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To: Councillor Milne, Convener; and Councillors Boulton, Corall, Cormie, Delaney, Finlayson, Grant, Jaffrey, Lawrence, MacGregor, McCaig, Jean Morrison MBE and Thomson.

Town House,
ABERDEEN, 19 September 2012

DEVELOPMENT MANAGEMENT SUB COMMITTEE

The Members of the **DEVELOPMENT MANAGEMENT SUB COMMITTEE** are requested to meet in the Council Chamber - Town House on **THURSDAY, 27 SEPTEMBER 2012 at 10.00 am.**

JANE G. MACEACHRAN
HEAD OF LEGAL AND DEMOCRATIC SERVICES

B U S I N E S S

MINUTES OF PREVIOUS MEETINGS

- 1.1 Minute of the Development Management Sub Committee of 23 August 2012 - for approval (Pages 1 - 16)
- 1.2 Minute of the Development Management Sub Committee (Visits) of 30 August 2012 - for approval (Pages 17 - 20)

PLANNING APPLICATIONS WHICH ARE THE SUBJECT OF WRITTEN REPORTS (CIRCULATED HEREWITH)

WHERE THE RECOMMENDATION IS ONE OF APPROVAL

- 2.1 Aberdeen Snow Sports Centre, Garthdee Road, Aberdeen - Provision of an additional/new ski-run, ski-tow path and ski-lift facility (Pages 21 - 26)
Reference Number - 120967

- 2.2 Former Bucksburn Filling Station, A96(T) between Chapel of Stoneywood and Fairley Road - Certificate of Appropriate Alternative Development (CAAD) for petrol filling station with associated Class 1 retail shop

Reference Number – 120374

WITHDRAWN

- 2.3 Aberdeen Sports Village, Linksfield Road, Aberdeen - Erection of building containing 3 multi-purpose studios and associated changing rooms (Pages 27 - 34)

Reference Number - 121045

- 2.4 158 Gallowgate, Aberdeen - Change of use from shop to hot food takeaway (Pages 35 - 42)

Reference Number - 120890

- 2.5 Holburn West Church Hall, 9 Ashley Park Drive, Aberdeen - Installation of 1 No. DSLAM Telecoms Cabinet (Pages 43 - 46)

Reference Number - 121051

- 2.6 Adjacent to 40 Polmuir Road, Aberdeen - Installation of 1 No. DSLAM Telecoms Cabinet (Pages 47 - 52)

Reference Number - 121056

- 2.7 Adjacent to 4 Salisbury Terrace, Aberdeen - Installation of 1 No. DSLAM Telecoms Cabinet (Pages 53 - 56)

Reference Number - 121059

- 2.8 Bon Accord Street, Adjacent to 30 Fonthill Road, Aberdeen - Installation of 1 No. DSLAM Telecoms Cabinet (Pages 57 - 60)

Reference Number - 121060

- 2.9 16 Rubislaw Den South, Aberdeen - Proposed Single and 2 Storey Extension to Rear Elevation (Pages 61 - 66)

Reference Number - 120074

- 2.10 Justice Mill Lane, Adjacent to 26 Bon Accord Terrace, Aberdeen - Installation of 1 No. DSLAM Telecoms Cabinet (Pages 67 - 70)

Reference Number - 121053

- 2.11 Adjacent to 593 King Street, Aberdeen - Proposed 1 No. DSLAM Telecommunications Broadband Cabinet (Pages 71 - 74)
Reference Number - 121000
- 2.12 26 Netherhills Avenue, Bucksburn - Change of use and extension to form No. 4 flats, including new two storey extension to rear (Pages 75 - 80)
Reference Number - 121037
- 2.13 1-5 Salisbury Terrace, Aberdeen - Proposed flatted development comprising 6 No. flats with change of use from existing 8 No. lock-up garages (Pages 81 - 114)
Reference Number - 111831
- 2.14 68 Springfield Avenue, Aberdeen - Proposed new dwellinghouse (Pages 115 - 130)
Reference Number - 120661
- 2.15 114A Hamilton Place, Aberdeen - Amendments to planning permission - Reference A6/1117 (Pages 131 - 140)
Reference Number - 121070
- 2.16 Aberdeen Grammar School, Skene Street, Aberdeen - Replacement of windows (Pages 141 - 144)
Reference Number - 120970

WHERE THE RECOMMENDATION IS ONE OF REFUSAL

- 3.1 Tarbothill Landfill Site, Bridge of Don, Aberdeen - Erection of wind turbine (Pages 145 - 162)
Reference Number - 120970

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DEVELOPMENT MANAGEMENT SUB COMMITTEE

ABERDEEN, 23 August 2012. Minute of Meeting of the DEVELOPMENT MANAGEMENT SUB COMMITTEE. Present:- Councillor Milne, Convener; and Councillors Boulton, Cormie, Finlayson, Grant, Jaffrey, Lawrence, MacGregor, McCaig, Jean Morrison MBE, Jennifer Stewart (as substitute for Councillor Delaney) and Thomson.

Also present from article 10 onwards:- Councillor Greig.

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

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=348&MId=2551&Ver=4>

MINUTE OF MEETING OF DEVELOPMENT MANAGEMENT SUB COMMITTEE OF 19 JULY 2012

1. The Sub Committee had before it the minute of its previous meeting of 19 July, 2012 for approval.

The Sub Committee resolved:-

- (i) to agree to amend the declaration of interest prior to article 8 to the minute to read the following:- “The Convener declared an interest in relation to the following item by virtue of his employment by NHS Grampian which part owned the site. The Convener considered that the nature of his interest required him to leave the meeting and took no part in the deliberations thereon.”; and
- (ii) to otherwise approve the minute.

MINUTE OF MEETING OF DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS) OF 2 AUGUST 2012

2. The Sub Committee had before it the minute of meeting of the Development Management Sub Committee (Visits) of 2 August, 2012.

The Sub Committee resolved:-

- (i) to agree to amend the declaration of interest prior to article 6 to the minute to read the following:- “The Convener declared an interest in relation to the following item by virtue of his employment by NHS Grampian which part owned the site. The Convener considered that the nature of his interest required him to leave the meeting and took no part in the deliberations thereon.”; and
- (ii) to otherwise approve the minute.

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DEVELOPMENT MANAGEMENT SUB COMMITTEE - OPERATION OF SITE VISITS

3. The Sub Committee had before it a report by the Director of Corporate Governance which sought the Sub Committee's approval to formally adopt new procedures for the operation of site visits.

The report recommended:-

that the Sub Committee –

- (a) approve that the determination of applications which have been the subject of a site visit should be at the next scheduled meeting of the Development Management Sub Committee;
- (b) approve that Members must attend the site visit in order to determine the application (this includes the proposing, seconding of any motion/amendment, entering the debate and voting);
- (c) agree that any Member (substantive Member of the Sub Committee or local Member) who wants the Sub Committee to visit a site be required to specify the planning grounds for doing so prior to the decision being made on the proposal to visit; and
- (d) to note and adhere to the guidelines for Sub Committee site visits as detailed in the report.

The Convener moved, seconded by Councillor Morrison MBE:-

that Members require to attend the substantive Sub Committee meeting (where the original application is considered) in order to determine any application subsequently deferred for a site visit.

Councillor McCaig moved as an amendment, seconded by Councillor Cormie:-

that Members do not require to attend the substantive Sub Committee meeting (where the original application is considered) in order to determine any application subsequently deferred for a site visit.

On a division, there voted:- for the motion (8) – the Convener; and Councillors Boulton, Grant, Jaffrey, Lawrence, Jean Morrison MBE, Stewart and Thomson; for the amendment (4) – Councillors Cormie, Finlayson, MacGregor and McCaig.

The Sub Committee resolved:-

- (i) to adopt the motion;
- (ii) to agree that the determination of applications which have been the subject of a site visit should be on the day of the visit and on site;
- (iii) that any member (substantive Member of the Sub Committee or local Member) who wants this Sub Committee to visit a site be required to specify the planning grounds for doing so prior to a decision being made on the proposal to visit;
- (iv) to note that advice from planning officials will be available to assist Members to identify planning grounds in the advance of meetings of the Sub Committee;
- (v) to note the general guidance for site visits (which has been altered to reflect the above decision) as follows:-

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- a) site visits enable Committee Members to reach an informed decision; to ensure fairness, this guidance should be observed during these visits. Furthermore, the Code of Conduct applies; interests should be declared and Members should not attend if they have a prejudicial interest;
 - b) site visits are not intended as an opportunity for objectors, applicants or others to lobby Members or argue their case. Members need to remain impartial; they must not appear to favour one or other party and must avoid reaching a final decision until all views have been presented;
 - c) procedure on site - the planning officer will show Members around the area, showing relevant scheme drawings and pointing out significant features, any other Council officers who require to address the Sub Committee will do so. Members may ask the planning officer (and any other Council officer in attendance) factual questions at this point. All points should be objective, relevant and material. Planning officers will summarise the evaluation of the application and the reasons behind the recommendations contained in the application report. The Sub Committee will then determine the application in question (by division if required) in terms of the Standing Orders of the Council. Members should not address anybody other than each other, the planning officer and the Committee Clerk;
 - d) Members are not permitted to hear from anyone other than Council officers unless to point physical features; and
 - e) if the visit gives rise to excessive lobbying or demonstrations, Members may cancel the visit and arrange another in private”;
- (vi) that the decisions above be reviewed in a year’s time.

SOUTH LASTS FARM, CONTLAW ROAD, MILLTIMBER - 120166

4. With reference to article 2 of the minute of meeting of the Development Management Sub Committee (Visits) of 2 August, 2012, wherein a site visit had been undertaken, 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 erect a single 800kw wind turbine, associated ancillary equipment and the formation of an access track, subject to the following conditions:-

- (1) 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;
- (2) That prior to work commencing on site, full colour details of the proposed turbine shall be submitted for the further written approval of the planning authority and the development shall be implemented in accordance with the approved details;
- (3) That no development shall take place unless a scheme of all drainage works designed to meet the

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requirements of Sustainable Urban Drainage Systems 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 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; (5) 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 5 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; (6) That prior to the commencement of development on the site, the developer shall obtain written approval from the planning authority, following consultation with Transport Scotland - Trunk Road Network Management Directorate (the trunk roads authority) and Grampian Constabulary, for a traffic management plan. This plan shall include details of:- (i) routing of construction traffic and construction workers' traffic; (ii) provision of any temporary car park; (iii) controlled routing of heavy vehicles; (iv) arrangements for police escort or other escort approved by Grampian Constabulary of abnormal loads; (v) any speed restrictions required; and (vi) temporary site signage identifying routes for all site vehicles and advising drivers of all necessary information. Such provisions in the approved plan shall be fully implemented, unless otherwise agreed in writing by the planning authority; (7) That notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, no symbols, signs, logos or other lettering (other than those required for health and safety reasons) shall be displayed on the turbines, other buildings or structures within the site without the written approval of the planning authority; (8) That in the event that this turbine becomes obsolete or redundant, it must be removed within 6 months of such event. In the event that the turbine and associated 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 1 month of such removal; (9) That unless otherwise agreed in writing by the planning authority, noise from the wind turbine should be limited to a rating level, measured under free-field conditions, of 40dB LA90, or 5dB above the pre-established prevailing background noise level, for sensitive day-time hours, whichever is the greater, at any residential property lawfully occupied at the date of this consent. Sensitive day-time hours are defined as Monday-Friday 1800 to 2300 hours; Saturday 1300 to 2300 hours and Sundays 0700 to 2300 hours.

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The rating level shall be calculated from the measured noise level plus a correction to account for any tonal components in the noise, to be derived according to the procedure outlined in ETSU-R-97; (10) That noise from the wind turbine should be limited to a rating level, measured under free-field conditions, of 43dB LA90, or 5dB above the pre-established prevailing background noise level for night-time hours, whichever is the greater, at any residential property lawfully occupied at the date of this consent. Night-time hours are defined as 2300 to 0700 hours. The rating level shall be calculated from the measured noise level plus a correction to account for any tonal components in the noise, to be derived according to the the procedure outlined in ETSU-R-97. Noise limits should be set at the nearest noise sensitive property.

The Convener moved, seconded by Councillor Cormie:-
that the recommendations contained in the report be approved.

Councillor Thomson moved as an amendment, seconded by Councillor Boulton:-
that the application be refused on the grounds that it will adversely affect the area; will have an adverse impact on the amenity of the area and goes against Green Belt policy.

On a division, there voted:- for the motion (7) – the Convener; and Councillors Cormie, Grant, Jaffrey, MacGregor, McCaig and Jean Morrison MBE; for the amendment (4) – Councillors Boulton, Finlayson, Jennifer Stewart and Thomson; declined to vote (1) – Councillor Lawrence.

The Sub Committee resolved:-
to adopt the motion.

20 DEVONSHIRE ROAD, ABERDEEN - 120120

5. With reference to article 3 of the minute of meeting of the Development Management Sub Committee (Visits) of 2 August 2012, wherein a site visit had been undertaken, 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 alterations to the existing rear annexe to the property, including new or revised fenestration, part increase in roof height, balcony and external stair, and the installation of Velux windows to the front elevation, replacing existing skylights.

The Sub Committee heard from Councillor Greig as one of the local Members for the Ward who expressed the concern of local residents in relation to the application.

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The Convener moved, seconded by Councillor McCaig:-

that the recommendation contained in the report be approved with an additional condition that the holes in the external stairway be covered to lessen the visual impact of the proposal from neighbouring properties.

Councillor Jennifer Stewart moved as an amendment, seconded by Councillor Thomson:-

that the application be refused as it will result in the loss of privacy for neighbouring properties.

On a division, there voted:- for the motion (7) – the Convener; and Councillors Cormie, Grant, Jaffrey, MacGregor, McCaig and Jean Morrison MBE; for the amendment (4) – Councillors Boulton, Finlayson, Jennifer Stewart and Thomson; declined to vote (1) – Councillor Lawrence.

The Sub Committee resolved:-

to adopt the motion.

16 RUBISLAW DEN SOUTH, ABERDEEN - 120274

6. With reference to article 4 of the minute of meeting of the Development Management Sub Committee (Visits) of 2 August, 2012, wherein a site visit had been undertaken, 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 a proposed single and two storey extension to the rear elevation of the property.

The Sub Committee resolved:-

to defer the application subject to further discussion with the developer regarding the potential reduction of the size of the extension.

DECLARATION OF INTEREST

Councillor Finlayson declared an interest in relation to the following item by virtue of his position as Chairperson of Cove and Altens Community Council, prior to his election, which had objected to the planning application in question. Councillor Finlayson considered that the nature of his interest required him to leave the meeting and took no part in the deliberations thereon.

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EARN SHEUGH ROAD, COVE BAY - 120202

7. With reference to article 5 of the minute of meeting of the Development Management Sub Committee (Visits) of 2 August 2012, wherein a site visit had been undertaken, 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 single storey retail unit of 308 square metres gross floor space, with associated car parking, subject to the following conditions:-

(1) That no development shall take place unless a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems 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; (2) That, except as the planning authority may otherwise agree in writing, no construction or demolition work shall take place: (a) outwith the hours of 7.00 am to 7.00 pm Mondays to Fridays; (b) outwith the hours of 9.00 am to 4.00 pm 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]; (3) 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; (4) That prior to the commencement of the use hereby approved a 2.0 metre high close boarded fence shall be installed along the entire length of the eastern boundary of the site to the specification included in Para 6.05 of the Noise Impact Assessment dated 28 May 2012; (5) That deliveries shall not take place to the premises other than during the hours from 8.00 am until 6 pm, Mondays to Saturdays inclusive and 10.00 am to 4.00 pm on Sundays, unless the planning authority has given prior written approval for a variation.

The Sub Committee resolved:-

to refuse the application as the application will adversely affect the residential amenity, specifically the noise from the potential development would adversely affect neighbouring properties.

DECLARATION OF INTEREST

The Convener declared an interest in relation to the following item by virtue of his employment by NHS Grampian which part owned the site. The Convener considered that the nature of his interest required him to leave the meeting and took no part in the deliberations thereon.

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In the absence of the Convener, Councillor Jean Morrison, MBE took the Chair.

WESTBURN CRESCENT, ABERDEEN - 120584

8. With reference to article 6 of the minute of meeting of the Development Management Sub Committee (Visits) of 2 August 2012, wherein a site visit had been undertaken, 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 residential development of nine units, comprising six dwellinghouses and three flatted properties, to be built on the vacant site, subject to the following conditions and withholding consent until the signing of a legally binding agreement to secure affordable housing and developer contributions:-

- (1) 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 granted planning permission shall be occupied unless the equipment has been installed in accordance with those approved details;
- (2) That no development shall take place unless a plan a scheme for the protection of all trees to be retained along the western site boundary 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. The scheme must include details of the proposed changes in ground level within the gardens of plots 1 and 2;
- (3) That no development shall take place unless a scheme detailing all external finishing materials to the roof and walls (to include granite on the front elevation walls and north gable elevation) 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;
- (4) That no development shall take place unless a detailed site specific construction method statement for the site has been submitted to and approved in writing by the planning authority. The method statement must address the temporary measures proposed to deal with surface water run-off during construction and prior to the operation of the final SUDS. Such statement shall be implemented in full for the duration of works on the site;
- (5) That none of the units hereby granted planning permission shall be occupied unless a new pedestrian footpath as shown on drawing 1343-P-001(Rev.G) or such other plan as may subsequently be approved in writing by the planning authority for the purpose, has been constructed or a variation granted in writing by the planning authority;
- (6) That none of the units hereby granted planning permission shall be occupied unless all drainage works detailed in the Drainage Impact Assessment dated 13 June 2012 by Ramsay and Chalmers or such other plan as may subsequently be

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approved in writing by the planning authority for the purpose have been installed in complete accordance with the said plan; (7) That none of the units hereby granted planning permission shall be occupied unless the car parking areas associated with that particular unit have been constructed in accordance with drawing 1343-P-001(Rev.G) 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; (8) That all planting, seeding and turfing comprised in the approved scheme of landscaping shown on drawing 1218/2 (Rev.C) by the Ross Partnership, 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 5 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, except as the planning authority may otherwise agree in writing, no construction or demolition work shall take place: (a) outwith the hours of 7.00 am to 7.00 pm Mondays to Fridays; (b) outwith the hours of 9.00 am to 4.00 pm 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].

