

ABERDEEN CITY COUNCIL

COMMITTEE Planning Development Management COmmittee

DATE 6 November 2014

DIRECTOR: Pete Leonard

TITLE OF REPORT: Planning Enforcement Activity – October 2013 to September 2014

REPORT NUMBER EPI/14/???

1. PURPOSE OF REPORT

1.1 To inform Members of the planning enforcement work that has been undertaken by the Planning and Sustainable Development Service from 1st October 2013 to 30th September 2014.

2. RECOMMENDATION

2.1 That Members note the contents of this report.

3. FINANCIAL IMPLICATIONS

3.1 There are no specific implications for revenue and capital budgets, priority based budgeting, or state aid arising from consideration of this report. Some cost may be incurred if direct action to secure compliance with an enforcement notice is necessary. This can generally be accommodated within existing budgets, actions outwith budget parameters will trigger a specific report being submitted to Committee to seek authorisation or other instructions.

4. OTHER IMPLICATIONS

4.1 Normal Health & Safety at Work considerations apply. If successful enforcement is not carried out, there may be implications for health and safety in relation to specific unauthorised works. Scottish Ministers attach great importance to effective enforcement as a means of sustaining public confidence in the planning system. The long term credibility of the planning service is dependent on effective enforcement activity. Effective enforcement should result in greater protection for the environment. There would be no direct impact on any of the Council's property functions, unless breaches of planning control have occurred on land within the ownership of the Council. In such cases, the use of planning enforcement action against the Council as owner is not considered appropriate, and use of alternative powers by the Council as landowner is sought to resolve such breaches.

5. REPORT

- 5.1 This report provides an annual update for the Development Management Sub-Committee of the enforcement work that has been pursued by the Development Management Section. The previous report, which was presented to the Development Management Sub-Committee in January 2014, advised of the enforcement work that had been pursued by the Development Management Section for the 6 months up to 30th September 2013.
- 5.2 This report identifies all cases which have been investigated in the period from 1st October 2013 to 30th September 2014 with a view to determining whether or not a breach of planning control has taken place and whether it is expedient to take enforcement action. It details those cases that have been resolved and updates those cases that were under investigation prior to October 2013 and those that have required formal enforcement action. The attached spreadsheets provide a summary of the complaint / breach and an update of the current status and any related action.
- 5.3 It is evident that a number of cases have been resolved through negotiation and discussion, without recourse to formal enforcement action. In a number of circumstances, particularly where householders are concerned, the breaches are relatively minor and may have taken place because the parties were unaware of the requirement of the need for first obtaining planning permission. In many cases, the submission of a planning application and eventual grant of planning permission has resolved the situation.
- 5.4 A total of 176 new cases have been investigated since the last report. The majority (125) have been resolved without recourse to formal action by the approval of a retrospective planning application, by informal negotiation, or were found not to constitute a breach of planning control. The remainder (51 cases) are still under investigation and may require formal enforcement action if negotiation proves unsuccessful and if there is found to be a breach of planning control which has resulted in significant disamenity or threat to public safety. Four enforcement notices have been served during the current reporting period.
- 5.5 It is a continuing trend that a significant proportion of complaints received are of a relatively minor nature and are frequently householder related cases (approximately half of all complaints). As these cases often do not relate to properties in conservation areas or involve protected trees, and often do not raise issues of public amenity or public safety concern, they are likely to be of lower priority in terms of consideration of possible enforcement action. However, these cases can give rise to very strong feelings between those affected, often taking up a good deal of officers' time in investigating / resolving a dispute.
- 5.6 The commitment of the Scottish Government to ensuring sustainable economic development places increased emphasis on considering the

economic implications of enforcement activity. Factors such as employment retention and creation are therefore of increased weight in considering whether, in any given situation, it is expedient to take enforcement activity. There is also increased need to ensure that burdens imposed on developers in terms of planning conditions and planning obligations / legal agreements are proportionate and reasonable.

- 5.7 A significant issue within the reporting period is the scale of major development which is currently ongoing within the City. This often relates to greenfield sites located at the edges of the City (e.g. Stoneywood / Dyce / Kingswells / Bridge of Don). This has placed a significant burden on the role of planning enforcement given that such applications are often subject to numerous conditions / legal obligations which require post approval monitoring / action. A recurring issue with many of these sites is the commencement of development in advance of all the relevant conditions having been purified within the required timeframe, or in the case of approval of planning permission in principle, all the relevant applications for approval of matters specified in condition having been granted. Bearing in mind the need to be proportionate and reasonable, the general approach of the service in these circumstances has been to try and resolve the relevant matter by negotiation with the developer, rather than by use of formal enforcement powers. However, in cases raising potentially serious environmental / amenity impacts, it may be necessary to use such powers.
- 5.8 With regard to brownfield sites, the deteriorating condition of the nationally important Category A listed complex of former mill buildings at Broadford Works is a continuing area of concern, notwithstanding the recent granting of planning permission for major development at the site. In light of ongoing discussions between the Council and the landowner in relation to restoration of the listed building, no formal enforcement action has been undertaken. However, given the potential risk of loss of these buildings and their major historic / architectural importance, which has been recognised by Historic Scotland, monitoring and review of this position is required. Depending on future action by the owner to arrest the decline in the fabric of the buildings and implement the relevant planning permission / listed building consent, planning enforcement action may not be required. However, given the potential financial implications of this for the Council, significant intervention (e.g. compulsory purchase, or action beyond making the buildings wind and watertight), would be likely to be subject of a separate report to Committee. Although unlisted, similar concerns exist in relation to the derelict former hospital buildings at Cornhill located within Rosemount Conservation Area, which are the subject of a currently underdetermined application for planning permission for redevelopment. Notwithstanding the deteriorating condition of these buildings, no enforcement action is considered expedient at this time in light of ongoing negotiations with the applicant for planning permission and site owner.
- 5.9 Within the reporting period, enforcement liaison / monitoring work has continued in relation to The Green THI project. Although the implementation of this project has been completed, there is an ongoing burden on the Council in terms of monitoring of the grant funded projects and also in relation to monitoring of unauthorised works in the wider THI area. A

number of enforcement notices relating to signage on listed buildings on Market Street remain to be complied with and may require direct action to resolve. A number of significant physical enhancements of buildings and the public realm have been implemented as part of the project and the internal refurbishment of the Tivoli Theatre is being undertaken by the owner in line with the objective of bringing this A listed building into full use as a theatre.

- 5.10 The following table provides a summary of the enforcement caseload since the previous report and divides the cases into new and those included in the previous report.

<i>New Cases – 1st October 2013 to 30th September 2014</i>	<i>Cases resolved</i>	<i>125</i>
<i>New Cases - 1st October 2013 to 30th September 2014</i>	<i>Under investigation or being negotiated</i>	<i>51</i>
<i>Update of cases from previous reports</i>	<i>Cases resolved and/or closed</i>	<i>30</i>
<i>Update of cases from previous reports</i>	<i>Being negotiated, awaiting planning application/appeal decisions, or referred for enforcement.</i>	<i>22</i>
<i>Enforcement Notices served</i>		<i>4</i>
<i>Enforcement Notices in process of being prepared</i>		<i>2</i>

- 5.11 An Enforcement Charter, which is a statutory requirement arising from implementation of the 2006 Planning (Scotland) Act, was adopted by the Council in June 2009. This helps to explain the role of the planning enforcement team to the public, as well as setting priorities in terms of delivery of the planning enforcement service. Enforcement activity, including reporting, reflects the recommendations made within the Charter. A particular emerging issue which may be addressed in a future review of the Charter is the need to prioritise cases given the limited resources available to the service in investigating / pursuing enforcement action.

