CBMCC Planning Highlights
July 2025

Highlights:

- 22 new applications were received for Lower Deeside Ward (to 29th July), 16 of which were for the CBMCC area. In CBM there were 4 applications related to the Oldfold major housing development, 2 applications related to the Inchgarth major housing development, 3 applications for telecommunications equipment, 3 for advertising, 2 for outbuildings or external facilities, 1 for private extension and 1 for tree works. There are currently 19 pending applications for the CBM area of which 3 are more than 100 days beyond their original decision deadline (see status table).
- Meeting with Cala on 28th July to discuss traffic access to PH 4 worksite.
- Meeting of CBM LPP sub-group on 28th July to review progress of on-line survey.

Planning (General)

- Meeting of CBM LPP sub-group on 28th July approved the on-line consultation details and content. The consultation is now live.

Electrical Engineering Projects:

- No further news on the Newton of Pitfodels BESS (240614), or Thornhill BESS (250102).

Housing Developments:

Milltimber South (240488/250328/MSC):- Earthworks and foundations works are underway. 3 planning applications for the installation of a temporary sales cabin, signs and flags were issued. The works on the sales cabin began before the official approval on 28th July, and this was highlighted to ACC.

Oldfold: –Phases 3 and 4 continue. A meeting was held with CALA and Cllr M. Boulton on 28th July to request further actions to prevent site access via Binghill Road. CALA promised to install road signs and advise contractors. Planning application **250750** issued on 25th July requests to delay the completion of the mixed-use centre until 500 houses are built (was 400), and this has raised 10 objections from residents already. CBMCC will be responding before the deadline of 20th Aug. 3 further applications **(250754/250755/250756)** for approval of conditions related to Block G and Phase 5B and development of Phase 5A were also issued on 25th July.

Inchgarth Development:- A Proposal of Application Notice **250723** for the major development of land at Inchgarth by CALA was issued on 8th July. A public consultation strategy was decided by ACC on 23rd July, and the need for a full Environmental Impact Assessment was confirmed on 30th July. Two public consultation events are to be held at The Marcliffe on 5th August and 1st September. Comments at this stage will be accepted up till 25th August. CALA have agreed to give further feedback at our monthly meeting on 25th September.

Former Milltimber Primary School land:- We have been advised on 22nd July that Kirkwood Homes has been selected by ACC as the preferred bidder for the site, and a preliminary meeting with them is planned for 7th August.

Countesswells/ Friarsfield West (Cala)/ AJC Homes, Culter House Rd, Milltimber– No recent updates available.

Other Applications:

Alan Brown – Planning Liaison Officer
Rev 0 30072025

19 South Avenue: ACC advised that an Amenity Notice to clear the site takes effect from 19th Aug. Site tidying and hedge "maintenance" have started on 28th July. Application **250379** for subdivision of the plot and erection of two semi-detached houses is still pending, and a decision is now 6 weeks overdue.

43 Hillview Road:- The application **(250585)** for a 1 ½ storey extension has received neutral comments from neighbours and a decision is due early August.

"Boxcar Café" at Cults Station (230772):-No recent update available.