The Sub Committee heard from Councillor Laing as one of the local Members for the Ward who expressed constituents concerns regarding the application.

Councillor Morrison MBE moved, seconded by Councillor Cormie:-

that the recommendations contained in the report be approved and that Council officers consult residents on revised traffic calming/safety measures in the Westburn Drive area.

Councillor MacGregor moved as an amendment, seconded by Councillor Finlayson:-

that the application be refused due to the lack of parking provision and the adverse affect it will have on the residential amenity.

On a division, there voted:- for the motion (8) – Councillors Boulton, Cormie, Grant, Jaffrey, McCaig, Jean Morrison MBE, Jennifer Stewart and Thomson; for the amendment (2) – Councillors Finlayson and MacGregor; declined to vote (1) – Councillor Lawrence.

The Sub Committee resolved:-

to adopt the motion.

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SITES BETWEEN COUNTESSWELLS ROAD AND HAZLEDENE ROAD, ABERDEEN - 120029 AND 120952

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 applications (two separate applications for Matters Specified in Conditions (MSC) on two adjoining application sites) but to withhold the issue of the consent document until the applicant has entered into appropriate arrangements with the Council for making the financial contributions in lieu of road improvements and has made payment to Transport Scotland in lieu of works to the A90(T) trunk road at Hazledene Road to the north and Countesswells Road to the south, Aberdeen.

These applications seek approval for matters which were specified in conditions attached to planning consents A7/2178 (Pinewood) and A8/0530 (Hazledene) respectively. The report explained that the principle of development of a certain scale has been established through the grant of those consents, and it will not be appropriate to revisit this in considering the proposals this day. The report explained that the purpose of the applications relating to Matters Specified in Conditions is to secure further information or specifications as required by conditions which were placed on an approval of planning permission in principle. The report explained that not all conditions required a submission of further information (but those which do shall be the subject of one or more applications for MSC).

The report explained that the applicant sought approval of matters specified in conditions in relation to a number of different conditions as detailed in the report.

The Sub Committee heard from Councillor Greig as one of the Local Members for the Ward who expressed constituents' concerns regarding the applications. Councillor Greig expressed the opinion that it was difficult to consider the reports due to the lack of details relating to the traffic impact assessment.

The Convener moved, seconded by Councillor Boulton:-

that the recommendations contained in the report be approved and that officers be requested to contact First Aberdeen and the developer to determine whether it will be necessary to review the level of financial contribution in light of changes to the 16A bus service in the time since issue of the original letter (October 2011) and to simultaneously determine (a) whether the applicant would be willing to direct any excess towards "improvements" in the frequency of the 16A bus service; (b) whether First Aberdeen would be willing to consider an increased frequency using such "overpayment"; (c) whether the difference following review of the contribution is of a level which would make such service improvement feasible; and (d) whether the developer would be willing to spend the excess on something else within the area (if the detail at (a) to (c) above could not be

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agreed), whether that be under the heading of sustainable transport or any other community benefit.

Councillor Stewart, moved as an amendment, seconded by Councillor Thomson:-
that the application be refused due to the adverse traffic impact the application would have on the area.

On a division, there voted:- for the motion (9) – The Convener; and Councillors Boulton, Cormie, Grant, Jaffrey, Lawrence, MacGregor, McCaig and Jean Morrison, MBE; for the amendment (3) – Councillors Finlayson, Stewart and Thomson.

The Sub Committee resolved:-

to adopt the motion.

70 QUEEN'S ROAD, ABERDEEN - 120787

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 alterations and extension of an office at 70 Queen's Road, Aberdeen, subject to the following conditions:-

(1) 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. 100D 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; (2) 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, 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; (3) 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 5 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; (4) That no part of the development hereby approved shall be occupied unless a plan and report illustrating appropriate

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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 prior written approval for a variation; (5) 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; (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 7.00 am to 7.00 pm Mondays to Fridays; (b) outwith the hours of 9.00 am to 4.00 pm 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 the extension hereby granted planning permission shall not be occupied unless a scheme detailing cycle storage provision has been submitted to, and approved in writing by the planning authority, and thereafter implemented in full accordance with said scheme; (8) That no development shall take place unless there has been submitted to and approved in writing a detailed Green Transport Plan, which identifies sustainable measures to deter the use of the private car, in particular single occupant trips and provides detailed monitoring arrangements, modal split targets and associated penalties for not meeting targets; (9) That no development shall take place unless a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems 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; (10) That the extension hereby approved shall not be occupied unless the opaque glazing has been installed to a height of 1600mm above floor level on the west elevation of the first and 1500mm above floor level on the west elevation of the second floors and the obscure glazing shall be retained in perpetuity unless otherwise agreed in writing by the planning authority; (11) That no development pursuant to this planning permission shall take place nor shall the building be occupied unless there has been submitted to and approved in writing for the purpose by the planning authority an assessment of the noise levels likely within the building, unless the planning authority has given prior written approval for a variation. The assessment shall be prepared by a suitably qualified independent noise consultant and shall recommend any measures necessary to ensure a satisfactory noise attenuation for the building. The property shall not be occupied unless the said measures have been implemented in full.

DEVELOPMENT MANAGEMENT SUB COMMITTEE

23 August 2012

The Sub Committee resolved:-

to defer consideration of the application meantime to enable members to visit the site. The reasons for visiting the site were the overdevelopment of the site; that the proposed extension would block out the light into the adjacent residential dwellings; that the development would impact negatively on the character of the conservation area; that there would be a reduction in privacy and residential amenity due to the extension being close to the boundary and the windows facing directly towards the houses and back gardens; that the development would lead to an increase in traffic levels on Spademill Lane to its detriment; and the amount of car parking spaces proposed would not be sufficient.

FORMER BUCKSBURN FILLING STATION, CHAPEL OF STONEYWOOD TO FAIRLEY ROAD, ABERDEEN - 120374

11. The Sub Committee noted that this application had been withdrawn due to new legal advice being presented. It was further noted that the report would be submitted to a future meeting.

27 CROWN TERRACE, ABERDEEN - 120615

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 application in respect of the proposed change of use and alterations on the first floor from office to form seven flats at 27 Crown Terrace, Aberdeen, subject to the following conditions:-

(1) That, except as the planning authority may otherwise agree in writing, no construction or demolition work shall take place: (a) outwith the hours of 7.00 am to 7.00 pm Mondays to Fridays; (b) outwith the hours of 9.00 am to 4.00 pm 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]; (2) 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; (3) That no development pursuant to this planning permission shall take place nor shall the building be occupied unless there has been submitted to and approved in writing for the purpose by the planning authority an assessment of the noise levels likely within the building, unless the planning authority has given prior written approval for a variation. The assessment shall be prepared by a suitably qualified independent noise consultant and shall recommend any measures necessary to ensure a satisfactory noise attenuation for the building. The property shall not be occupied unless the said measures have been implemented in full; (4) That none of the flats hereby granted

DEVELOPMENT MANAGEMENT SUB COMMITTEE

23 August 2012

planning permission shall be occupied unless the cycle storage facilities as shown on drawing no. 120615-001 have been provided; (5) That prior to the date of occupation of each unit hereby approved, the developer shall provide evidence that it has paid for and provided two annual memberships of a car club for a period of two years the first owner of each flat.

The Sub Committee resolved:-

To defer consideration of the application meantime to enable members to visit the site. The reason given for visiting the site was the overdevelopment of the site.

SITE 55 GREENHOLE PLACE, BRIDGE OF DON INDUSTRIAL ESTATE, ABERDEEN - 120983

13. 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 for the erection of a 20.5m high slimline lattice tower supporting 6 radio antennae, 2 transmission dishes and the installation of 5 ground based equipment cabinets; 1 electrical meter cabinet and ancillary development all for the purpose of telecommunications at site 55, Greenhole Place, Bridge of Don Industrial Estate, Aberdeen subject to the following conditions:-

- (1) That in the event that any part of this equipment becomes obsolete or redundant, it must be removed within 6 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 1 month of such removal; (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 authority.

The Sub Committee resolved:-

to approve the recommendation.

ADJACENT TO 3 RUBISLAW DEN SOUTH, ABERDEEN - 120957

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 for 1 DSLAM Telecommunications broadband cabinet adjacent to 3 Rubislaw Den South, Aberdeen, 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 6 months of such event. In the event that all of this equipment is removed, the site shall be made good, in accordance with

DEVELOPMENT MANAGEMENT SUB COMMITTEE
23 August 2012

a scheme to be submitted and approved in writing by the planning authority, within 1 month of such removal.

The Sub Committee resolved:-

to approve the recommendation.

OPPOSITE 68 ST MACHAR DRIVE, ABERDEEN - 120895

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 1 DSLAM Telecommunications broadband cabinet opposite 68 St Machar Drive, Aberdeen, subject to the following condition:-

That in the event that any part of this equipment becomes obsolete or redundant, it must be removed within 6 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 1 month of such removal.

The Sub Committee resolved:-

to approve the recommendation.

ADJACENT TO 9 ST SWITHIN STREET (SITUATED ON GLADSTONE PLACE), ABERDEEN - 120954

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 1 DSLAM Telecommunications broadband cabinet adjacent to 9 St Swithin Street (situated on Gladstone Place), Aberdeen, subject to the following condition:-

That in the event that any part of this equipment becomes obsolete or redundant, it must be removed within 6 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 1 month of such removal.

The Sub Committee resolved:-

to approve the recommendation.

DEVELOPMENT MANAGEMENT SUB COMMITTEE
23 August 2012

PLANNING DIGEST - EPI/12/181

17. The Sub Committee had before it a report by the Director of Enterprise, Planning and Infrastructure which provided information on aspects of the planning service.

The Sub Committee resolved:-

to note the report.

- **RAMSAY MILNE, Convener.**

DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS)

ABERDEEN, 30 August 2012. Minute of Meeting of the DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS). Present:- Councillor Milne, Convener; and Councillors Cormie, Finlayson, Grant, Greig (as substitute for Councillor Boulton), Jaffrey, Lawrence, MacGregor, McCaig, Jennifer Stewart (as substitute for Councillor Delaney) and Thomson.

The agenda and reports associated with this minute can be found at:-
<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=152&MId=2631&Ver=4>

70 QUEENS ROAD, ABERDEEN - 120787

1. With reference to article 10 of the minute of meeting of the Development Management Sub Committee of 23 August, 2012, wherein the Sub Committee agreed to visit the site (and determine the application on site), 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 for the alterations and extension of an office at 70 Queens Road, Aberdeen, subject to the following conditions:-

(1) 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. 100D 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; (2) 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, 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; (3) 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 5 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; (4) 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

DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS)

30 August 2012

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 prior written approval for a variation; (5) 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; (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 7.00 am to 7.00 pm Mondays to Fridays; (b) outwith the hours of 9.00 am to 4.00 pm 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 the extension hereby granted planning permission shall not be occupied unless a scheme detailing cycle storage provision has been submitted to, and approved in writing by the planning authority, and thereafter implemented in full accordance with said scheme; (8) That no development shall take place unless there has been submitted to and approved in writing a detailed Green Transport Plan, which identifies sustainable measures to deter the use of the private car, in particular single occupant trips and provides detailed monitoring arrangements, modal split targets and associated penalties for not meeting targets; (9) That no development shall take place unless a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems 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; (10) That the extension hereby approved shall not be occupied unless the opaque glazing has been installed to a height of 1600mm above floor level on the west elevation of the first and 1500mm above floor level on the west elevation of the second floors and the obscure glazing shall be retained in perpetuity unless otherwise agreed in writing by the planning authority; (11) That no development pursuant to this planning permission shall take place nor shall the building be occupied unless there has been submitted to and approved in writing for the purpose by the planning authority an assessment of the noise levels likely within the building, unless the planning authority has given prior written approval for a variation. The assessment shall be prepared by a suitably qualified independent noise consultant and shall recommend any measures necessary to ensure a satisfactory noise attenuation for the building. The property shall not be occupied unless the said measures have been implemented in full.

DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS)

30 August 2012

The Convener moved, seconded by Councillor McCaig:-

that the recommendation contained in the report be approved and that officers ask the developer to consider preserving the stained glass window in the property.

Councillor Stewart moved as an amendment, seconded by Councillor Greig:-

that the application be refused due to the proposed height of the application; the detrimental effect the application would have on neighbouring properties; the development would lead to an increase in traffic levels on Spademill Lane to its detriment; and the amount of car parking spaces proposed would not be sufficient.

On a division, there voted:- for the motion (8) – the Convener; and Councillors Cormie, Grant, Jaffrey, Lawrence, MacGregor, McCaig and Thomson. For the amendment (3) – Councillors Finlayson, Greig and Jennifer Stewart.

The Sub Committee resolved:-

to adopt the motion.

27 CROWN TERRACE, ABERDEEN - 120615

2. The Convener informed the Sub Committee that the application for a proposed change of use and alterations on the first floor from an office to form seven flats at 27 Crown Terrace had been deferred so that neighbour notification could be undertaken and that the application would come back to a future meeting of the Sub Committee in due course.

The Sub Committee resolved:-

to note the position.

- RAMSAY MILNE, Convener.

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Agenda Item 2.1

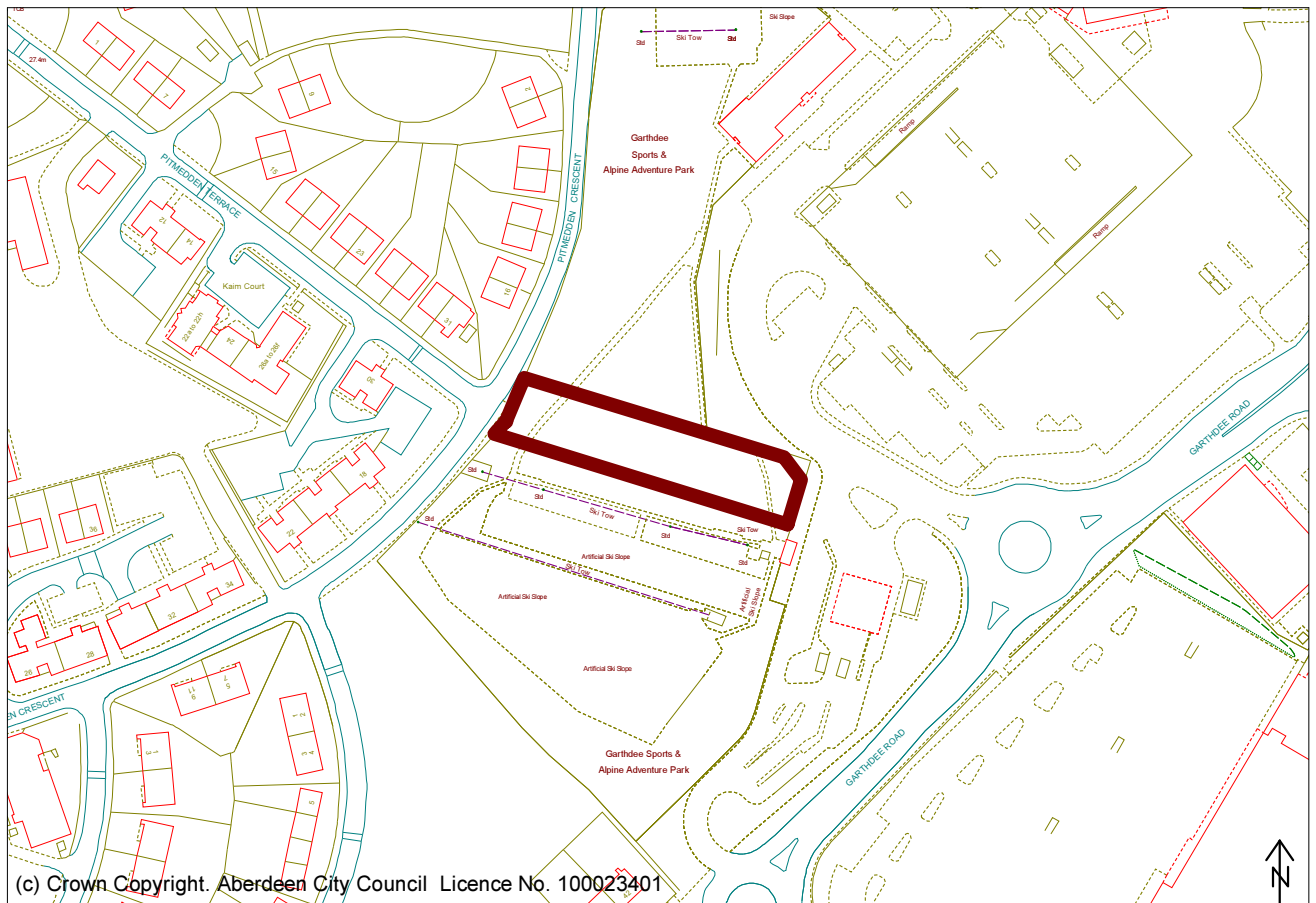
GARTHDEE ROAD, ABERDEEN

PROVISION OF AN ADDITIONAL/NEW ON
THE GROUND SKI-RUN, SKI-TOW PATH
AND POMA SKI-LIFT FACILITY

For: Aberdeen Snowsports Centre Ltd

Application Ref. : P120967
Application Date : 04/07/2012
Officer : Frances Swanston
Ward: Airyhall/Broomhill/Garthdee (I Yuill/A
Taylor/G Townson)

Advert :
Advertised on :
Committee Date : 27 September 2012
Community Council : No response received



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

The application relates to the Aberdeen Snowsports Centre facilities for dry slope skiing at Garthdee, immediately behind (south-west) of the ASDA car park and east of Pitmedden Crescent. There are existing facilities on site; the main artificial ski slope and two further areas of slope with two existing ski tows. The car park for the Snowsports Centre and the centre itself are accessed via the ASDA car park entrance. The site is bounded to the west by the residential properties along Pitmedden Crescent, to the south by the ASDA petrol station and to the north-east and south-west by areas of open space. It appears that work is already underway on site with the construction of a new ski run.

HISTORY

A3/2251 – Planning permission granted for the refurbishment of the artificial ski slope, construction of a new artificial ski slope with floodlighting, construction of a nursery ski slope and artificial pitch.

A8/0723 – Planning permission granted for the erection of a wooden ski shelter at the base of the ski slope for customers to view lessons.

PROPOSAL

Detailed planning permission is sought for the construction of a new ski slope and ski tow lift to the northern edge of the ski complex. The ski run would be approximately 68 metres in length and at an angle of approximately 15 degrees and would be covered in an artificial surface. There would be three ski 'stations' each comprising a steel support column for the ski tow, each with a height of 4.5 metres and positioned at the bottom, half way up the slope and at the top. The column at the top would be sited at ground level adjacent to Pitmedden Terrace. The lift would comprise a number of tow hanger Poma or 'button' lifts each comprising a single steel column with a round disc seat at the bottom designed to carry one person standing up.

REASON FOR REFERRAL TO SUB-COMMITTEE

Aberdeen City Council has an interest in the site as landowner and therefore the application falls outwith the agreed Scheme of Delegation and requires determination by the Development Management Sub-Committee.

CONSULTATIONS

ROADS SECTION – No observations

ENVIRONMENTAL HEALTH – - The Environmental Health Officer requires a condition to be attached controlling the hours of construction as the site is close to a residential area.

COMMUNITY COUNCIL – No comments received.

REPRESENTATIONS

One letter of representation has been received from a property at Pitmedden Terrace. The neighbour objects to the proposed development stating that a

further lift would be overdevelopment of the site in a quiet residential area and that there are insufficient parking facilities on the site.

PLANNING POLICY

Aberdeen Local Development Plan

Policy NE3 - Urban Green Space - permission will not be granted to use or redevelop any parks, playing fields, sports pitches, woods, allotments or all other areas of urban green space...for any use other than recreation or sport.

Policy D1 – Architecture and Placemaking - To ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details etc will be considered in assessing that contribution.

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) requires planning applications to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise. The site falls within an area designated as Urban Green Space and as such there is a presumption against the redevelopment of such spaces unless for recreation or sport uses. The ski centre is an established use within the Urban Green Space area and as such, the addition of a further ski run and lift would be acceptable under the provisions of this policy.

The site is in close proximity to residential properties at Pitmedden Crescent and Pitmedden Terrace although the wider character of the area comprises a mix of uses with the Garthdee retail parks and ski and sports facilities to the south. The ski lift column at the top of the run would have a visual impact upon the views from Pitmedden Crescent looking south. However, the column would be sited at ground level (with a height of 4.5 metres) and not on a raised platform like the column for the adjacent lift to the west, therefore the visual impact would be minimised. The top of the lift would be approximately 30 metres from the closest residential property and as such, whilst visible from some of these properties, the ski lift would not have an unacceptable impact.

The Environmental Health Officer requests a condition be attached to any approval restricting the hours of construction of the ski slope and lift given its proximity to residential properties.

In terms of the issues raised by the letter of objection, the ski centre is an existing use and has sufficient space to construct a ski run and lift as proposed so would not in itself lead to over-development of the site. In terms of car parking provision, the Roads Engineer has assessed the application and has no observations to make on the proposal and is therefore satisfied that there would be no adverse impact on parking provision at the ski centre.

Therefore the ski lift has been designed with due consideration for its context in accordance with Policy D1. It would be an additional facility within the established ski centre, which can be accommodated on the site, in accordance with Policy NE3. Whilst the ski lift columns and in particular the column at the top of the run, would have a visual impact due to their height above the new slope, this impact would not be unacceptable upon the residential or visual amenity of the surrounding area.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

The ski lift and run would be an additional facility within the established ski centre, which can be accommodated on the site, in accordance with Policy NE3. Whilst the ski lift columns and in particular the column at the top of the run would have a visual impact due to their height, this impact would not be unacceptable upon residential or visual amenity, and as such has been designed with due consideration for its context in accordance with Policy D1 of the Aberdeen Local Development Plan.

it is recommended that approval is granted with the following condition(s):

(1) that, except as the Planning Authority may otherwise agree in writing, no construction or demolition work shall take place:

- (a) outwith the hours of 7.00 am to 7.00 pm Mondays to Fridays;
- (b) outwith the hours of 9.00 am to 4.00 pm 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] - in the interests of residential amenity.

(2) that the ski tow lift at the top of the ski run (Station 3) hereby approved shall be sited no higher than at the existing ground level at Pitmedden Crescent - in order to preserve the residential and visual amenity of the area.

Dr Margaret Bochel

Head of Planning and Sustainable Development.

31 Pitmedden Terrace
Aberdeen
AB10 7HR
30 July 2012

Aberdeen City Council
Planning Reception
Planning & Sustainable Development,
Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Sirs

Proposed Development by Aberdeen Snowsports Centre Ltd at Garthdee Road, Aberdeen
Application Number 120967

I wish to lodge an objection to the above proposed development on the following grounds:-

- 1 This would be a total overdevelopment in a quiet residential area.
- 2 There is already insufficient parking provided for the existing facilities.

Please note that although this is stated in the Neighbour Notification Notice as a "Proposed Development", it would appear that work has already started on the new on the ground ski-run.

Yours faithfully


James Cutler

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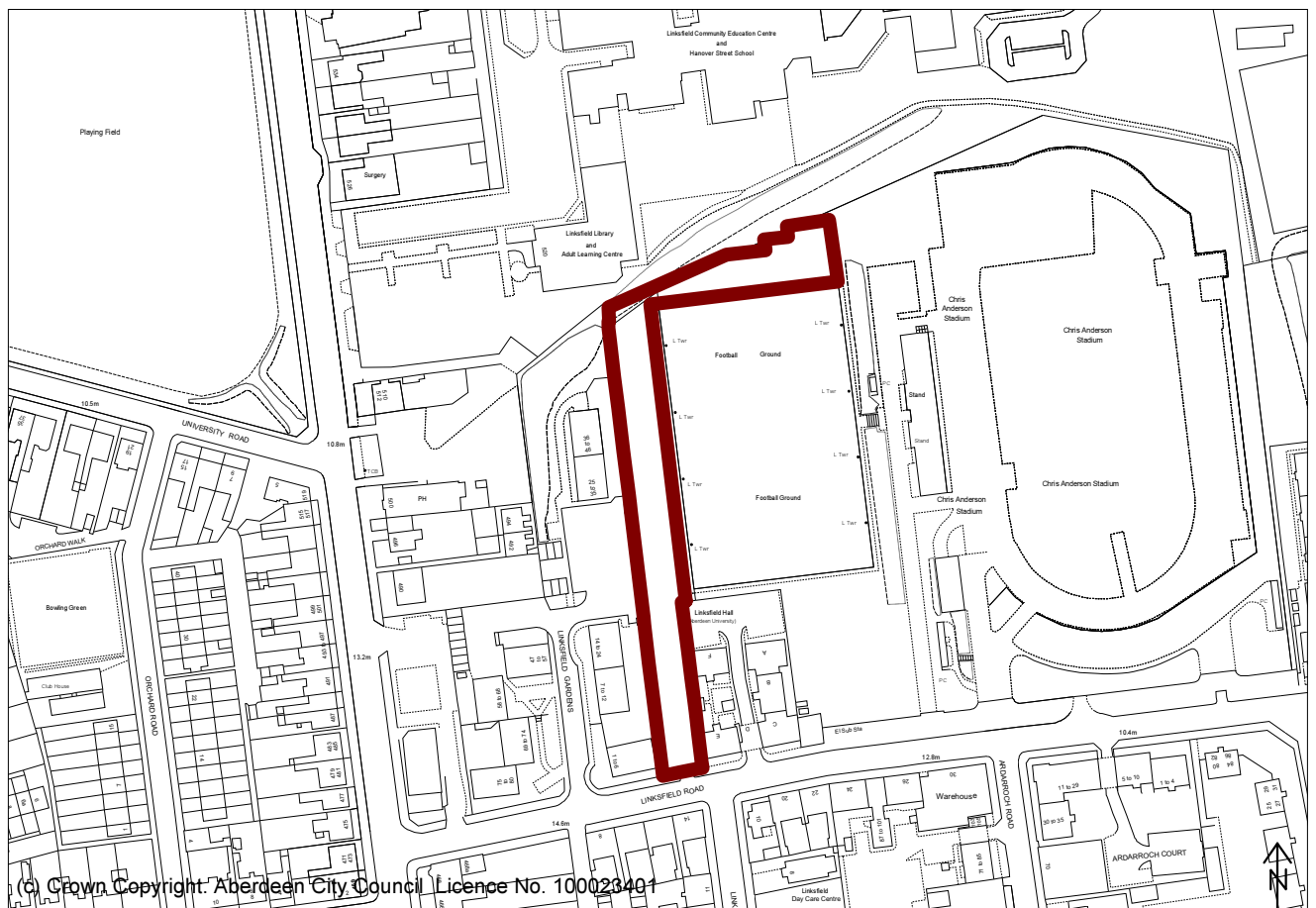
LINKSFIELD ROAD, ABERDEEN

THE ERECTION OF A BUILDING CONTAINING 3 MULTI-PURPOSE STUDIOS AND ASSOCIATED CHANGING ROOMS AT THE NORTH END OF THE EXISTING FOOTBALL HALL. ADDITIONAL PARKING SPACES TO BE PROVIDED IN EXISTING CAR PARK TO WEST SIDE OF THE EXISTING FOOTBALL HALL.

For: ABERDEEN SPORTS VILLAGE

Application Ref. : P121045
Application Date : 26/07/2012
Officer : Robert Forbes
Ward: Tillydrone/Seaton/Old Aberdeen (J Noble/R Milne/R Grant)

Advert : Section 34 -Proj. Pub.
Concern
Advertised on : 15/08/2012
Committee Date : 27 September 2012
Community Council : No response received



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

This site comprises part of Aberdeen Sports Village, a recently developed regional sports centre. It contains a large indoor sports hall and outdoor pitches, running track and athletics facility, together with associated parking facilities and incidental open space. The western part of the site is occupied by surface car parking and incidental landscaped open space associated with the sports village. The car parking is accessed from Linksfield Road. Other car parking and coach parking is provided on the eastern part of the sports village site.

There are flatted residential properties to the west of the site and to south, across Linksfield Road. The land to the north is currently under development.

HISTORY

Conditional planning permission for redevelopment of the wider site to form Aberdeen Sports Village, together with associated car and coach parking, was granted in 2006 (ref A5/1524) and has been implemented. Planning permission for creation of the aquatics centre (ref 101213), with associated car parking and footpath links was granted in 2010 and is under construction.

PROPOSAL

This is a detailed application to extend the existing sports hall building on the site to the north. It would have a floorspace of 595 square metres and would be accessed directly from the pedestrian bridge link which is to be constructed between the existing sports hall and the swimming centre under construction to the north. It would be single storey and would contain 3 separate fitness studios / gyms and associated changing facilities / equipment stores. The building would have a maximum height of 13m, comparable to the eaves height of the sports hall. It would be finished with metal cladding and glazing to match the existing sports hall building. The closest residential properties are over 70m from the proposed building.

A total of 18 additional surface car parking spaces are proposed at the western edge of the site on existing landscaped open space adjacent to existing flats accessed from Linksfield Place. These spaces would be accessed from the existing car park entrance.

REASON FOR REFERRAL TO SUB-COMMITTEE

The proposal required to be advertised as a project of public concern and the Council has a financial interest in the site.

CONSULTATIONS

ROADS SECTION – Request submission of a travel plan and car parking management plan for the existing site, together with provision of cycle parking and drainage proposals for the development in order to properly assess the development impact;

ENVIRONMENTAL HEALTH – No objection;

COMMUNITY COUNCIL – No response received

REPRESENTATIONS

A letter of objection has been received from a nearby resident who acts as a representative for 25-35 Linksfeld Gardens. His concerns relate to loss of daylight, loss of privacy and devaluation of property.

PLANNING POLICY

The site lies within an area allocated as existing community facilities in the adopted local plan. It also lies within an opportunity site for development in this plan. Policy CF1 states that proposals for new or extended community uses on these sites will be supported in principle.

Local plan policies D1 (Architecture), D3 (Sustainable Travel), T2 (Managing Transport Impact), D6 (Landscape), NE3 (Urban Green Space) and NE5 (Trees) policy NE6 (Flooding and Drainage) are of relevance.

EVALUATION

This application requires to be determined in accordance with the Development Plan, unless outweighed by other material considerations. The Development Plan consists of the Approved Structure Plan and the Adopted Local Plan. Other material considerations include Scottish Government Planning Policy. In this case the structure plan is not considered to be of particular direct relevance

The principle of extension of this leisure facility accords with the designation of the wider site as an opportunity area for development in the Adopted Local Plan and with policy CF1. As the building extension would be of similar design quality to the existing sports hall building, it is considered that it complies with local plan policy D1. Subject to provision of further information / imposition of conditions, the proposals would accord with local plan policies D6 (Landscape), NE3 (Urban Green Space) and NE5 (Trees) policy NE6 (Flooding and Drainage).

Given that the extension relates to the wider sports facility and would be operated in conjunction with it, it is considered appropriate to assess the traffic impact of the development in that context. It is unclear if provision of additional car parking would be compatible with sustainable transport objectives as expressed in SPP and local plan policies D3 (Sustainable Travel) and T2 (Managing Transport Impact). This is due to the existence of car parking on the wider site, the absence of a car parking survey, the possible availability of capacity there and the absence of any restrictions regarding on site car parking during the day. Given the above factors, it is considered that there is a requirement for imposition of on site car parking control measures for the sports village in order to discourage use of the car parking other than by patrons of the leisure facility as an alternative to increased car parking provision there. It is therefore considered appropriate to impose conditions to ensure that any additional car parking generation is minimised, to ensure that a green travel plan is developed for the site and that appropriate cycle parking is provided in the interests of local plan policies D3 and T2.

It is considered that the proposed building extension would be sufficiently distant from existing housing that their amenity and privacy would not be adversely impacted upon. Due to the scale and position of the existing sports hall, the

proposed extension would have no impact on the daylight or privacy of 25-35 Linksfield Gardens. The effect of development on property value is not a material planning consideration.

Although the Council has an interest in this site, due to partnership / funding involvements with the applicant, there is no requirement for the application to be referred to the Scottish Government for scrutiny in this instance as the application is not significantly contrary to the development plan and the proposal would not prejudice the use of, or result in the loss of, an outdoor sports facility.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

The principle of extension of this leisure facility accords in principle with the designation of the wider site as an opportunity area for development in the Adopted Local Plan. Subject to provision of further information / imposition of conditions, the proposals would accord with wider planning policies.

it is recommended that approval is granted with the following conditions:-

(1) That the development hereby granted planning permission shall not be occupied unless a scheme detailing cycle storage provision has been submitted to, and approved in writing by the planning authority, and thereafter implemented in full accordance with said scheme - in the interests of encouraging more sustainable modes of travel.

(2) That no development shall take place unless there has been submitted to and approved in writing a detailed Green Transport Plan for the wider site which outlines sustainable measures to deter the use of the private car, in particular single occupant trips and provides detailed monitoring arrangements, modal split targets and associated penalties for not meeting targets - in order to encourage more sustainable forms of travel to the development.

(3) that no development shall take place unless a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems 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 - in order to safeguard water qualities in adjacent watercourses and to ensure that the development can be adequately drained.

(4) 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 - in the interests of the amenity of the area.

(5) 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 5 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 - in the interests of the amenity of the area.

Dr Margaret Bochel

Head of Planning and Sustainable Development.

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From: "Randall, Dr Julian A." [REDACTED]
To: "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>
Date: 07/08/2012 13:54
Subject: Planning application number 121045

I write as block representative for 25-35 Linksfield Gardens and member of the Residents' Committee

We in block 25-35 Linksfield Gardens would like formally to object to the erection of the 3-storey multi-purpose studios which will run adjacent to our perimeter wall

We object on the following grounds:

- * The building will further block out daylight leaving only a 30' gap between our flats and the new building
- * The building will over look residential accommodation thereby infringing our privacy
- * The building will reduce the value of our properties which once overlooked playing fields, the golf course and the sea and now is to be further hemmed in to the detriment of our living conditions

We would like to know whether a formal hearing will take place for this application, when and where it will be held, and whether it will be possible for members of the public to attend

Dr Julian Randall
28 Linksfield Gardens
Senior Lecturer, University of Aberdeen
Residents' Committee

The University of Aberdeen is a charity registered in Scotland, No SC013683.