6. SERVICE & COMMUNITY IMPACT

- 6.1 Corporate - The enforcement of planning control links to the Council's core value that "Aberdeen City Council will strive to enhance the high quality of life within the City" and corporate objectives that "Aberdeen City Council will continually review, update and enforce the Aberdeen Local Plan in order to maintain the balance between development pressures and the need to conserve and enhance the City's natural environment." The report relates to the Single Outcome Agreement 12 "we value and enjoy our built and natural environment and protect it and enhance it for future generations."
- 6.2 Public - The Corporate Best Practice Guide on Human Rights and Equalities will be adhered to when deemed necessary to take enforcement action. There is no requirement for Equalities or Human Rights Impact Assessment in this case.

7. BACKGROUND PAPERS

Relevant planning appeal decisions / letters issued within the relevant period and referred to above are available at the following weblinks :-

<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?id=114998>

(Former Water Works, Standing Stones, Dyce – Gypsy /Traveller Pitches)
The Council's Planning Enforcement Charter, which is referred to in section 5 above, is available in Council libraries and published on the Council's website at the following address:-

http://www.aberdeencity.gov.uk/web/files/sl_Planning/plan_enforce_charter.pdf

8. REPORT AUTHOR DETAILS

Robert Forbes, Senior Planning Enforcement Officer
Tel: (01224) 522390
Email: rforbes@aberdeencity.gov.uk

Current Ward Index and Councillors

<u>Ward Number</u>	<u>Ward Name</u>	<u>Councillors</u>
1	Dyce/Bucksburn/Danestone	Barney Crockett Graeme Lawrence Neil MacGregor Gill Samarai
2	Bridge of Don	Muriel Jaffrey John Reynolds Willie Young Sandy Stuart
3	Kingswells/Sheddocksley/Summerhill	David John Cameron Steve Delaney Len Ironside CBE
4	Northfield/Mastrick North	Jackie Dunbar Gordon Graham Scott Carle
5	Hilton/Woodside/Stockethill	George Adam Kirsty Ann Blackman Lesley Dunbar
6	Tillydrone/Seaton/Old Aberdeen	Ross Grant Jim Noble Ramsay Milne
7	Midsocket/Rosemount	Jenny Laing Bill Cormie Fraser Forsyth
8	George Street/Harbour	Andrew May Jean Morrison MBE Nathan Morrison
9	Lower Deeside	Marie Boulton Aileen Malone M. Tauqeer Malik
10	Hazlehead/Ashley/Queens Cross	Jennifer Stewart Martin Greig Ross Thomson John Munro Corall
11	Airyhall/Broomhill/Garthdee	Ian Yuill Angela Taylor Gordon Scott Townson
12	Torry/Ferryhill	Yvonne Allan Graham Robert Dickson Alan Donnelly James Kiddie
13	Kincorth/Nigg/Cove	Callum McCaig Neil Cooney Andrew William Finlayson

Registered Enforcement Cases - October 2013 to September 2014

ADDRESS	WARD	COMPLAINT	CURRENT STATUS
Church Lane Bucksburn	1	Use of domestic garages for commercial purposes	Evidence required to ascertain if breach of planning control has occurred. Situation being monitored and complainant has indicated that he will provide evidence of unauthorised use.
1 Newton Terrace Bucksburn	1	Erection of building/extension in yard of industrial building and formation of surfaced area opposite premises.	Letter sent to occupier advising of the requirement for planning permission for the new building and surfaced area and they have indicated that they will be submitting a planning application for the works. Retrospective planning application submitted (P141005) July 2014 and awaiting determination.
Crombie House Grandholm Crescent	1	Use of vacant unit as a shop.	Vacant unit has consent to be used as a shop unit. No breach of planning has occurred.
2 Cordyce View Dyce	1	Erection of summerhouse in rear garden	Building erected a permitted development not requiring a planning application. No further action.
Old Smiddy, Ellon Road Murcar (Gennyhire)	1	Use of road for storage and unloading/loading and cleaning of vehicles	The occasional use of road for storage would not necessarily be a material change of use. Monitor situation to see what is occurring. The parking of vehicles and loading and unloading of vehicles on public road would not be a matter that would be controlled through planning legislation.
18 Hopetoun Avenue Bucksburn	1	Erection of raised timber decking at rear of house.	Decking on different levels on sloping ground. Lower section of decking floor level more than 0.5 metres above ground. Householder has been advised of the requirement for planning permission.
Mugiemoss Road Ashgrove Motor Body Co	1	Siting of container units and roofed structure.	Requirement for planning permission. Letter sent to occupant of unit.
Inverurie Road, Bucksburn (Rear of Lidl Store)	1	Erection of telecom mast.	Planning permission required for mast and telecom operator has submitted retrospective planning application (P140577) April 2014 and approved August 2014.
Gilbert Road Bucksburn	1	Erection of replacement garage - encroaching onto pavement area.	Retrospective planning application (P140390) submitted March 2014 and approved May 2014.

Cairn Industrial Park Dyce Quarry	1	Maintenance of landscaping	No breach of planning control as the maintenance of the landscaping is outwith the control of the planning authority.
161-165 Bankhead Road	1	Formation of residential accommodation.	Owner advised of the requirement for planning permission.
Hopetoun Grange Bucksburn	1	Housing development not being constructed in correct order as shown on phased drawing.	Not a breach of planning control. Development progressing in accordance with developers drawing showing phases of development.
Burnside Road Dyce	1	Road crossings not implemented in accordance with condition attached to planning permission.	Letter sent to agent advising of planning breach and requesting compliance with planning condition.
Mill of Dyce, Pitmedden Road Dyce	1	Soil being imported into former sand and gravel quarry causing nuisance with dirt and dust.	Company requested to provide details of importing of soil (possible restoration work to former quarry). Work has now ceased on site.
58 Market Street Stoneywood	1	Erection of outbuilding and use as residential accommodation.	Letter sent to householder advising of requirement for planning permission for outbuilding and for use as accommodation not ancillary to main dwelling.
Woodside Playing Fields, Mugiemoss Road	1	Excavation work taking place beside Aberdeen Boys Club.	Agent indicates that work taking place is a survey of the land. No development taking place and therefore no breach of planning has occurred.
Bonnyview Road Auchmill Golf Course	1	Non compliance with suspensive conditions attached to planning permission P090245.	Applicant/agent has been requested to provide required details in respect of suspensive condition Planner has received details to satisfy requirements of planning conditions.
Bankhead Road Sclattie Quarry Industrial Estate	1	Waste transfer station operating outwith hours as stipulated by condition in planning permission P100753.	Letter sent to SITA advising of planning condition restricting operational hours. Reply from SITA indicates that site staff have been reminded of conditional operational hours and they are taking action to ensure this does not occur again.
70 Wallacebrae Wynd	1	Alteration to existing driveway.	No excavation of ground level existing driveway widened with some grassed area removed and replaced with tarmac. Permitted development not requiring the submission of planning application.
Burnside Drive Dyce (Former Zara restaurant)	1	Erection of 2.4 metre high hoarding along boundary.	Letter sent to manager of land advising of requirement for planning permission and requesting action to rectify planning breach.
23 Fairview Manor Danestone	1	Erection of new wall at side of house adjacent to road.	Retrospective planning application submitted (P141388) September 2014 and awaiting determination.

