

# Public Document Pack



To: Councillor Milne, Convener; Councillor Finlayson; Vice Convener; and Councillors Boulton (as substitute for 1 Labour member), Corall, Cormie, Dickson, Greig, Jaffrey, Lawrence, Malik, Jean Morrison MBE, Jennifer Stewart, Stuart and Thomson; and 1 Labour member (to be advised).

and all other members of the Council

Town House,  
ABERDEEN, 6 November 2014

## **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE – PRE-DETERMINATION HEARING - HAZLEHEAD**

The Members of the **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE AND ALL MEMBERS OF THE COUNCIL** are requested to meet in the Council Chamber - Town House on **FRIDAY, 14 NOVEMBER 2014 at 9.30am.**

**Would Members please be reminded that we will be meeting at the Queen Street entrance of the Town House prior to the site visit. Please note that the paperwork attached to this agenda has not changed from the original circulation, however the wording on the agenda frontsheet has been amended and the papers are also now being circulated to all Members of the Council.**

JANE G. MACEACHRAN  
HEAD OF LEGAL AND DEMOCRATIC SERVICES

### **B U S I N E S S**

- 1 Site Visit
- 2 Proposed Development of a Hotel and Country Club on Land in the Vicinity of Hayfield Riding School (Pages 1 - 50)

Website Address: [www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)

Should you require any further information about this agenda, please contact Martin Allan on 01224 523057 or email [mallan@aberdeencity.gov.uk](mailto:mallan@aberdeencity.gov.uk)

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## Pre-determination Hearing

HAYFIELD RIDING CENTRE, HAZLEDENE ROAD, HAZLEHEAD PARK

A PROPOSED DEVELOPMENT OF A HOTEL AND COUNTRY CLUB WITH CIRCA 250 BEDROOMS, SPA, SWIMMING POOL, FUNCTION AND CONFERENCE FACILITIES AND RESTAURANTS INCLUDING HOLIDAY CHALETS, EQUESTRIAN CENTRE AND COUNTRY CLUB HOUSE WITH ASSOCIATED CAR PARKING/ ALTERATIONS TO ACCESS ROADS.

For: Mr Alan Massie

Application Type : Planning Permission in Principle

Application Ref. : P141026

Application Date: 24/07/2014

Officer: Lucy Greene

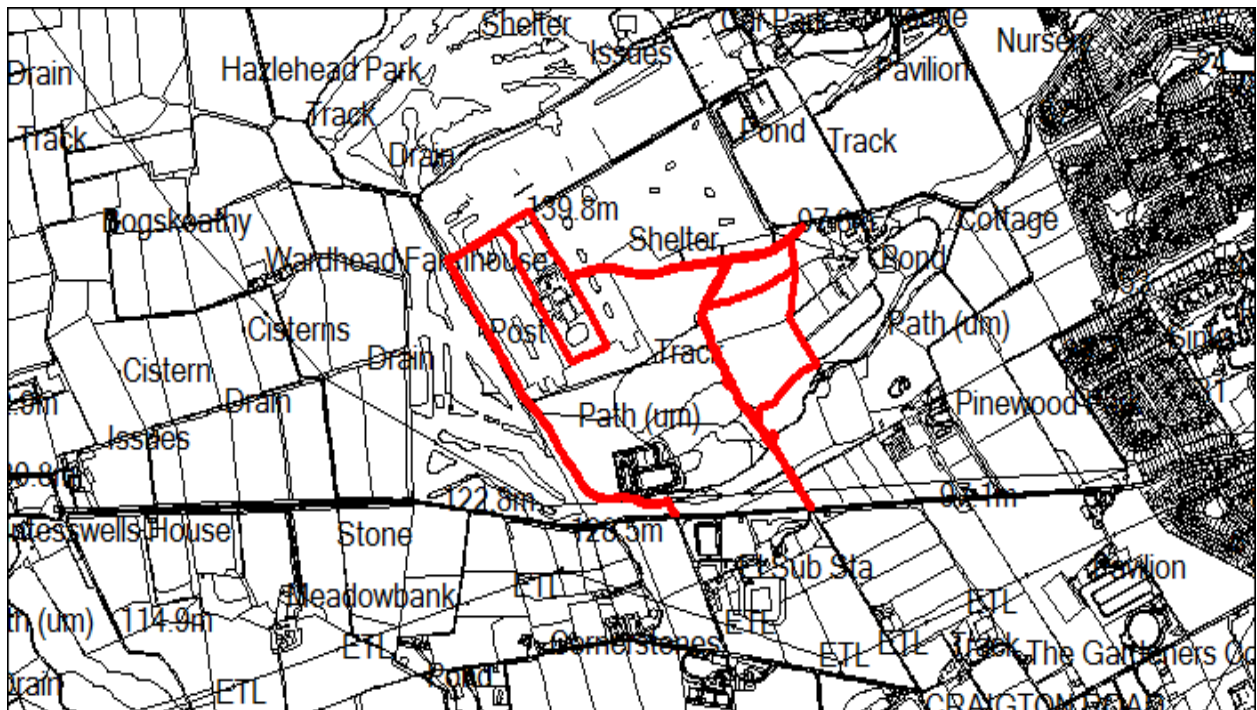
Ward : Hazlehead/Ashley/Queen's Cross  
(M Greig/J Stewart/R Thomson/J Corall)

Advert: Dev Plan Departure

Advertised on: 20/08/2014

Hearing Date: 14 November 2014

Community Council: comments



**This report provides information for the Pre-determination Hearing required to be held for major applications deemed to be a significant departure from the development plan.**

The purpose of the hearing is for elected members to hear the views of those who have made representations on the application, prior to the application being determined at a future date by full Council. There is, therefore, no evaluation of the proposal and no recommendation.

This report will be augmented by presentations made at the hearing.

## **DESCRIPTION**

The application site consists of two large areas linked by access roads and paths of varying widths and qualities.

Site A consists of a roughly square shaped area of fields that is approximately 5.48 hectares in size. The fields are used for the grazing of horses.

Site B consists of a rectangular shaped site of approximately 3.72 hectares. This currently contains the hayfield Riding Centre, with stables, indoor and outdoor school, two terraced houses, a steading, a detached house and ancillary buildings. The houses and steading are granite and traditional in nature. There are paddocks within the northern portion of the site.

