

Outstanding Cases From Previous Report - November 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 Planning application subsequently withdrawn by applicant. Planning contravention notice being prepared to be served on land owner.
Wynford Farm Kingswells	1	Works taking place to extend car park for farm shop/café & play barn (P090706).	Retrospective planning application (P120696) submitted May 2012 and awaiting determination.
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.
Mugiemoss Road Ashgrove Motor Body Co	1	Siting of container units and roofed structure.	Requirement for planning permission. Letter sent to occupant of unit.
161-165 Bankhead Road	1	Formation of residential accommodation.	Owner advised of the requirement for planning permission. Meeting with owner of property and indicated that planning application would be submitted.
58 Market Street Stoneywood	1	Erection of outbuilding and use as residential accommodation.	Planning contravention notice sent to owner of property but no response received. Formal enforcement action is being considered to resolve situation
Burnside Drive Dyce (Former Zara restaurant)	1	Erection of 2.4 metre high hoarding along boundary.	Manager of land has been contacted advising of requirement for planning permission for the hoarding and requesting action to rectify planning breach.
Meikle Clinterty Tyrebagger	1	Use of agricultural buildings for mixed business uses	Planning contravention notice sent to owner of property. Meeting took place with owner and their agent and response received to questions in PCN. Response to planning contravention notice currently being considered.

2 Ashwood Circle Bridge of Don	2	Erection of timber building at side of house and manicure business being operated from property.	Level of activity associated with nail business considered to be ancillary to the house and not a material change of use. Retrospective planning application (P140733) submitted and refused consent October 2014. A second planning application (P141385) for an extension was submitted and approved February 2015. Householders intention is to remove the summerhouse once the extension has been built. It is expected that extension will built constructed soon.
19 Newburgh Circle Bridge of Don	2	Public amenity ground incorporated into garden ground of property amenity land into garden ground of house.	Planning application seeking required consent submitted November 2014 and refused consent February 2015. No boundary fence or wall has been erected . Only works done was some planting along the boundary with pavement.
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 refused June 2014.
6 Stocket Parade	4	Formation of driveway at front of flatted property.	Retrospective planning application (P141553) submitted November 2014 and awaiting determination.
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.
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.
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.
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. Despite contacting agent on number of occasions no planning application has been submitted.

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 and approved December 2014. Letter has been sent to applicant and agent advising of requirements of complying with outstanding conditions attached to planning permissions. Failure to comply with conditions will result in formal enforcement action being initiated.
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.
33 Union Street	8	Erection of fascia and projecting signs. Applications for advert consent and listed building consent refused.	Following advice of legal section enforcement notice reserved on owners and occupiers. Applicant has submitted an appeal against enforcement notice which is awaiting determination.

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 has been refused consent December 2014. Agent has indicated intention to appeal decision. Formal enforcement action currently being considered.
15 Union Street The Athenaeum	8	Illuminated signboards erected to entrance doorway without consent.	No response has been received from owner/occupier of premises. Formal enforcement action is being considered.
31-32 Castle Street Carlton Bar	8	Unauthorised fascia sign.	Letter sent to owner requesting removal of unauthorised sign. No response from applicant formal enforcement action to rectify situation to be initiated.
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.
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.
25-29 Queens Road	10	Unauthorised demolition & extensive ground engineering works carried out to rear of property without planning consent.	Formal request issued February 2014 instructing that no further works should be carried out on site, except the removal of several trees for reasons of Health & Safety. Application lodged June 2014 for construction of 18 serviced apartments refused & appeal dismissed (Ref.140896) Permission granted March 2015 for remediation works application (Ref.141878) - new application lodged March 2015 for provision of office accommodation still pending (Ref.150491)
189 Union Street [Shapla Indian Restaurant]	12	Unauthorised signage erected to front elevation & around entrance doorway of Cat. (B) Listed Building.	Formal letter issued 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 - application seeking to erect alternative signage lodged March 2015 (Ref.150393) decision pending. Direct action may have to be considered to resolve issue if signage proposals are refused.

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 applications to be lodged seeking retrospective advertisement & 'change of use' consents. Alternative signage proposals under negotiation with appointed Architects.
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 & alternative signage erected - Application seeking consent for existing signage lodged & refused February 2015 - Alternative signage proposals to be negotiated. Formal enforcement action may have to be initiated if alternative signage proposals cannot be agreed.