13 Cloverfield Gardens	1	Erection of summerhouse and new fence in rear garden	Erection of summerhouse & fencing are permitted development not requiring the submission of a planning application.
Meikle Clinterty Tyrebagger	1	Use of agricultural buildings for mixed business uses	Letter has been sent to owner(s) of buildings advising of requirement for planning permission and requesting that unauthorised business uses cease.
Findlay Farm House Murcar	2	Erection of porch/extension to side of house.	Porch/extension permitted development not requiring an application for planning permission. No further action.
3 Balgownie Gardens Bridge of Don	2	Use of former workshop outbuilding as dwelling	Retrospective planning application for use of outbuilding as holiday accommodation submitted March 2014 subsequently withdrawn by applicant. Allegation under investigation. Letter issued to property owner September 2014 seeking clarification of current use.
Ellon Road Murcar	2	Siting of trailer on road verge as advertising.	Visited area no indication of trailer remaining on site. No planning breach present.
85 Newburgh Drive Bridge of Don	2	Extension not being built in accordance with approval (P121435)	After visiting site with approved plans extension is being built in accordance with approval. No further action.
2 Ashwood Circle Bridge of Don	2	Erection of timber building at side of house and manicure business being operated from property.	Planning permission required for building. Details required of business use to determine if material change of use has occurred. Retrospective planning application (P140733) submitted and awaiting determination.
2 Middleton Close Bridge of Don	2	Extension not being built in accordance with approval (P130059)	Site inspection confirmed several minor discrepancies with approved plans re. construction of new extension. Planner to contact agent to request submission of amended plans seeking a variation to original approval.
6 Cottown of Balgownie	2	Formation of hardstanding area at rear of house in conservation area.	Retrospective planning application submitted (P140900) June 2014 and approved August 2014.
Annfield Quarry Sheilhill Bridge of Don	2	Breach of conditions attached to planning permission 93/1187 relating to restoration of site.	Applicant has indicated that restoration work and removal of redundant buildings at quarry is to commence at the end of September 2014. Restoration work now appears to have commenced on site.

6 Cameron Way Bridge of Don	2	Height of new house may not be in accordance with approved plans.	Established that finished height of new house complies with approved plans.
The Core Berryhill Plot 11 Murcar, Bridge of Don	2	Archaeology condition attached to planning permission A7/1464 not fully implemented.	Letter sent to developer/agent advising of requirement to comply with planning condition.
9 Glashieburn Avenue	2	Erection of new fence at front of house.	Letter sent to householder advising of that new fence requires planning permission.
19 Newbuirgh Circle Bridge of Don	2	Public amenity ground incorporated into garden ground of property amenity land into garden ground of house.	An application to purchase the land has been received by Asset Management. Planning application seeking required consent has been submitted, however, additional information has been requested before it can be validated and processed.
7 Midmar Crescent Kingswells	3	Erection/repositioning of timber fence.	Planning permission required for fence as area is covered by a Article 4 direction. House owner advised of requirement for planning permission.
5 Wellside Avenue Kingswells	3	Possible incorporation of public open space into garden ground of property.	Householder has been contacted concerning possible relocation of fence.
Howes Road Enermech	3	Non compliance with suspensive conditions attached to planning permission P121727.	Applicant/agent has been requested to provide required details in respect of suspensive conditions. Planner has received details to satisfy requirements of planning conditions.
48 Concraig Gardens Kingswells	3	Erection of summerhouse in rear garden of house.	Summerhouse subject to planning permission due to a Condition set with the original housing development which removed certain 'permitted development' rights. Request for application to be submitted seeking required retrospective consent complied. Application lodged September 2014 (P141335) awaiting determination.
Skene Road, Kingswells "Denhead"	3	Contractor offices, materials, and equipment sited to large compound area to rear of property without planning consent.	On-site contractor appointed by BT to carry out essential upgrading of phone line system, & works are therefore 'permitted development'. Scheduled 5 week contract now complete & inspection has confirmed that the site has been cleared. Resolved.
1 Summerhill Drive	3	Contractor's advert sign/banner erected within curtilage of property without consent.	Request for sign/banner to be removed upon completion of works complied with. Resolved.

30 Craigendarroch Place	4	Erection of timber fence and shed in rear garden.	Garden shed not subject to planning permission - Request for timber fence to be reduced in height to conform with 'permitted development' guidelines complied with. Resolved.
6 Stocket Parade	4	Formation of driveway at front of flatted property.	Letter sent to householder advising of requirement to apply for planning permission. Householder has confirmed their intention to submit a formal planning application seeking consent.
83 Heathryfold Circle	4	Erection of new fence in rear garden.	Confirmed with householder that 'finished' fence height will be no more than 2.0 metres in height to comply with 'permitted development' guidelines.
47 Caperstown Crescent	4	Erection of raised decking in rear garden.	Decking not more than 500 mm above ground level and fencing attached to deck not more than 2.0 metres in height above the deck. Permitted development not requiring the submission of a planning application.
10 Carron Place	4	Car repairs being carried out from residential property without consent.	Situation being monitored in order to ascertain extent of car repairs being carried out.
227 North Anderson Drive	4	External wall insulation cladding erected on external walls of semi detached house.	Permitted development not requiring the submission of a planning application.
6 Hilton Drive	5	Erection of signboards and flag style banner on pavement/road.	Letter sent to shop proprietor (March 2014) requesting the removal of the signboards & flagpole style banner complied with.
90 High Street	5	Replacement shop front and change of use of former police station.	Retrospective applications for planning permission and listed building consent submitted December 2013 and approved January 2014.
302-306 Clifton Road	5	Excavation works being carried out to form parking area.	Retrospective planning application (P140199) submitted February 2014 and approved July 2014.
61-63 Clifton Lane	5	Use of lock-up as commercial workshop and parking of various vehicles on street in area.	Letter sent to complainant requesting information concerning use of garages. No clear evidence that a material change of use is taking place at lockups. No further action at this time.
Cattofield Place Former Cattofield Depot	5	Breach of planning condition relating to site working times (P114910)	Agent contacted and asked to make appropriate investigations with on-site contractor re. planning breach. No further complaints have been received.

Tanfield Court Tanfield Walk	5	Impact of neighbouring shed on adjoining property and query re. integrity of joint boundary wall.	Established that shed and its location near to boundary wall does is not subject to planning consent - condition of wall outwith the control of planning legislation, however, as wall bounds Council land, issue has been referred to Housing Section to action as appropriate.
39 Beechwood Avenue	5	Erection of raised timber decking in rear garden.	Area of raised timber decking which was subject to planning consent lowered to a height below 500mm from ground level to comply with 'permitted development' guidelines. Resolved.
27 Middlefield Terrace	5	Erection of garage to flatted property.	Householder advised of requirement to apply for planning permission for new garage and has indicated that an appropriate planning application is to be submitted shortly.
472-480 King Street	6	Formation of roofed area over service yard.	Established that covered roof area of service yard has been in place for more than 4 years and is immune to formal enforcement action. Environmental Health officers investigating health issues re. use of area to store food products.
106 Don Street Old Aberdeen	6	New garage being constructed without planning consent.	New garage being constructed deemed to be 'permitted development'. No further action required.
21 College Bounds	6	Replacement Windows to Category B listed building. & installation of double glazed units without consent.	University of Aberdeen advised of the requirement for consent and requested to reinstate single glazed units to windows. Windows have now been reinstated to single glazed units to the satisfaction of Conservation Section.
48 Erskine Street	6	Erection of timber decking at rear of house.	Owner has advised that timber decking area was installed approximately 6 ago - additional information to substantiate owners' claim has been requested.
1 St Machar Road (Bilfinger UK LTD)	6	Use of site and erection of site hoarding.	Use of site appears to be within same use class as previous occupier. Hoarding over 2.0 metres in height planning permission required, also staff accommodation units have been provided on site that require consent. Letter sent to occupier advising of requirement for planning permission.