Site A lies to the east of Site B and approximately 300m to the north west of Countesswells Road. This site is accessed from the road that leads between Hazledene Road (to the north) and Countesswells (to the south). In recent years the surface of this road has become significantly eroded and barriers have been erected in an effort to prevent vehicular through access.

Site B is accessed via a single track road that adjoins Hazledene Road. This road lies within the application site, as well as the paths that leads from the north west corner of the site and loops round to meet the shooting range to the south.

Site A is surrounded by woodland on three sides with a tree lined drystone dyke to the east.

Site B lies within the golf course, although there are lines of trees along the east and west boundaries and woodland to the south. To the north is a track with drystone dyke along the site boundary.

The wider area contains the golf course and park to the north, the site of the former Dobbie's nursery to the east and woodland to the south and west.

## **PROPOSAL**

The applicant will speak at the hearing to describe the proposals.

The application is for Planning Permission in Principle for:

Site A (the fields to the east):

- a hotel containing 250 bedrooms,
- restaurant and banqueting / function facilities, spa and swimming pool
- conference facilities to seat approximately 1000 people
- car parking at a ratio of one space per bedroom, one space per lodge and provision for the conference facility (total approximately 437 spaces across sites A and B) with a large proportion located underground,
- serviced lodges / holiday homes, the indicative plans show 15 no. lodges

Site B (existing Hayfield site):

- Hotel club house
- Services lodges / holiday homes, the indicative plans show 16no. lodges
- Equestrian centre, indicative plans show paddock and training area

The Planning Supporting Statement by Knight Frank, dated June 2014, states that improvements would be provided to the core path and cycle network within the Hazlehead Area

The application includes plans that are indicative only and the details of the proposal, including design and massing of the buildings, would be dealt with under further applications for Matters Specified in Conditions.

To provide a rough idea of the size of building, the indicative plans show a 'horse shoe' shaped building of three and a half / four storeys, with the maximum extent of the footprint extending across an area approximately 100m by 80m.

The planning statement states that the hotel would be of a 5 star standard and would fill a gap in the market, following the envisaged closure of the Marcliffe Hotel.

The planning statement contains an analysis of alternative sites where a facility of this might be located, this is in the form of a sequential test and includes opportunity sites within the Local Development Plan.

Access:

The Transportation Assessment contains four options for access:

Option 1: Access via Hazledene Road only, the link to Countesswells Road would remain closed.

Option 2: Access would be provided along Hazledene Road, and additionally access would be provided along both Groats Road and Hazlehead Avenue with the one way link along the existing lane between the golf course and Hazlehead Park. The link to Countesswells Road would remain closed.

Option 3: Access via Hazledene Road, with access also provided to Countesswells Road, would be one way with due to an existing pinch point preventing widening.

Option 4: Access via all routes mentioned above.

The applicant has stated that a shuttle bus to the city centre would be provided.

### **Supporting Documents**

All drawings and the supporting documents listed below relating to this application can be viewed on the Council's website at

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=141026>

On accepting the disclaimer enter the application reference quoted on the first page of this report.

The supporting documents include:

- Transportation Assessment
- Ecological Report
- Plans and indicate drawings
- Supporting Planning Statement
- Report on the Pre-application Consultation

### **PRE-APPLICATION CONSULTATION**

The proposed development was the subject to pre-application consultation earlier this year between the applicant and the local community, as required for applications falling within the category of major developments as defined in the 'Hierarchy of Development' Regulations. The consultation involved one public meeting and a meeting with the Craigiebuckler and Seafield Community Council.

### **CONSULTATIONS**

**Roads Projects Team** – Discussions are on-going with the team and a Roads Officer will speak at the hearing.

The current position is that:

1. Whilst the applicant prefers Option 1, the Option 2 is the preferred option for the road authority since the creation of multiple points of access is a key objective which forms part of "Designing Streets" policy, and the inbound development trips could be distributed over Hazledene Avenue/Queens Road junction and Hazledene Road/Queens Road junction. Achieving a low cost engineering solution is not a priority for the road authority, whilst the other criteria are ranked equally, so it scores higher than Option 1.
2. Strategic Transport Fund would be payable.
3. Clarification is required as to how the shuttle bus would operate, and this could then be conditioned.

4. It may be that the Countesswells access point could be used for special events, further discussion is required with Traffic Management.
5. Welcome the indication that a car-free link could potentially be provided to the clubhouse.
6. Further consideration is required of the distribution of the inbound development traffic across two junctions instead of one.

-  
**Environmental Health** – Request attachment of condition relating to a noise assessment.

**Developer Contributions Team** – Comments to be confirmed at the hearing.

**Enterprise, Planning & Infrastructure (Flooding)** – The requirement for Drainage Impact Assessment could be dealt with by condition.

**Education, Culture & Sport (Archaeology)** – Requests attachment of condition requiring an archaeological dig prior to development.

**Scottish Environment Protection Agency** – Require attachment of conditions any consent granted, relating to: a Sustainable Urban Drainage System (SUDS) for surface water drainage, the submission of a site specific Construction and

**Scottish Natural Heritage (SNH)** – no comments.

**Saving Scotland's Red Squirrels (SSRS)** - SSRS raises concern about the development proposal as Den Wood is a key site for red squirrels in Aberdeen.

The SSRS has been working in the park since 2009, prior to that, trapping was carried out by SNH from around 2005.

Evidence exists that the red squirrel population has undergone a remarkable recovery – Hazlehead Park constitutes a reservoir of red squirrels of major importance for their successful recolonisation of wider Aberdeen.

Concern is expressed that the proposed development would impact negatively on red squirrels. This is due to the need to upgrade roads, thus reducing habitat, increasing fragmentation of habitat and increasing the risk of traffic related mortality.

At present the road is narrow enough for red squirrels are able to cross the canopy. Road sign and rope bridges are considered to be ineffective.

It is considered that the proposed work would be contrary to objectives of the Aberdeen City Council Nature Conservation Strategy, in relation to preserving and sustainably managing natural heritage, increasing the value of wildlife corridors and considering nature conservation in all Council projects.

It is requested that roads are placed within the landscape so as to avoid bisecting woodland blocks.

