

CBMCC Planning Highlights May 2016

Highlights:

- New houses proposed – 517 NDR (new house design); 11 Baillieswells Rd (smaller house design); 3 South Ave (McCarthy & Stone 21 flats); 57 Kirk Brae house conversion (1 into 2)
- New houses approved – Kerrera, Baillieswells Rd.
- New houses refused – none
- New houses withdrawn – none
- Applications commented on – Countesswells Block N10
- Planning Appeals – Foggie Cottage extension, Baillieswells Rd. - Refusal upheld
- Planning Development Management meetings – 1 June, 16 June, 14 July

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 June/July 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. ACC also say the road closures are essential and have been kept to a minimum.
- 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.
- 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

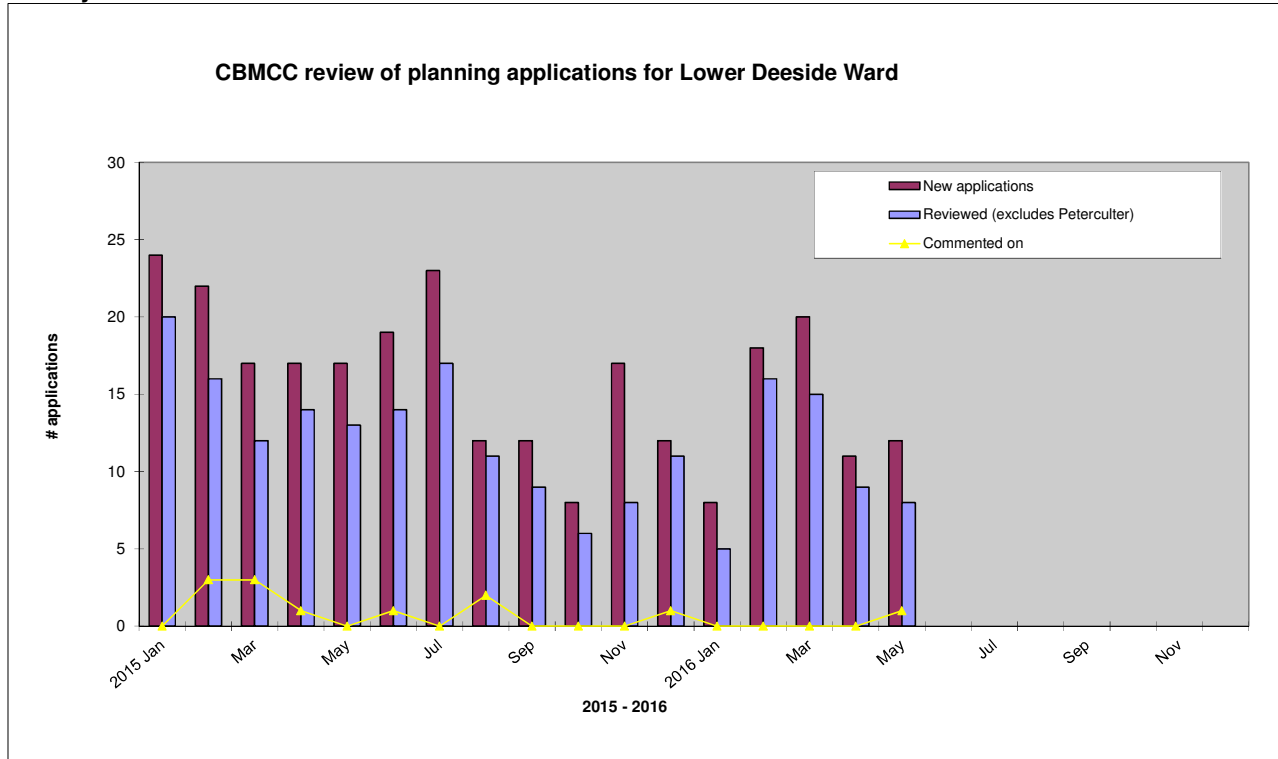
City Centre Masterplan:

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. Next meeting is on 30 June.

May 16 Applications for Lower Deeside Ward:

- 12 new
- 8 reviewed – excludes 3 Peterculter, 1 Garthdee applications
- 1 commented on

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
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	Pending	20/05/16	Pending
5	2016	Garden		Garthdee CC		160645	Proposed Compost WC to serve Community Garden	The Shed Garthdee road, Aberdeen, AB15 9FX	Pending	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	Pending	17/05/16	Pending
5	2016	Tree		Y		160612	T1 - Silver Birch - removal as fallen to 45 degree aduring 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 assymetrical and over hanging garage roof.	Russett House Murtle Den Road, Milltimber, Aberdeen, AB13 0HS	Pending	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	Pending
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		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, Cults, Aberdeen, Aberdeen City, AB15 9LP	Pending	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, Cults, Aberdeen City, AB15 9PL	No issues	04/05/16	Pending
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 OPE	No issues	03/05/16	Pending

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, Cults, Aberdeen, Aberdeen City, AB15 9QR	No issues	28/04/16	Pending
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
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	Approved
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. Discussed at CC meeting April, no concerns.	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	10-May-16	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	Approved
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 storey 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	Approved
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	Approved