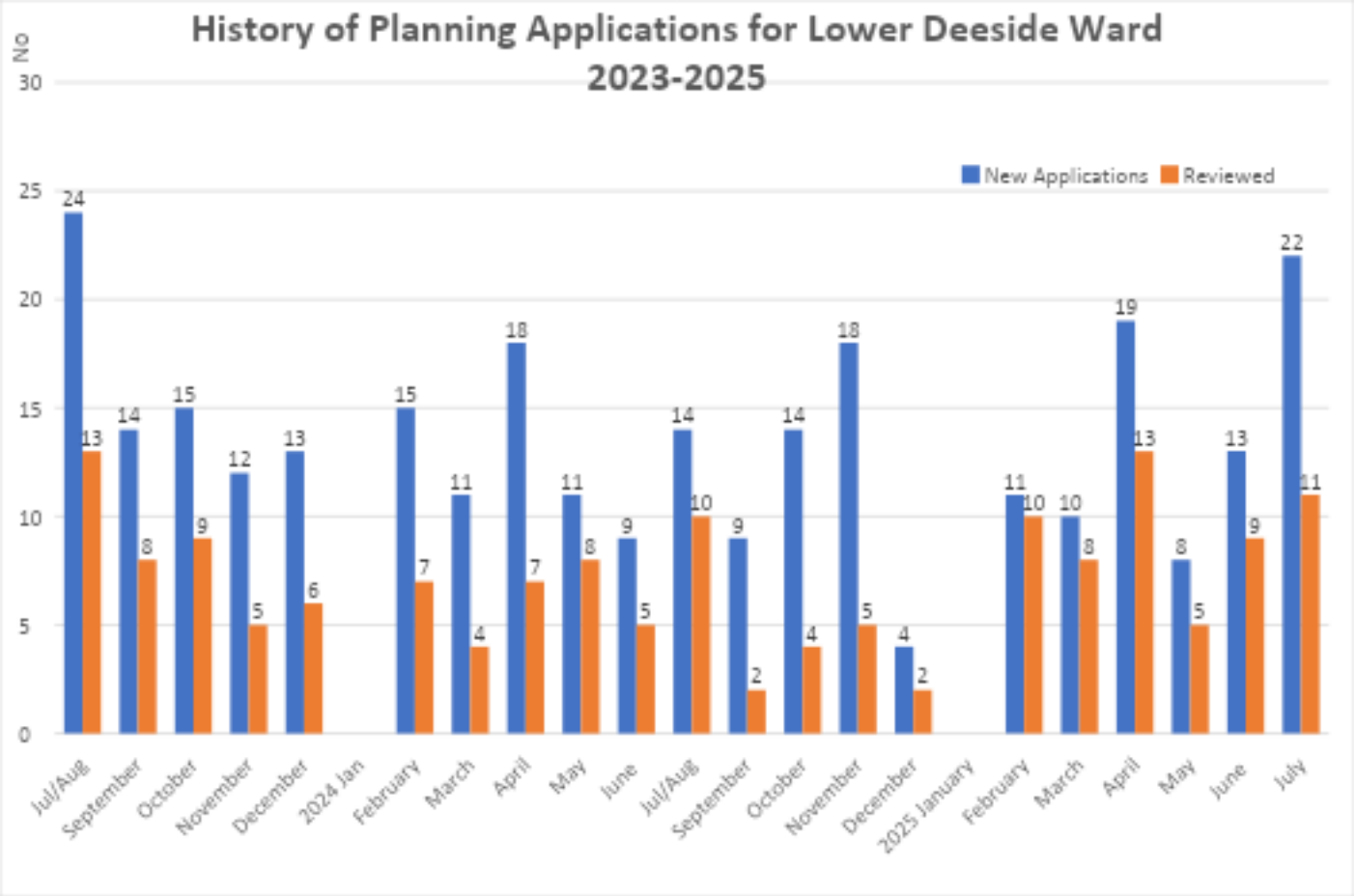
Roads & Public Transport

- **8 Road traffic notices** were uploaded to the CBMCC website during this reporting period. You can also receive notices directly by signing up to www.tellmescotland.gov.uk
- **Public Transport:-**No recent updates received.

Actions for coming month:

- LPP: Actions from 2nd Meeting.
- Planning & Transport Sub-Group meeting.
- Public consultation for Inchgarth development.
- Meeting with Kirkwood Homes.
- Review of Planning Applications.

History:



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Pending Applications (updated 29/07/25)