**Craigiebuckler and Seafield Community Council (CSCC)** – Refer to the consultation on the Main Issues Report for the emerging Aberdeen local Development Plan 2016 (emerging LDP), whereby the Community Council in their response supported the Council's preferred approach, not to allocate further sites. This was for the reason that the allocations already provide a generous supply of housing and employment sites and that increasing the supply of land for development would result in exacerbating the traffic congestion. The Community Council therefore states that it is bound to concur with all decisions by the Council to refuse planning permission in principle to applicant who propose to build on land which is not designated for development in the emerging LDP.

CSCC is aware that a luxury hotel to the west of the city is about to close leaving a gap in the market. It is considered that there would be advantages to the economy if this gap was filled with a new high quality luxury hotel and leisure complex.

The sites are well suited to the purpose because of the visual appeal of their surroundings, proximity to the golf course, paths and gardens.

The location is well screened and development should have minimal visual impact.

## REPRESENTATIONS

19no. number of letters of representation have been received. The objections raised relate to the following matters –

- Impact on Park: Hazlehead Park is a valuable facility that has been enjoyed for generations. It is well used by walkers, joggers, cyclists and horse riders and golfers. It is also one of few unspoilt areas through largely undeveloped land and a haven for wildlife – birds, wild animals and deer. The park has already been affected by the Dandara development at Countesswells Road and adjoining pathways through fields have been lost. The development would detract considerably from the park, due to:
  - o Development in the heart of the Park detracting from amenity;
  - o volume of traffic – would change character of park and be hazardous to walkers, cyclists and horse riders.
- Green Belt: This is green belt land where development is wholly inappropriate. Even if there were some justification for the Hotel and Country Club, there is no justification for serviced chalets/ holiday homes / second homes / timeshare properties which may result in residential development. This may set a precedent for further development.
- Development would fragment the green belt.
- Scale of development is inappropriate;
- Roads would not cope with the additional traffic – widening would impact upon trees and dry stone dykes;
- Development would be out of keeping with the surrounding area
- Negative impact on wildlife habitat, in particular:
  - o The woods are red squirrel habitat, disruption would impact on red squirrels which have thrived due to efforts in recent years.
  - o Buzzards – nest on site A
  - o Bats forage over the fields
  - o Owls feed on field mice from the fields
- Noise disturbance to residential areas due to increase in traffic in streets used for access, including those leaving functions at night.



- Alternative sites: that it has not been adequately demonstrated that suitable alternative sites have been considered objectively, especially in peripheral areas and Aberdeenshire. Including comments on the following:
  - o Grove nursery, the remaining area, could be considered;
  - o The Marcliffe site could be used
  - o It is stated that access through a housing estate is not acceptable for a quality hotel operator – the appropriateness of Hazledene Road is questioned.
- Queries as to whether transport assessment (TA) takes into account PrimeFour.
- The possibility of creating a rat run through the area has not been modelled and this would not be acceptable.
- Hazledene Road is crossed by those attending Hazlehead Primary and Academy and increased traffic is a safety risk.
- The TA is based on a 200 bed hotel, whereas the application is for 250 bedrooms – Note: the TA has been updated to reflect this.
- That the Queens Road / Hazledene Road junction is not fit for purpose to accommodate this development.
- Drainage is a problem in the area and has been exacerbated by recent development.
- That the park is being revitalised as the first Climate Change Park in Scotland. The proposed development's large carbon footprint would be the antithesis to sustainability.
- The proposal would result in undesirable light pollution in an area that is currently dark.
- That the proposal could risk the future existence of the golf course and the area be developed for housing.
- The Country Club would be very expensive and not affordable to most.
- The Hazlehead Complex belongs to the citizens of Aberdeen and should be kept as such.
- That the Council wish to sell the Hazlehead Golf complex to the private sector.

## **PLANNING POLICY**

### **National Policy and Guidance**

Scottish Planning Policy (SPP)

SPP reiterates the Scottish Government's central purpose is to focus government and public services on creating a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth.

The SPP introduces a presumption in favour of development that contributes to sustainable development. Decision should be guided by various principles including:

- giving due weight to net economic benefit; and

- protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment.

The SPP contains a strong emphasis on creating high quality places by taking a design-led approach, at every level.

One of the core principles of the SPP is the plan-led approach to planning.

### **Aberdeen City and Shire Structure Plan**

The overall vision of the structure plan is:

Aberdeen City and Shire will be an even more attractive, prosperous and sustainable European city region and an excellent place to live, visit and do business.

We will be recognised for :

- Out enterprise and inventiveness, particularly in the knowledge economy and in high-value markets;
- The unique qualities of our environment; and,
- Our high quality of life.

The strategy focuses development on places where there are clear opportunities to encourage people to use public transport, planning for significant growth in a limited number places.

The structure plan contains objectives that relate to providing opportunities for economic development, protecting the natural environment and sustainability.

### **Aberdeen Local Development Plan**

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) require that where, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

The sites are zoned within the green belt and Green Space Network.

#### **Policy NE2 'Green Belt'**

No development will be permitted in the green belt for purposes other than those essential for agriculture, woodland and forestry, recreational uses compatible with an agricultural or natural setting, mineral extraction or restoration or landscape renewal. There are exceptions to the policies, including the following:

- Proposals for development associated with existing activities in the green belt;
- Essential infrastructure;
- Conversion of buildings of historic or architectural interest that contribute to the character of the green belt;

- Proposals for extensions of existing buildings as part of a conversion or rehabilitation scheme.

#### Policy NE1 'Green Space Network'

The wildlife, recreational, landscape and access value of the network will be protected and enhanced. Proposals that destroy or erode this will be resisted. Where development crosses this, it shall take into account the coherence of the network, including measures to allow access across roads for wildlife and for access and outdoor recreation. Development that has an impact on existing wildlife habitats must be mitigated through enhancement of the network.

#### Policy D1 'Architecture and placemaking'

To ensure high standards of design, new development must be designed with due consideration for its context.

#### Policy D3 'Sustainable and Active Travel'

New development will be designed to minimise travel by private car, improve access to services and encourage active travel

#### Policy D4 'Aberdeen's Granite Heritage'

Retention of granite buildings will be encouraged, even where are not listed or within conservation areas.

