, leave to Planning to assess.	Murtle Den House Murtle Den Road, Milltimber, Aberdeen, Aberdeen City, AB13 0HS	No issues	09/03/16	Pending
3	2016	Tree		Y	160286	T1-11 - Leylandii - fell as overgrown and could hit house or people. No docs, leave to Planning to assess.	Inchgarth Lodge Inchgarth Road, Culter, Aberdeen, AB15 9NX	No issues	09/03/16	Pending
3	2016	Garage/Parking	151879, 131751, 130194	Y	160266	Proposed New Access to serve dwelling house. A revision to the plan submitted in 151879 to locate the driveway in between the two houses on the plot (existing and new additional house) rather than at the side of the plot. Looks OK.	Eastwood 40 Culter House Road, Milltimber, Aberdeen, Aberdeen City, AB13 0EN	No issues	07/03/16	Pending
3	2016	Window		Y	160253	Upper floor decking and alterations to windows. Probably no concerns with first floor deck unless neighbours worry about privacy.	5 Cairn Gardens, Culter, Aberdeen, Aberdeen City, AB15 9TE	No issues	07/03/16	Pending
3	2016	Agricultural		Y, Culter	160261	Proposed agricultural shed	North Linn, Peterculter, ABERDEEN	No issues	04/03/16	Planning Permission Re
3	2016	Extension		Y	160259	Demolition of existing single storey and erection of new rear extension with balcony. Not a large extension but it does incorporate a balcony. See if neighbours raise any concerns otherwise OK.	38 Hillview Crescent, Culter, Aberdeen, AB15 9RT	Pending	04/03/16	Pending
3	2016	Extension		Y, Culter	160254	Demolition of existing porch and erection of new porch and dormer to front of property	Rosemount Linn Moor, Peterculter, Aberdeen, AB14 0PJ	No issues	02/03/16	Approved
3	2016	New Build	150170	Y, Culter	160258	Erection of farm workers dwellinghouse. Previous application 150170 refused on grounds of building in the green belt and not enough justification for farm worker housing. This request looks OK to me.	Oldtown Farm, Station Road South, Aberdeen, AB14 0LN	No issues	03/03/16	Pending
3	2016	Extension		Y, Culter	160256	Proposed 1.5 storey extension to rear	31 Lochnagar Crescent, Aberdeen, AB14 0TJ	No issues	03/03/16	Pending
3	2016	Extension		Y	160231	Proposed re-roofing of existing dwelling to create first floor bedroom accommodation. Addition of first floor to accommodate 4 bedrooms. Looks OK.	26 Hillview Drive, Culter, Aberdeen, Aberdeen City, AB15 9SA	No issues	03/03/16	Approved
3	2016	Garage/Parking		Y, Culter	160200	Demolition of five terraced garages. Planning Dept have approved this.	Johnston Gardens West, Peterculter, Aberdeen, AB14 0LB	No issues	01/03/16	Permitted Development
2	2016	Extension		Y, Culter	160233	Proposed single storey extension to form garage/store to side of dwelling house.	Lochnagar Road, "lochnagar", Peterculter Aberdeen	No issues	29/02/16	Approved
2	2016	Extension	151197	Y	160220	Straighten roof hip, dormer extension, side and rear extension. Similar to 160217, previous application withdrawn by applicant. Seems OK as before. Refused because Planning feel it would have a significant detrimental impact on visual character and amenity.	184 North Deeside Road, Milltimber, Aberdeen, AB13 0HL	No issues	29/02/16	Refused
2	2016	Extension	151196	Y	160217	Straighten roof hip, side and rear extension and dormer extension. Previous application withdrawn by applicant. Seems OK as before. Refused because Planning feel it would have a significant detrimental impact on visual character and amenity.	182 North Deeside Road, Milltimber, Aberdeen, AB13 0HL	No issues	29/02/16	Refused
2	2016	sun lounge/ Conservatory		Y	160201	Erect New Sun Lounge	26 Colthill Crescent, Milltimber, Aberdeen, AB13 0EG	No issues	29/02/16	Approved
2	2016	Extension		Y	160222	Erection of single storey rear extension. Small extension.	AN-EILEAN, 196 North Deeside Road, Milltimber, AB13 0HJ	No issues	26/02/16	Approved
2	2016	Extension		Y	160207	Proposed extension to front of dwelling. Small extension.	34 Earlsweils Road, Culter, Aberdeen, Aberdeen City, AB15 9NY	No issues	25/02/16	Pending
2	2016	Extension		Y, Culter	160169	Proposed 2 storey extension to side of dwelling house and proposed garage/office to rear. A large rear extension but seems OK.	71 Malcolm Road, Peterculter, Aberdeen, AB14 0XB	No issues	25/02/16	Pending
2	2016	New Build	120919	Y	160224	Erection of 2No. Dwelling Houses (previously approved under Approval Ref:P120919). Application was conditionally approved in Feb 2013. Detailed plans submitted for approval, two large detached houses on a large site.	Inchyra, Murtle Den Road, Milltimber, AB13 0HS	No issues	24/02/16	Conditionally Approved
2	2016	Extension		Y	160215	Proposed single storey extension to dwelling and erection of garage.	Rathmore 51 Deevie Road South, Culter, Aberdeen, Aberdeen City, AB15 9NA	No issues	24/02/16	Approved