13 The Chanonry	6	Dismantling and rebuilding of wall within the grounds of a listed building and within conservation area.	University of Aberdeen contacted and asked to provide details of the works carried out in order to determine if formal consent is required. Details of work now submitted & currently being assessed by Conservation Section. Rebuilding works to walling considered to be 'repairs' & have been carried out to the satisfaction of Conservation Section.
20-22 Don Street Old Aberdeen	6	Repairs to listed building have not been done to an acceptable standard.	Letters sent to householders requesting for pointing used to be replaced with lime mortar.
Chaplains Court 20 The Chanonry Old Aberdeen	6	Burglar alarm box erected in prominent location on gable wall of listed building.	Agent for works currently in progress at the property to raise the issue of relocating the box to a suitable alternative location with property owner.
164-166 Spital	6	Works commenced on site without the Certificate of Initiation of Development having been submitted.	Notice of Initiation of Development has now been submitted. Resolved.
15 Wesburn Crescent	7	Erection of timber store to accommodate rubbish bins at front of terraced house within conservation area.	Request for timber store to be removed complied with. Resolved
Forresterhill Road Aberdeen Royal Infirmary	7	Temporary Mosque in hospital grounds. Planning permission A2/1670 expired no renewal submitted.	NHS Grampian made aware of lack of renewal of planning permission for Mosque and have indicated their intention to submit an application seeking renewal of expired planning consent.
Lane at the rear of 31 Westburn Crescent	7	Erection of timber fence in rear lane within conservation area.	Letter sent to householder advising of the requirement for planning permission.
Beechgrove Avenue [Beechgrove Church]	7	External granite stonework of Cat. (B) Listed Building cleaned without formal consent.	Request for application to be submitted seeking retrospective Listed Building Consent complied with - Application lodged January 2014 eventually refused August 2014, however, enforcement action not a valid option due to type of works involved.
122 Huntly Street [Cophorne Hotel]	7	Several large unsightly air-conditioning units loosely attached below first-floor windows along rear Skene Street elevation without planning consent.	Request for air conditioning units to be removed complied with. Resolved.
265 Mid Stocket Road	7	Construction of new rear extension along mutual boundary line not in accordance with approved plans. (Ref.130428)	Height of rear extension wall along mutual boundary altered to comply with approved plans. Resolved.

Oakhill Grange Mid Stocket Road	7	Shrubs/tree planted around new electricity sub-station in poor condition & not in accordance with approved scheme. (Ref.120126)	Condition of several shrubs planted to be assessed during Spring growing season - Developer formally asked to plant 1 additional large shrub (Common Lilac) to comply with approved landscaping scheme.
65 Richmond Street, Rosemount [The Richmond Street Deli]	7	Unauthorised restaurant use operating from Class 1 retail shop.	Investigation conducted March 2014 confirmed that use of shop was operating in breach of its (Class 1) permitted use - vendor formally requested to resolve breach April 2014 - Re-inspection conducted September 2014 appears to confirm that the shop is now operating within its permitted (Class 1) use. No further action at this time.
44-46 Rose Street [W. Gilchrist Funeral Directors]	7	Tall mobile phone mast sited within grounds of property without planning consent.	Mobile phone mast temporarily sited within grounds of property for approx. 2 months while new & permanent location is being prepared. Mast now removed. Resolved.
150 Union Street (Society Bar & Aurum Night Club)	7	Unauthorised advertisement banner erected above front entrance doorway of Cat. 'B' Listed Building.	Formal request issued December 2013 asking for banner to be removed complied with. Resolved.
466 Union Street [former Hamish Munro shop]	7	Large ventilation/extract flue installed to roof area over side entrance without consent.	Request for extract flue to be reduced in size & relocated to an alternative position complied with. No further action to be taken.
1 Belvidere Street	7	Side extension roof construction not built in accordance with approved plans. (Ref.110757)	Agent has been asked to alter roof construction to comply with approved plans. To be monitored.
Caroline Place [The Father's Church] (formerly Clan House)	7	Two large unauthorised banners erected to church exterior without consent.	Letter issued June 2014 asking for banners to be removed within a 28 days period complied with. Resolved.
26 Falkland Avenue Cove	7	Construction/position of new rear extension not in accordance with approved plans. (Ref.130448)	Site inspection established that construction/position of new rear extension appears to comply with approved plans. No further action to be taken.
3 Forbes Street [Little Beauty Salon]	7	Unauthorised signboard erected on gable wall of shop premises	Letter issued to shop owner August 2014 asking for shop signboard to be removed complied with. Resolved.
81 Rosemount Place [Parkhill Properties Ltd.]	7	Unauthorised building works carried out to exterior of shop premises.	Request for alterations to be carried out to walling exterior/adjacent pavement area complied with. Resolved.

Brebner's Court Castle Street	8	Erection of 2no satellite dishes over arch to Brebner's Court	Unable to identify which flats have erected satellite dishes. Letters sent to all flat owners/occupiers concerning the antennae have had limited success.
33 Union Street	8	Erection of fascia and projecting signs. Applications for advert consent and listed building consent refused.	Enforcement Notice requiring removal of the fascia sign has now been served on the owners/occupiers of the property.
9 Canal Place Mounthooly	8	Erection of satellite dish on front wall of block of flats.	Satellite dish erected at 1st floor level deemed to be 'permitted development'.
230 George Street	8	Complaint about intensity of light erected on John Street elevation.	Consent granted for illuminated projecting sign - no Conditions set with approval restricting it's brightness.
67-71 Schoolhill Triple Kirks	8	Breach of condition relating to noise during working hours.	Agent contacted about possible breach and Environmental Health requested to investigate noise complaint. No further complaints received.
22 St Peter Street	8	Breach of planning condition relating to demolition working hours (P111465) in the early morning.	Agent has been contacted to investigate working hours of contractors. No further complaints have been received.
15 Union Street The Athenaeum	8	Installation of strip lights on listed building and painting of roof pediments without consent..	Letter sent to agent advising of requirement for consent., requesting details of painting of pediment and removal of lighting. Retrospective application for listed building consent submitted (P140666) and awaiting determination.
3 Elmfield Place	8	Alleged unauthorised use of building.	Building to be used as a car repair workshop that falls within the same use class as previous (electrical workshop) No material change of use has taken place.
395 King Street First Group	8	Entrance barrier to King Street.	Barrier erected in accordance with details submitted for approval for redevelopment of bus headquarters. No further action.
Unit 9 Bon Accord Centre George Street	8	Use of shop unit for the display of motor vehicles.	Change of use required if use is over 28 days. Occupier contacted & asked to provide more details on their intended use of the unit. Display of vehicles has now ceased. No further action at this time.
31-32 Castle Street Carlton Bar	8	Unauthorised fascia sign.	Letter sent to owner requesting removal of unauthorised sign.

22 St Peter Street	8	Retaining wall not being constructed in accordance with the approved plans (Ref.111465).	Request for amended plans to be submitted reflecting changes to retaining wall construction complied with. Amended construction details deemed to be satisfactory. No further action.
52 The Green	8	Erection of canopy over outdoor café seating area.	Retrospective planning application submitted (P141504) October 2014, awaiting determination.
132 King Street (land to rear of)	8	Erection of temporary unit for use as office accommodation.	Letter issued to owner(s) advising them of the requirement to seek formal planning permission for the unit.
26-30 Union Street	8	Concerns expressed re. condition of vacant building.	Considered that the condition of building does not warrant any action under planning legislation.
7 Stirling Street	8	Unauthorised stone cleaning of building.	Retrospective planning application submitted (P140683) May 2014 & approved August 2014.
15 Union Street The Athenaeum	8	Illuminated signboards erected to entrance doorway without consent.	Letter sent to owner(s) advising of the requirement to apply for retrospective advertisement & Listed Building consent.
Elmbank Terrace	8	Breach of condition re. permitted site working times during construction works. (Ref.120059)	Developer & applicant contacted and ask to ensure that all site contractors & operatives adhere to the permitted site working times.
61 The Green The Old Kings Highway	8	Erection of advertising banner on listed building	Request issued to owner asking for banner to be removed complied with. Resolved.
12 Baillieswells Crescent Bieldside	9	Tall boundary fence erected along front garden boundary of property without planning consent.	Request for application to be submitted seeking retrospective consent complied with (February 2014) Application approved conditionally May 2014 (Ref.140237). Resolved.
Belvidere Road Cults	9	Section of road/grass banking adjacent old railway line walkway removed to create parking space.	Letter issued to property owner August 2014 asking for grass banking to be reinstated within 3 month period. To be monitored.
18 Brighton Place Peterculter	9	Breach of Condition re. installation of obscure glass to several windows to new house extension. (Ref.130658)	Clear glass installed as a temporary measure only until building works on new extension are complete. Site visit carried out January 2014 confirmed that obscure glass now installed as per planning condition. Resolved.

