

**Resolved Cases From Previous Report - November 2014**

<b>ADDRESS</b>	<b>WARD</b>	<b>COMPLAINT</b>	<b>CURRENT STATUS</b>
Burnside Road Dyce	1	Road crossings not implemented in accordance with condition attached to planning permission.	Road crossings have now been installed in accordance with planning permission.
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, loading and unloading of vehicles is not considered to be a material change of use. 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 and is primarily a traffic management issue. No action to be taken at present but situation being monitored.
18 Hopetoun Avenue Bucksburn	1	Erection of raised timber decking at rear of house.	No planning application submitted following requests to householder to submit an application. It is considered that breach of planning control is minor and that planning approval would have been granted if an application had been submitted.
23 Fairview Manor Danestone	1	Erection of new wall at side of house adjacent to road.	Retrospective planning application submitted (P141388) September 2014 and approved October 2014.
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. No action necessary at present.
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. Monitoring of situation has not provided any evidence of any commercial use occurring at premises.
9 Glashieburn Avenue	2	Erection of new fence at front of house.	It is considered that as fence is acceptable in terms of planning policy and would have received planning permission if an application had been submitted.

3 Balgownie Gardens Bridge of Don	2	Use of former workshop outbuilding as dwelling	Following correspondence and meeting with owner of property the online advertising has been removed from the various holiday websites. The owner has also stopped letting out the building as holiday accommodation. The building will only be used for the householders own personal use in association with the dwelling house.
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. It is considered that discrepancies are minor and are acceptable and it was determined that no further action is taken.
7 Midmar Crescent Kingswells	3	Erection/repositioning of timber fence.	Fence is considered to be acceptable in term of planning policy and that no further action be taken.
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) and approved November 2014.
10 Carron Place	4	Car repairs being carried out from residential property without consent.	Following correspondence and meeting with householder it is considered car repairs taking place are personal and it is considered that no change of use requiring planning permission has taken place.
97 High Street St Machar Bar Old Aberdeen	6	Erection of shelter and fencing at rear of bar	Despite requesting planning application from occupier of public house no planning application submitted. It is considered because the shelter and fence are acceptable in terms of planning policy and would likely receive planning permission if application was submitted and it is likely that the shelter and fence have been on location for 4 years that no further action is taken.
Chaplains Court 20 The Chanonry Old Aberdeen	6	Burglar alarm box erected in prominent location on gable wall of listed building.	Burglar alarm box has now been relocated to a less prominent location at the rear of the property which is considered to be acceptable to our conservation planners and that no further action be taken.

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.
Lane at the rear of 31 Westburn Crescent	7	Erection of small timber fence in rear lane within conservation area.	Fence erected considered to be a minor breach of planning control and is felt to be acceptable and that no further action is taken.
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)	Inspection of site March 2015 appears to indicate that the shrubs/tree planted are in a reasonable condition. No further action at this time.
1 Belvidere Street	7	Side extension roof construction not built in accordance with approved plans. (Ref.110757)	Request for construction to be altered and roofing felt to be removed from adjacent boundary wall complied with. Resolved.
52 The Green	8	Erection of canopy over outdoor café seating area.	Retrospective planning application submitted (P141504) October 2014, and approved November 2014.
Countesswells House North, Bieldside	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 - application approved unconditionally December 2014. 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) approved conditionally January 2015. Resolved.
13 Newlands Crescent	11	Large structure/shed erected within rear garden area of property without consent.	Inspection from neighbouring property confirmed that large structure/shed conforms with permitted development guidelines and does not require formal consent. No further action.
"Silvan" Communications 215 Union Street	12	Unauthorised illuminated fascia signage erected on shopfront	Shop proprietor formally requested September 2014 amend shopfront signage - signage amended as requested January 2015. Resolved.