

CBMCC Planning Highlights February 2016

Highlights:

- New houses proposed – Bancon Pittengullies 1 extra house on site; 15 Kirk Crescent South, demolish and rebuild
- New houses approved – 40 Culter House Rd.; Woodend Farm, Culter House Rd.
- New houses refused – none
- New houses withdrawn – none
- Applications commented on – none
- Planning Appeals – Foggie Cottage extension, Baillieswells Rd.
- Planning Development Management meetings – 17 March, 21 April

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. Cala application for a temporary sales cabin offsite on greenbelt in Milltimber has been approved for a period ending 31 March 2016 with site restoration afterwards. Traffic signals installed at site entrance, likely to be operating 1 March
- Countesswells – the development was approved, subject to legal agreement, at the full council meeting on 8 Oct. The consortium partners and landowners are reviewing the Section 75 legal agreement and it is expected this will be signed by end Feb 2016. The planning application for first tranche of homes in blocks C1/C2 will be reviewed in April 2016.

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 in 2016.

Actions for coming month:

- Weekly review of Planning Applications

Aberdeen Local development Plan:

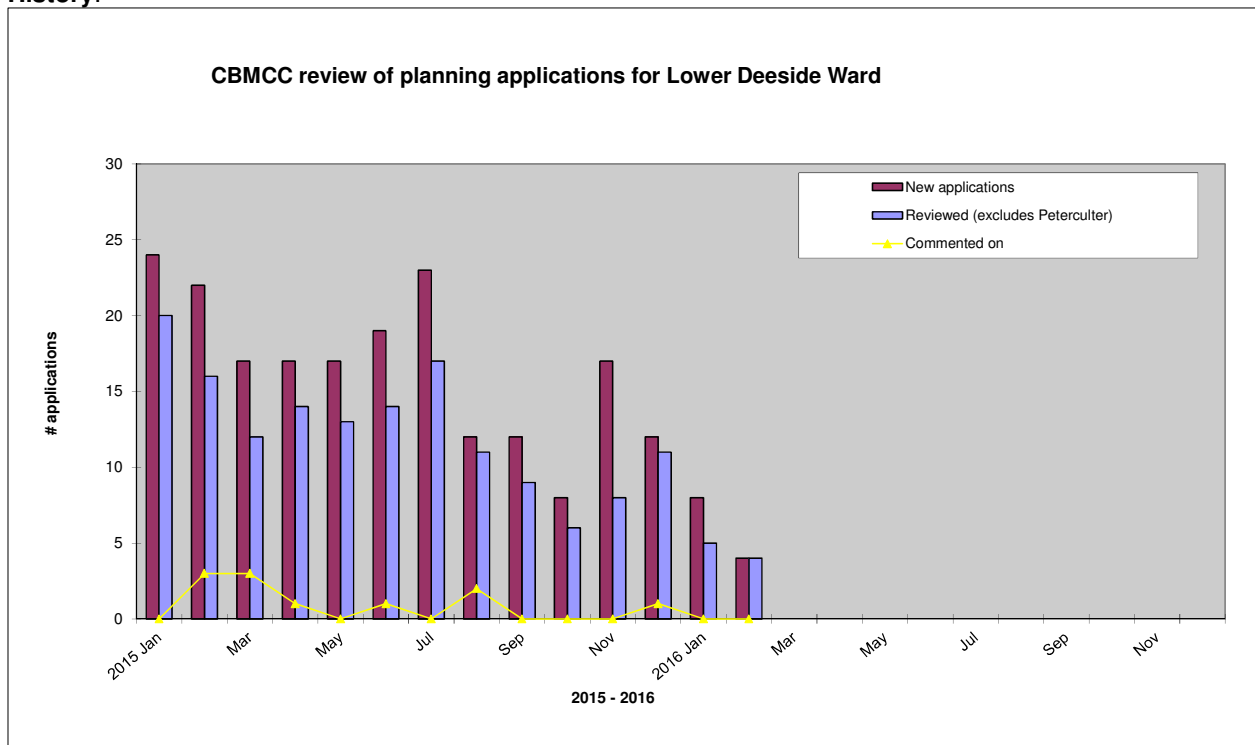
Comments from the Community Council on the draft LDP have been submitted to Aberdeen City Council. Issues and appeals raised have been submitted to the Scottish Govt. Reporter and these can be found at:

http://www.aberdeencity.gov.uk/planning_environment/planning/local_development_plan/pla_aldp2016_examination.asp

Feb 16 Applications for Lower Deeside Ward:

4 new
4 reviewed
0 commented on

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 |
|-------|------|--------------------------|----------------------|----------------|------------------------|--------|---|--|--------------|-------------|----------------------------|
| 2 | 2016 | Extension | | Y | | 160140 | Proposed extension to side of dwelling house and patio to rear. Looks reasonable, nothing large. | 1 Hillview Drive, Cults, Aberdeen, Aberdeen City, AB15 9HD | No issues | 10/02/16 | Pending |
| 2 | 2016 | New Build | 140484 | Y | | 160114 | Change of house type for two previously approved plots (ref. P140484) and erection of an additional dwelling. Bancon requesting approval to build three houses in a plot area originally set out for two. Making the two larger houses a little smaller and building a third house in the plot. Doesn't look unreasonable as garages are now integrated with the house footprint rather than at the side. Let Planning Officers make the judgement. | Pittengullies Brae (Land adjacent to), Peterculter, Aberdeen, AB14 0QS | No issues | 04/02/16 | Pending |
| 2 | 2016 | Extension | | Y | | 160097 | Erection of 2 storey rear extension; replacement garage; Raised Platform and Driveway to the rear. Large rear extension in a large rear garden area so should be OK. | Kimberley 97 North Deeside Road, Bieldside, Aberdeen, AB15 9DS | No issues | 04/02/16 | Pending |
| 2 | 2016 | New Build | | Y | | 160075 | Erect replacement dwelling house. Smaller house being demolished and a larger house being built - higher and wider. Quite larger than other houses in the street. May want to see if any neighbours contact us otherwise should be OK. Comments due by 26/2 | 15 Kirk Crescent South, Cults, Aberdeen, Aberdeen City, AB15 9RR | Pending | 04/02/16 | Pending |
| 1 | 2016 | Extension | | Y | | 160093 | Extension to rear of dwelling house. | Briar Lodge 4 Westerton Place, Cults, Aberdeen, AB15 9NS | No issues | 29/01/16 | Pending |
| 1 | 2016 | Commercial | | Y, Culter | | 160094 | Request for Scoping Opinion for quarry extension | North Lasts Quarry Peterculter, Aberdeen, AB14 0PE | No issues | 28/01/16 | Application withdrawn |
| 1 | 2016 | Extension | | Y, Culter | | 160076 | Erection of single storey extension to rear of existing dwellinghouse | 7 Pittengullies Circle, Peterculter, Aberdeen, Aberdeen City, AB14 0QR | No issues | 26/01/16 | Pending |
| 1 | 2016 | Extension | | Y | | 160070 | Formation of 2 storey extension to side of property and Dormer to rear and Erection of Porch to front of property. Quite a large extension out over the existing garage. | 4 Cairnlee Park, Bieldside, Aberdeen, Aberdeen City, AB15 9AF | No issues | 26/01/16 | Pending |
| 1 | 2016 | Lighting | | Y, Culter | | 160065 | Retrospective planning application for the installation of 3 lighting posts. Lighting for outdoor riding school. | The Croft Quarryhill, Peterculter, Aberdeen, AB14 0PP | No issues | 22/01/16 | Pending |
| 1 | 2016 | Extension | | Y | | 160045 | Proposed Front Extension. Simple front porch extension. | Cluain 440 North Deeside Road, Cults, Aberdeen, AB15 9ET | No issues | 14/01/16 | Approved |
| 1 | 2016 | Garage/Parking | | Y | | 160019 | Garage Replacement and Car Port | OAKHALL 24 North Deeside Road, Bieldside, Aberdeen, AB15 9AB | No issues | 11/01/16 | Approved |
| 1 | 2016 | Extension | | Y | | 152004 | Erection of single storey rear extension and dormers to front and rear elevations. Small extension seems fine. | 16 Kirk Crescent South, Aberdeen, AB15 9RR | No issues | 06/01/16 | Approved |
| 12 | 2015 | Extension | | Y | | 151991 | Replace existing garage with 1.5 storey extension to side and front of the existing dwelling house. Large extension but looks OK for the house. | Tandem House Craigton Road, Aberdeen, Aberdeen City, AB15 9QJ | No issues | 23/12/15 | Pending |
| 12 | 2015 | Extension | | Y | | 151981 | Extension above garage, new single storey extension to rear of house and dormer extensions to the front. Fairly large extension at side and in roof but should be OK. | 30 Contlaw Road, Milltimber, Aberdeen, AB13 0EJ | No issues | 21/12/15 | Pending |
| 12 | 2015 | New Build | | Y | | 151906 | Replacement of existing dwelling with single storey house, associated outbuildings, landscaping, access and drainage infrastructure. The applicants are proposing to use this location rather than proceed with the building of a new house which has been approved under P141012 and should this application be approved, the earlier application will be withdrawn. | Hilton Cottage Hillhead Road, Bieldside, Aberdeen, AB15 9EL | No issues | 16/12/15 | Pending |
| 12 | 2015 | sun lounge/ Conservatory | | Y | | 151939 | Erection of single storey extension to rear of existing dwelling house | Beaconhill Cottage, Milltimber, Aberdeen | No issues | 16/12/15 | Conditionally Approved |