81 Colthill Circle Milltimber	9	Large shed/store relocated to side/front garden area of property without planning consent.	Formal request issued April 2014 asking for a formal application to be submitted seeking retrospective consent complied with. Application approved unconditionally August 2014. Resolved.
39 Deeview Road South Cults	9	CCTV cameras installed to property without consent - viewing angle of 1 of the cameras extending beyond property boundary.	Position of CCTV cameras in compliance with permitted guidelines - formal request for viewing angle of camera on East gable wall to be altered complied with. Resolved.
Friarsfield Road Cults [CALA Homes Development]	9	Breach of condition re. permitted site working times & requirement to deal with excess surface water run-off during construction (Ref.120340).	Formal request for permitted site working times to be adhered to being complied with - events where water/mud ran-off site onto Friarsfield Road due to excessive rainfall during festive period site closure - measures now in place should prevent further issues, and 2 road sweepers now regularly used to clear mud from main road. No further action at this time.
17 Millside Road Peterculter	9	Extension to balcony not built in accordance with approved plans. (Ref.121479)	Site visit appears to confirm discrepancy with balcony construction as per approved plans. Letter issued March 2014 asking for alterations to be made to comply with approval complied with. Resolved.
10 New Fox Lane Airyhall	9	Sun lounge under construction at rear of property without consent. [Ref. B140007]	Request for adjustment to be made to lay-out of foundations complied with - sun lounge construction deemed to be 'permitted development'. No further action required.
106 North Deeside Road Milltimber (The Lodge, Tor-Na-Dee)	9	Tree protection measures not in place & building work to new lodge house not in accordance with approved plans. (Ref.121679)	Request issued February 2014 asking for tree protection measures to be put in place complied with - general inspection of building works to new lodge house appears to confirm that it complies with approved plans. No further action.
North Lasts Manor (North Lasts Farm) Peterculter	9	Unauthorised business & commercial use/activities operating from large shed & extension the permitted planning use of which is for agricultural purposes.	Presence of fabrication workshop operating from large shed & office extension confirmed - Report seeking authority to initiate formal Enforcement Action to be presented to Planning Committee in due course.

3 Park Road Cults	9	Breach of condition re. permitted site working times & construction of new house not in accordance with approved plans. (Ref.121390).	Request for site working times to be adhered to complied with - general inspection of works carried out thus far appear to conform with approved plans. No further action.
Pitfodels Station Road (near Middleton Lodge entrance)	9	Unauthorised steel storage container unit sited on land off main road	Formal request issued to landowner March 2014 asking for container unit to be removed. Container unit uplifted from site June 2014. Resolved.
11 Baillieswells Road Bielside	9	Works of site commenced without planning conditions being purified. Ref.101484)	Formal request for planning conditions to be purified complied with. No further action.
Countesswells House North, Bielside	9	Soil importation/landscaping works carried out within garden area of property without consent.	Formal request issued June 2014 asking for an application to be submitted seeking retrospective consent for works carried out complied with - decision on application pending. (Ref.141117)
39 Deeview Road South Cults	9	Landscaping/planting not implemented in accordance with approved landscaping scheme. (Ref.111716)	Request for owner to submit a slightly revised landscaping plan/scheme for approval complied with. No further action
Friarsfield Road Cults [CALA Homes Development]	9	Access formed for several houses within new development to access directly on to Friarsfield Rd. not in accordance with approved plans (Ref.120340).	Established that it was always intended to allow several houses built near to Friarsfield Road to take direct access onto road. Site inspection appears to confirm that works carried out in this respect complies with the approved plans. No further action.
31 Hillview Road Cults	9	Replacement house not built in accordance with approved plans (Ref. 121797 &130991)	Site inspection confirmed that construction work of the replacement house appears to comply with the approved plans. No further action.
Station Road Cults [Station Business Centre]	9	Breach of Condition re. use of business units	Investigation established that the current use of the business units appears to comply with the permitted (Class 4) planning use.
Countesswells Road [Pinewood development]	10	Works in progress on site & fencing erected around site perimeter prior to planning approval (Ref.130573)	Works on site relate to the installation on mains water & sewerage services which are not subject to formal consent - temporary Heras fencing erected to prevent public access to the site during these works. No further action at this time.
Countesswells Road [Pinewood development]	10	Breach of Condition relating to permitted site working times. (Ref.130573)	Request issued December 2013 asking for permitted site working times to be adhered to complied with. No further action at this time.

48a Fountainhall Road	10	Satellite antenna erected on gable wall of property in conservation Area without planning consent.	Letter issued January 2014 asking for dish to be relocated & for an application to be submitted seeking consent. Antenna removed from building March 2014. Resolved.
88a Hamilton Place	10	Unauthorised 'change of use' of residential property to place of worship (Thai Temple & Cultural Centre)	Allegation under investigation. Letter to be issued to property owner seeking clarification of current use.
Hazlehead Crescent (adjacent former Police Office)	10	Advertisement banner erected on Police Office building without consent.	Permission for new signage granted 2013 (Ref.130339) banner erected as a temporary measure until approved signage has been put in place. No further action at this time.
18 Kinkell Road	10	Large summer house structure erected within rear garden area of property without planning consent	Request for a formal planning application seeking retrospective consent to be submitted complied with (December 2013) Application approved unconditionally February 2014 (Ref.131884). Resolved.
25-29 Queens Road	10	Unauthorised demolition & extensive ground engineering works carried out to rear of property without planning consent.	Developer advised that works carried out are unauthorised and a formal request was issued February 2014 instructing that no further work on site should be carried out - Developer given permission to remove several trees undermined by works for reasons of Health & Safety reasons - discussions with Developer concerning site redevelopment ongoing.
32-34 Queens Road [former Olive Tree site]	10	Large steel structures erected within rear car park area without planning consent - structures also detrimental to privacy of residents living in Forest Road.	Site being redeveloped for office use (Ref.121456) steel structures form part of main contractor site works/office compound erected within the site & do not require additional planning consent. Privacy of nearby residents not unduly affected, however, contractor has complied with request to install a blind over the first-floor office window facing properties on Forest Road. No further action to be taken.
112 Queens Road	10	Unauthorised building & demolition works at rear of property.	Building works relate to approval granted in 2011 (Ref.111049) & non-material variation agreed July 2013 - Section of boundary wall mutual with 110 Queens Road taken down to allow suitable access to be re-built when main building works have been completed. No more action at this time.

23 Rubislaw Terrace	10	Building works being carried out outwith permitted site working times.(Ref.130202)	Request for permitted site working to be adhered to complied with. No further action at this time.
Seafield Road & Viewfield Ave.	10	Granite walls removed & driveways formed to front garden areas of a number of properties within area without planning consent.	Site inspections confirmed that removal of the granite stonework did not require formal consent - formation of driveways deemed to be permitted development. No further action.
163 Springfield Road [Beeches Gate development]	10	2 large advert banners erected close to Springfield Road site boundary without planning consent.	Formal request issued to Agent for development (March 2014) asking for banners to be removed complied with. Resolved.
3 Whitehall Road [Tree House Café]	10	Floor area of café extended internally without the required planning consent.	Site visit confirmed internal floor area of café has been increased to accommodate some additional tables/seating, however, this has not unduly affected the existing retail element/use within the premises and does not require formal planning consent. No further action to be taken.
27 Whitehall Terrace	10	Breach of condition re. use of house and 'studio' building to rear of property as a children's nursery.	Site visit established that extent of child minding facilities operating at the property is not in breach of its permitted residential planning use. Application seeking 'change of use' from dwelling house to mixed use of dwelling house & childminding for up to 10 children approved unconditionally July 2014.
1 Albert Terrace	10	Works carried out to windows of Listed Building without planning consent.	Site visit appears to confirm that no major alterations have been carried out to original windows of property. No further action at this time.
53 Angusfield Avenue	10	Untidy garden ground and unauthorised business use operating from residential property.	Letter issued to property owner July 2014 asking for land to be restored to acceptable condition by end of August 2014 complied with - Business related activity deemed to be ancillary to domestic use and not a material 'change of use' No further action at this time.
Angusfield Lane	10	"Bollards" installed close to rear wall of property off lane without planning consent.	Site inspection established that the flower pot 'bollards' are not fixed & that they are not subject to planning permission. No further action to be taken.
Chatten Place (lane off)	10	Construction of new garage not in accordance with planning approval (Ref.031095)	Request for alteration to be made to garage structure complied with. Resolved.