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DESCRIPTION

The application site is a retail unit located on the eastern side of the Gallowgate, which forms part of a small parade of commercial units.

The premises comprise a ground floor and basement unit with an overall floor space of approximately 68m². The frontage comprises a typical shop front arrangement with windows and a single door.

The unit was last occupied by 'Aquarius', a bathroom and kitchen showroom.

The parade of shops also comprise a newsagent at 156 Gallowgate and vacant premises at 152-154 Gallowgate which are Council owned and appear to have last been used as Class 2 (Financial, Professional and Other Services) offices.

To the south (22m) is Seamount Court, a 20 storey residential tower block, to east is the entrance to the West North Street multi-storey car park, to the west across Gallowgate is Aberdeen College and approximately 28m to the north beyond an area of landscaping, are three storey flats at 160 – 168 Gallowgate.

HISTORY

- Planning permission (88/0412) was granted in May 1988 by delegated powers for change of use from Class 1 (Shop) to Class 2 (office) for the 'Instant Neighbour' charity.
- At some point it would appear the unit has reverted back to Class 1 use through the use of permitted development rights.

PROPOSAL

It is proposed to change the use of the premises from Class 1 (Shops) to a hot food takeaway.

The floor plans show a small customer area, servery and kitchen on the ground floor and a preparation area, toilet and office at basement level.

An exhaust flue would be installed on the rear elevation of the building in order to disperse cooking odours. It would extend 1m beyond the highest part of the flat roof of the building.

REASON FOR REFERRAL TO SUB-COMMITTEE

The application is before the Sub-Committee because it is a Schedule 3 (Bad Neighbour) development

CONSULTATIONS

ROADS SECTION – Do not consider the shortfall of two parking spaces would have any significant effect on parking as the development lies within a controlled parking zone.

ENVIRONMENTAL HEALTH – No objection to the proposal but would recommend that suitable conditions are attached requiring (1) the provision of a system for the filtration and ventilation of cooking odours, (2) provision of suitable litter bins outside the premises and (3) provision of waste storage facilities.

COMMUNITY COUNCIL – No response received.

REPRESENTATIONS

One letter of representation has been received from the chair of the Gallowgate Residents Association. Whilst not against the principle of the proposal, the following matters of concern are raised –

- the proximity of the hot food takeaway to Seamount Court in the event of a fire.
- the proposed hours of trading and resultant noise disturbance.
- the potential for customers to indiscriminately park vehicles
- the potential for litter to be left
- the disposal of refuse from the premises

PLANNING POLICY

Aberdeen Local Development Plan (2012)

Policy H2 (Mixed Use Areas) – Applications for development or change of use within mixed use areas must take into account the existing uses and character of the surrounding area and avoid undue conflict with the adjacent land uses and amenity. Where new industrial, business or commercial uses are permitted, development should not adversely affect the amenity of people living and working in the area.

The site is zoned as a neighbourhood centre where Policy RT3 (Town, District and Neighbourhood Centres) applies – Proposals for change of use from retail to another use will only be permitted if –

- The proposed alternative adds to the viability and vitality of the area.
- It will not undermine the principal retail function of the area.
- A lack of demand for the continued retail use can be demonstrated.
- The proposed use caters for a local need.
- A live street frontage is created or maintained.

The site is within the identified city centre boundary.

Supplementary Guidance

Harmony of Uses – Residential, Licensed Premises and Commercial Uses – In all other areas of the city centre zoned as mixed use (H2), proposals for hot food shops will be considered on their individual planning merits. Approval will not normally be granted however, if the upper floors of the application property or adjacent properties are in residential use and or the amenity of other existing housing would be adversely affected by proposals.

In assessing hot food shop proposals within town centres, district centres and neighbourhood centres, consideration will be given to whether or not the proposal makes a positive contribution to the overall viability of a centre –

- Bringing into use a vacant unit with consideration given to the length of time a unit has been vacant
- Provide a locally required service
- Retain an acceptable level of 'live' frontage
- Be strategically situated within a shopping centre eg. it is important that corner shop units provide live shop window displays to enhance the attraction of a shopping centre

EVALUATION

Viability and Vitality of Neighbourhood Centre

A proliferation of non-retail uses can affect the viability and vitality of a shopping area and therefore each change of use from Class 1 (Shops) has to be assessed on its merits and how it may impact upon the overall centre.

The property has been vacant for approximately a year with the Council selling the property to the current owner in May 2012. The current letting agent has advised that the only interest in the property so far has been from those seeking to operate a hot food takeaway. Although Gallowgate is a relatively busy street, the premises are set back from the pavement by around 15m and behind landscaping which results little footfall outside the actual site, resulting in an unattractive premises for retailers.

In this case the centre comprises two retail units and a Class 2 office use. The units at Gallowgate have very limited functionality as a shopping centre and only really provide a local convenience store service to the surrounding area. It is considered that the loss of the retail unit to a hot food takeaway use would not undermine the viability or vitality of the centre as the proposed use is likely to generate the same if not more footfall than a Class 1 (Shop) use at this location.

Although it is not for the planning authority to determine whether a business would be viable or to restrict competition between different operators, Policy RT3 does require the new use to cater for a local need. The closest existing hot food takeaways are located either on King Street to the east or George Street to the west. It is considered that a hot food takeaway at this location would provide residents with further choice should they wish to purchase takeaway food.

No external physical alterations are proposed to the shopfront and live frontage would be maintained.

The introduction of a hot food takeaway would increase the diversity of uses within the area which is considered to be desirable and it is considered that the vitality and viability of the centre would be maintained. It is considered that the proposal complies with Policy RT3.

Amenity

- Due to its city centre location, the Gallowgate is a relatively busy street both in terms of vehicular and pedestrian movements; therefore there is activity in the area well into the evening. There is a mix of uses in the Gallowgate, although the northern end is more residential in nature than the southern end closer Broad Street. The closest residential property is 22m away within Seamount Court; however none are located directly above or adjacent to the premises.

Given the existing level of activity in the area, it is not considered that the introduction of a hot food takeaway would result in an unacceptable level of disturbance being experienced by residents in the area.

A late hours catering license from the Councils Licensing Committee would be required to allow the premises to open between the hours of 2300 and 0500, however given that the area is predominately residential, it is considered reasonable to restrict the hours of opening through a planning condition to between 0700 and 2200 Sunday to Thursday and 0700 to 2300 on Friday and Saturdays, in order that residents do not experience any unreasonable disturbance later in the evening.

- The proposed plans show that a ventilation system would be installed to collect smoke and grease particles from the cooking appliances in the kitchen and disperse cooking odours via a flue at the rear of the premises. Environmental Health officers have raised no objection to the proposal and a condition has been attached requiring details of the extract system to be installed. It is considered that with a suitable system installed there would be no adverse impact upon the amenity of the area in terms of cooking odours.
- There are already litter bins directly outside and in the vicinity of the premises available for potential customers to use. Agreement has been reached with the Environmental Health service that no further litter bins are therefore necessary.
- A condition has been attached which requires details of where and how refuse generated by the premises would be stored. There would appear to be an area at the rear of the premises which could accommodate bins.
- The potential for the premises to catch fire is not a planning matter. It is the applicant's responsibility to ensure they comply with the relevant regulations in terms of fire safety.

The proposal would comply with Policy H2 and would be acceptable within a mixed use city centre area. It is considered that there would be no unreasonable change in the level of amenity experienced by residents.

Roads Safety

The site is located close to a pedestrian crossing with associated parking restrictions. Parking restrictions also apply around the rear of the property which and would deter any indiscriminate parking. The Council's roads service has raised no objections to the proposal.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

The introduction of a hot food takeaway would increase the diversity of uses within the area which is considered to be desirable and it is considered that the vitality and viability of the centre would be maintained and that the proposal complies with Policies RT3. It is considered that there would be no unreasonable change in the level of amenity experienced by residents and that the proposal complies with Policies H2 the Harmony of Uses Supplementary Guidance. There would be no adverse impact on road safety.

it is recommended that approval is granted with the following condition(s):

(1) that the use hereby granted planning permission shall not take place unless a detailed scheme showing the proposed means of filtering, extracting and dispersing cooking fumes from the premises has been submitted to and approved in writing by the planning authority and that the said scheme has been implemented in full and is ready for operation - in order to prevent cooking odours from creating a nuisance to nearby residential properties.

(2) 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 – in order to preserve the amenity of the neighbourhood and in the interests of public health.

(3) that the premises shall not be open for business outwith the hours of 0700 and 2200 Sunday to Thursday and 0700 and 2300 Friday and Saturday - in order to protect the nearby residents from unreasonable disturbance.

Dr Margaret Bochel

Head of Planning and Sustainable Development.

P 120890

From: Sheila Dean <[REDACTED]>
To: "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>
Date: 22/08/2012 09:20
Subject: Planning Application for change of use to a hot food takeaway at 158 Gallowgate

Hi

As chair of Gallowgate Residents Association and a resident of Seamount Court Gallowgate, I am concerned about this application and have a number of items I would like clarification on.

Proximity to Seamount Court in event of fire. All the shops there are connected to each other and the last one is connected to the pump room which controls the water supply to both Seamount and Porthill Courts and is directly under Seamount Court.

Hours of trading given that 252 bedrooms look over the shops - noise travels up - at night we get enough disturbance with revellers going up the Gallowgate and noisy cars and motorcycles, and cooking smells.

Customer vehicles parking on the access road to the ramp to the West North Street Car Parks, or at the rear of Seamount Court (emergency vehicle access)

litter left by customers, given that it is quite windy around here and we have a problem with litter blowing around anyway.

Customers hanging around eating their food and causing noise nuisance

Disposal of rubbish from shop,

I am not against the application in principal, given that the above items are taken into account, most importantly the proximity of the shops in event of fire.

I will be away from tomorrow morning till Tuesday evening, but can still be contactable by mobile and email.

Regards
Sheila Dean
Chair - Gallowgate Residents Association
[REDACTED] - Home
[REDACTED] - Mobile

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Agenda Item 2.5

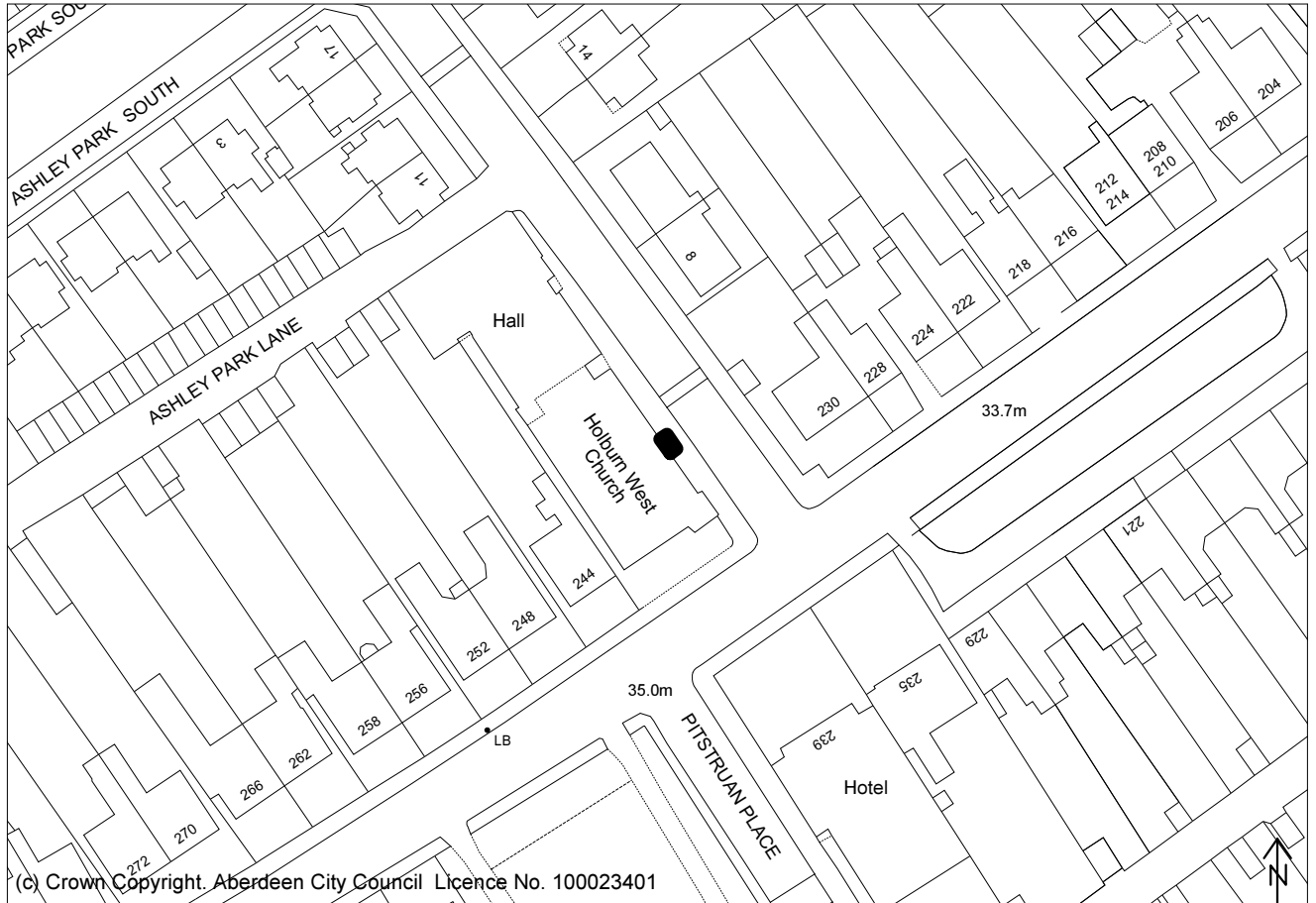
HOLBURN WEST CHURCH HALL, 9
ASHLEY PARK DRIVE, ABERDEEN

INSTALLATION OF 1X DSLAM TELECOMS
CABINET MEASURING 1408MM X 750MM
X 407MM

For: BT Openreach

Application Ref. : P121051
Application Date : 31/07/2012
Officer : Donna Laing
Ward: Hazlehead/Ashley/Queen's Cross(M
Greig/J Stewart/R Thomson/J Corall)

Advert :
Advertised on :
Committee Date : 27 September 2012
Community Council : No response received



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

The application site lies on the south side of Ashley Park Drive and abuts Holburn West Church (hall), around 15m to the junction with Great Western Road. The site sits within the Great Western Road Conservation Area. Along this stretch of pavement there are various pieces of street furniture – 2 no. existing BT junction boxes, road signage, lamp post and young trees.

PROPOSAL

It is proposed to install 1no. DSLAM telecommunications cabinet adjacent to the wall of Holburn West Church. The cabinet would be 1.4m in height, 0.75m wide and 0.4m long and would be dark green in colour. The cabinet would be connected to the existing nearby manhole via underground cabling.

REASON FOR REFERRAL TO SUB-COMMITTEE

The Council were notified as land owners due to the application being on the public footpath. Therefore, the determination of the application must be made by the Development Management Sub-Committee in accordance with the agreed Scheme of Delegation.

CONSULTATIONS

ROADS SECTION – no objections

ENVIRONMENTAL HEALTH – no comments received

COMMUNITY COUNCIL – no comments received

REPRESENTATIONS

None

PLANNING POLICY

The application site lies within a Residential Area (policy H1) as designated in the Aberdeen Local Development Plan (ALDP). ALDP paragraph 3.107 (Communications Infrastructure), Planning Advice Note 62 (Radio Telecommunications) and the Communications Infrastructure section of the Scottish Planning Policy (SPP) are also of relevance. As the site lies within a Conservation Area, ALDP policy D5 (Built Heritage), Historic Scotland's Scottish Historic Environmental Policy (SHEP) also needs to be taken into account

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that in determining a planning application, regard must be had to the Development Plan. Determination shall be made in accordance with the Plan unless material planning considerations indicate otherwise. The Development Plan consists of the Aberdeen City and Shire Structure Plan and the Aberdeen Local Development Plan.

ALDP policy H1 (Residential Areas) seeks to ensure that the residential character of an area is not negatively impacted on due to the proposed development. The main principles of ALDP policy D5 and Historic Scotland's Scottish Historic Environmental Policy (SHEP), in terms of Development Management, is to ensure that any development within a Conservation Area enhances or preserves the area – in other words, the proposed development should not have a

detrimental impact on the character of the area. Given the location of the proposed cabinet to the rear of the pavement, it is considered that the cabinet would not have any further negative impact on the surrounding area, especially as there is already existing street furniture and other street clutter. The cabinet would not impact on any motorised vehicles visibility splays nor would it impact on pedestrian safety.

PAN 62, Local Plan policy 9 and the Communications Infrastructure section of the SPP all seek to ensure that telecommunications equipment are sited and designed to minimise visual impact or intrusion. The PAN goes one step further by stating that developments should be concealed and disguised where possible. It is, however, recognised that technical requirements and constraints may limit opportunities for sensitive design and siting. The SPP is clear that planning authorities should support the expansion of telecommunications infrastructure and should take into account the economic and social implications of telecommunications infrastructure. It has already been acknowledged that the siting of the cabinet is acceptable and therefore it is considered that there is no conflict with the above policies. It is worth noting that this cabinet forms a wider part of the Government's 'Digital Britain' project in order to provide Super Fast Broadband connectivity to the majority of the population.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

The proposed telecommunications cabinet would have no detrimental impact on the surrounding residential area within the Conservation Area. The proposed siting to the rear of the pavement would not have an impact on pedestrian safety on the footpath.

it is recommended that approval is granted with the following condition(s):

(1) in the event that any part of this equipment becomes obsolete or redundant, it must be removed within 6 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 1 month of such removal – to minimise the level of visual intrusion and ensure the reinstatement of the site to a satisfactory condition.