#### Policy D6 'Landscape'

Development must avoid, inter alia:

Significantly adversely affecting landscape character;

Disturbance or loss to important recreation, wildlife or woodland resources or to the physical links between them;

Sprawling onto important green spaces or buffers between communities or places with distinct identities

This policy highlights consideration of impact on existing landscape elements, linear and boundary features or other components that contribute to local amenity, and development should provide opportunities for conserving or restoring them.

Presumption against all activities that will result in loss or damage to established trees and woodlands.

#### Policy NE6 'Flooding and Drainage'

Development will not be permitted where it would increase the risk of flooding, be at risk of flooding itself.

#### Policy NE8 'Natural Heritage'

Development that has an adverse effect (even taking into account mitigation measures) on protected species or areas, will only be acceptable where it take into account Scottish Planning Policy (SPP)

Policy NE9 'Access and informal recreation'

New development must not compromise the integrity of existing or potential recreational opportunities including access rights, core paths, other paths and rights of way. Where possible development should include new or improved provision for public access and links to green space for recreation and active travel.

**Dr Margaret Bochel**

Head of Planning and Sustainable Development.

# CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Ms Lucy Greene, Case Officer  
Planning and Sustainable Development  
Aberdeen City Council  
Business Hub 4  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

10 Craigiebuckler Drive  
Aberdeen  
AB15 8ND

Email: 

8<sup>th</sup> October 2014

Dear Ms Greene,

Application Number: P141026. Site Location: Hazledene Road (Land at), West of Former Dobbies Garden Centre.

Proposal:

Hotel development incorporating function suites with associated restaurant and car parking. Residential development in association with the hotel including one, or a combination of: serviced chalets, holiday homes, second homes, or timeshare properties. On site spa, country club and swimming pool, gym, retail shop, cafe, golf practice and indoor putting areas with coaching facility, garden centre redevelopment and refurbishment of existing Hayfield Riding School. Alterations to access roads. The development is to include both sites lying between Hazledene Road and Countesswells Road.

Applicant: Carlton Rock Limited.

We refer to “Issue 1: Greenfield Housing and Employment Allocations” pertaining to Aberdeen City Council's Main Issues Report Consultation Document ( Page 11 ) for the Aberdeen Local Development Plan, 2016. Here the initial question reads: 'Do we need to add to the greenfield housing and /or employment land supply by allocating more sites?

The Council's preferred approach was to “carry over existing Local Development Plan allocations and not to release further land from greenfield sites” because “ this approach would make the Local Development Plan consistent with the Proposed Strategic Development Plan; these allocations already provide a generous supply of housing and employment sites; continues to support the development of brownfield sites and protects existing green belt and green spaces”.

We agreed with ACC's preferred approach which reads:-

“Even with the advent of the WPR, increasing the supply of land for development would result in exacerbating the traffic congestion on the City’s roads infrastructure.

The present allocations already provide a generous supply of housing and employment sites”.

Therefore we are bound to concur with all decisions by Aberdeen City Council to refuse planning permission in principle to applicants who propose to build on land which is not designated for development in the Local Development Plan.

However, we are aware that a popular luxury hotel in the west of the city is about to close, leaving a gap in the sector of the hospitality industry that accommodates important commercial and domestic events as well as catering for visiting celebrities. We contend that it will be advantageous to the economy and prestige of the city if this vacuum is filled by the construction of a new high quality luxury hotel and leisure centre to replace the establishment which is about to close.

In our opinion the sites of the proposed developments, although not zoned in the Local Development Plan for building construction, are well suited for this purpose because of the visual appeal of their surroundings and their proximity to Hazlehead Park with its golf courses, bridal paths and gardens.

The location of the proposed hotel is in a well screened site and therefore should have a minimal visual impact on the surrounding area.

We are of the opinion that there is an economic advantage for the city if the hotel and associated developments are completed, both in terms of employment provision and the resultant increase in revenue for the businesses which supply and service Aberdeen's hospitality industry.

Yours sincerely  
William Sell  
Chair

**Anna Wisniewska**

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**From:** Lucy Greene  
**Sent:** 23 September 2014 15:15  
**To:** Anna Wisniewska  
**Subject:** FW: Proposed Hazlehead developments

Hi Anna  
Please could this one be entered into APP as an objection and included in the list to Martin Allan  
Thanks  
Lucy

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**From:** Stephen Willis [REDACTED]  
**Sent:** 12 September 2014 16:05  
**To:** Lucy Greene  
**Subject:** Proposed Hazlehead developments

Hi Lucy, I have been mulling things over re. the proposal for extensive developments in land adjacent to the woodlands at Hazlehead.

I would like to add that in the entire history of Saving Scotland's Red Squirrels' work in the northeast (we started in 2009) there is no single site where we have put in more effort for more positive results than the woods around Hazlehead. All that time and money will have been for nothing if the woods are bisected by busy roads and the fast recovering red squirrel population is threatened by a massively increased chance of road mortality.

I have no idea what mitigation is proposed but neither road signs or rope bridges will make much difference. Tests by Perth & Kinross Council (unpublished) showed that traffic speeds were unchanged by the presence of official council road signage specifically highlighting red squirrels. Rope bridges over roads have not, to my knowledge, been scientifically proven to work. The only study I am aware of was carried out in Argyll, and was put up over a forest road. This was an MSc. project (not published). Squirrels were quick to use the rope bridge, but did not habitually use it and still often crossed on the ground. There are rope bridges currently up at Gight Wood, in Ellon, and in Banchory. All are used by squirrels, but at the latter two there are almost always dead red squirrels in the vicinity. It merely demonstrates that the bridges have been well placed in areas where squirrels are regularly crossing, whether by the rope or by the road.

Rope bridges and signage are an obvious, and relatively cheap, means of being seen to mitigate for potential road casualties. We are yet to see any convincing evidence that either make any difference for red squirrels.

I am happy for the above to be made public, alongside my previous document.

I'm off on leave as of this afternoon but back on Monday 22nd.

Regards,

Steve

Project Officer, Northeast Scotland  
Saving Scotland's Red Squirrels  
Inverdee House  
Torry  
Aberdeen  
AB11 9QA

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3 Summerhill Terrace  
Aberdeen AB15 6HE

15 August 2014

Planning and Sustainable Development  
Planning Reception  
Marischal College  
Broad Street  
Aberdeen AB10 1AB

**Proposed Development, Hayfield Riding Centre**  
Ref No. 141026

Dear Sir

I object to the proposed development of a hotel and country club, with associated buildings, at Hazlehead Park.

I note that the proposal does not accord with the Local Development Plan.

In a time of expanding building in nearby areas, it is vital that greenfield spaces be preserved as such for the benefit of this and future generations.

Only today, it is reported that council officials have recommended for approval, a proposed 3,000 homes development, together with schools, shops and leisure facilities. The implications for traffic congestion, with this on top of the proposed Hayfield development are horrendous.

Yours

Mr R.



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64 Ashley Rd.

Aberdeen.

AB10.6RT.

21/8/14.

With reference to Planning

Application Ref No. 141026.

How can anyone approve this application - at the moment access is one pot holed single lane track across the 4" fairway of the 9 hole golf course.

But I do not believe this is the total picture.

I think the Town Council want to sell the Hazlehead Golf course complex to private enterprise.

Mr Mervie would seem to be the buyer.

Hazlehead Golf Course as such will disappear and hundreds of expensive houses will be built -

The Hazlehead Golf Course left will not resemble what we know it is as to - day.

It will be a very expensive

Country Club which only a few will be able to afford, not many of the present members.

Please remember the Hazlehead Complex belongs to the citizens of Aberdeen and should be kept as such.

y 

P&S, Letters of Registration	
Application Number	147026
25 AUG 2014	
RECEIVED	MAP
Not	Sold
Case Officer's Initials	CCF
Date Accepted	25/8/14

PI

**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 15 August 2014 15:25  
**To:** PI  
**Subject:** Planning Comment for 141026

Comment for Planning Application 141026

Name : Mr Alan Hamilton  
Address : 33 Hazledene Road,  
Aberdeen.  
AB15 8LB

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I object to this application. The grounds for my objection are as follows :

- 1 The proposals if implemented will be detrimental to the amenity of Hazlehead Park and its environs.
- 2 The proposals will constitute a departure from the adopted Development Plan and will not be compliant with the Green Belt Policy.
- 3 The existing road layouts and condition are totally inadequate to serve a development of this nature.
- 4 The proposed access via Hazledene Road with the increased traffic flow will compromise road safety, particularly at the crossing used by children accessing Hazlehead Primary School.
- 5 The proposals will adversely affect wildlife in the area. There are large numbers of bats in the area surrounding the hotel site, they can be seen in the summer evenings feeding over the grass fields. There are also large numbers of field mice which provide food for the population of brown owls in the vicinity. There are also roe deer, badgers and red squirrels in the immediate area which will be adversely affected.
- 6 This scale of development is wholly inappropriate for the Hazlehead Policies and if approved would create an undesirable precedent.

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## **Planning Application 141026**

Hotel, Spa, Conference Centre, Function Suite, Country Club, Equestrian Centre and Holiday Homes

I object to the proposed development on Application Site A

It is contrary to Green Belt Designation

The hotel, spa and conference centre do not provide recreational facilities compatible with a rural setting.

The development leads to fragmentation of the Green Belt (when taking into account other developments in the area such as Pinefield and Counteswells housing) which destroys its character.

The intensity of activity in the area would be significantly increased as a result of the development

The development provides no increase in public access to Hazlehead Park as claimed in section 3.3 of the Supporting Statement

Cannot see any example of the positive impacts on the Green Space network claimed in section 3.13 of the Supporting Statement.

Not adequately demonstrated that all suitable alternative sites been identified or considered, or considered objectively, particularly in Aberdeen City peripheral areas and in the adjoining areas of Aberdeenshire

3.14 Incorrect statement regarding the recycling centre at the Grove Nursery. This site was not Green Belt at the time of planning award. It was zoned for recreational / sports use, so there was a change in use associated with the planning approval but not approval to develop Green Belt. The remaining area of the Grove Nursery site could be considered for the hotel, spa and country club?

5.24 It is not assured that the Marcliffe site will be developed as offices. It would provide an alternative for the hotel and spa.

5.19 It is stated that access through a housing estate not acceptable for a quality hotel operator. So why is access along Hazledene Road acceptable?

### **Transport Assessment**

This was based on traffic surveys in May 2014 and does not take into account the approved and under development offices hotel etc. at the Prime Four site. The currently completed developments have already contributed to significant additional traffic and congestion on Queen's Road and these further approved developments will add further traffic which should have been taken into account in

the study. Neither does the study take into account potential development of sports and leisure facilities at the remaining Grove Nursery site which designated for this use.

Option 1 is stated as preferred (access via Hazledene Road) but in section 4.5 it further states that service vehicle access is provided via Countesswells Road in this option. The report does not then proceed to assume that this will create a through route from Countesswells Road via Hazledene Road and onto Queen's Road and this will become a "rat-run" for commuter and other traffic which has not been modelled. Any development, if approved, must prevent this becoming a through route.

The report assumes that traffic related to the conference centre and function suite will arrive during the working day and depart by early evening. This is a wrong assumption and it can be reasonably assumed that functions, particularly at the weekend, will occur in the late evening and that vehicle departures will be around midnight, or later, to the disturbance of residents in Hazledene Road (which is a residential street).

The study has proceeded on the basis that the capacity of the hotel is 200 beds whereas all other documentation in the application refers to the hotel being 250 beds.

The basis and underlying assumptions of this study are seriously flawed and it cannot be used reliably in support of the application.

I have no objection to the plans for Application Site B

David Wolfe  
34 Hazledene Road  
Aberdeen  
AB15 8ID

P&SD Letters of Representation		
Application Number: 141020		
RECEIVED 20 AUG 2014		
Nor	Sou <input checked="" type="checkbox"/>	Map
Case Officer Initials: ICG		
Date Acknowledged: 20/8/14		



PI

**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 07 August 2014 11:03  
**To:** PI  
**Subject:** Planning Comment for 141026

Comment for Planning Application 141026

Name : Diarmid Macalister Hall

Address : 25 Hazledene Road

Aberdeen

AB15 8lb

Telephone [REDACTED]

Email: [REDACTED]

type : [REDACTED]

Comment : The proposal to build a hotel and country club in Hazlehead woods should be rejected however I have no objection to the proposed redevelopment of Hayfield equestrian centre.