29 Gladstone Place	10	New rear carport construction not built as approved (Ref.130638)	Site inspection confirmed slight discrepancy with 'finished' height of carport deemed to be within building construction tolerance.No remedial action or amendments to be requested.
Hazlehead Crescent (former Police Office building)	10	Breach of Condition re. permitted site working times.	Formal request for permitted site working times to be adhered to complied with. Resolved.
30 Morningfield Road	10	Driveway construction not being built in accordance with approved plans. (Ref.101003)	Request for new planning application to be submitted seeking consent for changes to original approval complied with. Application submitted September 2014 (Ref.141481) still to be determined.
68 Springfield Avenue	10	Construction of new house not in accordance with approved plans.(Ref.120661)	Site visit/inspection confirmed that construction work on new house appears to be in accordance with the approved plans. No further action to be taken at this time.
163 Springfield Road (McCarthy & Stone)	10	Breach of Condition re. permitted site working times. (Ref.120105)	Formal request for permitted site working times to adhered to complied with. No further action
14 Queen's Road [Queen's Road Dental Practice]	10	Unauthorised advert banner erected on front boundary wall	Formal request for unauthorised advert banner to be removed complied with. Resolved.
59-63 Queen's Road [The Chester Hotel]	10	Breach of Condition re. use of rear car park access gates.	Formal letter issued July 2014 asking hotel management to ensure that planning conditions governing the use of the rear access gates are complied with. To be monitored for compliance.
Union Grove/Claremont Street ["Aspire" Development] (former Nazareth House site)	10	Breach of Condition re. provision of tree protection.(Ref.130041)	Formal request fro tree protection measures to be reinstated complied with. Resolved.
16 Westholme Avenue	10	New boundary fence erected without planning consent.	Letter issued October 2014 advising owner that he does not require to apply for planning consent for the erection of the replacement fence. No further action to be taken.
2 Abergeldie Terrace	11	Unauthorised business use (music studio) operating from recently approved replacement garage. (Ref.120478)	Formal request for business use to cease operating from new garage complied with. No further action at this time.
253 Great Western Road (former Ashley Lodge)	11	Building work to garage structure associated with new flatted blocks to rear of Ashley Lodge not in accordance with approved plans. (Ref.101803)	Site inspection confirmed discrepancy to finish of gable wall to garage structure - request for alteration to be made to finished stonework complied with. No further action to be taken.

461/463 Great Western Road	11	Allegation of unauthorised business use operating from basement/cellar area of flatted property.	Investigation established that basement/cellar area is used for general storage only & not for business related purposes. No further action to be taken.
122 South Anderson Drive	11	Numerous timber sheds & structures erected within garden area of property without planning consent.	Site visit/inspection conducted February 2014 confirmed ground area covered by the various sheds/structures deemed to be 'permitted development' and would not require formal planning permission. No further action at this time.
37 Airyhall Gardens	11	New conservatory erected to rear of property without planning consent.	Inspection confirmed conservatory construction deemed to be 'permitted development' - Building Warrant for conservatory applied for and approved April 2014. No further action.
Garthdee Farm Garthdee Road (Den of Pitfodels development)	11	Works to new housing development encroaching onto adjacent Deeside Way footpath.	Investigation established that works to form path/cycleway linking onto Deeside Walkway are indicated on the approved plans for the development. No further action at this time.
13 Newlands Crescent	11	Large structure/shed erected within rear garden area of property without consent.	Letter issued to complainant October 2014 asking for access to investigate complaint.
23 Ruthrie Terrace	11	Unauthorised photographic studio business operating from residential property.	Letter issued September 2014 asking for information as to the use of the residential property in connection with the business activities.
37 Broomhill Avenue	11	Work carried out to rear garden area of property not in accordance with approved plans (Ref.120691)	Discrepancy with approved plans re. works to rear garden area confirmed by site visit. Request for alterations to be made to comply with approved plans complied with. Resolved.
1a Affleck Street	12	New dormer windows to front elevation of property not built in accordance with approved plans (Ref.101858)	Dormer window construction found to be OK - dormer built slightly closer to gable wall than indicated on plans, but still in accordance with planning guidelines. No further action to be taken.
23 Murray Terrace	12	Construction of new rear extension not in accordance with approved plans. (Ref.130322)	Site visit confirmed works on new rear extension not fully in compliance with approved plans. Request issued Dec. 2013 asking for amended drawings to be submitted for consideration complied with. Letter confirming that amendments can be treated as a non-material variation to original planning consent issued Dec. 2013. Resolved.

189 Union Street [Shapla Indian Restaurant]	12	Unauthorised signage erected to front elevation & around entrance doorway of Cat. (B) Listed Building.	Formal letters issued Nov. 2013 & Jan. 2014 asking for unauthorised signage to be removed not complied with - Formal Enforcement Notice served May 2014 asking for signage to be removed by end of September 2014. Owner's agent has advised that signs are to be replaced, however, direct action may have to be considered to resolve issue.
36 Bon Accord Street	12	Unauthorised 'change of use' & signage erected to Cat.(C) Listed Building without consent.	Letter issued September 2014 asking for formal planning applications to be submitted seeking the required retrospective advertisement & 'change of use' consents.
193 Bon Accord Street	12	Large timber structure erected to rear of property without planning consent	Owner asked September 2014 to submit a formal planning application seeking retrospective consent.
104-106 Bon Accord Street	12	Unauthorised advert hoardings erected across entire shopfront elevation without consent.	Formal letter issued August 2014 asking for the advert hoardings to be removed and alternative shopfront signage erected. Agent acting for shop proprietor has advised that a formal application for new shop signage is to be lodged shortly.
20a Bridge Street	12	Hot food being sold from (Class 1) retail shop without consent.	Investigation established that shop unit is not selling hot food & is operating within the (Class 1) Retail guidelines. No further action.
20 Caledonian Place	12	Masonry on front elevation of Cat. (B) Listed Building repainted without consent.	Owner given until 30th October 2014 to re-paint front windows & masonry as per original - Masonry has been re-painted, windows remain to be done. To be monitored for compliance.
136 Crown Street	12	Large unauthorised structure erected within rear garden of flatted property in Conservation Area without consent.	Request issued July 2014 asking for unauthorised to be removed complied with. Resolved.
210 Farquhar Road Torry	12	Numerous structures/sheds erected within garden area of property without planning consent.	Letter to be issued to property owner asking for of a number of the structures to be removed.
"Silvan" Communications 215 Union Street	12	Unauthorised illuminated fascia signage erected on shopfront	Shop proprietor formally requested (September 2014) to remove unauthorised signage.
92 Victoria Road Torry	12	Large air conditioning unit installed on sub-basement level rear elevation wall without planning consent.	Site visit established that installation of air-conditioning unit is 'permitted development' not requiring formal planning consent. No further action.

