

DEVELOPMENT MANAGEMENT SUB COMMITTEE

ABERDEEN, 22 March 2012. Minute of Meeting of the DEVELOPMENT MANAGEMENT SUB COMMITTEE. Present:- Councillor Dean, Convener; and Councillors Adam, Allan, Boulton, Cormie, Crockett, Jaffrey, MacGregor, Penny and Yuill.

The agenda and reports associated with this minute can be found at:-

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=348&MId=2287&Ver=4>

MINUTE OF MEETING OF DEVELOPMENT MANAGEMENT SUB COMMITTEE OF 16 FEBRUARY 2012

1. The Sub Committee had before it the minute of its meeting of 16 February 2012.

The Sub Committee resolved:-

to approve the minute.

MINUTE OF MEETING OF DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS) OF 27 FEBRUARY 2012

2. The Sub Committee had before it the minute of its meeting of 27 February 2012.

The Sub Committee resolved:-

to approve the minute.

WATER WHEEL INN, 203 NORTH DEESIDE ROAD, BIELDSIDE - 111606

3. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

that the Sub Committee express a willingness to approve the application in respect of planning permission for the erection of fifteen dwellinghouses, and change of use from a hotel and alterations to form five apartments, withholding consent until a legal agreement is secured to deliver planning gain contributions, and subject to the following conditions:-

- (1) That development shall not take place unless there has been submitted and approved in writing by the planning authority, a specialised construction method statement 'Watercourse Protection Plan' containing details of how the watercourse can be accommodated safely within the design plan for the site to avoid damage to the watercourse during earth moving works and how pollution of the watercourse can be prevented. The plan shall be submitted and approved at least two months before works commence on site. Development shall not take place unless the measures have been implemented in full and are fully in place;
- (2) That no development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological

DEVELOPMENT MANAGEMENT SUB COMMITTEE

22 March 2012

work which shall include post-excavation and publication work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority; (3) That no development pursuant to this planning permission shall take place, nor shall any part of the development hereby approved be occupied, unless there has been submitted to and approved in writing by the planning authority, a detailed scheme of site and plot boundary enclosures for the entire development hereby granted planning permission and that these shall be of a nature that is in keeping with the green belt location of the site. None of the buildings hereby granted planning permission shall be occupied unless the said scheme has been implemented in its entirety; (4) That no development shall take place unless there has been submitted to and approved in writing by the planning authority details of the layout of hardsurfaces, including access road, on the site. Such details shall include layout and cross sectional drawings to show levels and shall be adequate to support movement of refuse vehicle. The scheme shall be implemented in full accordance with such details, or others subsequently approved; (5) That no development shall take place unless a scheme detailing all external finishing materials to the roof and walls of the development hereby approved has been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed; (6) That the development hereby approved shall not be occupied unless the car parking areas hereby granted planning permission have been constructed, drained, laid out and demarcated in accordance with the approved plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority. Such areas shall not thereafter be used for any other purpose other than the purpose of the parking of cars ancillary to the development and use thereby granted approval; (7) That no development shall take place unless a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems (SUDS) has been submitted to and approved in writing by the planning authority and thereafter no part of the development shall be occupied unless the drainage has been installed in complete accordance with the said scheme; (8) That notwithstanding the provisions of Article 3 and Schedule 1, Parts 1, 2 and 3 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 no extensions, alterations or improvements which materially affect the external appearance of the dwellinghouse, nor any means of enclosure shall be erected or carried out either on, or in the curtilage, of the dwelling houses hereby approved without a further grant of planning permission from the planning authority; (9) That, except as the planning authority may otherwise agree in writing, no construction or demolition work shall take place (a) outwith the hours of 7.00am to 7.00pm Mondays to Fridays; (b) outwith the hours of 9.00am to 4.00pm Saturdays; or (c) at any time on Sundays, except (on all days) for works inaudible outwith the application site boundary. [For the avoidance of doubt, this would generally allow internal finishing work, but not the use of machinery]; (10)

DEVELOPMENT MANAGEMENT SUB COMMITTEE
22 March 2012

That no development shall take place unless it is carried out in full accordance with a scheme to deal with contamination on the site that has been approved in writing by the planning authority. The scheme shall follow the procedures outlined in Planning Advice Note 33 Development of Contaminated Land and shall be conducted by a suitably qualified person in accordance with best practice as detailed in BS10175 Investigation of Potentially Contaminated Sites - Code of Practice and other best practice guidance and shall include (i) an investigation to determine the nature and extent of contamination; (ii) a site-specific risk assessment; and (iii) a remediation plan to address any significant risks and ensure the site is fit for the use proposed. No building(s) on the development site shall be occupied unless (i) any long term monitoring and reporting that may be required by the approved scheme of contamination or remediation plan or that otherwise has been required in writing by the planning authority is being undertaken; and (ii) a report specifically relating to the building(s) has been submitted and approved in writing by the planning authority that verifies that remedial works to fully address contamination issues related to the building(s) have been carried out, unless the planning authority has given written consent for a variation. The final building on the application site shall not be occupied unless a report has been submitted and approved in writing by the planning authority that verifies that completion of the remedial works for the entire application site, unless the planning authority has given written consent for a variation; (11) That no development pursuant to the planning permission hereby approved shall be carried out unless there has been submitted to and approved in writing for the purpose by the planning authority a further detailed scheme of landscaping for the site, including hard landscaping and the path within the southern area of the site, which scheme shall include indications of all existing trees and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of development, and the proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting; (12) That all planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority; (13) That no part of the development hereby approved shall be occupied unless a plan and report illustrating appropriate management proposals for the care and maintenance of all trees to be retained and any new areas of planting (to include timing of works and inspections) has been submitted to and approved in writing by the planning authority. The proposals shall be carried out in complete accordance with such plan and report as may be so approved, unless the planning authority has given

DEVELOPMENT MANAGEMENT SUB COMMITTEE

22 March 2012

prior written approval for a variation; (14) That any tree work which appears to become necessary during the implementation of the development shall not be undertaken without the prior written consent of the planning authority; any damage caused to trees growing on the site shall be remedied in accordance with British Standard 3998: 2010 "Recommendations for Tree Work" before the building hereby approved is first occupied; (15) That no materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the aforementioned scheme of tree protection without the written consent of the planning authority and no fire shall be lit in a position where the flames could extend to within five metres of foliage, branches or trunks; (16) That the building(s) hereby approved shall not be brought into use unless details of the zero and low carbon equipment to be incorporated into the development and predicted carbon emissions, using SAP or SBEM calculations, have been approved in writing by the planning authority and unless the equipment has been installed in accordance with those approved details; and (17) That the use hereby granted planning permission shall not take place unless provision has been made within the application site for refuse storage and disposal in accordance with a scheme which has been submitted to and approved in writing by the planning authority.