This rejection should be based on the clear contravention of the green belt policy. For the applicant to say that there is no other suitable site in Aberdeen for a similar development is both spurious and not a justification for this development.

Anyone who has been lucky enough to walk, run, cycle or horse ride through Hazlehead Woods will value the tranquillity and natural surroundings of the area &#8211; you can even hear the birds! I accept that the woods are neither classic nor particularly well managed, however this proposed development would effectively bring an end to the environmental balance of the area.

Primary access to the hotel is proposed via Hazledene Road and the junction onto Queens Road. Hazledene Road is a residential area with a school crossing and numerous path crossings onto the playing fields and wooded areas. Peak traffic flows associated with start and finish of events and conferences are easy to predict and it is unreasonable to introduce this additional traffic to a residential area for the marginal benefit of building a hotel.

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webmaster@aberdeencity.gov.uk

19 August 2014 14:30

PI

Planning Comment for 141026

Subject:

Comment for Planning Application 141026

Name : Mrs Elizabeth Hamilton

Address : 33 Hazledene Road,

Aberdeen.

AB15 8LB

Telephone [REDACTED]

Email [REDACTED]

type :

Comment : I wish to object to this application for the following reasons, 1. This location is on land subject to the Council's Green Belt Policy and a large commercial development of this nature should not be permitted. In addition it would be a departure from the adopted Development Plan.

2. The area is a haven for wild-life and such a development would have an undesirable effect on the habitat, feeding and general security of the animals and birds.

3. The access road network is totally inadequate to cope with the traffic generated by such a development and would adversely affect road safety.

4. The development would result in undesirable light pollution arising from floodlighting, car park lighting and more extensive street lighting. The area at present is substantially dark.

5. In my view this would be a gross over development within the Hazlehead Park area which is presently used for purely recreational purposes by walkers, cyclists and horse-riders.

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51 Hazledene Road  
Aberdeen  
AB15 8LB

13 August 2014

Development Management  
Enterprise, Planning and Infrastructure  
Aberdeen City Council

Dear Sir/Madam,

**Re: Planning Application 141026 Hazlehead Hotel and Country Club**

I strongly object to the proposed planning development. I attended the viewing of the plans at 'Somebody Cares' on 31 March, and expressed my objections to the developers at that stage and am doing so again now.

My main objection is that **the development would be totally incompatible with the surrounding area, and its current uses.** Hazlehead Park and environs is an area of peace and beauty. There is an extensive network of paths through the woods which are used by walkers, runners, cyclists, horse riders, wheelchair users etc. The Hazlehead golf courses, and the Park itself are places where residents and tourist alike wish to relax in a peaceful environment. **The impact on all these local amenities by such a large and overwhelming development, with the associated high volume of traffic and noise, would be most undesirable.**

Hazlehead Park has for many years been a premier Park in Aberdeen, and is now being revitalised as the first Climate Change Park in Scotland. The proposed development's large carbon footprint (energy use, traffic etc) would be the antithesis of the sustainability aims of Hazlehead Park.

I am also concerned about **the impact on road safety due to the increased traffic along the two main access roads, Hazledene Road and Hazlehead Avenue.** Both of these roads have to be crossed by the many children who go to Hazlehead Primary and Hazlehead Academy from the Craigiebuckler area. Their safety should not be compromised. Similarly the many local people and tourists who visit Hazlehead Park, the sports fields and the golf course would also be put at increased risk. The numbers are particularly high at weekends and during holiday times – just the times when there would be the most traffic due to the development.

In 2009 there was the prospect of Hazlehead Golf Course, Park and environs being privatised. This was turned down. The Hazlehead area is a priceless heritage for the City of Aberdeen, and should continue to be treasured for the peace and beauty that it offers so many different people – citizens and visitors, old and young, able and disabled. It should not be despoiled by a large and unnecessary commercial development. I do hope that you will reject the application for this development.


Yours sincerely,  
Elizabeth Lindsey

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**GRANT AND DIANA MACKENZIE**

40 Woodburn Avenue  
Aberdeen  
AB15 8JQ



13<sup>th</sup> August 2014

Development Management  
Enterprise, Planning and Infrastructure  
Aberdeen City Council  
Business Hub 4  
Marischal College  
Broad Street  
Aberdeen

Dear Sirs,

**Proposed Hotel and Country Club Development Hazlehead Riding Centre  
Application 141026**

I refer to the above application which has been submitted to the Council for Planning Permission in principle and wish to register my objection to the grant of the application.

Having reviewed the plans it appears that there is a proposal for a 2 Site Development comprising a Hotel, function suites and restaurants on an area of ground west to the former Dobbies Garden Centre and a County Club and ancillary facilities on the site of the existing Hayfield Riding Centre.

Hazlehead is a wonderful facility which has been enjoyed by generations of Aberdonians. I know from my very regular visits to the Park that it is very well used by walkers, joggers, cyclists and horse riders as well as those enjoying the facilities of the Golf Club. It is one of the few areas within the confines of the City where you can enjoy safe and unspoiled walks through largely undeveloped land. It also a haven for wild life and gives the opportunity to see a variety of birds and wild animals in their natural habitat and Deer are often to be seen on the site of the proposed Hotel. It is perhaps the only area of true countryside within the City boundaries

The eastern extent of Hazlehead Park has already been affected by the Dandara Housing Development at Countesswells Road which resulted in the loss of a number of pathways through former fields. It is understood, of course, that these fields did not comprise part of the Hazlehead Park, but the fact that the houses are to be built up to the edge of the Park inevitably detracts from the adjoining pathways within the Park.

The 2 Site Development that is proposed in connection with the above application are both situated within the heart of Hazlehead Park and would, in my opinion, detract considerably from the amenity of the Park. Judging by the number of car parking spaces that seem to have been allocated to the Developments there would also be a considerable increase in the volume of traffic through Hazlehead, on roads

which are already inadequate.

It is clear that the area upon which the Developments are proposed is Green Belt land and in my opinion it would be wholly inappropriate to allow such large scale development in this area. Even if it could be argued that there were some justification for the construction of a Hotel and Country Club, which I would dispute, there can be no justification for the "Serviced Chalets Holiday Homes, Second Homes or Time Share Properties" which seems to be simply a back door means to secure consent for a Residential Development. If this were to be approved I would have real concerns that this may prove to be the thin end of the wedge.

I firmly believe that in planning terms the application is indefensible, lying as it does within the Green Belt area. I think there are a variety of other reasons why the application should not be granted, not least:

- The loss of important and scarce green space and countryside in a location close to the City
- A large Hotel and Country Club is inappropriate in the area, as is the scale of the proposed development, and it should not be permitted in this locality.
- The roadways are not adequate to cope with the additional traffic that would be generated.
- The development would be totally out of keeping with the rural character of the area
- The negative impact on the habitat for the indigenous wild life in the park
- It would be hugely detrimental to the amenity of the many paths and tracks that pass through the area and to the enjoyment of the persons using these.

Hazlehead is in my opinion a priceless facility which has been enjoyed by generations of Aberdonians and it is vitally important that it be preserved for generations to come. If this application were to be approved it would greatly detract from the enjoyment of the many people who use it on a regular basis. I would urge the Committee, therefore, to reject this application.

Yours faithfully

  
**Grant MacKenzie**



PI

---

**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 18 August 2014 22:21  
**To:** PI  
**Subject:** Planning Comment for 141026

Comment for Planning Application 141026

Name : Jean adams  
Address : 42 hazledene road  
aberdeen  
ab15 8ld

Telephone :

Email : 

type :

Comment : I have serious concerns over the amount of traffic that will be going through hazledene road, which is already in a serious state of disrepair.

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PI

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 19 August 2014 14:12  
**To:** PI  
**Subject:** Planning Comment for 141026

Comment for Planning Application 141026

Name : john d mackenzie  
Address : 43 hazledene road  
Aberdeen AB15 8LB

Telephone :

Email : [REDACTED]

type :

Comment : The T junction at the end of hazledene road with queens road is not fit for purpose, if this access route to the proposed site is used. The increased volume of traffic resulting from the proposed development would lead to frustration and an increase in risk to all users - especially cyclists and pedestrians.

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PI

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 01 August 2014 10:33  
**To:** PI  
**Subject:** Planning Comment for 141026

Comment for Planning Application 141026

Name : Laura Pike  
Address : 23 Albury Gardens  
Aberdeen  
AB11 6FL

Telephone :

Email 

type :

Comment : I wish to object to this planning application. As a regular user of the woods and park I do not support the proposed country club development.

The infrastructure surrounding Hazlehead would not and could not support the level of traffic that this new development would generate.

I do not believe that an additional Hotel and Conference facility is required at this location.

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I

**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 18 August 2014 22:20  
**To:** PI  
**Subject:** Planning Comment for 141026

Comment for Planning Application 141026

Name : Liz Adams  
Address : 38 hazledene road  
Aberdeen  
AB15 8ld

Telephone :  
mail [REDACTED]  
Type :

Comment : I have serious concerns over the amount of traffic that will be going through hazledene road, which is already in a serious state of disrepair.

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PI

**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 11 August 2014 20:14  
**To:** PI  
**Subject:** Planning Comment for 141026

Comment for Planning Application 141026

Name : Mr R RJeffrey  
Address : 44 Hazledene Road  
Aberdeen  
AB15 8LD

Telephone : [REDACTED]  
Email : [REDACTED]  
type :

Comment : I wish to object to the above development on the following grounds:

1. There has been a consistent and steady erosion of the green belt in this area with little benefit to the local residents accompanied by significant neglect of the infrastructure and amenities provided around Hazelhead park and golf courses. Will the developer be responsible for the improvement and subsequent maintenance of any access roads around this area?
2. Hazledene road is currently a quiet residential street with ineffective traffic calming. With the closure of the road through the Den Wood, it is no longer a convenient "rat run". The hotel development would again seem to make this short cut available. Pupils, some with parents, cross the road on their route to the primary and secondary schools at Hazelhead and any increase in traffic volume on this poorly maintained road with neglected crossing facilities is clearly undesirable. Countesswells road which is being upgraded in view of other developments would seem to be a better choice for access to the proposed hotel.
3. What will be the environmental and ecological consequences of this development. e.g. Red squirrels have recently been seen in the area.
4. What steps will be taken to ensure minimal noise disruption in this quiet residential area? Will extended licensing hours be granted for functions?

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34 Woodburn Crescent  
Aberdeen  
AB15 8JX  
August 16, 2014

Development Management, Enterprise, Planning and Infrastructure  
Aberdeen City Council, Business Hub 4,  
Marischal College  
Broad Street, Aberdeen  
AB10 1AB

Dear Sirs

**Planning Application : Ref : 141026**

I wish to lodge an objection to this application for a proposed development adjacent to Hazlehead Park. If such a major development of this type is needed in or near Aberdeen, it is difficult to believe that a more appropriate site less damaging to the environment cannot be found.

My fundamental objection is that it will lead to further degradation of Hazlehead Park, a priceless heritage of treasured green space gifted for recreation and sporting activities for the citizens of Aberdeen and beyond. Our Council should be determined to protect this valuable resource at all costs. Unfortunately the opposite seems to be happening - a process begun with the recent siting of a waste re-cycling centre at its entrance and continuing with the excessively large housing development currently taking place immediately to the south.

Many families and persons of all ages use the park and its immediate surroundings as a peaceful and relatively safe environment for walking, horse riding and cycling. What is envisaged in this grandiose plan will destroy that or, at the very least, make it much less enjoyable or safe. The inevitable increase in through traffic, already a concern with the removal of the traffic barrier towards Countesswells Road and its replacement with notices that are ignored, raises further questions about safety. Even if through traffic was prohibited, traffic into and out of the area to service a large hotel and associated developments will make matters much worse.

Drainage from the area is a continuing problem, exacerbated by the Dandara housing development in the neighbouring fields. Pollution of the natural burns and their outlets to Walker Dam and Johnston Gardens has already occurred and has been investigated by SEPA.

To cope with the considerable increase in traffic, major re-construction of the roads and tracks into and within this area will be necessary. It is difficult to see how this can be accomplished without the removal of protected trees and the re-alignment of ancient stone dykes and other boundaries. To allow the destruction involved would display a total lack of sensitivity to a beautiful and peaceful resource which we have inherited. It could never be replaced.

Yours faithfully



Professor AGM Campbell

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PI

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**From:** Prue King [REDACTED]  
**Sent:** 25 August 2014 19:31  
**To:** [REDACTED]  
**Subject:** Planning ref: 141026

Dear Sirs,

I am writing to protest again at the violation of the Development Plan by the proposal for a hotel, country club and other associated facilities as delineated in your advertisement in The Aberdeen Citizen of Wednesday, 20<sup>th</sup> August 2014. It is rightly described as "not in accord with the Development Plan (The Town and Country Planning – Development Management Procedure (Scotland) Regulations 2008- Regulation 20- Aberdeen Local development Plan 2012.

The ecological system of Hazlehead Woods is only returning to the former glories of which it was bereft by the gale and storms of January 1953. A great deal of effort has gone into maintenance of paths suitable for walkers and equestrians. Enormous effort has gone into the control of grey squirrels and the restoration of the habitat of the endangered native red squirrels in the woodland adjacent to the proposed development. The policies were always designated as recreational and not commercial. The imposition of a 250 bedroom hotel with associated car parking, restaurants etc. can be described as nothing other than blatant commercialism. Development is taking space on what was arboricultural land nearby and more is proposed beyond the site in question. Slowly all the green lungs are being eroded and increased traffic will add to the pollution of a sensitive area. Traffic noise will disturb the wildlife which has been nurtured in the policies and pollution will blight the cleanliness of the air which has always been a feature of the Hazlehead policies., which will shrink to a comparatively small park and a two and a half golf courses, with if the populace is lucky may retain a small area for walkers, runners and cyclists.

Yours faithfully,  
Prudence King

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Development Management  
Enterprise, Planning & Infrastructure,  
Aberdeen City Council,  
Business Hub 4,  
Marischal College,  
Broad Street,  
Aberdeen,  
AB10 1AB

36 Woodburn Crescent,  
Aberdeen,  
AB15 8JX

31<sup>st</sup> July 2014

Dear Sirs,

Ref: Planning Application No. 141131, Countesswells Woods and Hazledene.

I am writing to table an objection to the above planning application for an hotel and country club within the purlieu of Hazlehead policies.

With respect to Site A – the projected hotel – one has to ask whether this falls within the guidelines for the Development Plan for the area. If it does not, will this establish a dangerous and potentially regrettable breach of the guidelines which have been set for the whole of the Plan area? In addition, one has to examine the suitability of access to the proposed development. The access to the site is unsuitable and inadequate for the extent of the proposal.

With respect to Site B- the country club and its ancillary developments - the area involved lies within established woodland with a great deal of wildlife. The red squirrel project has been remarkably successful in reviving the population of these animals, there are roe deer, badgers, foxes and birds of many species, not to mention the large numbers of bats which can be seen in the area in the evening. Hazlehead has always been a haven for wildlife and its ecology is long established. The current location of the riding school does not impinge on the wildlife, but should such a facility be surrounded by a multiplicity of holiday houses and increased vehicular traffic, it cannot but have a detrimental effect on the ecosystem.

I would ask that the Planning Committee pay particular attention to these facts when the matter comes up for consideration.

Yours faithfully,

  
Prudence A. King

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34 Woodburn Crescent,  
Aberdeen AB15 8JX.

14 August 2014

Development Management, Enterprise, Planning and Infrastructure,  
Aberdeen City Council,  
BUSINESS HUB 4,  
Marischal College,  
Broad Street,  
Aberdeen AB10 1AB.

Dear Sirs,,

**Planning Application Reference 141026**

I wish to make the following comments on the above Application.

**The Development site is zoned green belt.**

This site has been cherished as an unspoilt natural area used as a haven of peace easily accessible to residents of Aberdeen for many years.

**Site A is located immediately adjacent to woods where red squirrel has been introduced.**

Much effort and expense in recent years has gone into the successful introduction of the red squirrels and eradication of the grey. Disruption of the natural environment which would ensue from the proposed development can only result in the curtailing of this.

Erecting road signs in an attempt to reduce speed and warn drivers of red squirrel presence would be no deterrent. Drivers ignore signs erected to prohibit through access from this area to Countesswells Road.

**Buzzards nest on site A.**

The current roads are not suitable for any increase in traffic. Substantial road widening would be required to service the development. This would be extremely difficult with the trees (some of which are protected) and traditionally constructed drystone dykes which line them.

**Increased traffic would result in hazard to the walkers, horse riders and family cyclists who use the roads to access the paths and thereafter to cross them to follow the path network.**

**The application presented is for "circa 250 bedroom" hotel and country club whereas the Hyder Transport Assessment refers to 200 bed Hotel complex**

Vehicle trip surveys did not include **the inevitable noise disturbance to the residential area proposed for access. This would be particularly relevant in the antisocial hours when revellers would be leaving functions at night.**

**Drainage in the area is very poor.**

The neighbouring buildings of the former garden centre frequently flood.

The Dandara development nearby is encountering considerable difficulty with drainage

On these grounds I consider this proposal to be completely inappropriate and should be rejected..

Yours faithfully,



Sheila M Campbell

PI

---

**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 10 August 2014 18:10  
**To:** PI  
**Subject:** Planning Comment for 141026

Comment for Planning Application 141026

Name : Stephen Clark  
Address : 15 Hazledene Road  
Aberdeen  
AB158LB

Telephone [REDACTED]

Email [REDACTED]

type :

Comment : Given the scale and likely traffic volume, there is inadequate road access to the proposed site. One end of the existing access road is already closed by a barrier presumably to control traffic levels. As a result all traffic will access the site via the residential end of Hazledene Road resulting in increased traffic noise, pollution and reduced road safety in a street that has a crossing point for children accessing Hazlehead Primary and Secondary Schools. The street is already subject to 20MPH speed bumps and at its Western end is narrow and unlikely to cope safely with the likely traffic volumes. I therefore wish to object to this proposed development.

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