Month	Year	Cluff/OC category	Lower Deeside OC concerned	Previous application?	Cluff/OC reviewed	Cluff/OC comment submitted	Local Authority Ref.	Description	Address	Cluff/OC status	Date Lodged	Comments Due	Decision date	Days late	No. of Objections	ACC Online Status	No. of Conditions	Planning Officer
										Updated 29/07/25						Pending		
T	2025	Change of Use	Garthdee		N	N	250706/DPP	Change of use of land to domestic garden ground and installation of boundary fencing and gates	Amlaw House, Garthdee Road, Aberdeen AB12 8PA	GM	23/07/2025	27/08/2025	27/08/2025	0	0	Pending		H. Brown
T	2025	Approval of Conditions	Cluff	220466	N	N	250704/APP	Approval of matters specified in conditions (drainage); 3 (archaeology); 4 (contamination); 5 (badger protection); 12 (tree survey); 13 (CEMP); 14 (SWMP); 15 (layout and design); 16 (landscaping); 17 (residential travel packs); and 18 (new route to school) relating to Planning Permission in Principle ref: 220466/P42 for the development of 74 homes, landscaping, open space and infrastructure.	Land at Cloghill Farm (Phase 5B), Milltimber, Aberdeen AB13 0JL	?	25/07/2025	29/08/2025	29/08/2025	0		Pending		M. Barton
T	2025	Housing Development	Cluff		N	N	250705/PAN	Residential development comprising 38 units including infrastructure and open space.	Land at Cloghill Farm (Phase 5A), Milltimber, Aberdeen.	?	25/07/2025	29/08/2025	29/08/2025	0		Pending		M. Barton
T	2025	Approval of Conditions	Cluff	220466	N	N	250703/APP	Approval of matters specified in conditions (drainage); 3 (archaeology); 4 (contamination); 5 (2 no. surveys); 9 (CEMP); 10 (SWMP); 15 (layout and design); 16 (landscaping); 17 (residential travel packs); and 18 (new route to school) relating to Planning Permission in Principle ref: 220466/P42 for the development of 37 homes, landscaping, play park and open space.	Land at Cloghill Farm (Block G), Milltimber, Aberdeen.	?	25/07/2025	29/08/2025	29/08/2025	0		Pending		M. Barton
T	2025	Variation of Conditions	Cluff	220466	N	N	250702/VAR	Variation of condition 3 of 220466/P42 to change the number of units previously from no more than 450 to 500 that shall be completed before the proposed mixed use centre within block G has been completed and made available for use.	Land at Cloghill Farm, Milltimber, Aberdeen	?	25/07/2025	29/08/2025	29/08/2025	0	40	Pending		M. Barton
T	2025	Accessories	Blairs	N	N	N	250701/DPP	Installation of exhaust ducts, support framework and associated works	The Mandarin at Pitfodels, North Deeside Road, Cults, Aberdeen AB15 9PA	GM	23/07/2025	27/08/2025	22/08/2025	0		Pending		H. Brown
T	2025	External accessory	Cluff	N	~	N	250704/DPP	Installation of modular ramp with balustrade, gate and external steps to front.	34 Cothill Road, Aberdeen AB15 8JP	GM	24/07/2025	28/08/2025	28/08/2025	0	0	Pending		J. Ritchie
T	2025	Telecomms	Cluff	N	~	N	250703/PAN	Installation of new 15m lime broadband electronic communications apparatus	Myrtle House, Bieldside, Aberdeen AB15 9EU	GM	24/07/2025	NA	07/08/2025	0	0	Pending		A. Ferguson
T	2025	Replacement dwelling	Culter	N	N	N	250707/DPP	Erection of replacement 2 storey dwelling house with integral car port and store, change of use of agricultural ground to form domestic garden ground, replacement fencing, bin store and all associated works	Bantrival Cottage, Anguston Road, Aberdeen AB12 3JN	GM	28/07/2025	29/08/2025	07/08/2025	0	0	Pending		D. Fraser
T	2025	Extension	Cluff	N	~	N	250706/DPP	Erection of replacement 2 storey side extension and decking with balustrade to rear.	4 Pinewood Circle, Aberdeen AB15 9FN	GM	24/07/2025	28/08/2025	28/08/2025	0	0	Pending		J. Fronteau
T	2025	New build	Culter	N	~	N	250702/DPP	Change of use from domestic hardstanding to residential garden ground and erection of retirement dwelling house and associated garden	South Lusta Farm, Contlaw Road, Aberdeen AB12 3LS	GM	24/07/2025	28/08/2025	28/08/2025	0	~	Pending		E. Sega
T	2025	Advertising	Cluff	N	~	N	250707/ADV	Installation of 2 non-illuminated monoliths	Land south of North Deeside Road, Milltimbar, Aberdeen AB13 0HU	GM	07/07/2025	NA	31/08/2025	0	0	Pending		G. Clark