The Sub Committee resolved:-

to defer consideration of the application meantime to enable members to visit the site.

PLOT 1, KINGSWELLS BUSINESS PARK, KINGSWELLS HOME FARM - 111653

4. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

that the Sub Committee approve the application in respect of planning permission for the erection of an office building with associated access arrangements, car/cycle parking, servicing and landscaping and drainage proposals, subject to a legal agreement and the following conditions:-

(1) That all planting, seeding, turfing and other associated soft and hard landscape works, as well as the footpaths and cyclepaths all as comprised in approved drawing numbers

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178_PH1_PL1_SE2_S001 Rev02; 178_PH1_SE3_S001 Rev02;
178_PH1_PL1_SE4_S001 Rev02; 178_PH1_PL1_SE5_S001 Rev02;
178_PH1_PL1_SE6_S001 Rev02; 178_PH1_PL1_SE1_H001 Rev02;
178_PH1_PL1_SE2_H001 Rev02; 178_PH1_PL1_SE3_H001 Rev02;
178_PH1_PL1_SE4_H001 Rev02; 178_PH1_PL1_SE5_H001 Rev02; and
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or such other drawings as may subsequently be approved in writing for the purpose by the planning authority, shall be carried out in or before the first

DEVELOPMENT MANAGEMENT SUB COMMITTEE

22 March 2012

planting season following the completion of the development and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority; (2) That all tree works on the site shall comply with the Plot 1 Arboricultural Method Statement prepared by Alan Morton Tree Consulting Ltd, a stamped copy of which is appended to this planning permission, or such other amended document that may subsequently be approved in writing for the purpose by the planning authority; (3) That no part of the development shall be occupied unless (i) the new junction on the A944 has been constructed in compliance with approved Fairhurst drawing number 87537/1300 Revision F, or such other drawing as may subsequently be approved in writing for the purpose by the planning authority, and the junction and associated traffic signals and pedestrian/cycle Puffin and Toucan crossings are fully operational; and (ii) the existing access road leading from the A944 into the Kingswells Park and Ride site has been closed off to vehicular traffic as detailed in approved Fairhurst drawing number 87537/1300 Revision F, or such other drawing as may subsequently be approved in writing for the purpose by the planning authority. The existing access to the Park and Ride site shall not, however, be closed off until the alternative link road leading from the new boulevard to the Park and Ride site has been completed and is fully operational; (4) That the development shall not be occupied unless further detailed drawings showing (a) a minimum of 38 long stay cycle stands; (b) a minimum of two short stay cycle stands located close to the main entrance to the office building; (c) a minimum of 15 motorcycle parking spaces; and (d) suitable showering facilities for cyclists within the office building have been submitted to, and approved in writing by, the planning authority; (5) That the development shall not be occupied unless the proposed SUDS ponds and associated SUDS measures have been constructed and are fully operational; (6) That, unless otherwise agreed in writing by the planning authority, no trees on the site shall be felled, lopped, topped or otherwise interfered with other than those identified for felling and remedial works in the report entitled Tree Survey and Arboricultural Constraints prepared by Alan Morton Tree Consulting Ltd and associated drawing number TS-02 Revision B, stamped copies of which are appended to this planning permission, or such other details or drawings as may subsequently be approved for the purpose in writing by the planning authority; (7) That no development shall take place unless the tree protection measures identified in Alan Morton drawing number TPP-05, a stamped copy of which is appended to this planning permission, or such other drawing as may be subsequently approved in writing for the purpose by the planning authority, have been implemented and are fully operational. The tree protection measures shall remain in position until all construction work on the site has been completed. No trees located in the Park and Ride site shall be

DEVELOPMENT MANAGEMENT SUB COMMITTEE

22 March 2012

felled or otherwise interfered with without the prior written approval of the planning authority; (8) That no materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the approved scheme of tree protection without the prior written consent of the planning authority and no fire shall be lit in a position where the flames could extend to within five metres of foliage, branches or trunks; (9) That no development shall take place unless a scheme for the creation of a link road between the proposed boulevard and the Kingswells Park and Ride site has been submitted to, and approved in writing by, the planning authority. No part of the development shall be occupied unless the approved link road has been constructed, is fully operational and is available for use; (10) That the development shall not be occupied unless the energy measures assessed as being designed to achieve a "very good" BREEAM rating on page 9 of the BREEAM Offices Assessment undertaken by Wallace Whittle, a stamped copy of which is attached to this planning permission, have been implemented and are fully operational; (11) That the development shall not be occupied unless (i) the bus stops shown on approved Fairhurst drawing number 87537/1300 revision F, or such other drawing as may subsequently be approved in writing for the purpose by the planning authority, have been constructed and are fully operational; and (ii) a scheme for the provision of bus shelters at the bus stops has been submitted to, and approved in writing by, the planning authority and such scheme as may be so approved has been implemented and is fully operational; (12) That the development shall not be occupied unless a scheme for improvements to the capacity of the existing Kingswells roundabout on the A944 has been submitted to, and approved in writing by, the planning authority and the approved scheme has been implemented and is fully operational; (13) That the development shall not be occupied unless the car parking provision shown on the approved drawings, or such other drawings as may subsequently be approved in writing for the purpose by the planning authority, have been constructed, laid out and demarcated and are available for use; (14) That all external lighting shall comply with the Wallace Whittle External Lighting Strategy dated October 2011, a stamped copy of which is appended to this planning permission, or such other external lighting details as may subsequently be approved in writing for the purpose by the planning authority; (15) That the development shall not be occupied unless the bird hazard management proposals contained in the Rentokil report entitled "Working with Halliday Fraser Munro to Maintain a Safe Working Environment", a stamped copy of which is appended to this planning permission, or such other amended report as may subsequently be approved in writing for the purpose by the planning authority, have been implemented and are full operational; (16) That the existing bus stops located to the east of the Kingswells roundabout shall remain available for public use until the new bus stops and bus shelters proposed to the west of the roundabout have been constructed and are available for public use; (17) That all development on the site shall generally comply with the principles

DEVELOPMENT MANAGEMENT SUB COMMITTEE

22 March 2012

established in the approved "OP40 - Kingswells Development Framework and Phase One Masterplan Report - September 2011"; (18) That no development shall take place unless a Planning Gain financial contribution of £11,167 has been paid to the planning authority, by way of a suitable binding letter of agreement. The contribution will be used towards core path network environmental and access improvements; (19) That no development pursuant to this planning application shall take place unless there has been submitted to and approved in writing by the planning authority a Dewatering Method Statement carried out in consultation with SEPA. Development shall not take place unless the method statement has been implemented in full; (20) That no development pursuant to this planning application shall take place unless there has been submitted to and approved in writing by the planning authority a location specific Environmental Management Plan for the Kingswells Business Park. The plan shall be submitted and approved at least two months before works commence on site, unless otherwise agreed in writing with the planning authority; and (21) That no development pursuant to this planning application shall take place unless there has been submitted to and approved in writing by the planning authority a detailed plan for the formation and management of the ponds and wetland areas to be formed within Plot 1 to be carried out in consultation with SEPA. All work on each development site shall be carried out in accordance with the approved plan.

The Sub Committee resolved:-

to approve the recommendation.

PLOT 2, KINGSWELLS BUSINESS PARK, KINGSWELLS HOME FARM - 111652

5. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

that the Sub Committee approve the application in respect of planning permission for the erection of an office building with associated access arrangements, car/cycle parking, servicing and landscaping and drainage proposals, subject to a legal agreement and the following conditions:-

(1) That all planting, seeding, turfing and other associated soft and hard landscape works, as well as the footpaths and cyclepaths all as comprised in approved drawing numbers

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178_PH1_PL1_SE4_S001 Rev02; 178_PH1_PL1_SE5_S001 Rev02;
178_PH1_PL1_SE6_S001 Rev02; 178_PH1_PL1_SE1_H001 Rev02;
178_PH1_PL1_SE2_H001 Rev02; 178_PH1_PL1_SE3_H001 Rev02;
178_PH1_PL1_SE4_H001 Rev02; 178_PH1_PL1_SE5_H001 Rev02; and
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DEVELOPMENT MANAGEMENT SUB COMMITTEE

22 March 2012

or such other drawings as may subsequently be approved in writing for the purpose by the planning authority, shall be carried out in or before the first planting season following the completion of the development and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority; (2) That all tree works on the site shall comply with the Plot 1 Arboricultural Method Statement prepared by Alan Morton Tree Consulting Ltd, a stamped copy of which is appended to this planning permission, or such other amended document that may subsequently be approved in writing for the purpose by the planning authority; (3) That no part of the development shall be occupied unless (i) the new junction on the A944 has been constructed in compliance with approved Fairhurst drawing number 87537/1300 Revision F, or such other drawing as may subsequently be approved in writing for the purpose by the planning authority, and the junction and associated traffic signals and pedestrian/cycle Puffin and Toucan crossings are fully operational; and (ii) the existing access road leading from the A944 into the Kingswells Park and Ride site has been closed off to vehicular traffic as detailed in approved Fairhurst drawing number 87537/1300 Revision F, or such other drawing as may subsequently be approved in writing for the purpose by the planning authority. The existing access to the Park and Ride site shall not, however, be closed off until the alternative link road leading from the new boulevard to the Park and Ride site has been completed and is fully operational; (4) That the development shall not be occupied unless further detailed drawings showing (a) a minimum of 38 long stay cycle stands; (b) a minimum of two short stay cycle stands located close to the main entrance to the office building; (c) a minimum of 15 motorcycle parking spaces; and (d) suitable showering facilities for cyclists within the office building have been submitted to, and approved in writing by, the planning authority; (5) That the development shall not be occupied unless the proposed SUDS ponds and associated SUDS measures have been constructed and are fully operational; (6) That, unless otherwise agreed in writing by the planning authority, no trees on the site shall be felled, lopped, topped or otherwise interfered with other than those identified for felling and remedial works in the report entitled Tree Survey and Arboricultural Constraints prepared by Alan Morton Tree Consulting Ltd and associated drawing number TS-02 Revision B, stamped copies of which are appended to this planning permission, or such other details or drawings as may subsequently be approved for the purpose in writing by the planning authority; (7) That no development shall take place unless the tree protection measures identified in Alan Morton drawing number TPP-05, a stamped copy of which is appended to this planning permission, or such other drawing as may be subsequently approved in writing for the purpose by the planning authority, have been implemented and are fully operational. The

DEVELOPMENT MANAGEMENT SUB COMMITTEE

22 March 2012

tree protection measures shall remain in position until all construction work on the site has been completed. No trees located in the Park and Ride site shall be felled or otherwise interfered with without the prior written approval of the planning authority; (8) That no materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the approved scheme of tree protection without the prior written consent of the planning authority and no fire shall be lit in a position where the flames could extend to within five metres of foliage, branches or trunks; (9) That no development shall take place unless a scheme for the creation of a link road between the the proposed boulevard and the Kingswells Park and Ride site has been submitted to, and approved in writing by, the planning authority. No part of the development shall be occupied unless the approved link road has been constructed, is fully operational and is available for use; (10) That the development shall not be occupied unless the energy measures assessed as being designed to achieve a "very good" BREEAM rating on page 9 of the BREEAM Offices Assessment undertaken by Wallace Whittle, a stamped copy of which is attached to this planning permission, have been implemented and are fully operational; (11) That the development shall not be occupied unless (i) the bus stops shown on approved Fairhurst drawing number 87537/1300 revision F, or such other drawing as may subsequently be approved in writing for the purpose by the planning authority, have been constructed and are fully operational; and (ii) a scheme for the provision of bus shelters at the bus stops has been submitted to, and approved in writing by, the planning authority and such scheme as may be so approved has been implemented and is fully operational; (12) That the development shall not be occupied unless a scheme for improvements to the capacity of the existing Kingswells roundabout on the A944 has been submitted to, and approved in writing by, the planning authority and the approved scheme has been implemented and is fully operational; (13) That the development shall not be occupied unless the car parking provision shown on the approved drawings, or such other drawings as may subsequently be approved in writing for the purpose by the planning authority, have been constructed, laid out and demarcated and are available for use; (14) That all external lighting shall comply with the Wallace Whittle External Lighting Strategy dated October 2011, a stamped copy of which is appended to this planning permission, or such other external lighting details as may subsequently be approved in writing for the purpose by the planning authority; (15) That the development shall not be occupied unless the bird hazard management proposals contained in the Rentokil report entitled "Working with Halliday Fraser Munro to Maintain a Safe Working Environment", a stamped copy of which is appended to this planning permission, or such other amended report as may subsequently be approved in writing for the purpose by the planning authority, have been implemented and are full operational; (16) That the existing bus stops located to the east of the Kingswells roundabout shall remain available for public use until the new bus stops and bus shelters proposed to the west of

DEVELOPMENT MANAGEMENT SUB COMMITTEE

22 March 2012

the roundabout have been constructed and are available for public use; (17) That all development on the site shall generally comply with the principles established in the approved "OP40 - Kingswells Development Framework and Phase One Masterplan Report - September 2011"; (18) That no development shall take place unless a Planning Gain financial contribution of £12,365 has been paid to the planning authority, by way of a suitable binding letter of agreement. The contribution will be used towards core path network environmental and access improvements; (19) That no development pursuant to this planning application shall take place unless there has been submitted to and approved in writing by the planning authority a location specific Environmental Management Plan for the Kingswells Business Park. The plan shall be submitted and approved at least two months before works commence on site, unless otherwise agreed in writing with the planning authority; and (20) That no development pursuant to this planning application shall take place unless there has been submitted to and approved in writing by the planning authority a detailed plan for the formation and management of the ponds and wetland areas to be formed within Plot 1 to be carried out in consultation with SEPA. All work on each development site shall be carried out in accordance with the approved plan.

The Sub Committee resolved:-
to approve the recommendation.

LAND TO EAST OF PLOT 2, KINGSWELLS BUSINESS PARK, KINGSWELLS HOME FARM - 120016

6. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

that the Sub Committee approve the application in respect of planning permission for the creation of vehicular and cycle/pedestrian links to the main access boulevard, subject to the following conditions:-

(1) That all landscaping and boundary enclosure details shown on approved drawings

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shall be implemented during or before the first planting season following completion of the development; (2) That the development shall not be brought into public use unless the junction details shown on approved Fairhurst Drawing number 87537/1200 J have been implemented and the existing vehicular access to the Kingswells Park and Ride site on the A944 has been closed to motor vehicles; and (3) That no development pursuant to this planning application shall

DEVELOPMENT MANAGEMENT SUB COMMITTEE

22 March 2012

take place unless there has been submitted to and approved in writing by the planning authority a location specific Environmental Management Plan for the Kingswells Business Park. The plan shall be submitted and approved at least two months before works commence on site, unless otherwise agreed in writing by the planning authority.

The Sub Committee resolved:-
to approve the recommendation.

LAND TO NORTH OF PLOT 2, KINGSWELLS BUSINESS PARK, KINGSWELLS HOME FARM - 111644

7. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

that the Sub Committee approve the application in respect of planning permission for the creation of an access road ('Secondary Link Street') extending 127 metres east-west and 93 metres north-south, including a turning circle at the northern extent, with 58 car parking spaces for Plot 2 also included, subject to the following conditions:-

(1) That all planting, seeding and turfing comprised in the approved scheme of landscaping shown on drawing numbers

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shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority; (2) That the secondary link street shall not be brought into use unless the signalised "T" junction on the A944, and the access boulevard shown on Fairhurst drawing number 87537/1200 Revision J have been completed and are available for public use; and (3) That no development pursuant to this planning application shall take place unless there has been submitted to and approved in writing by the planning authority a location specific Environmental Management Plan for the Kingswells Business Park. The plan shall be submitted and approved at least two months before works commence on site, unless otherwise agreed in writing with the planning authority.

DEVELOPMENT MANAGEMENT SUB COMMITTEE

22 March 2012

The Sub Committee resolved:-
to approve the recommendation.

LAND TO EAST OF WELLINGTON ROAD, COVE - 111305

8. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

that the Sub Committee express a willingness to approve the application in respect of planning permission for the erection of 34 dwellinghouses including parking, roads infrastructure and landscaping, with consent to be withheld until a legal agreement is secured to deliver affordable housing and planning gain contributions towards a new northbound lane on Wellington Road, sport and recreation facilities, library provision, community facilities and core paths, subject to the following conditions:-

(1) That no residential unit within the development hereby approved shall be occupied unless the spine road and associated footways as shown on drawings 1010065-L(--)-004 Rev F and 1010065-L(-)-059 Rev C of application 110063 have been constructed in full accordance with the approved plans to the legal boundary of planning application 110063 (even if this requires the demolition of a mutually owned wall) unless the planning authority has given written consent for a variation; (2) That no development pursuant to the planning permission hereby approved shall take place unless traffic orders have been promoted to (i) stop up the existing junction of Whitehills Road and Wellington Road; (ii) make the length of Whitehills Road, from its junction with the unsurfaced track that leads to Langdykes Road to its junction with Cove Road, a no through road (residents and emergency access only); and (iii) make the length of unsurfaced track from Whitehills Road to its junction with Langdykes Road a route for pedestrians and cyclists only (no vehicles) unless the planning authority has given written consent for a variation; (3) That no residential unit within the development hereby approved shall be occupied unless a paved and lit combined footway/cycleway link from the new community to the footway of Langdykes Road has been constructed via the existing route of the track that links Whitehills Road to Langdykes Road and in accordance with a further detailed scheme that has been submitted to, and approved in writing by, the planning authority; unless the planning authority has given written consent for a variation; (4) That no development pursuant to the planning permission hereby approved shall take place unless a site specific Environmental Management Plan for construction work has been submitted to and approved in writing by the planning authority (in consultation with SEPA and other agencies). The plan will, inter alia, detail measures, including mitigation and monitoring, to minimise odour and dust and to control noise from plant, equipment and site operations to prevent any nuisance or public health risk on the occupants of adjacent residential properties. It will include a construction method plan detailing the impacts of heavy vehicles and any machinery to be operated including the timings and routings of lorry

DEVELOPMENT MANAGEMENT SUB COMMITTEE

22 March 2012

movements to and from the site with the aim of minimising movement along residential streets. No development shall be carried out unless in accordance with the approved plan, unless a variation has been approved in writing by the planning authority; (5) That no development pursuant to the planning permission hereby approved unless a full site waste management plan for the processing of construction and demolition waste has been submitted to and approved in writing by the planning authority. No work shall be carried out unless in accordance with the approved plan unless the planning authority has given written consent for a variation; (6) That, except as the planning authority may otherwise agree in writing, no construction or demolition work shall take place (a) outwith the hours of 7.00am to 7.00pm Mondays to Fridays; (b) outwith the hours of 9.00am to 4.00pm Saturdays; or (c) at any time on Sundays, except (on all days) for works inaudible outwith the application site boundary. [For the avoidance of doubt, this would generally allow internal finishing work, but not the use of machinery]; (7) That no development pursuant to the planning permission hereby approved shall be carried out unless there has been submitted to and approved in writing for the purpose by the planning authority a further detailed scheme of hard and soft landscaping for the site (including the stopped up section of Whitehills Road and the landscape belt surrounding the application site), which scheme shall include (i) the materials to be used for all hard surfaces including footpaths; (ii) detailed specification of children's play equipment; (iii) indications of all existing trees and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of development; and (iv) the proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting; (8) That no part of the development hereby approved shall be occupied unless a plan and report illustrating appropriate management proposals for the care and maintenance of all trees to be retained and any new areas of planting, including the landscaped areas outwith the application site (to include timing of works and inspections) has been submitted to and approved in writing by the planning authority. The proposals shall be carried out in complete accordance with such plan and report as may be so approved, unless the planning authority has given prior written approval for a variation; (9) That all planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority; (11) That that no development pursuant to the planning permission hereby approved shall take place unless a scheme of street and footpath lighting has been submitted to, and approved in writing by the planning authority. No development shall be carried out unless in full accordance with the scheme of

DEVELOPMENT MANAGEMENT SUB COMMITTEE

22 March 2012

lighting approved in writing by the planning authority; (12) That no development pursuant to the planning permission hereby approved shall take place unless a finalised SUDS scheme has been submitted for the written approval of the planning authority, in consultation with SEPA, and all work shall be carried out in accordance with the approved scheme. No residential unit within the development shall be occupied unless the SUDS scheme has been implemented in accordance with the approved details; (13) That no development pursuant to the planning permission hereby approved shall take place unless further detailed plans showing the provision of facilities for the storage of domestic waste and recycleable material have been submitted to, and approved in writing by, the planning authority; (14) That no development pursuant to the planning permission hereby approved shall take place unless a further detailed specification of the energy and water saving measures that would be installed in every residential unit is submitted to and approved in writing by the planning authority and no residential unit shall be occupied unless these have been installed, unless the planning authority has given written consent for a variation; (15) That no development pursuant to the planning permission hereby approved shall take place unless an air quality assessment has been submitted to and approved in writing by the planning authority to quantify the impact of increased traffic, particularly on the Wellington Road AQMA. The assessment should be in accordance with the Environmental Protection UK Development Control: Planning for Air Quality (2010) Update; (16) That no development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work which shall include post-excavation and publication work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority; (17) That no development pursuant to the planning permission hereby approved shall take place unless in full accordance with the plans and drawings listed at the bottom of this decision document, unless the planning authority has given written consent for a variation; and (18) That no development pursuant to this planning permission shall take place, nor shall any part of the development hereby approved be occupied, unless there has been submitted to and approved in writing by the planning authority, a detailed scheme of site and plot boundary enclosures for the entire development hereby granted planning permission. None of the buildings hereby granted planning permission shall be occupied unless the said scheme has been implemented in its entirety.

The Sub Committee resolved:-
to approve the recommendation.

DEVELOPMENT MANAGEMENT SUB COMMITTEE

22 March 2012

GRAMPIAN COURT, BEACONSFIELD LANE - 120034

9. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

that the Sub Committee approve the application in respect of planning permission for the erection of twelve new build flats and associated car parking on the site of an existing unoccupied hotel/residential accommodation building to be demolished, subject to the following conditions:-

(1) That no development shall take place unless a scheme detailing all external finishing materials to the roof and walls of the development hereby approved has been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed; (2) That the development hereby approved shall not be occupied unless the car parking areas hereby granted planning permission have been constructed, drained, laid out and demarcated in accordance with drawing No. L(00)31 I of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority. Such areas shall not thereafter be used for any other purpose other than the purpose of the parking of cars ancillary to the development and use thereby granted approval; (3) That the use hereby granted planning permission shall not take place unless provision has been made within the application site for refuse storage and disposal in accordance with a scheme which has been submitted to and approved in writing by the planning authority; (4) That none of the units hereby granted planning permission shall be occupied unless the cycle storage facilities as shown on drawing no. L(00)31 I have been provided; (5) That, except as the planning authority may otherwise agree in writing, no construction or demolition work shall take place (a) outwith the hours of 7.00am to 7.00pm Mondays to Fridays; (b) outwith the hours of 9.00am to 4.00pm Saturdays; or (c) at any time on Sundays, except (on all days) for works inaudible outwith the application site boundary. [For the avoidance of doubt, this would generally allow internal finishing work, but not the use of machinery]; (6) That no development shall take place unless a scheme of all drainage works designed to meet the requirements of SUDS has been submitted to and approved in writing by the planning authority and thereafter no part of the development shall be occupied unless the drainage has been installed in complete accordance with the said scheme; and (7) That prior to the commencement of works on site that a detailed Construction Method Statement is agreed with the planning authority in consultation with SEPA which should set out the measures for dealing with soils, earth movements, waste, fuels and surface water run off on site during the construction phase and shall be implemented in full during construction operations on site.

The Sub Committee resolved:-

to defer consideration of the application meantime to enable members to visit the site.

DEVELOPMENT MANAGEMENT SUB COMMITTEE

22 March 2012

LAURIES HOTEL, SITE 94 HARENESS ROAD, ALTENS INDUSTRIAL ESTATE - 120129

10. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

that the Sub Committee approve the application in respect of planning permission to extend, for a further three years, the Section 42 variation of the five year time limit condition imposed by legislation on an office development consisting of three pavilions with associated car parking, subject to the following conditions:-

- (1) That all planting, seeding and turfing detailed in the Planting Specification and Maintenance Schedule dated 18 January 2007 and shown on landscape proposals drawing 0704 (dated 17.1.07) and drawings 1006 and 1007 of the plans hereby approved (or other landscaping plan subsequently approved in writing by the planning authority), shall be carried out in the first planting season following the completion of the development hereby approved. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority;
- (2) That no development shall take place unless a scheme for the protection of all trees to be retained on the site during construction works (including the existing beech hedge along the Hareness Road and Wellington Road boundaries) has been submitted to, and approved in writing by, the planning authority and any such scheme as may have been approved has been implemented;
- (3) That the use hereby granted planning permission shall not take place unless provision has been made within the application site for litter disposal and, if appropriate, recycling facilities in accordance with a scheme which has been submitted to and approved in writing by the planning authority;
- (4) That no development shall take place unless a scheme of all drainage works designed to meet the requirements of SUDS has been submitted to and approved in writing by the planning authority and thereafter no part of the development shall be occupied unless the drainage has been installed in complete accordance with the said scheme;
- (5) That the development hereby approved shall not be occupied unless a detailed Green Transport Plan, which outlines proposals to encourage a modal shift towards other forms of transport other than the car, together with appropriate monitoring procedures has been submitted to and agreed in writing by the planning authority and that the offices hereby approved shall not be occupied unless the terms of the Green Travel Plan are being complied with unless the planning authority has given written consent for a variation;
- (6) That the developer shall afford access at all reasonable times to any archaeologists nominated by the planning authority and shall allow them to observe work in progress and record items of interest and finds. No development pursuant to this planning permission shall take place