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|----|------|--------------------------|--------------------------------|-----------|-----------|--------|---|--|---|-----------|------------------------|
| 12 | 2015 | Tree | | Y | | 151936 | T1 - corsican pine - remove damaged trunk as storm damage top limb blown off splitting trunk T2 - Conifer - remove tree as storm damage from T1 to trunk and main limbs and is overhanging neighbours garden T3 - Maple - consider removal of tree as diseased and compromised as discovered when doing inspections work post storm damage. T4 - Sycamore - reduce lower overhanging limbs closest to house as potential for damage. | Bethel Heights Den Of Cults, Cults, Aberdeen, Aberdeen City, AB15 9NN | No issues | 15/12/15 | Pending |
| 12 | 2015 | Tree | | Y | | 151929 | T1-T3 - Holly - fell to allow for a new raised bed. Replacement planting will likely be bay trees in pots. | Invergarth 7 Westerton Road, Cults, Aberdeen, Aberdeen City, AB15 9NR | No issues | 15/12/15 | Pending |
| 12 | 2015 | Extension | | Y, Culter | | 151882 | Removal of the existing conservatory and construction of new extension and decking. | Eddieston Smiddy, Peterculter, Aberdeen, AB14 0PR | No issues | 14/12/15 | Pending |
| 12 | 2015 | Extension | | Y | | 151896 | 1.5 Storey Extension and Detached Garage | MORKEU COTTAGE Craighton Road, Aberdeen, AB15 9PT | No issues | 10/12/15 | Conditionally Approved |
| 12 | 2015 | Sign | | Y | | 151832 | Erect 1 No.Illuminated Free Standing Box Sign | Rowan Court Cults Avenue, Cults, Aberdeen, AB15 9RZ | No issues | 10/12/15 | Pending |
| 12 | 2015 | New Build | 131751, 130194 | Y | | 151879 | Erection of Dwellinghouse and Garage (Approval of Matters Specified in Condition Nos. 1, 2a-h, 5 & 6 of Approval Ref: P131751). We did not object to PPIP 131751 as plot is large enough for a second house. This is the detailed application and I propose we take no action. | Eastwood 40 Culter House Road, Milltimber, Aberdeen, Aberdeen City, AB13 0EN | No issues | 07/12/15 | Approved |
| 12 | 2015 | Extension | | Y | | 151866 | Formation of straight gable and erection of dormers to front and rear elevations. | 5 Contlaw Brae, Milltimber, Aberdeen, AB13 0DT | No issues | 07/12/15 | Pending |
| 12 | 2015 | Window | | Y | | 151877 | Replacement windows and door | 17 Cults Court, Aberdeen, AB15 9SZ | No issues | 03/12/15 | Pending |
| 11 | 2015 | New Build | 091403, 101484, 131698, 140940 | Y | 24-Dec-15 | 151858 | Erection of 2 no. 5-bedroom detached houses, associated access and landscaping. This is a new plan and begins to address previous concerns by reducing the size of the proposed houses and addressing concerns over neighbour privacy. While we have objected in the past my feeling is not to object this time and let what looks like a reasonable proposal progress to develop the site. I suspect the adjacent property owners will object. Letter submitted offering no objection but requested to be kept informed of any changes to the application. | 11 Baillieswells Road, Bieldside, Aberdeen, Aberdeen City, AB15 9BB | No issues | 30/11/15 | Pending |
| 11 | 2015 | House Conversion | | Y, Culter | | 151835 | Steading conversion to form new dwellinghouse to include alterations and extension. Erection of detached triple garage. | Woodend Farm Culter House Road, Milltimber Aberdeen | No issues | 26/11/201 | Conditionally Approved |
| 11 | 2015 | sun lounge/ Conservatory | | Y, Culter | | 151818 | Erection of new sun lounge to front of existing dwelling house | LYNVIEW Quarryhill, Aberdeen, Peterculter, AB14 0PP | No issues | 20/11/15 | Approved |
| 11 | 2015 | Tree | | Y | | 151781 | Tree Work for the Following Reason: Other: tree no 1 is in decline and will need to be removed, no 2 has been previously topped and is covered in ivy it is weighted towards the road, no 3 has ivy growing up it and has been previously topped it is required to be reshaped, no4 has been previously topped and requires the new lower limbs to be removed and then reshaped | BLAIRMORAY Inchgarth Road, Aberdeen, AB15 9NT | No issues | 19/11/15 | Pending |
| 11 | 2015 | Extension | | Y, Culter | | 151802 | Hip-to-gable extension to side and formation of dormer to rear of existing dwelling house | 77 Crown Crescent, Peterculter, Aberdeen, Aberdeen City, AB14 0SQ | No issues | 13/11/15 | Approved |
| 11 | 2015 | New Build | | Y | | 151786 | Erection of replacement farmhouse. Modern design, single storey. Looks OK | Broomfold Farm, Blacktop Road, Kingswells, AB15 8SS | No issues | 12/11/15 | Pending |
| 11 | 2015 | New Build | | Y, Culter | | 151768 | Erection of 2 No Dwellings. Two large detached houses proposed for the grounds of Kennerty Mill. Applications 151766 and 151767 submitted for extensions to the main house. Peterculter CC may have some issues with this proposal. | LOWER KENNERTY MILL 8 Burnside Road, Peterculter, Aberdeen, AB14 0LP | See if Peterculter CC have any concerns | 09/11/15 | Pending |
| 11 | 2015 | Extension | | Y, Culter | | 151767 | Alterations and extension to form swimming pool / sauna / steam room / changing room and garden store to lower ground floor, with kitchen /garden room at ground floor. | Lower Kennerty Mill 8 Burnside Road, Peterculter, Aberdeen, AB14 0LP | No issues | 09/11/15 | Pending |
| 11 | 2015 | Extension | | Y, Culter | | 151766 | Proposed two storey Extension to side of existing dwellinghouse. Quite an amount of work planned on this large property. | Lower Kennerty Mill 8 Burnside Road, Peterculter, Aberdeen, AB14 0LP | No issues | 09/11/15 | Pending |
| 11 | 2015 | Extension | | Y | | 151764 | Rear extension - small extension to ground floor | 16 Abbotshall Drive, Cults, Aberdeen, AB15 9JD | No issues | 06/11/15 | Approved |
| 11 | 2015 | Extension | | Y, Culter | | 151745 | Erection of single storey extension to rear. | 18 Coronation Road, Peterculter, Aberdeen, AB14 0RP | No issues | 05/11/15 | Approved |

