

CBMCC Planning Highlights

December 2025

Highlights:

- 10 new applications were received for Lower Deeside Ward (to 24th December), 9 of which were for the CBMCC area. In CBM there was 1 application for a major housing development, 2 for new dwelling houses, 2 for extensions, 1 for tree works, 1 for a major new car park, 1 for house demolition and 1 for a temporary food outlet. There are currently 22 pending applications for the CBM area of which 2 are more than 100 days beyond their original decision deadline (see status table).
- Meeting of Northeast Scotland Convention of Community Councils (**NESCCC**) on 13th December.

Planning (General)

- Our LPP engagement phase has paused for the festive break; drop-in sessions were held in December at Rotary Club, O50 club, Costa, Blether and Kippie Lodge. As of 19th December, 128 suggestion cards have been received to add to the 11 on-line responses. A summary analysis is posted on the CBMCC Planning webpage. Suggestion cards and boxes will be re-distributed in January, and the next phase "Analysis" of responses will start in February.

Electrical Engineering Projects:

- The **NESCCC** meeting on 13th December at Stonehaven attracted 27 Community Councils, but only 5 from Aberdeen City. The draft Unified Statement calling for MPs, MSPs and Central Government to better support Communities voices when considering all Renewable Energy generation, transmission and storage applications was subject to several amendments and will be proposed for signature. CBMCC does not intend to sign, as it calls for an immediate pause in all such applications.

Housing Developments:

Oldfold: –We are still awaiting news of applications **250750 (Mixed Use Centre)**, **250754: (Block G)** and **250755: (Block U)** where we have submitted objection letters to ACC.

Inchgarth Development:- The application **251313/DPP** for the Major development of 103 homes and link road was validated on 4th December by ACC. CBMCC is carefully reviewing all documents and will request an extension to the submission deadline of 19th January to allow the subject to be discussed fully in our next meeting on 22nd January. As of 27th December, there are already **596 objections and 91 supporting comments** lodged by residents on the Planning website.

Former Milltimber Primary School land: - Kirkwood Homes presented their proposal at the CC meeting on 27th November and answered several questions from residents. We are waiting for further feedback from Kirkwood before the intended submission of the application in March 2026.

Countesswells Sites We provided neutral comments on 3rd Dec on **application 251143/MS** approval of matters in conditions for sites N3/N4.

Other Applications:

251192/DPP Mignon, Murtle estate: we submitted neutral comments on 1st December.

251233/DPP 47 Cults Avenue: we submitted neutral comments on 10th December.

251288/DPP Cumbrae, Culter House Road: we submitted neutral comments on 24th December.

251297/DPP Plot 3 Culter House Road: we submitted neutral comments on 23rd December.

Actions for coming month:

LPP: Complete community engagement phase.

Planning Applications reviews, including 3 sensitive applications: -

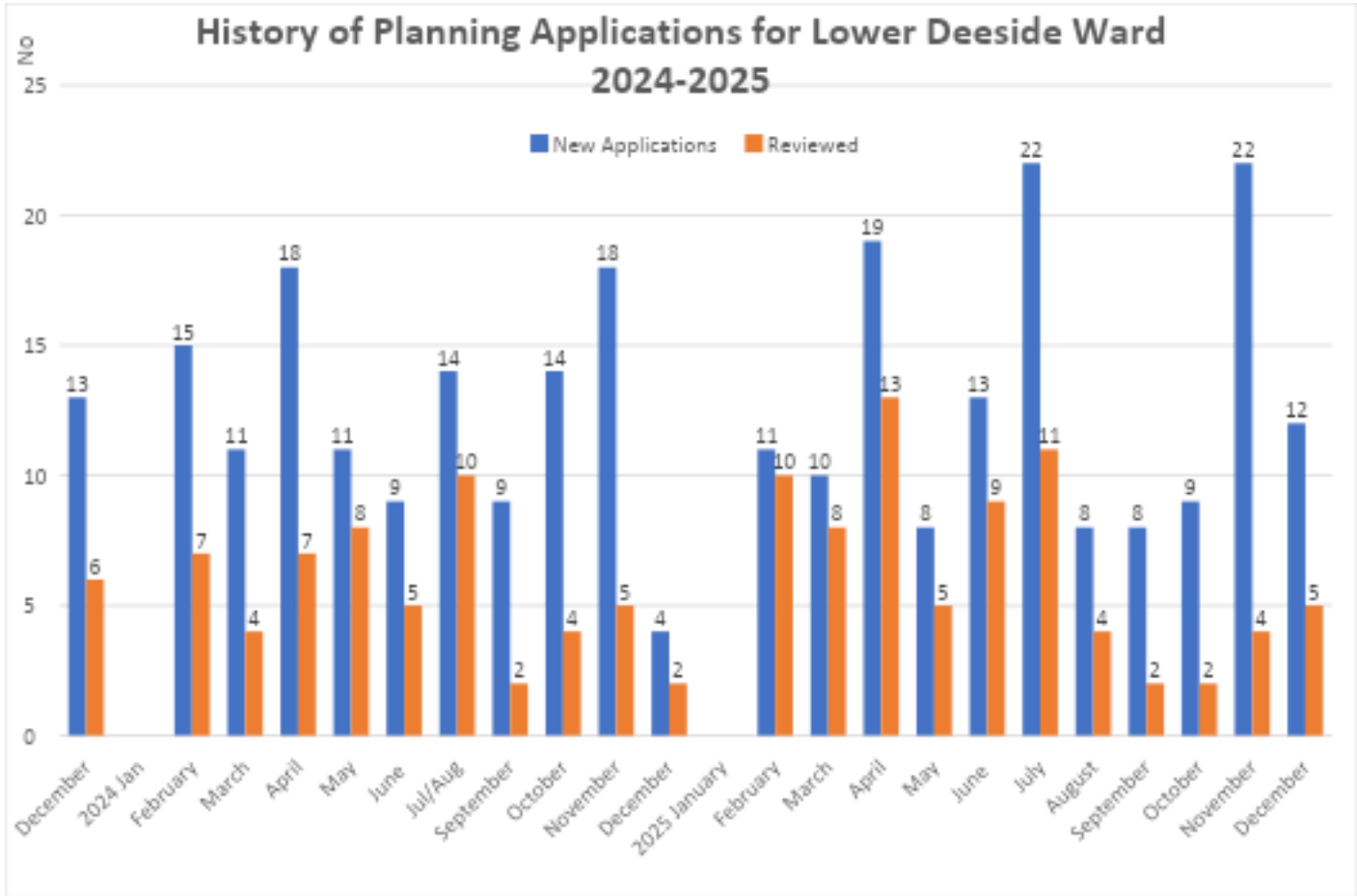
- **251313/DPP** Major residential development at Inchgarth

- **251369/DPP** Extension of temporary food outlet with outdoor seating at Cults former station.
- **251386/DPP** Division of feu and erection of dwelling house at 1 South Avenue, Cults.

Roads & Public Transport

- **7 Road traffic notices** were uploaded to the CBMCC website during this reporting period. You can also receive notices directly by signing up to www.telmescotland.gov.uk

History:



Pending Applications (updated 27/12/25)

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Rev 0 29122025