DEVELOPMENT MANAGEMENT SUB COMMITTEE

22 March 2012

unless written notification of the commencement date has been given to the Keeper of Archaeology, Aberdeen City Council not less than 14 days before development commences; (7) That the development hereby approved shall not be occupied unless the car parking areas hereby granted planning permission have been constructed, drained, laid out and demarcated in accordance with drawing no. 1000 of planning application A6/2138 previously approved or such other drawings as may subsequently be submitted and approved in writing by the planning authority. The car parking spaces must at no time be designated or allocated for specific individuals or companies and must remain available to all employees of the office buildings hereby approved unless the planning authority has given written consent for a variation. The car parking areas shall not thereafter be used for any other purpose other than the purpose of the parking of cars ancillary to the development and use thereby granted approval; (8) That the development hereby approved shall not be occupied unless secure covered cycle storage has been provided on the site in accordance with further drawings that have been submitted to, and approved in writing by, the planning authority; and (9) That no development shall take place unless a scheme detailing all external finishing materials to the roof and walls of the development hereby approved has been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed.

The Sub Committee resolved:-
to approve the recommendation.

RUTHRIESTON ROAD - 120107

11. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

that the Sub Committee approve the application in respect of planning permission for the demolition of a vacant Council depot building and the erection of a new flatted development (6 units) and associated car parking, subject to the following conditions, and a legal agreement to secure affordable housing and suitable community infrastructure provisions:-

- (1) That no development shall take place unless there has been submitted to and approved in writing by the planning authority, a detailed scheme of the shared surface layout proposed for the access lane including street furniture, lighting, materials and hard and soft landscaping for the entire development hereby granted planning permission. None of the units hereby granted planning permission shall be occupied unless the said works have been implemented in accordance the approved scheme; (2) That no development shall take place unless it is carried out in full accordance with a scheme to deal with contamination on the site that has been approved in writing by the planning

DEVELOPMENT MANAGEMENT SUB COMMITTEE

22 March 2012

authority. The scheme shall follow the procedures outlined in Planning Advice Note 33 Development of Contaminated Land and shall be conducted by a suitably qualified person in accordance with best practice as detailed in BS10175 Investigation of Potentially Contaminated Sites - Code of Practice and other best practice guidance and shall include (i) an investigation to determine the nature and extent of contamination; (ii) a site-specific risk assessment; and (iii) a remediation plan to address any significant risks and ensure the site is fit for the use proposed. No building(s) on the development site shall be occupied unless (i) any long term monitoring and reporting that may be required by the approved scheme of contamination or remediation plan or that otherwise has been required in writing by the planning authority is being undertaken; and (ii) a report specifically relating to the building(s) has been submitted and approved in writing by the planning authority that verifies that remedial works to fully address contamination issues related to the building(s) have been carried out, unless the planning authority has given written consent for a variation. The final building on the application site shall not be occupied unless a report has been submitted and approved in writing by the planning authority that verifies that completion of the remedial works for the entire application site, unless the planning authority has given written consent for a variation; (3) That no development shall take place unless a scheme of all drainage works designed to meet the requirements of SUDS has been submitted to and approved in writing by the planning authority and thereafter no part of the development shall be occupied unless the drainage has been installed in complete accordance with the said scheme; (4) That no development shall take place unless a scheme detailing the external lighting proposed for the development has been submitted to and approved in writing by the planning authority. Thereafter none of the units hereby approved shall be occupied unless the external lighting has been installed in complete accordance with the said scheme and is operational; (5) That no development shall take place unless details of the zero and low carbon equipment to be incorporated into the development and predicted carbon emissions, using SAP or SBEM calculations, have been approved in writing by the planning authority. Thereafter none of the units hereby approved shall be occupied unless the equipment has been installed in accordance with those approved details and is operational; (6) That no development shall take place unless a scheme detailing the cycle storage provision shown on drawings 101(Rev.E) has been submitted to and approved in writing by the planning authority. Thereafter none of the units hereby approved shall be occupied unless the cycle storage has been installed in complete accordance with the said scheme; (7) That no development pursuant to the planning permission hereby approved shall be carried out unless there has been submitted to and approved in writing for the purpose by the planning authority a further detailed scheme of landscaping for the site, which scheme shall include indications of all existing trees and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of development, and the proposed areas of tree/shrub planting

DEVELOPMENT MANAGEMENT SUB COMMITTEE

22 March 2012

including details of numbers, densities, locations, species, sizes and stage of maturity at planting; (8) That all planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority; (9) That the development hereby approved shall not be occupied unless the car parking area hereby granted planning permission has been constructed, drained, laid out and demarcated in accordance with drawing No. 101(Rev.C) of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority. Such areas shall not thereafter be used for any other purpose other than the purpose of the parking of cars ancillary to the development and use thereby granted approval; and (10) That none of the units hereby approved shall be occupied unless the refuse stores have been provided in accordance with drawings 101(Rev.E) and 102 of the plans or such other drawing as may subsequently be submitted and approved in writing by the planning authority.

The Sub Committee resolved:-

to defer consideration of the application meantime to enable members to visit the site.

UNIT 1-2, 35 FRASER PLACE - 120163

12. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

that the Sub Committee approve the retrospective application in respect of planning permission for an extension to the rear of existing industrial units (enclosure of an external storage area), subject to the following conditions:-

(1) That the extension hereby approved shall not be used unless there has been submitted to and approved in writing for the purpose by the planning authority a detailed scheme of landscaping for the land under the applicant's control adjacent to the site, which scheme shall include proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting; (2) That all planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first planting season following the approval of the development and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be

DEVELOPMENT MANAGEMENT SUB COMMITTEE

22 March 2012

submitted to and approved in writing for the purpose by the planning authority;
 (3) That the extension hereby approved shall not be used outwith the hours from 7.00am until 7.00pm; and (4) That the extension hereby approved shall not be used for any purpose other than as storage or office accommodation on an ancillary/incidental basis to the principal use of the premises, without a further grant of planning permission from the planning authority.

