

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/MS):- 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:

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.

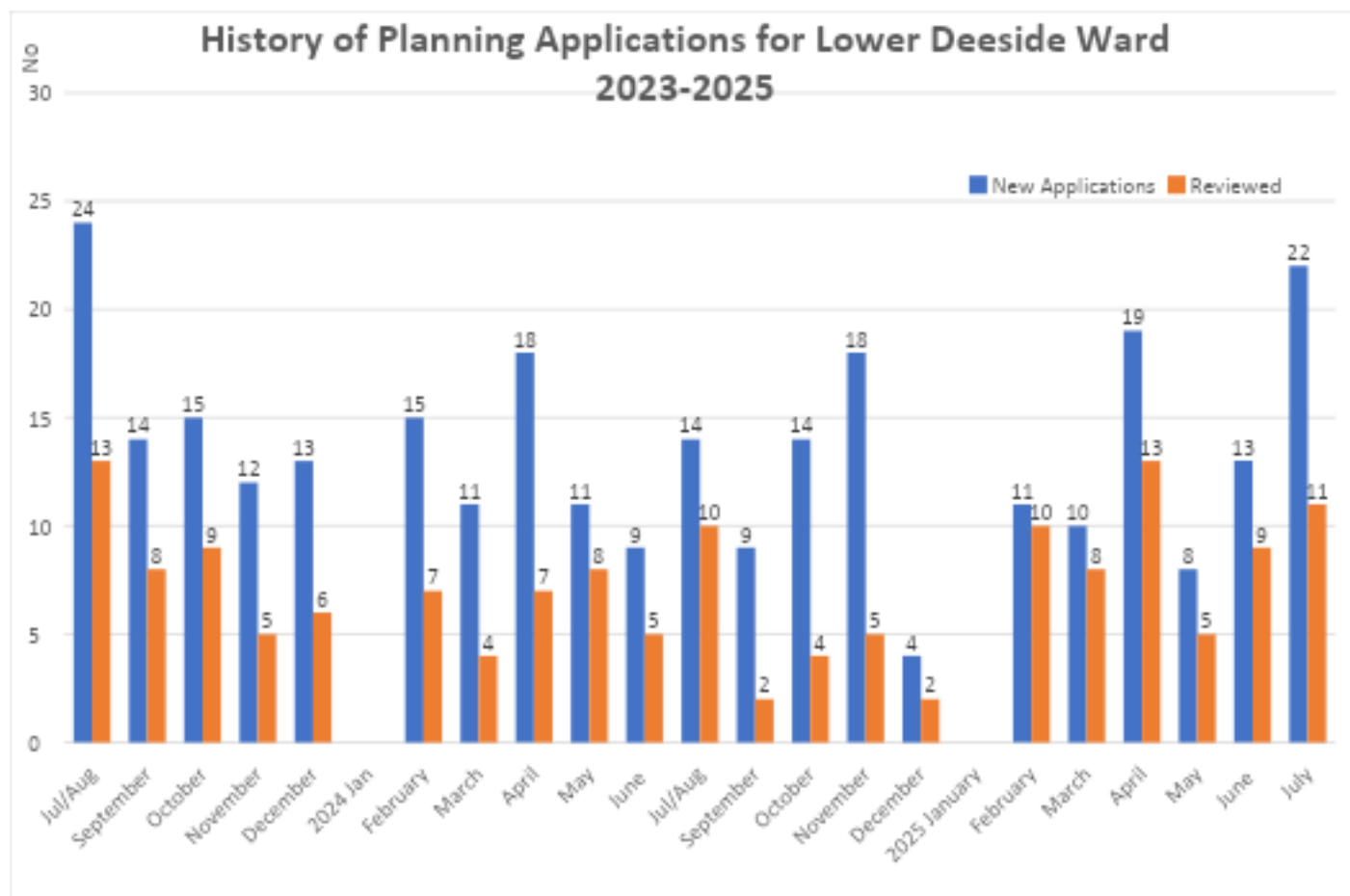
Roads & Public Transport

- **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.tellmesotland.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:



Pending Applications (updated 29/07/25)