22 Abbotswell Crescent Kincorth [lock-up garages]	13	Unauthorised business use operating from lock-up garage	Investigation found no obvious evidence of any unauthorised business use operating from lock-up garage. No further action.
29 Abbotswell Crescent Kincorth	13	Large storage shed erected & enclosed patio area erected to rear of flatted property without P.P.	Letter issued (October 2014) asking tenant to submit a formal planning application seeking retrospective consent for works carried out.
Craigpark [off Wellington Road]	13	Cars belonging to staff working at nearby office/garage premises causing parking related problems for residents.	No planning conditions apply restricting use of on street parking for residents only. No further action to be taken.
Deeside Brae [off Leggart Terrace]	13	Large unauthorised advertisement hoarding erected on south facing site boundary (Ref.090318)	Formal request for advert hoarding to be removed eventually complied with. Resolved.
Deeside Brae [off Leggart Terrace]	13	Timber fencing along site boundary adjacent to Stonehaven Road incomplete.(Ref.090318)	Formal request for developer to complete boundary fencing complied with. Resolved.
Lochinch View Cove	13	Landscaping to earth bund between Lochinch view and Old Wellington road not in place. (A0/0877)	Site inspection established that planted trees/shrubs as per landscaping scheme had perished. Formal request issued to landscaping contactor asking for trees/shrubs to be replaced complied with (March 2014). Resolved.
Minto Avenue Altens Industrial Estate (Ocean Trade Centre)	13	Steel container/office unit sited on grassed area/car park of industrial estate depot without consent.	Request for container/office unit to be removed complied with. Resolved.
124 Balnagask Road	13	Unauthorised "change of use" operating from retail (Class 1) shop unit.	Shop premises granted consent for a hot food take-away in 1992. Shop divided into 2 units several years ago - use of premises still in compliance with 'change of use' granted in 1992. No further action.
8 Bruce Walk Nigg	13	New garage construction not in accordance with approved plans. (Ref.120656)	Site investigation confirmed non-compliance with approved garage construction. Request for amended plan to be submitted seeking non-material variation complied with. Variation approved September 2014. Resolved.
Cove Harbour, Cove Bay	13	Temporary fencing erected around area of land adjacent Cove harbour without consent.	Established that 'temporary' Heras fencing has been erected to prevent public access during renovation works to nearby storage building. Fencing to be removed upon completion of work. No further action at this time.

Cove Harbour, Cove Bay	13	Storage building between Balmoral Terrace & Cove Harbour access road being demolished	Established that the storage building is not being demolished, but is undergoing extensive restoration/renovation works deemed to be 'permitted development'. No further action at this time.
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Resolved Cases From Previous Report - January 2014

ADDRESS	WARD	COMPLAINT	CURRENT STATUS
1 Cromar Gardens Kingswells	1	Erection of solar panels on roof of house.	Retrospective planning application (P131538) submitted February 2014 and approved April 2014
5 Fairview Terrace	1	Erection of radio antennas.	Radio antennas have been reduced in height to now become permitted development.
Old Water Works Standing Stones Dyce	1	Use of land for the siting of residential mobile homes and caravans.	Planning application P130119 submitted January 2013. Planning application refused at Planning committee December 2013. Appeal against refusal submitted and sustained.
Laurel Drive, Danestone Bannatynes	1	Erection of signboards. On road verge.	Unauthorised conjoined signboard removed from the site.
Scotstown Road (Land to rear of Braehead Cottage, 86 Balgownie Road) Bridge of Don	2	Clearance of site for proposed development of proposed house.	Planning permission granted for new house. No further breach of planning has occurred on site.
76 Balgownie Road Bridge of Don	2	Erection of timber fence.	Retrospective planning application submitted November 2013 (P131703) and refused February 2014. Appeal heard at local review body and planning permission granted for fence.
2 Danestone Circle Middlefield	4	Extension to roof of detached house.	Section 33A Notice served on owners of property requesting the submission of a planning application. No planning application has been submitted. Alterations to roof considered acceptable in terms of planning policy and it is considered not expedient to take further action.
19 Cummings Park Drive Northfield	4	Erection of large garage at side of house.	Planning application approved December 2013 and garage roof altered to comply with approved drawings.
14 Rosehill Place	5	Erection of new garage at rear of house.	Planning permission required. Retrospective planning application submitted (P131514) October 2013 and approved July 2014.
31 Blackthorn Crescent	5	Erection of shed in front garden of house.	Shed removed following correspondence with householder. Resolved.
Elphinstone Road Old Aberdeen University of Aberdeen	6	Erection of two sculptures by University.	Retrospective planning application (P131192) submitted August 2013 and approved March 2014.

Sunnybank Park, Sunnyside Road	6	Formation of contractors compound for works taking place in the vicinity.	The land is owned by Aberdeen City Council and conditions of lease breached. Compound removed from site (April 2014) following discussions between Asset Management Section and contractors. Breach of planning has ceased.
554 George Street	8	Erection of flue/ducting through pend and up rear wall of property.	Retrospective planning application (P131726) submitted November 2013 and approved January 2014.
Little Belmont Street Old Schoolhouse	8	Erection of advertising banners on railings of a Cat. (A) listed building.	Banners have been removed from the site.
27 Belmont Street The Priory	8	Erection of advertising banner on railings of Cat A listed building.	Advertising banners have been removed from the site.
55 Castle Street (The Wig)	8	Erection of canopy at the rear/side of public house.	Retrospective planning application (P131474) submitted December 2013 and approved January 2014.
33 Exchange Street (MUSA)	8	Replacement entrance door to premises in conservation area.	Retrospective application for planning permission (P140421) submitted March 2014 and Approved May 2014.
350 George Street	8	Erection of gate at front of block of flats.	Planning permission required as over 1.0 metres in height. Letter sent to occupant of flat advising of requirement for planning permission. The property in question is Council owned and has been referred to housing to take action as deemed necessary.
13 Hadden Street (Market Arms)	8	Unauthorised hoarding fixed to windows of listed building.	Frontage has been renovated and breach of planning has been rectified
41 Cairnlee Avenue East Cults	9	Extensive unauthorised ground engineering works & area of decking constructed to rear of property without consent.	Request issued July 2013 asking for formal Planning & Building Warrant applications to be submitted for consideration complied with. Planning application received September 2013 (Ref.131327) approved unconditionally December 2013. Resolved.

North Lasts Manor (North Lasts Farm) Peterculter	9	Unauthorised business & commercial use/activities operating from large shed & extension the permitted planning use of which is for agricultural purposes.	Presence of large scale coach hire operating from site confirmed. Planning Contravention Notice requesting detailed information on business related activities associated with the property issued August 2013 - response to PCN received September 2013 - property owner verbally confirmed during subsequent meeting to discuss PCN response that coach hire activities had ceased. Site inspection December 2013 confirmed cessation of coach hire operations. Resolved.
Airyhall Road [land to East of Airyhall House]	10	Breach of Condition re. provision of pedestrian access through the North site boundary prior to occupation of new houses (Ref.110020)	Access path initially only partly formed due to Health & Safety issues making it difficult to permit safe pedestrian access through site during construction works. Request for path to be fully completed immediately upon completion of major construction works complied with. Resolved.
41 Hamilton Place	10	Security lighting & CCTV camera installed on new garage to rear of property in Conservation Area without planning consent.	Security light not subject to planning consent, however, permission is required for installation of CCTV camera. Request for owner to submit an application seeking retrospective consent for CCTV equipment complied with (Ref.131458) Application approved November 2014. Resolved.
48a Fountainhall Road	10	Satellite antenna erected on gable wall of property in conservation Area without planning consent.	Letter issued January 2014 asking for dish to be relocated or removed complied with - Dish removed - Resolved.
7 Harlaw Terrace	10	Construction of new carport not in accordance with approved plans. (Ref 121239)	Letter issued to owner September 2013 asking for alterations to be made to 'finished' car port construction to comply with approved plans eventually complied with - Site visit conducted February 2014 confirmed finished car port construction now accords with approved plans. Resolved.
42 Northcote Avenue	11	Large shed/store erected next to gable end of property without planning consent.	Request for application to be submitted seeking retrospective consent for the shed/store complied with. Application approved unconditionally through delegated powers October 2013. (P130926) Resolved.