The Sub Committee resolved:-
 to approve the recommendation.

8 CHEYNE ROAD - 111876

13. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**
 that the Sub Committee approve unconditionally the application in respect of planning permission for the erection of a one and a half storey extension to a dwellinghouse.

The Sub Committee resolved:-
 to defer consideration of the application meantime to enable members to visit the site.

DOONIES FARM, COAST ROAD, NIGG - 111783

14. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**
 that the Sub Committee approve the application in respect of planning permission for the installation of a single storey modular portacabin unit which would provide educational facilities for school groups as well as storage space for equipment and materials used in teaching demonstrations, subject to the following condition:-

(1) That the temporary building hereby granted planning permission shall not remain on the site after a period of five years expiring on 22 March 2017.

The Sub Committee resolved:-
 to approve the recommendation.

THE MACROBERT BUILDING, KING STREET - 111800

15. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**
 that the Sub Committee approve the application in respect of planning permission for the installation of three antenna support poles (each accommodating three antennas),

DEVELOPMENT MANAGEMENT SUB COMMITTEE

22 March 2012

three cabinets and ancillary equipment upon the existing rooftop for the purpose of telecommunications, subject to the following condition:-

- (1) That in the event that any part of this equipment becomes obsolete or redundant, it must be removed within six months of such event. In the event that all of this equipment is removed, the site shall be made good, in accordance with a scheme to be submitted and approved in writing by the planning authority, within one month of such removal.

The Sub Committee resolved:-

to approve the recommendation.

15-19 RAEBURN PLACE - 111084

16. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

that the Sub Committee approve the application in respect of planning permission for a change of use of the site from electrical wholesaler with retail outlet to 34 serviced apartments and one self contained flat, all with basement parking, subject to the following conditions:-

- (1) That no development pursuant to this planning permission shall take place, nor shall any part of the development hereby approved be occupied, unless there has been submitted to and approved in writing by the planning authority, a detailed scheme of screening measures for the site boundaries and all external walkways and external staircases for the entire development hereby granted planning permission. None of the buildings hereby granted planning permission shall be occupied unless the said scheme has been implemented in its entirety;
- (2) That no development shall take place unless a scheme detailing all external finishing materials to the roof and walls of the development hereby approved has been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed;
- (3) That no development shall take place unless a scheme of all drainage works designed to meet the requirements of SUDS has been submitted to and approved in writing by the planning authority and thereafter no part of the development shall be occupied unless the drainage has been installed in complete accordance with the said scheme;
- (4) That, except as the planning authority may otherwise agree in writing, no construction or demolition work shall take place (a) outwith the hours of 7.00am to 7.00pm Mondays to Fridays; (b) outwith the hours of 9.00am to 4.00pm Saturdays; or (c) at any time on Sundays, except (on all days) for works inaudible outwith the application site boundary. [For the avoidance of doubt, this would generally allow internal finishing work, but not the use of machinery];
- (5) That the use hereby granted planning permission shall not take place unless provision has been made within the application site for refuse storage and disposal in accordance with a scheme

DEVELOPMENT MANAGEMENT SUB COMMITTEE

22 March 2012

which has been submitted to and approved in writing by the planning authority; (6) That no development shall take place unless a scheme for external lighting has been submitted to and approved in writing by the planning authority, and thereafter implemented in full accordance with said scheme; and (7) That the building(s) hereby approved shall not be brought into use unless details of the zero and low carbon equipment to be incorporated into the development and predicted carbon emissions, using SAP or SBEM calculations, have been approved in writing by the planning authority and unless the equipment has been installed in accordance with those approved details.

The Sub Committee resolved:-

to approve the recommendation.

10 NEWLANDS CRESCENT - 120042

17. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

that the Sub Committee approve unconditionally the application in respect of planning permission for proposed roof alterations, the installation of a driveway and the erection of a rear extension.

The Sub Committee resolved:-

to defer consideration of the application meantime to enable members to visit the site.

OAKBANK SCHOOL, MIDSTOCKET ROAD - 120126

18. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

that the Sub Committee approve the application in respect of planning permission for the relocation and replacement of an existing substation, subject to the following conditions:-

(1) That no development pursuant to the planning permission hereby approved shall be carried out unless there has been submitted to and approved in writing for the purpose by the planning authority a further detailed scheme of landscaping for the site, which scheme shall include indications of all existing trees and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of development, and the proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting; (2) That the use hereby authorised shall not take place unless there has been submitted to and approved in writing for the purpose by the planning authority a scheme of landscaping for the site, which scheme shall include indications of all existing

DEVELOPMENT MANAGEMENT SUB COMMITTEE

22 March 2012

trees and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of development, and the proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting; (3) That no development shall take place unless a plan showing those trees to be removed and those to be retained and a scheme for the protection of all trees to be retained on the site during construction works has been submitted to, and approved in writing by, the planning authority and any such scheme as may have been approved has been implemented; (4) That any tree work which appears to become necessary during the implementation of the development shall not be undertaken without the prior written consent of the planning authority; any damage caused to trees growing on the site shall be remedied in accordance with British Standard 3998: 2010 "Recommendations for Tree Work" before the building hereby approved is first occupied; and (5) That no materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the aforementioned scheme of tree protection without the written consent of the planning authority and no fire shall be lit in a position where the flames could extend to within five metres of foliage, branches or trunks.

The Sub Committee resolved:-

to defer consideration of the application meantime to enable members to visit the site.

78 MALCOLM ROAD, PETERCULTER - 120022

19. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

that the Sub Committee approve unconditionally the application in respect of planning permission for proposed roof alterations, new dormer windows to the front and rear of the property and the erection of a single storey extension.

The Sub Committee resolved:-

to approve the recommendation, and to request officers to ask the applicant to ensure that the colour of the wood finishing is appropriate in the context of the character and amenity of the surrounding area.

44-48 CANAL ROAD - 120017

20. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

that the Sub Committee approve the application in respect of planning permission for the erection of a copper materials shed, subject to the following condition:-

DEVELOPMENT MANAGEMENT SUB COMMITTEE

22 March 2012

(1) That no development shall take place unless a scheme detailing all external finishing materials to the roof and walls of the development hereby approved has been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed.

The Sub Committee resolved:-
to approve the recommendation.