Dr Margaret Bochel

Head of Planning and Sustainable Development.

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Agenda Item 2.6

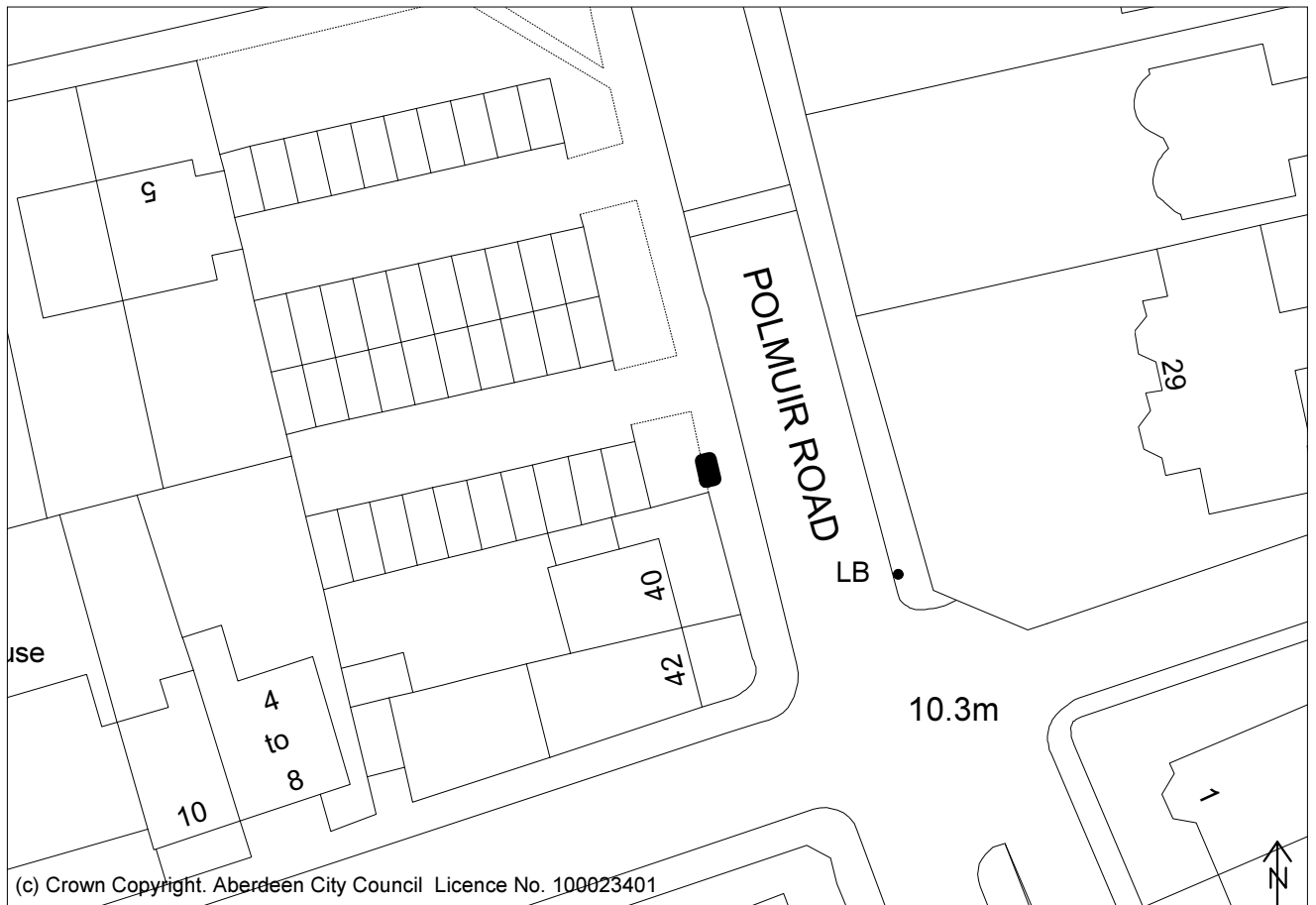
POLMUIR ROAD, ADJ TO 40 POLMUIR ROAD

INSTALLATION OF 1X DSLAM TELECOMS CABINET MEASURING 1408MM X 750MM X 407MM

For: BT Openreach

Application Ref. : P121056
Application Date : 31/07/2012
Officer : Donna Laing
Ward: Torry/Ferryhill (Y Allan/A Donnelly/J Kiddie/G Dickson)

Advert : Full Notify not poss.
(neighbours)
Advertised on : 15/08/2012
Committee Date : 27 September 2012
Community Council : No response received



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

The application site lies on the west side of Polmuir Road and sits to the edge of the pavement abutting a small grass area, around 19m to the junction of Polmuir Road and Demount Road. The site lies within the Ferryhill Conservation Area. Along this stretch of pavement there are various pieces of street furniture – lamp post, bin and a bus stop.

PROPOSAL

It is proposed to install 1no DSLAM telecommunications cabinet. The cabinet would be 1.4m in height, 0.75m wide and 0.4m long and would be dark green in colour. The cabinet would be connected to the existing nearby manhole via underground cabling.

REASON FOR REFERRAL TO SUB-COMMITTEE

The Council were notified as land owners due to the application being on the public footpath. Therefore, the determination of the application must be made by the Development Management Sub-Committee in accordance with the agreed Scheme of Delegation.

CONSULTATIONS

ROADS SECTION – no objection

ENVIRONMENTAL HEALTH – no comments recieved

COMMUNITY COUNCIL – no comments recieved

REPRESENTATIONS

1 letter of objection received commenting that the box would be unsightly.

PLANNING POLICY

The application site lies within a Residential Area (policy H1) as designated in the Aberdeen Local Development Plan (ALDP). ALDP paragraph 3.107 (Communications Infrastructure), Planning Advice Note 62 (Radio Telecommunications) and the Communications Infrastructure section of the Scottish Planning Policy (SPP) are also of relevance. As the site lies within a Conservation Area, ALDP policy D5 (Built Heritage), Historic Scotland's Scottish Historic Environmental Policy (SHEP) also needs to be taken into account.

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that in determining a planning application, regard must be had to the Development Plan. Determination shall be made in accordance with the Plan unless material planning considerations indicate otherwise. The Development Plan consists of the Aberdeen City and Shire Structure Plan and the Aberdeen Local Development Plan.

ALDP policy H1 (Residential Areas) seeks to ensure that the residential character of an area is not negatively impacted on due to the proposed development. The main principles of ALDP policy D5 and Historic Scotland's Scottish Historic Environmental Policy (SHEP), in terms of Development Management, is to ensure that any development within a Conservation Area enhances or preserves the area – in other words, the proposed development should not have a

detrimental impact on the character of the area. Given the location of the proposed cabinet to the rear of the pavement, it is considered that the cabinet would not have any further negative impact on the surrounding area, especially as there is already existing street furniture and other street clutter. The cabinet would not impact on any motorised vehicles visibility splays nor would it impact on pedestrian safety. With regard to the letter of objection received regarding the unsightly nature of the box, again due to the placement of the box on the pavement and the existing street furniture and clutter it is considered that the box would not detract from the character of the area.

PAN 62, Local Plan policy 9 and the Communications Infrastructure section of the SPP all seek to ensure that telecommunications equipment are sited and designed to minimise visual impact or intrusion. The PAN goes one step further by stating that developments should be concealed and disguised where possible. It is, however, recognised that technical requirements and constraints may limit opportunities for sensitive design and siting. The SPP is clear that planning authorities should support the expansion of telecommunications infrastructure and should take into account the economic and social implications of telecommunications infrastructure. It has already been acknowledged that the siting of the cabinet is acceptable and therefore it is considered that there is no conflict with the above policies. It is worth noting that this cabinet forms a wider part of the Government's 'Digital Britain' project in order to provide Super Fast Broadband connectivity to the majority of the population.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

The proposed telecommunications cabinet would have no detrimental impact on the surrounding residential area within the Conservation Area. The proposed siting to the rear of the pavement would not have an impact on pedestrian safety on the footpath.

it is recommended that approval is granted with the following condition(s):

(1) in the event that any part of this equipment becomes obsolete or redundant, it must be removed within 6 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 1 month of such removal – to minimise the level of visual intrusion and ensure the reinstatement of the site to a satisfactory condition.

Dr Margaret Bochel

Head of Planning and Sustainable Development.

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From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 16/08/2012 18:10
Subject: Planning Comment for 121056

Comment for Planning Application 121056

Name : Jim Johnstone
Address : 40 Polmuir Road
Aberdeen AB11 7SY

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I am the owner of 40 Polmuir Road and whilst I believe the box will be unsightly I do not have a strong objection to the Application. I would however be grateful if the Council could use their power to request Planning Gain and ask BT to address the unsightly hedges on the boundary of my property. Thereafter I would be grateful if the City Council would properly meet their obligation to maintain the hedges at the same time as cutting the grassed area.

Regards

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Agenda Item 2.7

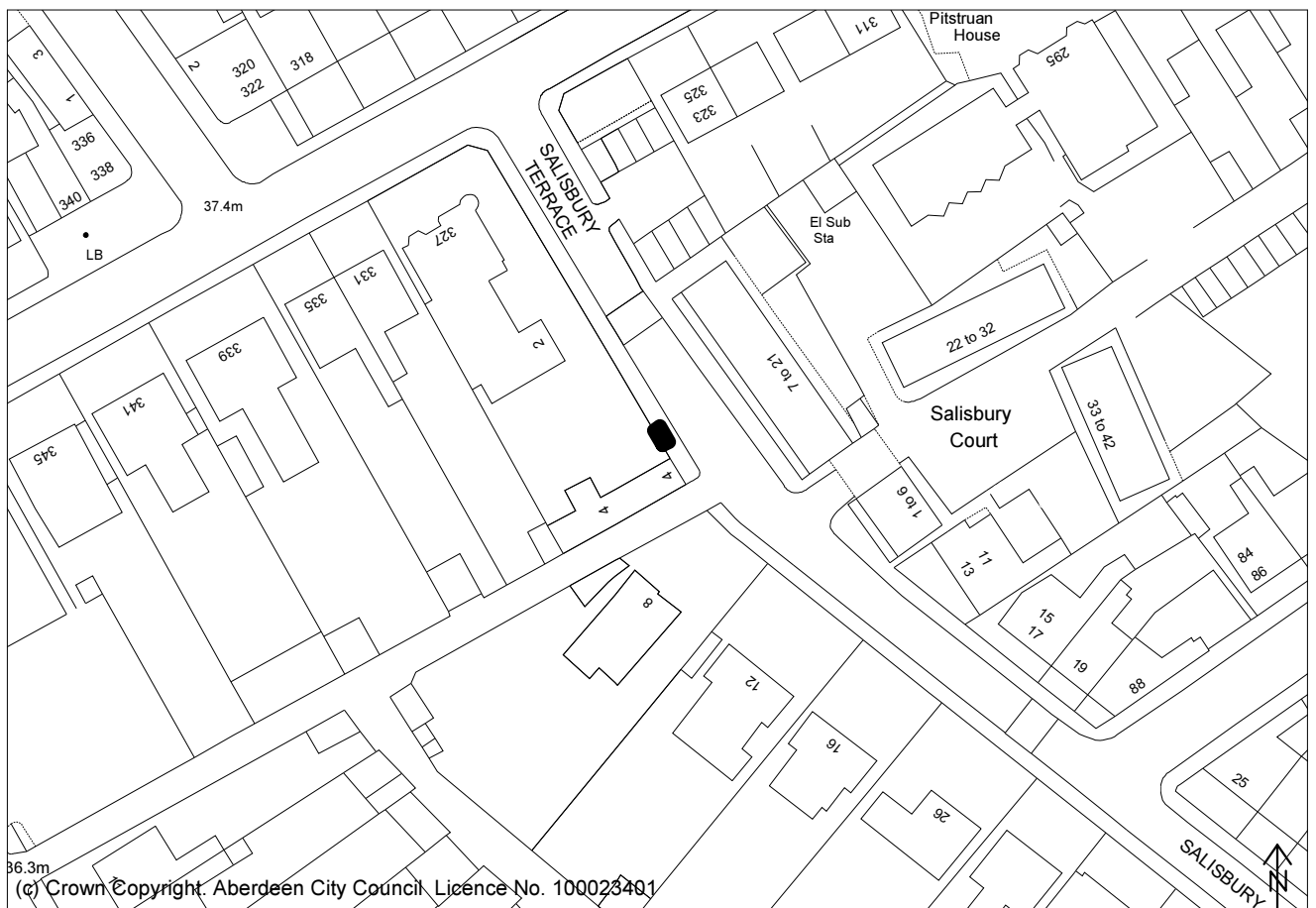
SALISBURY TERRACE, ADJ TO 4
SALISBURY TERRACE

INSTALLATION OF 1X DSLAM TELECOMS
CABINET MEASURING 1408MM X 750MM
X 407MM

For: BT Openreach

Application Ref. : P121059
Application Date : 31/07/2012
Officer : Donna Laing
Ward: Airyhall/Broomhill/Garthdee (I Yuill/A
Taylor/G Townson)

Advert :
Advertised on :
Committee Date : 27 September 2012
Community Council : No response received



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

The application site lies on the south side of Salisbury Terrace and adjacent to the wall of 4 Salisbury Terrace, around 55m to the junction with Great Western Road. The site sits within the Great Western Road Conservation Area. Along this stretch of pavement there are various pieces of street furniture – lamp post and 2 no. BT cabinets. The wall of 4 Salisbury Terrace is 2.16m in height and constructed of rubble.

PROPOSAL

It is proposed to install 1no DSLAM telecommunications cabinet adjacent to the wall of 4 Salisbury Terrace. The cabinet would be 1.4m in height, 0.75m wide and 0.4m long and would be dark green in colour. The cabinet would be connected to the existing nearby manhole via underground cabling.

REASON FOR REFERRAL TO SUB-COMMITTEE

The Council were notified as land owners due to the application being on the public footpath. Therefore, the determination of the application must be made by the Development Management Sub-Committee in accordance with the agreed Scheme of Delegation.

CONSULTATIONS

ROADS SECTION – no objections

ENVIRONMENTAL HEALTH – no comments received

COMMUNITY COUNCIL – no comments received

REPRESENTATIONS

None.

PLANNING POLICY

The application site lies within a Residential Area (policy H1) as designated in the Aberdeen Local Development Plan (ALDP). ALDP paragraph 3.107 (Communications Infrastructure), Planning Advice Note 62 (Radio Telecommunications) and the Communications Infrastructure section of the Scottish Planning Policy (SPP) are also of relevance. As the site lies within a Conservation Area, ALDP policy D5 (Built Heritage), Historic Scotland's Scottish Historic Environmental Policy (SHEP) also needs to be taken into account.

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that in determining a planning application, regard must be had to the Development Plan. Determination shall be made in accordance with the Plan unless material planning considerations indicate otherwise. The Development Plan consists of the Aberdeen City and Shire Structure Plan and the Aberdeen Local Development Plan.

ALDP policy H1 (Residential Areas) seeks to ensure that the residential character of an area is not negatively impacted on due to the proposed development. The main principles of ALDP policy D5 and Historic Scotland's Scottish Historic Environmental Policy (SHEP), in terms of Development Management, is to ensure that any development within a Conservation Area enhances or preserves

the area – in other words, the proposed development should not have a detrimental impact on the character of the area. Given the location of the proposed cabinet to the rear of the pavement, it is considered that the cabinet would not have any further negative impact on the surrounding area, especially as there is already existing street furniture and other street clutter. The cabinet would not impact on any motorised vehicles visibility splays nor would it impact on pedestrian safety.

PAN 62, Local Plan policy 9 and the Communications Infrastructure section of the SPP all seek to ensure that telecommunications equipment are sited and designed to minimise visual impact or intrusion. The PAN goes one step further by stating that developments should be concealed and disguised where possible. It is, however, recognised that technical requirements and constraints may limit opportunities for sensitive design and siting. The SPP is clear that planning authorities should support the expansion of telecommunications infrastructure and should take into account the economic and social implications of telecommunications infrastructure. It has already been acknowledged that the siting of the cabinet is acceptable and therefore it is considered that there is no conflict with the above policies. It is worth noting that this cabinet forms a wider part of the Government's 'Digital Britain' project in order to provide Super Fast Broadband connectivity to the majority of the population.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

The proposed telecommunications cabinet would have no negative impact on the surrounding residential area within the Conservation Area. The proposed siting to the rear of the pavement would not have an impact on pedestrian safety on the footpath.

it is recommended that approval is granted with the following condition(s):

(1) in the event that any part of this equipment becomes obsolete or redundant, it must be removed within 6 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 1 month of such removal – to minimise the level of visual intrusion and ensure the reinstatement of the site to a satisfactory condition.

Dr Margaret Bochel

Head of Planning and Sustainable Development.

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Agenda Item 2.8

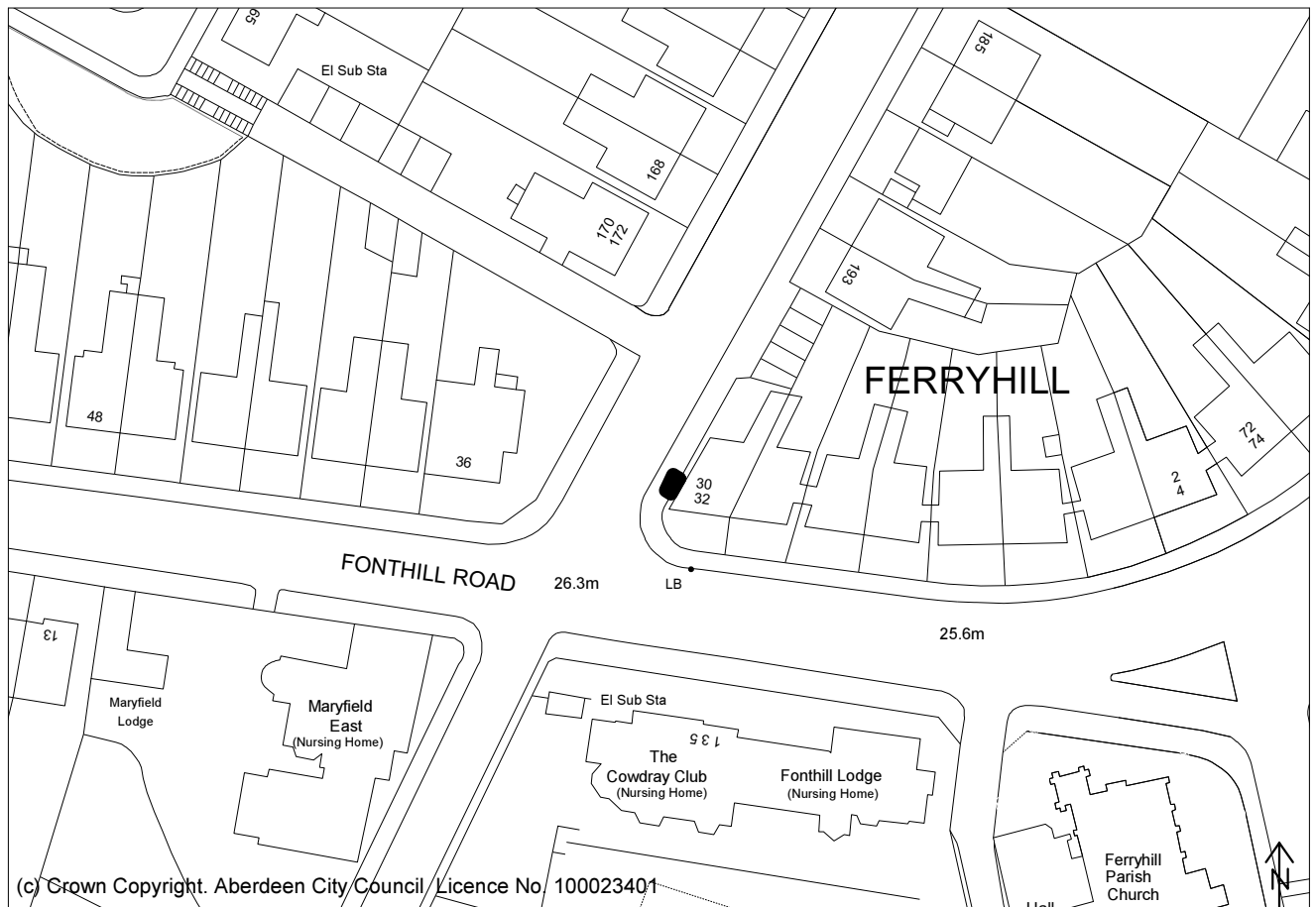
BON ACCORD STREET, ADJ TO 30
FONTHILL ROAD

INSTALLATION OF 1X DSLAM TELECOMS
CABINET MEASURING 1408MM X 750MM
X 407MM

For: BT Openreach

Application Ref. : P121060
Application Date : 31/07/2012
Officer : Donna Laing
Ward: Torry/Ferryhill (Y Allan/A Donnelly/J
Kiddie/G Dickson)

Advert : Full Notify not poss.
(neighbours)
Advertised on : 15/08/2012
Committee Date : 27 September 2012
Community Council : No response received



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

The application site lies on the east side of Bon Accord Street, adjacent to the wall of 30 Fonthill Road, around 8m to the cross roads of Bon Accord Street, Fonthill Road, and Whinhill Road. The site is located within the Ferryhill Conservation Area. Along this stretch of pavement there are various pieces of street furniture – traffic lights and young trees.

PROPOSAL

It is proposed to install 1no DSLAM telecommunications cabinet adjacent to the wall of 30 Fonthill Road. The cabinet would be 1.4m in height, 0.75m wide and 0.4m long and would be dark green in colour. The cabinet would be connected to the existing nearby manhole via underground cabling.

REASON FOR REFERRAL TO SUB-COMMITTEE

The Council were notified as land owners due to the application being on the public footpath. Therefore, the determination of the application must be made by the Development Management Sub-Committee in accordance with the agreed Scheme of Delegation.

CONSULTATIONS

ROADS SECTION – no objections

ENVIRONMENTAL HEALTH – no comments received

COMMUNITY COUNCIL – no comments received

REPRESENTATIONS

None

PLANNING POLICY

The application site lies within a Residential Area (policy H1) as designated in the Aberdeen Local Development Plan (ALDP). ALDP paragraph 3.107 (Communications Infrastructure), Planning Advice Note 62 (Radio Telecommunications) and the Communications Infrastructure section of the Scottish Planning Policy (SPP) are also of relevance. As the site lies within a Conservation Area, ALDP policy D5 (Built Heritage), Historic Scotland's Scottish Historic Environmental Policy (SHEP) also needs to be taken into account.

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that in determining a planning application, regard must be had to the Development Plan. Determination shall be made in accordance with the Plan unless material planning considerations indicate otherwise. The Development Plan consists of the Aberdeen City and Shire Structure Plan and the Aberdeen Local Development Plan.

ALDP policy H1 (Residential Areas) seeks to ensure that the residential character of an area is not negatively impacted on due to the proposed development. The main principles of ALDP policy D5 and Historic Scotland's Scottish Historic Environmental Policy (SHEP), in terms of Development Management, is to ensure that any development within a Conservation Area enhances or preserves the area – in other words, the proposed development should not have a

detrimental impact on the character of the area. Given the location of the proposed cabinet to the rear of the pavement, it is considered that the cabinet would not have any further negative impact on the surrounding area, especially as there is already existing street furniture and other street clutter. The cabinet would not impact on any motorised vehicles visibility splays nor would it impact on pedestrian safety.

PAN 62, Local Plan policy 9 and the Communications Infrastructure section of the SPP all seek to ensure that telecommunications equipment are sited and designed to minimise visual impact or intrusion. The PAN goes one step further by stating that developments should be concealed and disguised where possible. It is, however, recognised that technical requirements and constraints may limit opportunities for sensitive design and siting. The SPP is clear that planning authorities should support the expansion of telecommunications infrastructure and should take into account the economic and social implications of telecommunications infrastructure. It has already been acknowledged that the siting of the cabinet is acceptable and therefore it is considered that there is no conflict with the above policies. It is worth noting that this cabinet forms a wider part of the Government's 'Digital Britain' project in order to provide Super Fast Broadband connectivity to the majority of the population.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

The proposed telecommunications cabinet would not have any detrimental impact on the surrounding residential area within the Conservation Area. The proposed siting to the rear of the pavement would not have an impact on pedestrian safety on the footpath.

it is recommended that approval is granted with the following condition(s):

(1) in the event that any part of this equipment becomes obsolete or redundant, it must be removed within 6 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 1 month of such removal – to minimise the level of visual intrusion and ensure the reinstatement of the site to a satisfactory condition.

Dr Margaret Bochel

Head of Planning and Sustainable Development.

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Agenda Item 2.9

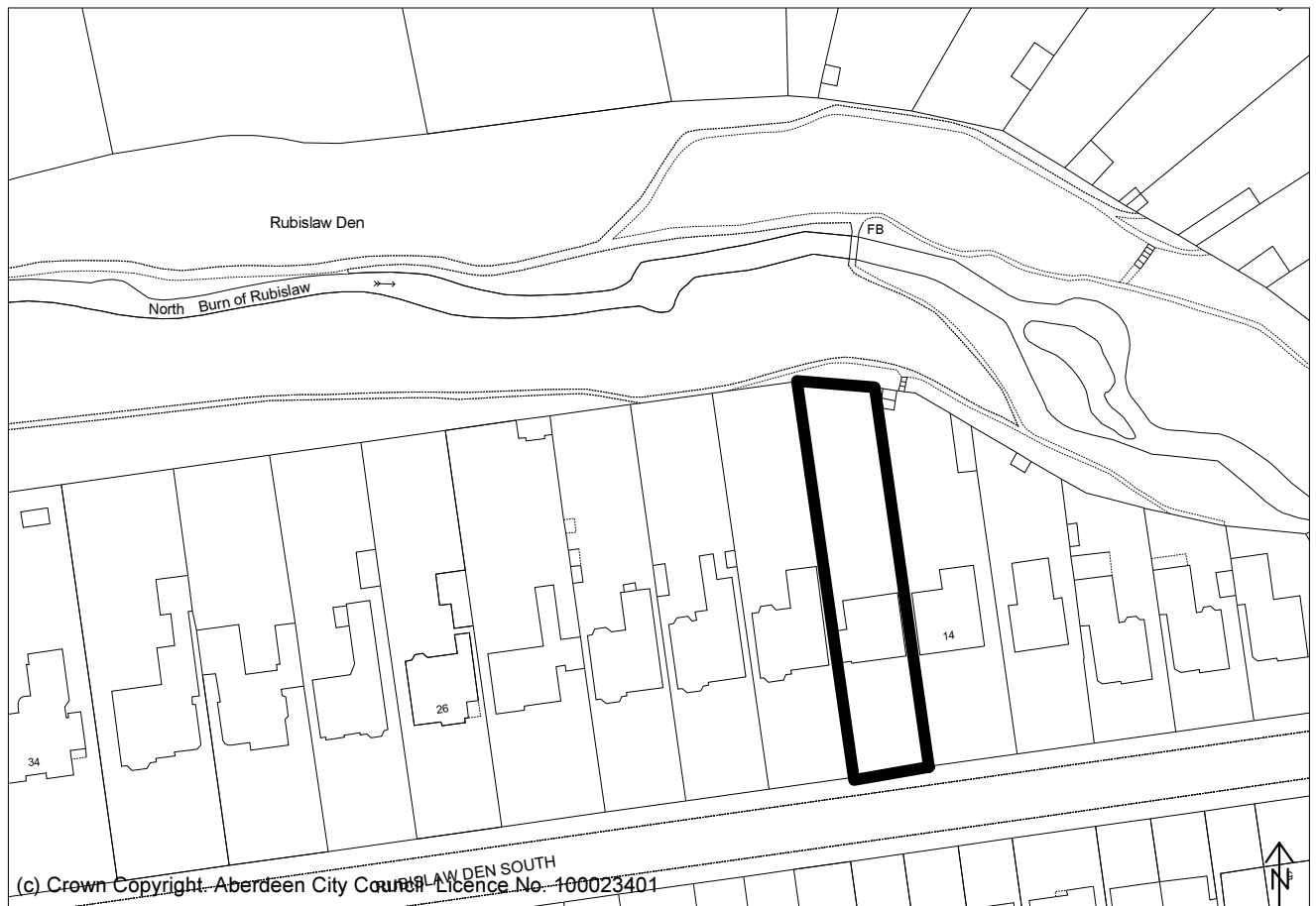
16 RUBISLAW DEN SOUTH, ABERDEEN

PROPOSED SINGLE AND 2 STOREY
EXTENSION TO REAR ELEVATION.

For: Mr & Mrs Grant

Application Ref. : P120274
Application Date : 23/02/2012
Officer : Sheila Robertson
Ward: Hazlehead/Ashley/Queen's Cross(M
Greig/J Stewart/R Thomson/J Corall)

Advert : Full Notify not poss.
(neighbours)
Advertised on : 21/03/2012
Committee Date : 27 September 2012
Community Council : No comments



RECOMMENDATION: Approve Unconditionally

UPDATE

Following a site visit by the Development Management Sub Committee on 2 August 2012, and discussion at the Development Management Sub Committee on 23 August 2012, a decision regarding the following application was deferred pending discussions with the applicant to modify the proposal to reduce impact of overshadowing to the rear garden of the neighbouring property at 14 Rubislaw Den South. Daylight receipt to this property was unaffected. The adjacent property at 18 Rubislaw Den South was unaffected by the proposal in terms of either loss of daylight or overshadowing.

Amended plans have now been submitted reducing the wall head height of both side gables by 1 metre, resulting in the roof height of the rear 2 storey extension dropping from 300 mm to 1.2 metres below the existing roof ridge.

Calculations indicate that the alterations to the height of the extension has resulted in a reduction in the scale of overshadowing to the neighbours' rear garden. The original plans resulted in a 5 metre wide strip of shadow being cast to the side garden of this property, extending eastwards from the mutual boundary, occurring for a short period during late evening. The reduction in height of the extension now restricts the area of overshadowing to a 4 metre wide strip, which is not considered to be unduly onerous, since the affected area does not form the main area of useable garden space and the overshadowing would be of limited duration only occurring near dusk. It should be noted that the rear gardens are all north facing. The proposed amendments are therefore considered to have addressed the neighbours' concerns regarding undue overshadowing.

DESCRIPTION

The application site is located on the north side of Rubislaw Den South, within the Albyn Place/Rubislaw Conservation Area, and extends to 1066 sq. metres with a current site coverage of 14.6%. The application property comprises a 2 storey, detached dwelling house of modern design and construction, finished with a granite frontage, off white render and natural slates, with an attached single pitched roofed garage to the western elevation with a flat roofed extension to the rear providing a utility room. Further accommodation comprises an open plan lounge/kitchen, cinema room and study on the ground floor and master bedroom/ensuite/dressing room, two further bedrooms and shower room at upper level. The rear garden ground extends 40 metres from the rear elevation with access to 'The Den', and is screened by 1.8 metre high fencing and hedging to the eastern boundary, walls varying in height between 2.5 and 3 metres to the western boundary and a 1.8 metre high wall to the rear (north) backed by mature trees within the Den. The dwellinghouse to the west is 3 storey, its roof height approximately 3.2 metres higher than the application property. The garden level of the dwelling house to the east is approximately 1 metre lower than the applicants' plot although the roof height is identical to the application dwelling house.

HISTORY

86/1207 – Erection of rear conservatory.

A5/2240 –Demolition of conservatory and replacement with single storey extension. (Conservatory was demolished but extension never built).

A7/1899 – Erection of railings to front boundary wall and widening of access.

PROPOSAL

Permission is sought to erect (a) a 2 storey extension to the rear elevation to provide a new lounge and family room at ground floor level and 2 new bedrooms and balcony at upper level, and (b) a single storey extension to rear of existing utility room to provide a new kitchen and porch. The 2 storey extension would be twin gabled, project between 6.5 and 6.8 metres from the rear elevation, line through with the western gable, be set 0.5 metres in from the eastern gable, and its height would be 0.3 metres below the existing roof ridge height. Both bedrooms at upper level would access a balcony running 4.7 metres along the rear elevation with a 1.5 metre projection, its eastern elevation screened by a 1.8 metre high opaque glazed screen. The single storey extension would infill the gap between the proposed 2 storey extension and the western boundary, extend 2 metres beyond the proposed 2 storey extension, with a flat roof no higher than the existing boundary wall. Extensive glazing is proposed to the rear facing elevation of the 2 storey extension with two single windows at ground floor level to the east facing elevation, and a single rear facing window to the porch. Finishing materials to include render and slate to match existing, white painted timber windows, and white painted timber gable detailing.

REASON FOR REFERRAL TO SUB-COMMITTEE

The Community Council has objected to the proposal as well as 12 letters of representation having been received, therefore, in terms of the Council's Scheme of Delegation, the application is required to be determined by the Development Management Sub-committee.

CONSULTATIONS

ROADS SECTION – Observations received - Satisfied that the applicant has provided adequate car parking space within the site to serve the proposed development.

ENVIRONMENTAL HEALTH – No observations received.

COMMUNITY COUNCIL – The Community Council has raised several concerns including overdevelopment of the site, visual intrusion, overshadowing and loss of light and privacy to neighbouring properties and impact to the character of the Conservation Area.

REPRESENTATIONS

12 letters of representation have been received, although 4 have been received from the same household, and one from the Community Council. The material planning considerations raised in objection are summarised below:

- Loss of light, privacy and overshadowing to neighbouring properties.
- Overdevelopment of site and development is out of character with surrounding area.
- Proposal is visually intrusive and conflicts with Conservation Area Policy.

PLANNING POLICY

Aberdeen Local Development Plan 2012

Policy D1 - Architecture and Placemaking

To ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details, the proportions of building elements, together with the spaces around buildings, including streets, squares, open space, landscaping and boundary treatments, will be considered in assessing that contribution.

Policy H1 - Residential Areas

Within existing residential areas (H1 on the Proposals Map), proposals for new residential development and householder development will be approved in principle if it:

1. does not constitute over development;
2. does not have an unacceptable impact on the character or amenity of the surrounding area;
3. complies with Supplementary Guidance, in this instance the Householder Development Guide relating to House Extensions.