36 Beechhill Gardens	11	New house extension not built in accordance with approved plans. (Ref.110762)	Site inspection confirmed that the finished dormer roof construction on new extension differs from the approved plans. Agents contacted (February 2013) and formally asked to submit a new planning application for consideration. Letters issued 9th Dec. 2013 to agent & owners advising that information of breach has been passed to our Property Enquiry Section. Not expedient to enforce.
8 Bruce Walk Nigg	13	Alleged unauthorised business use operating from residential property (vehicle/breakdown recovery service) during periods when property owner is working offshore.	Planning Contravention Notice to establish full extent of 'business related' activities served January 2014 & response received February 2014. Information obtained appears to indicate that 'business related' activities operating from house breach permitted residential use. Request for business related activities to be ceased/alterd complied with. No further action to be taken at this time.
6 Loirston Road Cove	13	Repositioned fence along rear garden boundary restricting visibility for vehicles exiting Burnbutts Crescent onto Loirston Rd.	Confirmed with Roads Section that main issue is to restore adequate 'sight line' for drivers exiting Burnbutts Crescent - Agreed during site meeting that Owner would reduce height of boundary wall pillar to improve junction 'sight line' - slight repositioning of fence deemed to be 'de minimis'. Site visit March 2014 confirmed that boundary wall pillar has been reduced in height. No further planning related action.
Burnbanks Village Cove [Fishing Station Lodge]	13	Possible unauthorised business use operating from large shed/store located within the curtilage of the property.	Owners asked April 2013 to provide detailed information re. business and/or commercial activities associated with residential property. Following receipt of information, owners have complied with request to submit a planning application seeking consent to regularise their business related activities. Application received November 2013 (Ref.131668) approved unconditionally February 2014. Resolved.

Outstanding Cases From Previous Report - January 2014

ADDRESS	WARD	COMPLAINT	CURRENT STATUS
Craibstone Golf Club Craibstone	1	Erection of new building adjacent to golf club buildings.	Planning application submitted for new building (P130589) April 2013. Planning application subsequently withdrawn by applicant.
Wynford Farm Kingswells	1	Works taking place to extend car park for farm shop/café & playbarn (P090706).	Retrospective planning application (P120696) submitted May 2012 and awaiting determination.
Lawson Drive Dyce (Caledonian Logistics)	1	Lack of provision of landscaping to development.	Breach of condition notice served February 2012 requiring implementation of approved landscaping scheme. (Refs. A1/1173, A2/0500 & A2/0501). Notice required to be complied with by 31st December 2012. Breach remains unresolved. Direct action to be considered.
Lawson Drive Dyce (Caledonian Logistics)	1	(i) Lack of provision of car parking within the application site. (ii) Occupant of unit operating outwith hours as set out by condition attached to planning permissions.	Breach of condition notice served February 2012 requiring implementation of approved car parking scheme and to cease all service deliveries/uptime to and from the premises outwith the hours set out by the condition attached to the planning permission. (Refs. A1/1173, A2/0500 & A2/0501). Environmental Health Officers have monitored site and consider that no noise nuisance is continuing. Car parking not provided.
Prime Four Kingswells	1	Tipping of large amounts of soil close to consumption dyke.	Letter sent to agent concerning tipping of soil. Situation being monitored.
Howes Road (Enermech Ltd) Bucksburn	3	Erection of security fencing and gates.	New planning application for altered fencing submitted (P120667) May 2012 and awaiting determination.
Howes Road Bucksburn (Enermech)	3	Large movement of soil within site forming new levels/landscaped area.	Retrospective planning application submitted April 2014 (P140343) and awaiting determination.
97 High Street St Machar Bar Old Aberdeen	6	Erection of shelter and fencing at rear of bar	Planning Permission required for shelter and fencing due to being within a conservation area. Letter sent advising of requirement for planning permission. Owner has indicated his intention to submit a planning application.

Tillydrone Road (River Don Footpath)	6	New raised walkway on bank of River Don not built in Accordance with planning permission (A7/0075)	Planning application P140258 submitted February 2014 for environmental improvement works including reinstatement of footpath. Application awaiting determination.
10e Rosemount Square	7	Satellite dish erected on exterior of Cat. (A) Listed Building without consent.	No positive response to letter issued October 2013 asking for dish to be removed. Housing Section to be consulted on possibility of resolving issue through formal enforcement.
7g Rosemount Square	7	Erection of satellite dish & installation of unauthorised UPVC windows to Cat. (A) Listed Building without consent.	No positive response to letter issued October 2013 asking for dish to be removed & for meeting to discuss resolving the unauthorised window issue. Initiation of formal enforcement action to be discussed with City Solicitors.
21-23 Market Street City Centre	8	Various lighting fixtures/alterations to frontage of building.	Enforcement notices for unauthorised fixtures served June 2010, but not fully complied with. Applications for installation of external light fittings submitted July 2010 & March 2011 (P101218, P101219 & P110352) have been refused. Agent advised of suitable alterations to lights. Owner has declined to implement this.
39 King's Crescent	8	Alteration to wall adjacent to southern boundary and erection of new front entrance gates, erection of decking and alteration to ground at rear of house.	Retrospective planning application (P120204) submitted February 2012 for alterations to rear garden awaiting determination. Retrospective planning application (P120205) for alterations to entrance approved April 2013. Revised planning application (P120520) for altered boundary wall submitted and awaiting determination.
21 Market Street	8	Erection of 2no illuminated projecting signs.	Appeal against enforcement notice has been submitted and appeal dismissed. In the process of obtaining quote for works to remove remaining unauthorised sign. One projecting sign removed.
47-53 Market Street (Gamola Golf)	8	Unauthorised advertising projecting banners.	Enforcement Notice served October 2012 requiring removal of banners by the end of December 2012. Notice not fully complied with. Quotation for cost of works for the removal of unauthorised signage has been requested from Quantity Surveyor section of Housing and Environment.

50 Market Street	8	Erection of new illuminated fascia sign.	Enforcement Notice served February 2013, requiring removal of sign by June 2013. Quotation for cost of works for the removal of unauthorised signage has been requested from Quantity Surveyor section of Housing and Environment.
St Margaret's Chapel Spital	8	Works taking place to vacant chapel which is a Category A Listed Building.	Site inspected to determine the extent of works and to determine if a breach of planning has occurred. Conservation planner in communication with owner of property.
46 Union Street (CEX)	8	Erection of internal security shutter (Union Street frontage on Listed Building	Retrospective applications P130247 & P130248 submitted March 2013 and awaiting determination.
48 Devonshire Road	10	Unauthorised boundary fence erected to front garden area of property in a conservation area without planning consent.	No direct response received to letters issued September 2013 & January 2014 asking property owner(s) to reduce height of boundary fence to 1 metre & to submit a formal planning application seeking required retrospective consent. City Solicitor to be asked to issue formal enforcement notice.
145-147 Crown Street [Jewel in the Crown Restaurant]	12	Metal/glazed canopy erected above main entrance door & erection of unauthorised railings to boundary of Cat. (B) Listed Building without consent.	Despite verbal assurance from Agent that a formal application for railing alterations was to be submitted for consideration, no application has been received. City Solicitor to be asked to initiate formal Enforcement proceedings.
Polmuir Road [Duthie Park Café]	12	Large area of decking erected to front of café without consent or adequate disabled access.	Disabled access for decking area installed early September 2013 - Following discussions with Council officers, café operator has advised that an application proposing additional works to café will be lodged shortly. Letter issued April 2014 asking for a formal planning application for decking/cafe alterations to be submitted for consideration.
491 Union Street	12	Replacement windows following refusal of retrospective planning application (P111024).	No response to letter & reminder sent July & November 2013, City Solicitor to be asked to initiate formal enforcement action.