

CBMCC Planning Highlights March 2016

Highlights:

- New houses proposed – Camphill Annexe, Powdeggie Croft; Inchyra, Murtle Den Rd.; Kerrera, Baillieswells Rd.; Mossbrodie Park near Peterculter.
- New houses approved – 15 Kirk Crescent South; Broomfold Farm
- New houses refused – none
- New houses withdrawn – none
- Applications commented on – none
- Planning Appeals – Foggie Cottage extension, Baillieswells Rd.
- Planning Development Management meetings – 21 April, 26 May

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. New showroom 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 C1/C2 will be reviewed in April 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).

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:

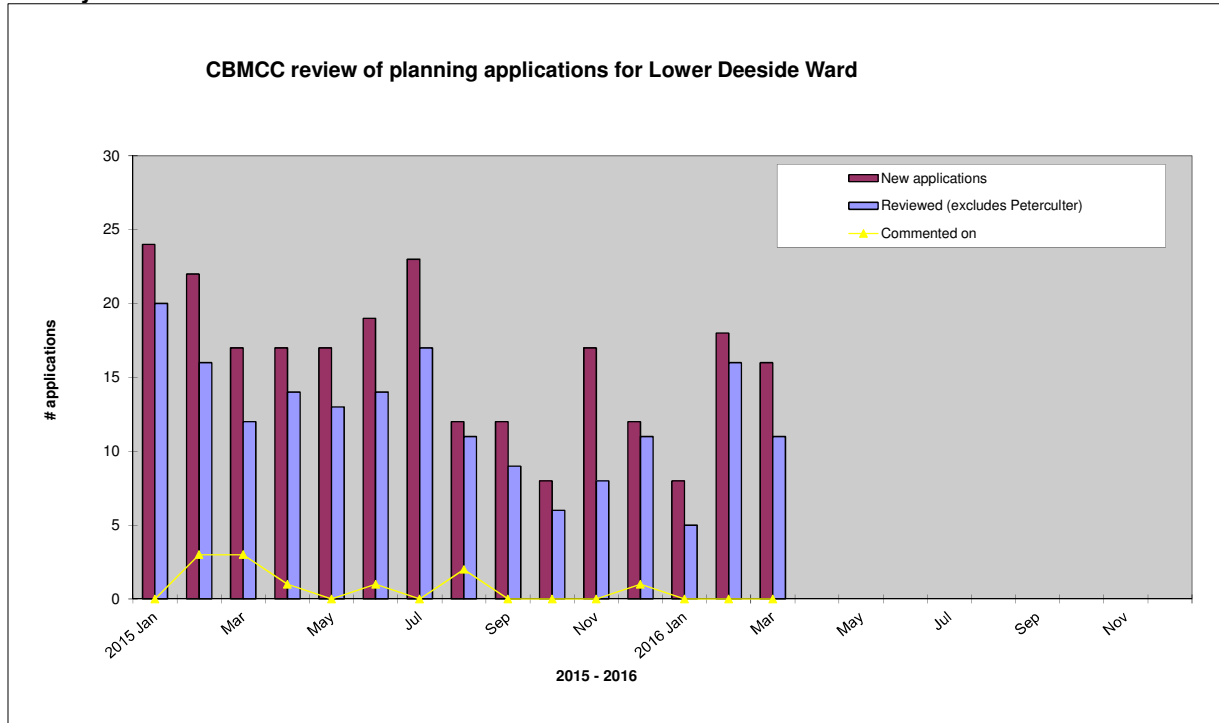
Comments from the Community Council on the draft LDP have been submitted to Aberdeen City Council. Issues and appeals raised have been submitted to the Scottish Govt. Reporter and these can be found at:

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

Mar 16 Applications for Lower Deeside Ward:

16 new
11 reviewed – excludes 5 Peterculter applications
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 |
|-------|------|--------------------------|------------------------|----------------|------------------------|--------|---|---|--------------|-------------|----------------------------|
| 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 |
| 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 | Pending |
| 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, Cults, 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, Cults, 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 | Pending |
| 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, Cults, 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 | Pending |
| 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, Cults, Aberdeen, Aberdeen City, AB15 9SA | No issues | 03/03/16 | Pending |
| 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 | Pending |
| 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. | 184 North Deeside Road, Milltimber, Aberdeen, AB13 0HL | No issues | 29/02/16 | Pending |
| 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. | 182 North Deeside Road, Milltimber, Aberdeen, AB13 0HL | No issues | 29/02/16 | Pending |
| 2 | 2016 | sun lounge/ Conservatory | | Y | | 160201 | Erect New Sun Lounge | 26 Colthill Crescent, Milltimber, Aberdeen, AB13 0EG | No issues | 29/02/16 | Pending |
| 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 | Pending |

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| 2 | 2016 | Extension | | Y | 160207 | Proposed extension to front of dwelling. Small extension. | 34 Earlsells Road, Cults, 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 | Pending |
| 2 | 2016 | Extension | | Y | 160215 | Proposed single storey extension to dwelling and erection of garage. | Rathmore 51 Deevie Road South, Cults, Aberdeen, Aberdeen City, AB15 9NA | No issues | 24/02/16 | Pending |
| 2 | 2016 | Extension | | Y | 160209 | Single storey rear extension with decking and fence. Single story extension at the corner. Looks OK. | East Rocklands Craigton Road, Aberdeen, AB15 9PS | No issues | 24/02/16 | Pending |
| 2 | 2016 | sun lounge/ Conservatory | | Y | 160208 | Erection of replacement Conservatory. Slightly larger, more modern design. | Craigton House Craigton Road, Cults, Aberdeen, AB15 9QD | No issues | 23/02/16 | Pending |
| 2 | 2016 | New Build | | Y | 160190 | Demolition of existing and erection of replacement dwellinghouse, at the top of Baillieswells Rd near Ladyhill. A larger more modern house is proposed. The site is large so the slightly larger footprint shouldn't be a concern. | Kerrera Baillieswells Road, Bieldside, Aberdeen, Aberdeen City, AB15 9BS | No issues | 22/02/16 | Pending |
| 2 | 2016 | Extension | | Y | 160188 | Proposed 2 storey extension to the side of property. Not too large an extension, looks OK. | 9 Oldfold Crescent, Milltimber, Aberdeen, AB13 0JY | No issues | 19/02/16 | Pending |
| 2 | 2016 | New Build | | Y | 160180 | Erection of new dwellinghouse. A new house on vacant land in the country north of Peterculter village. Looks reasonable to me. Falls under our CC and near the boundary with Culter CC. | Mossbrodiepark, Peterculter, Aberdeen | No issues | 18/02/16 | Pending |
| 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 | No issues | 04/02/16 | Conditionally Approved |
| 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 |

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| 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 |
| 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 Craigton 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 | Approved |
| 12 | 2015 | Window | | Y | | 151877 | Replacement windows and door | 17 Cults Court, Aberdeen, AB15 9SZ | No issues | 03/12/15 | Conditionally Approved |
| 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 |