Additional Guidance

Historic Scotland – ‘Scottish Historic Environment Policy’

EVALUATION

The application shall be determined in accordance with development plan policy, unless material considerations indicate otherwise. The Aberdeen Local Development Plan 2012 is of specific relevance in determining the application in terms of the associated interim supplementary guidance relating to house extensions. Consideration should also be given as to whether the design and location of the proposed extension complies with Policies D1 and H1 of the Aberdeen Local Development Plan 2012, its impact on the existing character and appearance of the surrounding neighbourhood, residential amenity and impact on the character of the Conservation Area.

The proposals are considered to comply with the relevant policies for the following reasons:

Policy D1(Architecture and Placemaking):

- The extension has been designed to integrate with and blend with the existing building in terms of design, and the materials used for the external finishes are considered to be of high quality and to match existing. No part would be visible from the principal elevation or a public elevation, therefore the proposal is considered not to impact detrimentally on the streetscape or visual character of the surrounding area, there being a wide variety of house types and styles within the immediate area, many having been extended to the rear elevation. There is a substantial 2 storey extension to the rear of No 12, for example.
- The extension is considered to be subservient to the main house, and the scale, mass and proportions are considered acceptable in relation to the

existing dwelling house and plot size. The existing footprint of the dwelling house, which is quite modest by neighbouring standards, would rise from 156 sq. metres to 244.75 sq. metres, representing a 54% increase in the ground floor footprint. Site coverage would rise after development by 8% to 22.6%, which is considered low and acceptable within the context of the surrounding area. The resultant site coverage compares favourably with nearby plots, higher site coverage are located mainly towards the eastern end of the road where the ratios can be as high as 42%. Overdevelopment of the site is therefore considered not to be an issue in the context of the surrounding area.

- Sufficient usable rear garden ground would be retained after development, extending 34 metres from the rear of the proposed extension.

Policy H1 Residential

Householder Guidance – House Extensions

- The guidance states that 2 storey extensions will generally be possible on detached properties of 2 storeys, although in relation to detached properties the guidance is not specific about size of extension. General principles relating to extensions expect that they should be architecturally compatible in design and scale with the original house and surrounding area, materials should be complimentary and the extension should not overwhelm or dominate the original form or appearance of the dwelling house. In this instance the proposal is considered to generally comply with the above guidance.
- Any extension should not result in a situation where amenity is 'borrowed' from an adjacent property. Significant adverse impact on privacy, daylight and overshadowing will count against a development proposal. Objections have been raised by both adjacent neighbours to loss of daylight and adverse overshadowing of their properties.
- With regard to the objection relating the loss of daylight to No 18, to the west of the application property, there are several windows on 3 levels which will directly face the proposed extension. The '25 degree rule' as set out in the British Research Establishment's Information Paper on Site Layout - Planning for Daylight and Sunlight – A Guide to Good Practice', was used to assess impact on day lighting to the windows of their habitable rooms indicate that there would only be a negligible decrease in daylight receipt to the. The objection from the owner of this property relates specifically to a kitchen, which is considered not to be a habitable room by the BRE's paper, however calculations ground floor windows, insufficient to warrant refusal.
- In determining the impact in terms of loss of daylight to the property to the east (No 14), the objection relates to the window nearest to the proposed extension, a lounge served by a bay window. In this situation where the nearest side of the proposed extension is at right angles to the window to be assessed, the '45° method' is employed. Calculations indicate no loss of daylight to the lounge window.
- Turning to the impact to adjacent properties in terms of overshadowing, the orientation of the proposed extension and its distance is an important factor. The proposed 2 storey element of the extension is located 4 metres to the east of No 18. Calculations indicate that any overshadowing would be

relatively minor, the shadow cast by the proposed extension mainly affecting the gable wall of the property; only a 1 metre strip of the rear garden would be affected, which does not appear to function as the main area of useable garden space, extending up to 3.5 metres from the mutual boundary wall, any additional overshadowing being confined to early morning during spring and autumn. The single storey element of the extension which abuts the mutual boundary is no higher the existing boundary wall. Overshadowing calculations for No 14, to the east of the proposed extension, indicate that, due to the drop in ground level, the proposed extension would cast a shadow on a 5 metre wide strip of garden ground to the side of the dwelling house, extending eastwards from the mutual boundary, and occurring for a short period during late evening, during spring and autumn. The additional overshadowing is not considered to be unduly onerous since the affected area does not form the main area of useable rear garden. The additional overshadowing caused to both adjacent properties is considered not to be of sufficient magnitude or duration to warrant refusal of the application.

- Objections have also been raised regarding loss of privacy to No 14 from the ground floor windows to the east of the extension and from the balcony at upper level. Amended plans have been submitted indicating the provision of a 1.8 metre high section of opaque glazed screening to the eastern elevation of the balcony which will prevent any overlooking of the objectors property and garden. 1.8 metre high fencing and hedging on the mutual boundary is considered sufficient to prevent overlooking of the objectors garden from the proposed ground floor windows.

The property lies within the Albyn Place/Rubislaw Conservation Area and Historic Scotland's 'Scottish Historic Environment Policy' (SHEP) must be referred to in determination of the application. SHEP states that the planning authority must pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area when determining applications. The proposal is not visible from a public elevation, being on a non public elevation it would have no visual impact on the streetscape, which policy seeks to preserve, therefore it is considered that the character of the conservation area will be unaffected, in compliance with policy.

RECOMMENDATION

Approve unconditionally

REASON FOR RECOMMENDATION

The proposed extension complies with Local Plan Policies D1 and H1, and the supplementary guidance. The extension is of suitable scale, design and materials for its location, and would have no adverse impact on the visual character of the area. The proposed extension will not increase impact on the privacy or amenity of neighbouring properties in terms of loss of light, no habitable rooms being affected, although there will be a small increase in overshadowing to adjacent properties although not of sufficient severity to warrant refusal of the application, therefore residential amenity will be retained. The character of the Conservation Area would be preserved in compliance with the guidance contained in Scottish Historic Environment Policy.

Agenda Item 2.10

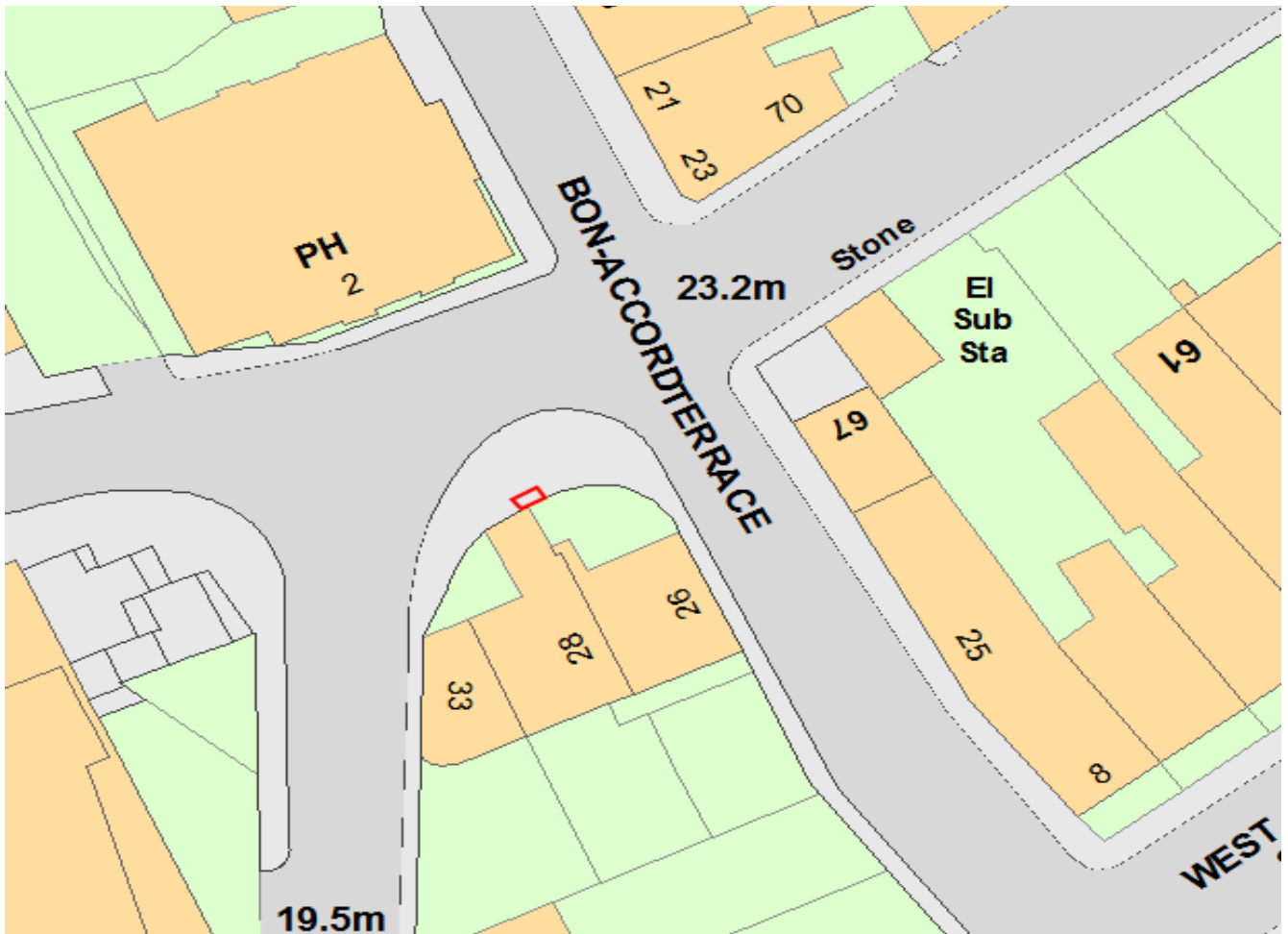
JUSTICE MILL LANE, ADJ TO 26 BON
ACCORD TERRACE

INSTALLATION OF 1X DSLAM TELECOMS
CABINET MEASURING 1408MM X 750MM
X 407MM

For: BT Openreach

Application Ref. : P121053
Application Date : 31/07/2012
Officer : Tommy Hart
Ward: Torry/Ferryhill (Y Allan/A Donnelly/J
Kiddie/G Dickson)

Advert : Section 60/65 - Dev
aff LB/CA
Advertised on : 08/08/2012
Committee Date : 27 September 2012
Community Council : No response received



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

The application site lies on the south side of Justice Mill Lane, to the immediate north of no 26 Bon Accord Terrace abutting the boundary wall. Currently there is 1no similar broadband box in close proximity as well as other street signs and street clutter. The site is on a bend with wide pavement width.

PROPOSAL

It is proposed to install 1no DSLAM telecommunications cabinet. The cabinet would be 1.4m in height, 0.75m wide and 0.4m long and would be dark green in colour. The cabinet would be connected to the existing nearby manhole via underground cabling.

REASON FOR REFERRAL TO SUB-COMMITTEE

The Council were notified as land owners due to the application being on the public footpath. Therefore, the determination of the application must be made by the Development Management Sub-Committee in accordance with the agreed Scheme of Delegation.

CONSULTATIONS

ROADS SECTION – no objections

ENVIRONMENTAL HEALTH – no observations

COMMUNITY COUNCIL – no comments received

REPRESENTATIONS

None received

PLANNING POLICY

The application site lies within a Mixed Use area (policy H2) as designated in the Aberdeen Local Development Plan (ALDP). ALDP paragraph 3.107 (Communications Infrastructure), Planning Advice Note 62 (Radio Telecommunications) and the Communications Infrastructure section of the Scottish Planning Policy (SPP) are also of relevance. As the site lies within a Conservation Area, ALDP policy D5 (Built Heritage), Historic Scotland's Scottish Historic Environmental Policy (SHEP) also needs to be taken into account.

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that in determining a planning application, regard must be had to the Development Plan. Determination shall be made in accordance with the Plan unless material planning considerations indicate otherwise. The Development Plan consists of the Aberdeen City and Shire Structure Plan and the Aberdeen Local Development Plan.

ALDP policy H2 (Mixed Use Areas) seeks to ensure that the character of an area is not negatively impacted on due to the proposed development. The main principles of ALDP policy D5 and Historic Scotland's Scottish Historic Environmental Policy (SHEP), in terms of Development Management, is to ensure that any development within a Conservation Area enhances or preserves the area – in other words, the proposed development should not have a

detrimental impact on the character of the area. Given the location of the proposed cabinet at the rear of the pavement, it is considered that the cabinet would not have any further negative impact on the surrounding area that what currently exists with the other street furniture. The cabinet would not impact on any motorised vehicles visibility splays nor would it impact on pedestrian safety.

PAN 62, Local Plan policy 9 and the Communications Infrastructure section of the SPP all seek to ensure that telecommunications equipment are sited and designed to minimise visual impact or intrusion. The PAN goes one step further by stating that developments should be concealed and disguised where possible. It is, however, recognised that technical requirements and constraints may limit opportunities for sensitive design and siting. The SPP is clear that planning authorities should support the expansion of telecommunications infrastructure and should take into account the economic and social implications of telecommunications infrastructure. It has already been acknowledged that the siting of the cabinet is acceptable and therefore it is considered that there is no conflict with the above policies. It is worth noting that this cabinet forms a wider part of the Government's 'Digital Britain' project in order to provide Super Fast Broadband connectivity to the majority of the population.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

The proposed telecommunications cabinet would not have any negative impact on the surrounding area within the Conservation Area. The proposed siting to the rear of the pavement would not have an impact on pedestrian safety on the footpath.

it is recommended that approval is granted with the following condition(s):

(1) in the event that any part of this equipment becomes obsolete or redundant, it must be removed within 6 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 1 month of such removal – to minimise the level of visual intrusion and ensure the reinstatement of the site to a satisfactory condition.

Dr Margaret Bochel

Head of Planning and Sustainable Development.

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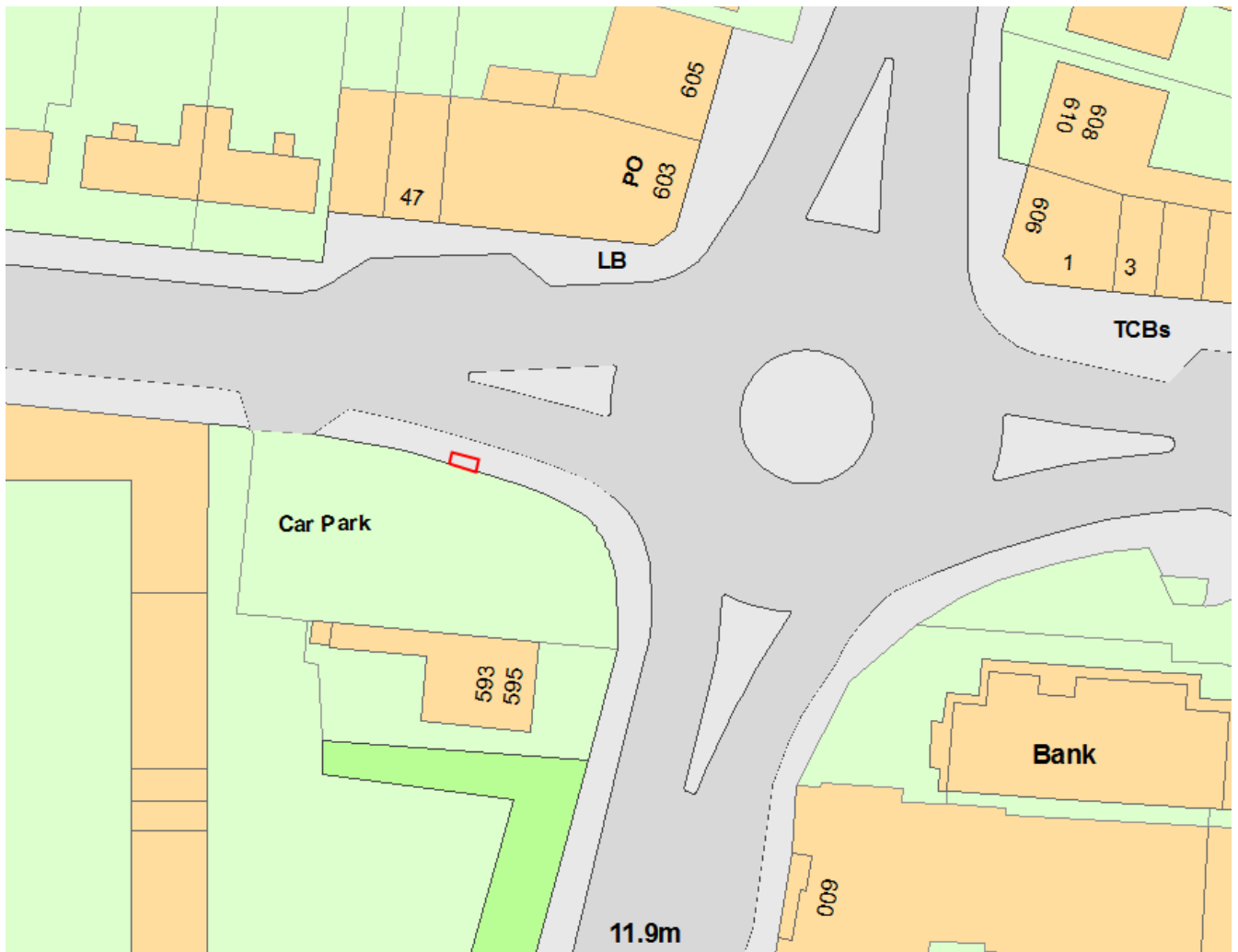
Agenda Item 2.11

ST.MACHAR DRIVE, S/O 593 KING STREET

PROPOSED 1 NO.DSLAM
TELECOMMUNICATIONS BROADBAND
CABINET 1408MM X 750MM X 407MM

For: Openreach

Application Ref.	: P121000	Advert	: Section 60/65 - Dev
Application Date	: 10/07/2012	aff LB/CA	
Officer	: Tommy Hart	Advertised on	: 08/08/2012
Ward: Tillydrone/Seaton/Old Aberdeen (J Noble/R Milne/R Grant)		Committee Date	: 27 September 2012
		Community Council	: No response received



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

The application site lies on the south side of St Machar Road around 15m to the west of the roundabout adjoining King Street. The site is adjacent to the pedestrian crossing. There is various street furniture adjacent to the application site including safety barriers and lam posts.