Month	Year	CENRO category	Letter Number / CC referenced	Permit application?	CENRO reviewed	CENRO document submitted	Local Authority ID#	Description	Address	CENRO status	Date Logged	Comments Date	Decision date	Urgency	No. of Objections	AOC Online Status	No. of Conditions	Planning Group
										Undated 23/07/25						Pending		
T	2025	Change of Use	Guthrie	N	N		23969	Change of use related to domestic garden ground and installation of boundary screens and gates.	Amble House, Guthrie Road, Aberdeen AB7 8PA	GR	23/07/2025	27/08/2025	27/08/2025	U	0	Pending		10 Urban
T	2025	Approval - Conditions	C81	220-999	N	N	23976	Approval of matters proposed in conditional planning conditions 1-2 (new survey) +3 CENRO +4 (SMA) +5 (daycare and design) +6 landscaping +7 residential front garden and +8 new route to select relating to Planning Permission in Principle no. 220-999-542 for the development of 18 homes, landscaping, open space and infrastructure.	Land at Glend Farm off Thee Dals, Millburn, Aberdeen AB21 4JL	7	23/07/2025	26/08/2025	26/08/2025	U	0	Pending		PA South
T	2025	Housing Development	C81		N	N	23978	Residential development comprising 30 units including residential and open space.	Land at Glend Farm off Thee Dals, Millburn, Aberdeen.	7	23/07/2025	26/08/2025	26/08/2025	U	0	Pending		PA South
T	2025	Approval - Conditions	C81	220-999	N	N	23974	Approval of matters proposed in conditional planning conditions 1-2 (new survey) +3 CENRO +4 (SMA) +5 (daycare and design) +6 landscaping +7 residential front garden and +8 new route to select relating to Planning Permission in Principle no. 220-999-542 for the development of 30 homes, landscaping, playpark and open space.	Land at Glend Farm off Thee Dals, Millburn, Aberdeen.	7	23/07/2025	26/08/2025	26/08/2025	U	0	Pending		PA South
T	2025	Variation of Condition	C81	220-999	N	N	23970	Variation of condition 2 of 220-999-542 to change the number of units as per variation from more than 400 to 400 (should be completed before the proposed mixed use centre within block G has been completed and available for use).	Land at Glend Farm, Millburn, Aberdeen	7	23/07/2025	26/08/2025	26/08/2025	U	0	Pending		PA South
T	2025	Accession	Stand B1	N	N	N	23973	Installation of access ducts support framework and associated works	The Meadows off Thistle North Usherfield Road, Collieston, Aberdeen AB9 3JA	GR	23/07/2025	27/08/2025	22/09/2025	U	0	Pending		10 Urban
T	2025	External Accessory	C81	N	N	N	23972	Installation of modular ramp with balustrade, gate and external steps to rear.	26 Collieston Road, Aberdeen AB9 3UP	GR	23/07/2025	27/08/2025	23/09/2025	U	0	Pending		10 Western
T	2025	Telecommunications	C81	N	N	N	23973	Installation of small time broadband electronic communications apparatus	Muir's House, Blairdun, Aberdeen AB9 5BU	GR	23/07/2025	NA	07/09/2025	U	0	Pending		A Glasgow
T	2025	Implementation - Driveway	C81	N	N	N	23970	Reopen development of 2 storey dwelling house with integrated port and drive, change of use of agricultural ground to residential garden ground, replacement fencing, low walls and associated works	Bentford Cottage, Argyleton Road, Aberdeen AB9 3UT	GR	03/07/2025	26/07/2025	07/09/2025	U	0	Pending		U Shaver
T	2025	Extension	C81	N	N	N	23974	Reopen development of single storey extension and decking with balustrade to rear.	4 Thomas Drive, Aberdeen AB9 3PH	GR	03/07/2025	26/07/2025	03/09/2025	U	0	Pending		10 Eastern
T	2025	New build	C81	N	N	N	23972	Change of use from domestic manufacturing to residential garden ground and erection of permanent driveway house and associated garden	Scotts Lodge Farm, Collieston Road, Aberdeen AB9 3BP	GR	03/07/2025	26/07/2025	03/09/2025	U	0	Pending		E Segue
T	2025	Advertising	C81	N	N	N	23977	Installation of 2 non-illuminated advertising	Land south of North Usherfield Road, Millburn, Aberdeen AB9 5HU	GR	03/07/2025	NA	30/09/2025	U	0	Pending		G Clark
T	2025	Advertising	C81	N	N	N	23976	Installation of 2 non-illuminated flags and 3 non-illuminated advertising	Land south of North Usherfield Road, Millburn, Aberdeen AB9 5HU	GR	27/06/2025	NA	24/09/2025	U	0	Pending		G Clark
T	2025	Extension	C81	N	N	N	23985	Reopen development of single storey extension and decking to rear. Change of use from agricultural to residential, conversion and extension of existing to semi detached house including alterations to windows, canopy, roofline, entrance, rear 1/2 panelled and rectified, erection of window porch and associated works	10 Select Road, Tannochbrae, Aberdeen AB9 4SL	GR	23/06/2025	26/07/2025	22/09/2025	U	0	Pending		S Smith
4	2025	Change of Use	C81	N	N	N	23980	Change of use from agricultural to residential, conversion and extension of existing to semi detached house including alterations to windows, canopy, roofline, entrance, rear 1/2 panelled and rectified, erection of window porch and associated works	Upper Kingshill Steading, Kingswells, Aberdeen AB9 5EG	GR	04/06/2025	02/07/2025	05/09/2025	U	0	Pending		J Forbes
4	2025	Extension	C81	N	N	N	23983	Reopen development of double storey extension and garage to rear, installation of door and bay window extension to rear and associated works	Armenah, 23 Hillview Road, Collieston, Aberdeen AB9 3PP	GR	04/06/2025	26/06/2025	02/09/2025	U	0	Pending		10 Kerr
5	2025	Extension	C81	N	N	N	23979	Reopen development of single storey extension to rear and extension of existing to residential rear.	Bentford Field, Blacktop Road, Aberdeen AB9 3PP	GR	27/05/2025	27/06/2025	26/07/2025	U	0	Pending		E Segue
5	2025	New build	Headfield	23/379	N	N	23975	Reopen development of secondary school community campus with associated external amenity grounds including parking and sports pitches including demolition of the existing school and associated buildings	Headfield Academy, Greatfield Road, Aberdeen AB9 3BB	GR	23/05/2025	02/07/2025	23/09/2025	U	0	Pending		U Shaver
5	2025	Extension	C81	N	N	N	23987	Reopen development of double storey extension with balcony to side patio	23 North Usherfield Road, Blairdun, Aberdeen AB9 5BL	GR	03/05/2025	26/05/2025	06/07/2025	23	0	Pending		10 Kerr
4	2025	New build	C81	227-365 227-405	N	N	23977	Substation civil and erection of 22m-voltage overhead dwelling houses with associated car parking, landscaping and access	23 South Avenue, Collieston, Aberdeen AB9 3ML	Question	23/04/2025	23/05/2025	23/09/2025	44	30	Pending		10 Urban
4	2025	Extension	C81	N	N	N	23982	Reopen development of single storey extension with decking and balustrade to rear. Change of use from agricultural to residential, conversion and extension of existing to semi detached house including alterations to windows, canopy, roofline, entrance, rear 1/2 panelled and rectified, erection of window porch and associated works	Ching Court, Glen House, Blighty Grove, Aberdeen AB9 3UP	GR	03/04/2025	26/04/2025	30/09/2025	19	0	Pending		10 Eastern
3	2025	Extension	C81	N	N	N	23976	Reopen development of garden floor with decking and balustrade to rear. Change of use from agricultural to residential, conversion and extension of existing to semi detached house including alterations to windows, canopy, roofline, entrance, rear 1/2 panelled and rectified, erection of window porch and associated works	10-11, 12-14 to North of Collieston Road, Aberdeen AB9 3UP	GR	03/03/2025	27/03/2025	06/09/2025	14	0	Pending		E Segue
2	2025	Extension	C81	N	N	N	23975	Reopen development of single storey extension to rear with associated works	21 Blairdunville, Glasgow, Aberdeen AB9 3BB	N/A	27/02/2025	28/03/2025	29/09/2025	19	0	Pending		10 Kerr
2	2025	Change of Use	C81	N	N	N	23982	Change of use related to residential and office space, installation of new, improved lighting columns, removal of new access, landscaping and all other associated works	Land at North side of North Usherfield Road, Collieston, Aberdeen AB9 3ML	GR	03/02/2025	26/02/2025	02/09/2025	17	0	Pending		PA South
10	2024	Change of Use	C81	N	N	N	23980	Change of use of agricultural land to residential and construction of 18 dwellings, conversion of existing to semi detached house and associated works including parking and landscaping	Nether Argyleton Farm, Palsburgh, Aberdeen AB 14 0PN	GR	03/04/2024	06/07/2024	07/02/2024	234	0	Pending		J Forbes
7	2022	New build	C81	19/379	N	N	23983	Renewal of planning consent for 19/379-42 in relation to use Class 4 (business) Class 5 (general industrial)	Land at East Anstruther Road, Westhill, Aberdeen		23/07/2022	07/03/2023	07/09/2023	170	0	Pending		