


CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Ms Lucy Greene, Case Officer
Planning and Sustainable Development
Aberdeen City Council
Business Hub 4
Marischal College
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Email: 

8th 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