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|----|------|------------------|----------------|-----------|--------|--|--|-----------|----------|-------------------------|
| 11 | 2015 | Extension | | Y, Culter | 151744 | Erection of detached garage; erection of single storey extension to side; and erection porch to front of existing dwelling house | Woodend Farm Culter House Road, Peterculter Aberdeen | No issues | 05/11/15 | Approved |
| 11 | 2015 | Sign | | Y | 151740 | Installation of 1 illuminated fascia sign. New sign at A R Will - interestingly doesn't include Post Office signage | 335 North Deeside Road, Cults, Aberdeen, AB15 9SN | No issues | 05/11/15 | Pending |
| 11 | 2015 | Doors | | Y | 151741 | Reposition of existing door at A R Will in preparation for Post Office relocation. | 335 North Deeside Road, Cults, Aberdeen, AB15 9SN | No issues | 04/11/15 | Approved |
| 11 | 2015 | New Build | | Y | 151717 | Construction of Block of 26 Flats for over 55's | Block D Dunottar, Tornadee, Milltimber, Aberdeen | No issues | 04/11/15 | Pending |
| 11 | 2015 | Chimney | | Y, Culter | 151695 | Erection of flue and rooflights. | Unit 2 Meikle Eddleston, Peterculter, Aberdeen, AB14 0PQ | No issues | 03/11/15 | Approved |
| 11 | 2015 | Garage/Parking | | Y | 151718 | Erection of replacement domestic double garage | 109 Inchgarth Road, Cults, Aberdeen, AB15 9AW | No issues | 02/11/15 | Conditionally Approved |
| 10 | 2015 | Extension | | Y | 151714 | Erection of 1.5 storey extension to rear and formation of dormer windows to front elevation. Quite large extension but looks OK. | 42 Hillview Crescent, Cults, Aberdeen | No issues | 29/10/15 | Approved |
| 10 | 2015 | Tree | | Y | 151700 | Line of cypress trees - fell - originally a hedge, now 7-11m in height. Trees are competing with avenue trees causing canopy damage and preventing light entering woodland area. | Edgehill House North Deeside Road, Aberdeen, Aberdeen City, AB13 0DH | No issues | 26/10/15 | Pending |
| 10 | 2015 | New Build | | Y, Culter | 151676 | Proposed Replacement Dwelling House | Fuaran Malcolm Road, Peterculter, Aberdeen, AB14 0NW | No issues | 22/10/15 | Conditionally Approved |
| 10 | 2015 | Sign | | Y | 151673 | Erection of an illuminated free standing sign at Cults parish church | Cults Parish Church, 404 North Deeside Road, Aberdeen | No issues | 22/10/15 | Approved |
| 10 | 2015 | Sign | | Y | 151672 | Erection of illuminated freestanding, three sided sign at Cults Kirk Hub | North Deeside Road, Cults, Aberdeen, AB15 9TD | No issues | 22/10/15 | Approved |
| 10 | 2015 | Tennis Court | | Y | 151618 | Proposed Multi-Use Games Court. | Woodthorpe Dalmuinzie Road, Bieldside, Aberdeen, Aberdeen City, AB15 9EB | No issues | 14/10/15 | Conditionally Approved |
| 10 | 2015 | Garage/Parking | | Y, Culter | 151591 | Erection of domestic garage. | 4 Hillcrest Courtyard, Anguston, Peterculter, AB14 0PP | No issues | 09/10/15 | Application Withdrawn |