LAND AT WOODEND, CULTER HOUSE ROAD, PETERCULTER - 111144

21. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

that the Sub Committee **refuse** the application in respect of planning permission in principle for a proposed residential development comprising 14 dwellinghouses and associated landscaping and open space, on the following grounds:-

(1) That the proposal, if approved, would undermine the principles of controlling development and preventing sporadic housing in the green belt, leading to the erosion of the character of such areas and adversely affecting the landscape setting of the city contrary to the provisions of Scottish Planning Policy and Policy NE2 'Green Belt' of the Aberdeen Local Development Plan; (2) That the proposal, if approved, would be contrary to Scottish Planning Policy, the Aberdeen City and Shire Structure Plan key objective on accessibility and Policy D3 of the Aberdeen Local Development Plan by reason that the development would be isolated and remote from the settlement of Peterculter, would be inaccessible by public transport and thus would be reliant on the private car; and (3) That the proposal, if approved, would set an undesirable precedent for applications of a similar nature which would result in the proliferation of sporadic housing in the green belt, leading to the erosion of the character of such areas and adversely affecting the landscape setting of the city

The Sub Committee resolved:-

to defer consideration of the application meantime to enable members to visit the site.

WOODEND FARM, PETERCULTER - 111863

22. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

that the Sub Committee **refuse** the application in respect of planning permission for a change of use from agricultural land to recreational use (cricket pitch), on the grounds that the proposal, if approved, would be contrary to Scottish Planning Policy, the Aberdeen City and Shire Structure Plan and Policy D3 of the Aberdeen Local

DEVELOPMENT MANAGEMENT SUB COMMITTEE

22 March 2012

Development Plan by reason of its isolated and remote location and its inaccessibility by sustainable means of transport.

The Sub Committee resolved:-

to defer consideration of the application meantime to enable members to visit the site.

MARYFIELD WEST NURSING HOME, 31 QUEENS ROAD - 111912

23. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

that the Sub Committee **refuse** the application in respect of planning permission for the erection of a two storey rear extension to accommodate en-suite bedrooms and dry space, on the following grounds:-

- (1) That the proposed development would fail to demonstrate due regard for its context, and would not make a positive contribution to its setting, contrary to policy D1 of the Aberdeen Local Development Plan; (2) That the proposed development would, by virtue of its over-development of the site and detrimental impact on both the surrounding townscape generally and the setting of adjacent listed buildings specifically, result in an adverse impact on the character and appearance of the Albyn Place and Rubislaw Conservation Area, and would therefore be contrary to SPP, SHEP and Policy D5 of the Aberdeen Local Development Plan; (3) That the development, by virtue of its development of a front garden area for car parking and the erosion of associated landscaping, would be contrary to policy BI3 of the Aberdeen Local Development Plan and relevant interim supplementary guidance contained in the 'Transport and Accessibility' document; and (4) That the development would, by virtue of overshadowing of rear garden ground and direct loss of privacy within same, result in an adverse impact on the amenity of residents in the adjacent premises at 25-29 Queens Road.

The Sub Committee resolved:-

to approve the recommendation.

12 BEECHGROVE GARDENS - 120152

24. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

that the Sub Committee **refuse** the application for planning permission for the erection of a garage and construction of a driveway, on the following grounds:-

- (1) That the driveway, if approved, would be contrary to the Council's Transport Supplementary Guidance contained in the Aberdeen Local Plan 2012 and would, if implemented, result in an unacceptable impact on road safety and the free flow

DEVELOPMENT MANAGEMENT SUB COMMITTEE

22 March 2012

of traffic due to its close proximity to a road junction and would result in an undesirable precedent, leading to possible future applications which the Council would find difficult to refuse; and (2) That the location of the proposed garage would be unsympathetic to the character and appearance of the existing streetscape, in particular its inappropriate siting forward of the established building line, adversely affecting the existing residential character of the surrounding area and setting an undesirable precedent for developments of a similar nature which in aggregate would further erode the established character of the area, all contrary to Aberdeen Local Plan 2012 Policies H1 (Architecture and Placemaking) and H1 (Residential Areas).

The Sub Committee resolved:-

to approve the recommendation.

CRAIGTON ROAD - GAP SITE BETWEEN THORNHILL AND GREENWHINS - 111108

25. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

that the Sub Committee **refuse** the application in respect of planning permission for the construction of a detached new dwellinghouse with access driveway utilising existing access gateway from Craigton Road, on the following grounds:-

(1) That the proposal, if approved, would be undermine the principles of controlling development and preventing sporadic housing in the green belt, leading to the erosion of the character of such areas and adversely affecting the landscape setting of the city contrary to the provisions of Policy NE2 Green Belt of the Aberdeen Local Development Plan and Scottish Planning Policy by reason that the applicant has failed to demonstrate that the house is required to provide residential accommodation for an essential agricultural or forestry worker who must be housed immediately adjacent to his place of employment; (2) That the proposal, if approved, would result in the loss of a significant number of protected trees which would be detrimental to the value and amenity of the woodland, the amenity and character of the green belt and the landscape setting of the city, contrary to Policies D6 Landscape and NE5 Trees and Woodlands of the Aberdeen Local Development Plan; and (3) That the proposal, if approved, would set an undesirable precedent for applications of a similar nature which would result in the proliferation of sporadic housing in the green belt, leading to the erosion of the character of such areas and adversely affecting the landscape setting of the city.

The Sub Committee resolved:-

to approve the recommendation.

DEVELOPMENT MANAGEMENT SUB COMMITTEE
22 March 2012

PLANNING DIGEST - EPI/12/086

26. The Sub Committee had before it a report by the Head of Planning and Sustainable Development which advised of recent appeal decisions, updates on Scottish Government planning advice and other aspects of the planning service.

The report recommended:-

that the Sub Committee note the outcome of the appeal decisions.

The Sub Committee resolved:-

- (i) to approve the recommendation; and
- (ii) to note the positive comments from the Minister for Local Government and Planning regarding the Council's Planning and Sustainable Development service.

NORTH GARTHDEE FARM PLANNING BRIEF - EPI/12/087

27. The Sub Committee had before it a report by the Head of Planning and Sustainable Development which presented the Planning Brief for North Garthdee Farm for adoption.

The report recommended:-

that the Sub Committee -

- (a) adopt the North Garthdee Farm Planning Brief as interim planning advice; and
- (b) instruct officers to implement the process to ratify the framework as Supplementary Guidance by the Scottish Government.

The Sub Committee resolved:-

to defer consideration of the report to the next meeting to enable various amendments to be made.

- KATHARINE DEAN, Convener.