

## CBMCC Planning Highlights January 2016

### Highlights:

- New houses proposed – none
- New houses approved – none
- New houses refused – 3 houses at Brookfield, Murtle Den Rd.
- New houses withdrawn – none
- Applications commented on – none
- Planning Appeals – Foggie Cottage extension, Baillieswells Rd.
- Planning Development Management meetings – 11 February, 17 March

### Housing Developments:

- Friarsfield – The application for Phase 2 was approved at the Planning Development committee in March.
- 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.
- 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 hoped this will be signed early in 2016. It is expected the planning application for first tranche of homes in blocks C1/C2 will be reviewed during 2016.

### Planning Sub-committee:

- Nothing new to report. Review of Electoral and Community Council Boundaries to be done in 2016.

### Actions for coming month:

- Weekly review of Planning Applications; review of city centre Station Gateway plans

### Aberdeen Local development Plan:

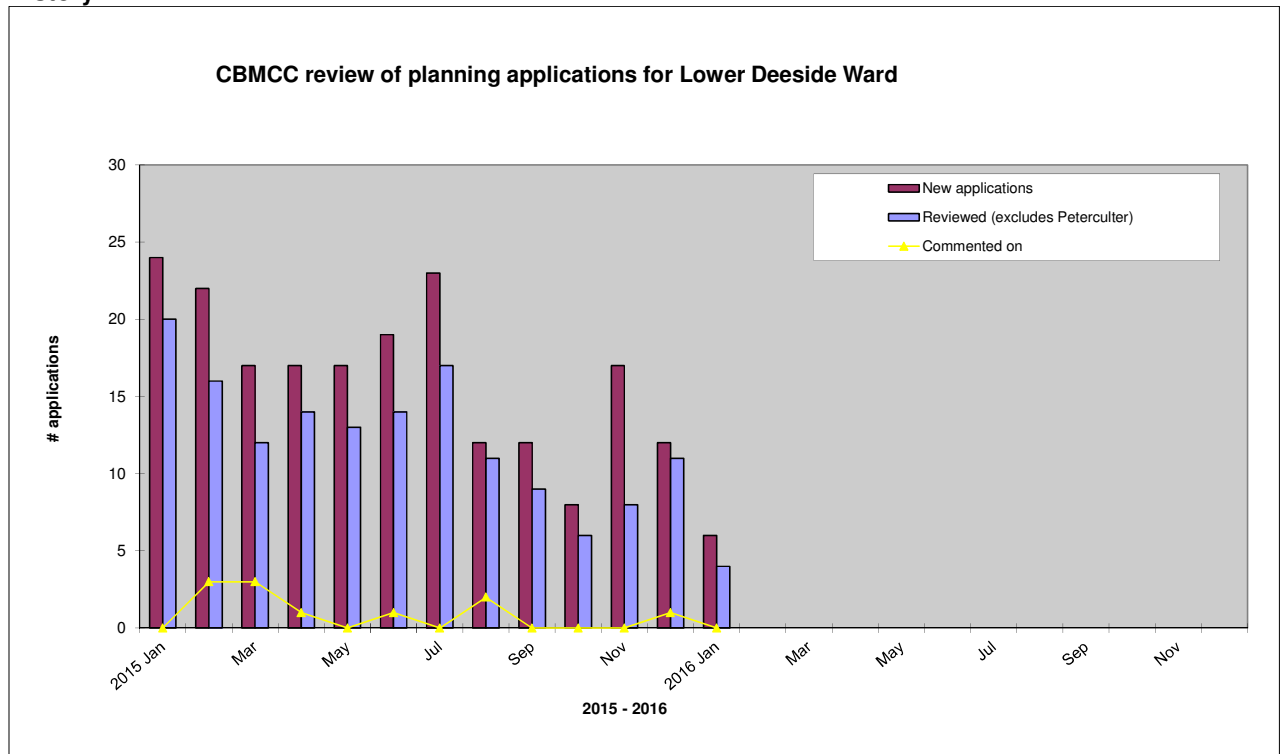
Comments from the Community Council on the draft LDP have been submitted to Aberdeen City Council. Issues and appeals raised have been submitted to the Scottish Govt. Reporter and these can be found at:

[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)

### Jan 16 Applications for Lower Deeside Ward:

6 new – 1 in Culter, 1 no docs yet  
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
1	2016	Extension		No docs yet		160076	Erection of single storey extension to rear of existing dwellinghouse	7 Pittengullies Circle, Peterculter, Aberdeen, Aberdeen City, AB14 0QR	Pending	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	Pending
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	Pending
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	Pending
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	Pending
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.	Imvergarth 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 Craigton Road, Aberdeen, AB15 9PT	No issues	10/12/15	Pending
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	Pending
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	Pending
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	Pending
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
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	Pending
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 Eddieston, 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	Pending
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 Dalmainzie Road, Bieldside, Aberdeen, Aberdeen City, AB15 9EB	No issues	14/10/15	Pending
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 Pittengullies 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.	Pitfodels 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
9	2015	Agricultural		Y	151513	Erection of Cattle Feed Storage Building	Hillhead Hillhead Road, Aberdeen, AB15 9EL	No issues	16/09/15	Conditionally Approved
9	2015	New Build	141260	Y	151493	Retrospective upgrade of core path and associated engineering and landscaping works (Amendment to path granted under P141260). Details on the footpath being built as part of three house development off NDR in Pitfodels.	North Deeside Road & The Old Deeside Line, (Core path 65 between), Aberdeen, AB15 7PX	No issues	14/09/15	Conditionally Approved
9	2015	Extension		Y	151488	Formation of external lift shaft to north east corner	1 Oldfold Place, Milltimber, Aberdeen, AB13 0JU	No issues	10/09/15	Approved
9	2015	Extension		Y	151471	Erection of a single storey rear extension.	24 Cults Avenue, Cults, Aberdeen, AB15 9RS	No issues	09/09/15	Approved
9	2015	Tree		Y	151440	Felling of 9 trees and work to a further 18 for maintenance and health and safety; full details available on request	Roxlee House Inchgarth Road, Aberdeen, AB15 9NX	No issues	01/09/15	Pending