| 10 | 2015 | Tree | | Y | 151601 | T1 - Larch - removal for safety and potential damage to property T2 - Scots Pine - removal for safety and potential damage to property T3 - Larch - removal for safety and potential damage to property | 21 Friarsfield Road, Cults, Aberdeen, AB15 9LB | No issues | 06/10/15 | Pending |
| 9 | 2015 | Roof | | Y, Culter | 151575 | Formation of terrace above existing garage. | 24 Pittengulies Circle, Peterculter, Aberdeen, Aberdeen City, AB14 0QR | No issues | 28/09/15 | Approved |
| 9 | 2015 | Extension | | Y | 151542 | Erection of 1.5 storey extension to side and rear of existing dwellinghouse, new vehicular access and boundary wall. Roads will probably have concerns about a new vehicle access point as they currently have access from the lane off Baillieswells Rd. | Foggie Cottage Baillieswells Road, Bieldside, Aberdeen, AB15 9BS | No issues | 23/09/15 | Refused. Appeal lodged. |
| 9 | 2015 | New Build | 141260 | Y | 151507 | Erection of two detached houses. Detailed planning permission for two of the 3 houses are being built under 141260. Comments due by 3 Nov. but it is outside our area in Braeside and Mannofield. We didn't comment on the original application. | Pittodells Plots 2 and 3 North Deeside Road, Aberdeen | No issues | 22/09/15 | Conditionally Approved |
| 9 | 2015 | Extension | | Y | 151516 | Proposed two storey gable extension and single storey extension. Large extension on two sides of the building. It is a corner plot so room for it. Neighbours at 21 might have some concerns as it comes close to the boundary. Comments due by 13 Oct. | 19 Colthill Road, Milltimber, Aberdeen, Aberdeen City, AB13 0EF | No issues | 21/09/15 | Approved |
| 9 | 2015 | House Conversion | | Y, Culter | 151499 | Replacement of existing external doors and external lighting. Minor alterations to windows which involve unblocking an existing window and reducing its size. Installation of roof vents. Changes in layout of three rooms, including creating an open plan kitchen from the existing kitchen and utility room, creating a corridor/circulation space to the existing dining room and creating an en-suite bathroom on the first floor. Other minor alterations are also listed in the design statement. | Nether Anguston Farmhouse Anguston Road, Peterculter, Aberdeen, AB14 0PN | No issues | 21/09/15 | Pending |
| 9 | 2015 | Extension | | Y, Culter | 151533 | Proposed front porch with store. | 7 Bucklerburn Wynd, Peterculter, Aberdeen, AB14 0XR | No issues | 18/09/15 | Approved |
| 9 | 2015 | New Build | 130378, 150260 | Y | 151512 | APPROVAL OF MATTERS SPECIFIED IN 130378 IN RELATION TO RESIDENTIAL DEVELOPMENT OF 2 HOUSES (CONDITION 17-LAYOUT AND DESIGN). Application for the two houses in the corner removed from the initial application pending discussion about overlooking property at Tor Na Dee Lodge. No change in layout so may need to submit a letter of objection. Plan to meet with Mr. Knox and Mike Hasty to discuss; comments due by 9 Oct 15. | Oldfold Farm, Milltimber, Aberdeen, AB13 0HQ | Pending | 17/09/15 | Approved |

Peter Roberts – Planning Liaison Officer

