

CBMCC Planning Highlights August 2025

Highlights:

- 8 new applications were received for Lower Deeside Ward (to 25th August), 5 of which were for the CBMCC area. In CBM there were 4 applications for private dwelling extensions/modifications and 1 for tree works. There are currently 21 pending applications for the CBM area of which 3 are more than 100 days beyond their original decision deadline (see status table).
- Public Consultation #1 on 5th August for Inchgarth Development, and exchange meetings with CALA on 18th and 25th August.
- Meeting on 7th August with Kirkwood Homes regarding Old Milltimber School land development.
- Meeting of CC Forum Planning & Transport sub-group on 18th August.

Planning (General)

- LPP on-line consultation is live. Residents are encouraged to give their opinions and ideas.
- Participation at "Aberdeen 2036-towards a fairer future" conference on 27th Aug.
- The new Planning Officer of Kingswells CC has requested general advice on Planning matters.

Electrical Engineering Projects:

- A Convention of Community Councils is planned for 11th October at Stonehaven Town Hall to discuss major energy infrastructure and renewable energy projects in Aberdeenshire.
- No further news on the Newton of Pitfodells BESS (240614), or Thornhill BESS (250102).

Housing Developments:

Milltimber South (240488/250328/MSC):- Construction works progress. Temporary traffic lights will be in operation on NDR between mid-August and early January to create the new site entrances.

Oldfold: -Phases 3 and 4 continue. CBMCC issued an objection letter against planning application **250750** to delay the completion of the planned mixed-use centre until 500 houses are built (was 400). 10 objections from residents have also been raised. 3 further applications (**250754/250755/250756**) for approval of conditions related to Block G and Phase 5B and development of Phase 5A are under review.

Inchgarth Development:- The 1st public consultation event was held at The Marcliffe on 5th August with reportedly positive and negative feedback. CALA intend to provide more details of the proposed development at the 2nd public event on 1st September. We had exchange meetings with CALA on 18th and 25th August to give/get verbal feedback. CALA will give further feedback at our next CC meeting on 25th September.

Former Milltimber Primary School land:- Kirkwood Homes has been selected by ACC as the preferred bidder for the site, and a public consultation is planned for the first half of September. The proposed development is for 29 houses. We had a first meeting with Kirkwood and Cavendish on 7th August. Kirkwood agreed to present their proposal at the CC October meeting.

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

Other Applications:

19 South Avenue: Site tidying and hedge “maintenance” have been essentially completed. Application **250379** for subdivision of the plot and erection of two semi-detached houses is still pending, and a decision is now 10 weeks overdue. There are 30 objections from residents and the CC.

43 Hillview Road:- The application (**250585**) for a 1 ½ storey extension has received neutral comments from neighbours, but the decision is now 23 days overdue.

47 Earlsark Drive:- A new application (**250861**) for a smaller extension has been submitted on 13th Aug (larger extension previously withdrawn).

Actions for coming month:

- LPP: Progress consultation and issue Letter of Intention to ACC.
- Planning & Transport Sub-Group meeting.
- Public consultation for Inchgarth and Old Milltimber School developments
- Weekly reviews of Planning Applications.

History:



