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ADDITIONAL CIRCULATION



To: Councillor Milne, Convener; Councillor Finlayson, Vice Convener; and Councillors Boulton, Cooney, Corall, Cormie, Crockett, Donnelly, Greig, Hutchison, Jaffrey, Lawrence, Malik, Jean Morrison MBE, Nicoll, Jennifer Stewart and Sandy Stuart.

Town House,
ABERDEEN 21 October 2016

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

The undernoted items are circulated in connection with the meeting of the **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE** to be held here in the Town House on THURSDAY, 27 OCTOBER 2016 at 10.00 am.

FRASER BELL
HEAD OF LEGAL AND DEMOCRATIC SERVICES

B U S I N E S S

- 2.1 66 Tillydrone Avenue - Change of Use from 5 bedroom Dwelling (Class 9) to Six Bedroom HMO (Sui Generis), Replacement Roof, Replacement Windows to Rear Extension, Reduction of Window and Blocking up of Door to Rear Extension - 161003 (Pages 3 - 4)

Planning Reference Number – 161003

The documents associated with this application can be found at:-
<https://publicaccess.aberdeencity.gov.uk/online-applications/search.do?action=simple&searchType=Application>
Enter the above planning reference number and click 'Search'.

Planning Officer – Karla Mann

- 2.4 Cairdhillock Farm, Kingswells - Land infilling/ground raising (retrospective), including importation and tipping of subsoil material from civil engineering works outwith the farming unit and reinstatement for agricultural use at Land adjacent former Landfill site - 151807 (Pages 5 - 6)

Planning Reference Number – 151807

The documents associated with this application can be found at:-
<https://publicaccess.aberdeencity.gov.uk/online-applications/search.do?action=simple&searchType=Application>
Enter the above planning reference number and click 'Search'.

Planning Officer – Robert Forbes

- 3.3 [South Avenue, Cults - Proposed Development of 21 Units with Associated Landscaping and Parking - 160552](#) (Pages 7 - 8)

Planning Reference Number – 160552

The documents associated with this application can be found at:-
<https://publicaccess.aberdeencity.gov.uk/online-applications/search.do?action=simple&searchType=Application>
Enter the above planning reference number and click 'Search'.

Planning Officer – Dineke Brasier

Should you require any further information about this agenda, please contact Mark Masson on 01224 522989 or email mmasson@aberdeencity.gov.uk or Lynsey McBain on 01224 522123 or email lymcbain@aberdeencity.gov.uk

Agenda Item 2.1

Development Management
Planning and Sustainable Development
Aberdeen City Council
Business Hub 4, Marischal College
Broad Street
Aberdeen, AB10 1AB
HMOUnit@aberdeencity.gov.uk

107 High Street
Old Aberdeen
AB24 3EN

7th September, 2016

Dear Ms Mann

Planning application 161003 - 66 Tillydrone Ave; Change of use to 6 bedroom HMO

The Old Aberdeen Community Council wish to OBJECT to this planning application for the following reasons:

- Inadequate parking
- Inappropriate roofing material
- Excessive density of accommodation adjacent to family housing

We would also like to make the Committee aware that the Applicant appears to hold Council's due process in some contempt as they have been progressing steadily with the alterations requested in this planning application. Planning was made aware of significant ongoing alteration works at this property on 22 August, but work has continued unabated and the internal work (room division, plumbing, cabling) appears to be now complete, with just the work required to rebuild the roof yet to be started.

Inadequate parking

We note that the Roads Department have responded to this planning application with the comment 'No observation'. We consider this response to be inadequate as it fails to evaluate the situation on the ground and must therefore make the following observation:

Planning application 150402 for this property sought to increase the property to 9 beds. The Roads officer rejected the application as he considered the available parking as insufficient, particularly with reference to the location alongside a busy road and considered it essential that any parking facilities should enable a car to turn around on-site so as to ensure a driver did not attempt to reverse onto what was going to be a busy road, once the bridge was completed. It should be noted that the inadequate parking was the basis of the second reason identified within the Committee's decision notice for rejection of the application.

Although the bedroom numbers are now reduced to 6, this would still indicate a desirability to offer 3 parking spaces (ref. Supplementary Guidance Transport and Accessibility, March 2012), yet the current layout is only sufficient to provide one space with turning room.

It is also noted that there is no provision for covered bicycle parking - an issue raised by the Roads officer for the earlier application.

Inappropriate roofing material

The kitchen roof extension, currently comprises a slate pitched roof visible from the road, plus a further flat roof on the east side of the property, invisible from the road. – See photo below:



The application proposes to replace these two roof areas with a single pitched roof. Our only objection to this is that the application proposes that the roof; "be clad with lead look single ply roof membrane finish". This may be an economical, modern material, but it is wholly unsympathetic to the property in question which is located within the Old Aberdeen Conservation Area. As the west and south elevations of this roof are clearly visible from the public road, we consider that slate roofing should be retained, to match the existing roofing material on this property and all the others in the neighbourhood;- in compliance with the requirements to preserve and enhance the appearance of a property within a conservation area.

Excessive density of accommodation

The previous planning application 150402 was rejected on the basis of "adverse impact on the residential amenity of the area, mainly due to increased level of noise and movements". While this application, compared to the previous, has reduced the number of rooms to 6 (from 9), they are all double bedrooms thus considerably more than 6 tenants could be living here. We therefore contend that the negative impact, identified within the Committee's decision notice for rejection of the earlier application, still stands.

Yours sincerely

Dewi Morgan
Planning Officer and Webadmin
Old Aberdeen Community Council

Agenda Item 2.4

Application Reference:	151807
Local Authority Reference:	000136804-001
Proposal Description:	Land infilling / ground raising (partly retrospective), including importation and tipping of subsoil material from civil engineering works outwith the farming unit) and reinstatement for agricultural use
Application type:	Detailed Planning Permission

Kingswells Community Council (KCC) is aware that ACC Planners are seeking further information regarding this application. Consequently, KCC can only make preliminary comments re the above application at this time.

KCC would like to clarify that they were unaware of the pre-application meetings. According to the documentation these meetings were arranged to suit working people, but they ended at 6pm when most people get home from work. If further meetings are to be arranged then KCC request that they accommodate people who work, and extend the meeting times to at least 8pm.

The information incorporated with the application lacks detail and only considers the appearance within the site once the up-fill has been carried out. Given this comes under the umbrella of agricultural improvements, the final functionality of the fields is dependent on good grading, the relationship to the surrounding area (topography) and any effects on drainage.

The impact on neighbours has not been addressed. Additional sections are required to show the impact at the boundaries of the site with the existing ground levels. KCC does not accept glib statements that the works have no effect on drainage of the surrounding area.

In order to make comment on the application it is essential that drawings show three levels 1) the original ground levels before the work began, 2) the current levels, 3) the proposed levels.

KCC understands that further documentation has been requested by ACC Planners, and we reserve the right to make comment on these when they become available. We would also request that comments from ACC officers are made available for comment.

KCC requests that we are informed when additional information is made available relating to this application.

Yours,

Ian Cox
Secretary
Kingswells Community Council

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Agenda Item 3.3

CULTS BIELDSIDE AND MILLTIMBER COMMUNITY COUNCIL

Planning and Sustainable Development
Aberdeen City Council
Business Hub 4, Marischal College
Broad Street
Aberdeen
AB10 1AB

29 May 2016

Dear Sir,

Planning Application 160552: Proposed development of 21 units with associated landscaping and parking at 3 South Avenue, Cults.

I am writing on behalf of the Cults Bielside and Milltimber Community Council (CBMCC) to share our views on the proposed development at 3 South Avenue, Cults. A significant number of nearby residents have raised concerns about the impact the development will have on the community. The Community Council has considered the application and objects to the proposed development which contravenes Aberdeen City Council policies for the following reasons:

1. Policy H1 Residential Areas – the proposed building would have a detrimental impact on the character and amenity of the surrounding area. The development would lead to overlooking and a loss of privacy of the neighbouring properties.
2. Policy H3 Density – while the building will be a single structure, the construction of 21 x 2 bedroom apartments on the site will detrimentally increase the density of the local population along South Avenue.
3. Policy NE5 Trees and Woodlands – the proposed development will require the removal of a large number of trees. The site has already seen a loss of trees despite an existing tree protection order and we would not like to see the appearance of the area further diminished.
4. Policy R7 Low and Zero Carbon Buildings – the proposed design of the apartment building does not incorporate any provision for heat pump space heating or solar panels for electricity generation, which we would expect in a property of this type.
5. Medical Services Provision – while not strictly a consideration for a Planning Application we request that you ensure the Health and Social Care Partnership are aware of the application to gain their views on the impact the development will have on the provision of medical services in Cults.

Please contact me if you have any questions.

Yours sincerely,

Peter Roberts

Planning Liaison Officer

Copy to: Councillor Marie Boulton, Councillor Aileen Malone, Councillor Tauqeer Malik

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