

## **CBMCC Planning Highlights**

### **July 2025**

#### **Highlights:**

- 22 new applications were received for Lower Deeside Ward (to 29<sup>th</sup> 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 28<sup>th</sup> July to discuss traffic access to PH 4 worksite.
- Meeting of CBM LPP sub-group on 28<sup>th</sup> July to review progress of on-line survey.

#### **Planning (General)**

- Meeting of CBM LPP sub-group on 28<sup>th</sup> 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 28<sup>th</sup> July, and this was highlighted to ACC.

**Oldfold:** –Phases 3 and 4 continue. A meeting was held with CALA and Cllr M. Boulton on 28<sup>th</sup> 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 25<sup>th</sup> 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 20<sup>th</sup> 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 25<sup>th</sup> July.

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

**Former Milltimber Primary School land:-** We have been advised on 22<sup>nd</sup> 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 7<sup>th</sup> 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 19<sup>th</sup> Aug. Site tidying and hedge "maintenance" have started on 28<sup>th</sup> 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.

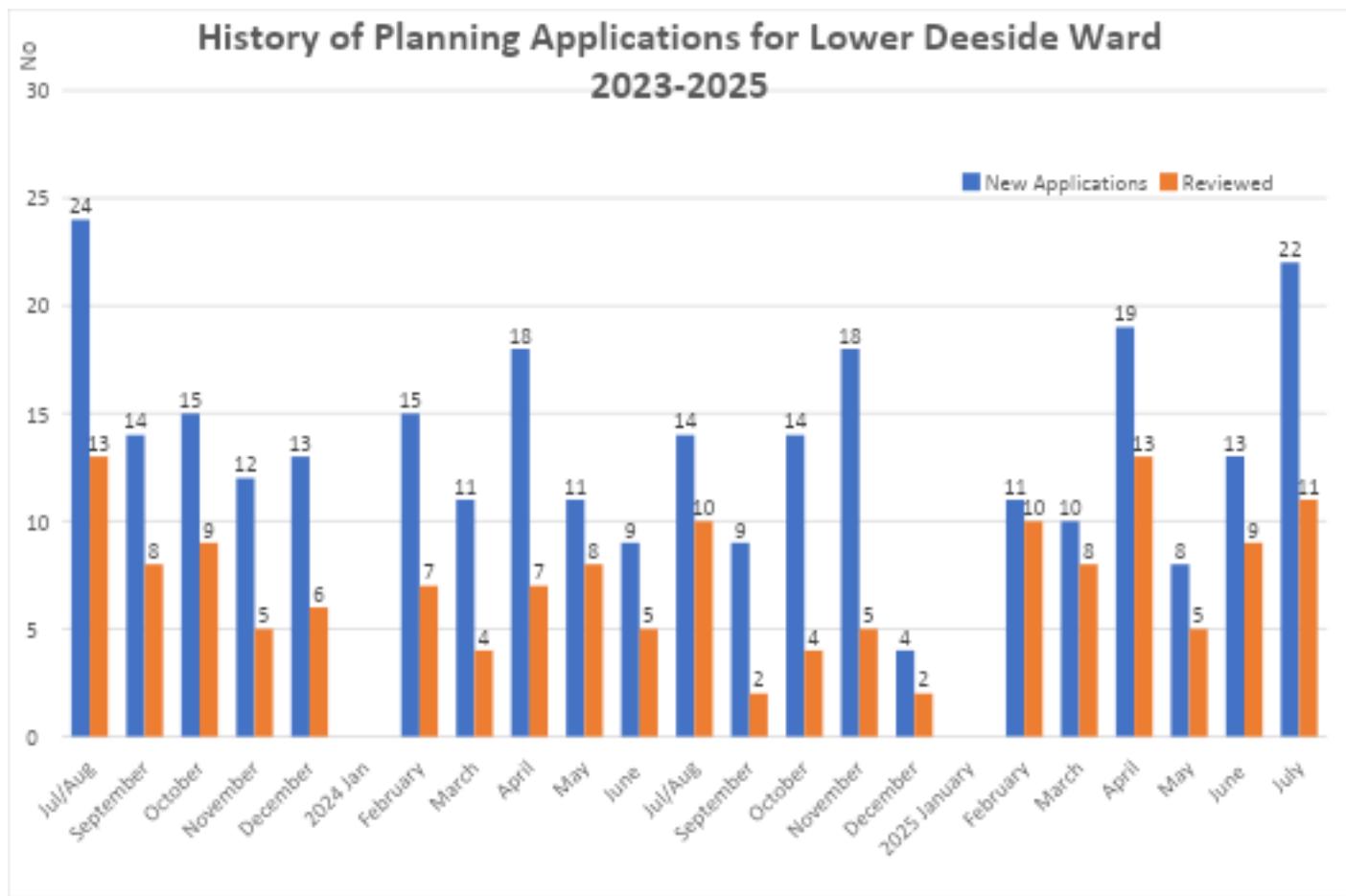
#### **Roads & Public Transport**

- **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](http://www.tellmescotland.gov.uk)
- **Public Transport:-**No recent updates received.

#### **Actions for coming month:**

- LPP: Actions from 2<sup>nd</sup> 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)