T	2025	Advertising	Cluff	N	~	N	250708/ADV	Installation of 2 non-illuminated flags and 3 non-illuminated monoliths	Land south of North Deeside Road, Milltimbar, Aberdeen AB13 0HU	GM	27/06/2025	NA	26/08/2025	0	0	Pending		G. Clark
T	2025	Extension	Culter	N	~	N	250685/DPP	Erection of single storey extension and decking to rear	78 School Road, Peterculter, Aberdeen AB14 0JP	GM	23/06/2025	~5/07/2025	22/08/2025	0	0	Pending		S. Smith
M	2025	Change of Use	Cluff	N	~	N	250660/DPP	Change of use from agricultural to residential, conversion and extension of existing to form dwelling house including alterations to window openings, installation of decking, flue, TV panels and rooflights, erection of entrance porch and associated works	Upper Kingshill Steading, Kingswells, Aberdeen AB15 8QH	GM	06/06/2025	03/07/2025	05/08/2025	0	0	Pending		J. Fronteau
M	2025	Extension	Cluff	~	~	N	250585/DPP	Erection of 2 storey extension and pergola to front, installation of dormer and bay window extension to rear and associated works.	Jamarold, 43 Hillcrest Road, Cults, Aberdeen AB15 9HA	GM	03/06/2025	26/06/2025	05/08/2025	0		Pending		H. Kerr
M	2025	Extension	Cluff		~	N	250615/DPP	Erection of single storey extension to rear and formation of dormer to front and rear.	Birchenwold, Blacktop Road, Aberdeen AB15 8PP	GM	27/06/2025	~7/07/2025	28/07/2025	0	0	Pending		E. Sega
M	2025	New build	Hazlehead	241359	~	N	250617/PAN	Erection of secondary school community campus with associated external amenity including landscaping, parking and sports pitches including demolition of the existing school and associated buildings	Hazlehead Academy, Groats Road, Aberdeen AB15 8BB	GM	~5/06/2025	03/07/2025	~4/08/2025	0	0	Pending		D. Fraser
M	2025	Extension	Cluff		~	N	250682/DPP	Erection of 2 storey extension with balcony to side gable	253 North Deeside Road, Bieldside, Aberdeen AB15 9EG	GM	07/06/2025	31/06/2025	06/08/2025	28	0	Pending		H. Kerr
A	2025	New build	Cluff	221265, 221455	~	~	250571/DPP	Subdivision of site and erection of 2 semi-detached dwelling houses with associated car parking, landscaping and access	71 South Avenue, Cults, Aberdeen AB15 9LG	Objection	~4/05/2025	~4/06/2025	~5/08/2025	44	30	Pending	0	H. Brown
A	2025	Extension	Cluff		~	N	250552/DPP	External alterations including formation of covered walkway, formation of balcony & balustrade, window enlargements, new internal doors with canopy, installation of bespoke external landscaping, relocation of bin store, access pathway all associated works	Craig Court Care Home, Binghill Grove, Aberdeen AB15 8HP	GM	01/05/2025	28/04/2025	31/05/2025	63	0	Pending		H. Fraser
M	2025	Extension	Cluff		~	N	250620/DPP	Erection of Garden Room with decking and balustrade to rear	Flat 4, Site to North of Culter House Road, Aberdeen AB12 3EN	GM	07/05/2025	31/05/2025	06/08/2025	64	0	Pending		E. Sega
M	2025	Extension	Cluff		~	Y	250575/DPP	Erection of hipped roof extension over garage, 2 storey link extension and single storey extension to rear with associated works	9 Hamilton Wells Crescent, Aberdeen AB15 8BU	R/V	27/05/2025	~8/06/2025	28/08/2025	~80	~	Pending		H. Kerr
M	28	Change of Use	Cluff		~	N	250625/DPP	Change of use of land for water sports/social purposes, erection of raised boat and dry store huts, installation of fence, gates and lighting column, formation of new access, landscaping and all other associated works	Land on North side of North Deeside Road, opposite Myrtle Mill, Milltimbar, Aberdeen AB13 0EJ	GM	03/06/2025	26/06/2025	02/08/2025	~78	0	Pending		M. Barton
~0	2025	Change of Use	Culter		Culter		240980/APP	Change of use of agricultural land to residential and construction of 5 no. dwellinghouses, conversion of bothy to form garage, construction of detached garage and all associated works including access and landscaping	Nether Anguston Farm, Peterculter, Aberdeen AB14 0PN	GM	08/10/2024	06/~~/2024	07/~~/2024	238	0	Pending		J. Fronteau
~	2025	New build	Cluff	~8/358	~		230888/APP	Renewal of planning consent Ref. 191219/S42 in relation to use Class 4 (business) Class 5 (general industrial) Class 6 (storage and distribution) and Class 7 (retail)	Land at East Anhall, Westhill Road, Westhill, Aberdeen		25/07/2025	07/08/2025	07/08/2025	113		Pending		