PROPOSAL

It is proposed to install 1no DSLAM telecommunications cabinet. The cabinet would be 1.4m in height, 0.75m wide and 0.4m long and would be dark green in colour. The cabinet would be connected to the existing nearby manhole via underground cabling.

REASON FOR REFERRAL TO SUB-COMMITTEE

The Council were notified as land owners due to the application being on the public footpath. Therefore, the determination of the application must be made by the Development Management Sub-Committee in accordance with the agreed Scheme of Delegation.

CONSULTATIONS

ROADS SECTION – no objections

ENVIRONMENTAL HEALTH – no observations

COMMUNITY COUNCIL – no comments received

REPRESENTATIONS

None received

PLANNING POLICY

The application site lies within a Residential Area (policy H1) as designated in the Aberdeen Local Development Plan (ALDP). ALDP paragraph 3.107 (Communications Infrastructure), Planning Advice Note 62 (Radio Telecommunications) and the Communications Infrastructure section of the Scottish Planning Policy (SPP) are also of relevance. As the site lies within a Conservation Area, ALDP policy D5 (Built Heritage), Historic Scotland's Scottish Historic Environmental Policy (SHEP) also needs to be taken into account.

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that in determining a planning application, regard must be had to the Development Plan. Determination shall be made in accordance with the Plan unless material planning considerations indicate otherwise. The Development Plan consists of the Aberdeen City and Shire Structure Plan and the Aberdeen Local Development Plan.

ALDP policy H1 (Residential Areas) seeks to ensure that the residential character of an area is not negatively impacted on due to the proposed development. The main principles of ALDP policy D5 and Historic Scotland's Scottish Historic Environmental Policy (SHEP), in terms of Development Management, is to ensure that any development within a Conservation Area enhances or preserves the area – in other words, the proposed development should not have a

detrimental impact on the character of the area. Given the location of the proposed cabinet at the rear of the pavement, it is considered that the cabinet would not have any further negative impact on the surrounding area that what currently exists with the other street furniture. The cabinet would not impact on any motorised vehicles visibility splays nor would it impact on pedestrian safety.

PAN 62, Local Plan policy 9 and the Communications Infrastructure section of the SPP all seek to ensure that telecommunications equipment are sited and designed to minimise visual impact or intrusion. The PAN goes one step further by stating that developments should be concealed and disguised where possible. It is, however, recognised that technical requirements and constraints may limit opportunities for sensitive design and siting. The SPP is clear that planning authorities should support the expansion of telecommunications infrastructure and should take into account the economic and social implications of telecommunications infrastructure. It has already been acknowledged that the siting of the cabinet is acceptable and therefore it is considered that there is no conflict with the above policies. It is worth noting that this cabinet forms a wider part of the Government's 'Digital Britain' project in order to provide Super Fast Broadband connectivity to the majority of the population.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

The proposed telecommunications cabinet would not have any negative impact on the surrounding residential area within the Conservation Area. The proposed siting to the rear of the pavement would not have an impact on pedestrian safety on the footpath.

it is recommended that approval is granted with the following condition(s):

(1) in the event that any part of this equipment becomes obsolete or redundant, it must be removed within 6 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 1 month of such removal – to minimise the level of visual intrusion and ensure the reinstatement of the site to a satisfactory condition.

Dr Margaret Bochel

Head of Planning and Sustainable Development.

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Agenda Item 2.12

26 NETHERHILLS AVENUE, BUCKSBURN

CONVERSION OF FORMER CHILDREN'S HOME INTO NO.4 TWO BED FLATS, INCLUDING NEW 2-STOREY EXTENSION TO REAR TO FORM KITCHEN

For: Mr David Smith

Application Ref.	: P121037	Advert	: Notify not possible
Application Date	: 23/07/2012	(owner)	
Officer	: Tommy Hart	Advertised on	: 01/08/2012
Ward:	Dyce/Bucksburn/Danestone(B	Committee Date	: 27 September 2012
Crockett/G	Lawrence/N	MacGregor/G	Community Council : No response received
Samarai)			



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

The application property is a 2-storey former children's care home, currently under the ownership of Aberdeen City Council. There is a small grassed garden to the front, with a drive to the east which allows access to the rear garden and the single garage. There is a large rear garden laid mainly to grass. The rear (south) and west boundaries have some fencing and mature landscaping. The fence to the east is 500mm in height and is approximately 250mm above the ground level of the path(Wagley Parade) to the east of the site. The path continues to the rear of the site and allows access towards Newhill Primary School and playing fields as well as the lock-up garages at Ashtown Walk.

The surrounding area is residential in character with a mixture of 2-storey terrace and semi-detached properties on the south side of Netherhills Avenue, and single-storey bungalows on the north side. The majority of properties in the immediate area have retained their front garden with the exception of the properties to the immediate north which have created driveways to the front of the properties.

PROPOSAL

This application seek permission for 1) change of use to residential flats and 2) to create a 2-storey extension to the rear of the property. A number of small exterior alterations are proposed as well as utilising the existing garage as cycle storage.

The property would be split into four 2-bed flats. The two upper floor flats would gain access from the front of the property (1 new access door being created and one being altered). All the windows on the front elevation would be replaced with one window being blocked up. A new access door would be created on the west elevation with the access on the east elevation being altered, allowing access to the ground floor flats. On the east elevation two doors and one window would be blocked up and made good. To the rear, the existing windows and doors would be removed. The lower flats would have large sliding doors installed to allow access to the rear garden. The upper floor flats would have similiary large windows installed. The new extension would be set in the middle of the building, be 5.5m wide, would project 3.5m and would face gable-on to the rear garden. There would be one window installed for each kitchen within the extension, all of which would face to the rear of the property. To the front, four off-street car parking spaces would be provided. Some landscaping would be removed but the majority of grass and the access path would be retained.

REASON FOR REFERRAL TO SUB-COMMITTEE

The property is owned by the Council and therefore, in terms of the scheme of delegation, the application is required to be determined by the Development Management Sub-Committee.

CONSULTATIONS

ROADS SECTION – content with the provision of 1 off-street parking space per flat due to the site having good access to a frequent bus service.

ENVIRONMENTAL HEALTH – no comments received.

COMMUNITY COUNCIL – no comments received.

REPRESENTATIONS

No representations have been received.

PLANNING POLICY

ALDP Policy H1 (Residential Areas) states *within existing residential areas (H1 on the Proposals Map) and within new residential developments, proposals for new residential development and householder development will be approved in principle if it:*

- 1. does not constitute over development;*
- 2. does not have an unacceptable impact on the character or amenity of the surrounding area;*
- 3. does not result in the loss of valuable and valued areas of open space. Open space is defined in the Aberdeen Open Space Audit 2010;*
- 4. complies with Supplementary Guidance on Curtilage Splits; and*
- 5. complies with Supplementary Guidance on House Extensions.*

ALDP Policy D1 (Architecture and Placemaking) states *to ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details, the proportions of building elements, together with the spaces around buildings, including streets, squares, open space, landscaping and boundary treatments, will be considered in assessing that contribution. The Council's Householder Development Guide echoes this stance.*

The Council's guidance on The Sub-Division and Re-development of Residential Curtilages gives advice as to what is acceptable in these circumstances in relation to privacy, residential amenity, day/sunlight and car parking.

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that in determining a planning application, regard must be had to the Development Plan. Determination shall be made in accordance with the Plan unless material planning considerations indicate otherwise. The Development Plan consists of the Aberdeen City and Shire Structure Plan and the Aberdeen Local Development Plan.

Policy and Guidance

It is considered that the proposal would not constitute overdevelopment of the site. The rear garden ground is sufficiently large to accommodate this extension whilst still allowing a large proportion of garden ground (around 70%) to be used as garden space.

The introduction of a modest extension to the rear would not impact on the privacy or residential amenity of the immediate neighbouring residential properties by virtue of the orientation of the buildings, the position of windows, distance to other properties and also the boundary screening in place. In terms of

impact on sun/daylight, the introduction of the extension would have minimal impact on the immediate area when taking consideration of the impact of the existing building which is to be retained.

The proposal would not result in the loss of valuable and valued areas of open space as defined in the Aberdeen Open Space Audit 2010.

Due to the above, it is considered that there is no conflict with the principles of Policy H1 and the Council's Guidance on The Sub-Division and Re-development of Residential Curtilages and is therefore considered to be acceptable on that basis.

In terms of design, it is considered that the extension and the exterior alterations have been designed with due consideration of their context. The extension is not large, having a 3.5m x 5.5m floorplate, and as such it fits comfortably at the rear of the property without dominating the original building. The alterations proposed to the front of the building mean that the building would have the appearance of two semi-detached properties which again is in keeping with the general pattern of development in the immediate area.

It is considered that the design of the extension, and the other exterior alterations proposed, do not conflict with the guiding principles of the Householder Development Guide or ALDP policy D1 and therefore is considered to be acceptable.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

The proposed development is considered acceptable in terms of Aberdeen Local Plan policies D1 and H1, as well as the Householder Development Guide and the guidance note on redeveloping residential curtilages. There would be no loss of privacy to adjacent residential properties by virtue that no windows overlook garden areas or face directly towards other windows. The extension to the rear is seen as minimal and would not cause any loss of sun/daylight to adjacent properties due to the orientation of the building. The other minor exterior alterations proposed are considered acceptable and lend themselves to the property well in that the property resembles a semi-detached house which is in keeping with the surrounding area.

it is recommended that approval is granted with the following condition(s):

(1) 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. 061[GA]002 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 - in the interests of public safety and the free flow of traffic.

(2) 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 development hereby granted planning permission. None of the flats hereby granted planning permission shall be occupied unless the said scheme has been implemented in its entirety - in order to preserve the amenity of the neighbourhood.

(3) that no development shall take place unless samples and 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 - in the interests of visual amenity.

(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 7.00 am to 7.00 pm Mondays to Fridays;

(b) outwith the hours of 9.00 am to 4.00 pm 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] - in the interests of residential amenity.

(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 which has been submitted to and approved in writing by the planning authority – in order to preserve the amenity of the neighbourhood and in the interests of public health.

Dr Margaret Bochel

Head of Planning and Sustainable Development.

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Agenda Item 2.13

1 - 5 SALISBURY TERRACE, ABERDEEN

PROPOSED FLATTED DEVELOPMENT
COMPRISING 6 NUMBER FLATS
TOGETHER WITH CHANGE OF USE
FROM EXISTING 8 NUMBER LOCK-UP
GARAGES

For: Drumrossie Land Development Co.

Application Ref. : P111831
Application Date : 08/12/2011
Officer : Gareth Allison
Ward: Airyhall/Broomhill/Garthdee (I Yuill/A
Taylor/G Townson)

Advert : Section 60/65 - Dev
aff LB/CA
Advertised on : 04/07/2012
Committee Date : 14 September 2012
Community Council : No response received



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

The application site is located on Salisbury Terrace at the south side junction onto Great Western Road, within the Great Western Road Conservation Area. The site currently incorporates 8 no. lock up garages, hardstanding turning area, and access from Salisbury Terrace. Directly to the north is a small area of open space with seating areas and landscaping. Directly to the south on Salisbury Terrace is a 4 storey flatted development. To the east of the site and within close proximity of the boundary is the gable end of 2 storey granite residential units. To the west, fronting onto Great Western Road is a 2 storey, category C listed, traditional granite dwelling, with a unique curved corner feature which addresses the junction from Great Western Road onto Salisbury Terrace. To the north of the site, fronting onto Great Western Road and facing the site is a row of 2 and 1/2 storey granite terraced dwellings.

HISTORY

There is no site history relevant to this application.

PROPOSAL

Change of Use: The application seeks permission for a change of use for the site from the existing use of garages to residential units. It is noted that there is no planning history for the site, which is zoned as Residential under the Aberdeen Local Development Plan.

Residential Development: It is proposed to provide a residential development consisting of 6 No. flats over 4 storeys. Ground floor level would provide 9 no. car-parking spaces; pedestrian access from Salisbury Terrace via covered entrance; secure communal store with cycle storage; and 1 No. 2 bedroom flat. The covered entrance would provide independent access to the ground floor flat, and further access to a communal hallway and stairway that would lead to the first floor; with access to 2 No. 2 bedroom flats; to the second floor with access to 2 No. 2 bedroom flats; and to the third floor with access to 1 No. 2 bedroom flat. External materials are indicated to consist of granite at ground floor and first floor level, with zinc cladding and white render at second floor level, and zinc cladding at third floor level. Private, individual amenity space would be provided for 5 No. flats by way of balconies or external terraces, with the exception of the flat at ground floor level which is not afforded any private space.

It is noted that following submission of original plans, the proposal has gone through various changes in terms of design, scale and massing. The application was subsequently re-advertised and neighbours were re-notified following submission of an amended scheme.

A design statement was submitted in support of the original proposal, the general principles of which remain applicable to the amended scheme.

REASON FOR REFERRAL TO SUB-COMMITTEE

There have been a total of 10 No. representations received in objection to the application and thus falls outwith the Council's Scheme of Delegation.

CONSULTATIONS

ROADS SECTION –	No objections
ENVIRONMENTAL HEALTH –	No objections subject to condition
COMMUNITY COUNCIL –	No observations received

REPRESENTATIONS

A total of 13 No. letters of representation have been received which object to the proposals; however it is noted that 10 No. were received in response to the originally submitted scheme. Following the re-advertising and re-notification of the amended scheme, a further 3 No. were received from individuals who had objected to the original scheme. The main planning considerations therein can be summarised as follows, and are addressed in full in the evaluation section below.

Scale, Design & Materials: The scale of the proposal is not in keeping with the surrounding area. The plans refer to a two storey façade but this is clearly four storeys fronting onto Great Western Road and the open space to the north of the site. The design and proposed materials are not consistent with other properties in the area, the setting of the nearby listed building or the wider conservation area. There would not be a private face to an enclosed garden or court, and no amenity space is provided for residents.

Impact on Privacy/Amenity: The development will result in a loss of privacy and amenity through terraces, balconies and windows, and natural light to adjoining hallways on the western gables and rear rooms on the south elevations. It would also reduce natural sun-light and would impact upon the privacy of 327 Great Western Road to the west. The development will have a detrimental impact on the small garden area to the north of the site, giving the impression that the garden area is connected to the ground floor flat. The plans do not clearly show what is proposed for this area.

Carparking & Traffic Generation: The proposal provides insufficient parking for the proposed residents and will subsequently have a significant impact on existing on-street parking pressures. The parking takes up more than 50% of the private court. Cars will have to reverse out onto Salisbury Terrace to exit the development. The developer should make contributions towards road improvements in the area.

Disruption: The construction of the development would cause noise pollution and a safety hazard for adjoining residents. Furthermore it would be in close proximity to existing residential units, which will cause issues with maintenance, and may affect access paths, drainage and foundations. The boundary wall separating the site from the existing residential units to the east is in mutual ownership, and the plans are unclear as to how this wall will be affected by the development.

Local Impact: The development would have an impact on nearby business operations and the ability to successfully lease buildings to tenants.

Precedent: Approval of the development would set an undesirable precedent within the area.

PLANNING POLICY

1. Aberdeen Local Development Plan

D1: Architecture & Placemaking: *New development must be designed with due consideration for its context and make a positive contribution to its setting in terms of siting, scale, massing, colour, materials, orientation, details, the proportions of building elements, together with the spaces around buildings, including streets, squares, open space, landscaping and boundary treatments. High buildings should respect the height and scale of their surroundings.*

D2: Design & Amenity: *Privacy shall be designed into higher density housing, with all residents having access to sitting-out areas by way of balconies, private gardens, terraces or communal garden. Underground or decked parking will be expected in high density schemes. Development proposals shall include measures to design out crime and design in safety. External lighting shall take into account residential amenity and minimise light spillage into adjoining areas and the sky.*

D5: Built Heritage: *Proposals affecting Conservation Areas will only be permitted if they comply with Scottish Planning Policy. The Planning Authority has a duty to conserve and enhance the essential characteristics, aesthetics, archaeological and historical value and setting of the site.*

H1: Residential Area: *Development should not have an unacceptable impact on the character or amenity of the surrounding area; should not constitute over-development; or result in the loss of valuable areas of open space. It should be considered complementary to the existing residential uses and should cause no conflict with, or any nuisance to, the enjoyment of existing residential amenity.*

T2: Managing the Transport Impact of Development: *New developments will need to demonstrate that sufficient measures have been taken to minimise the traffic generated. Maximum car parking standards are set out in Supplementary Guidance on Transport and Accessibility and detail the standards that different types of development should provide.*

R7: Low & Zero Carbon Buildings: *All new buildings, in meeting building regulations energy requirements, must install low and zero-carbon generating technology to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. This percentage requirement will be increased as specified in Supplementary Guidance.*

2. Aberdeen City Council Supplementary Guidance

- Subdivision and Redevelopment of Residential Curtilages;
- Transport and Accessibility; and
- Low and Zero Carbon Buildings

3. National Planning Policy Guidance

Scottish Planning Policy: Housing: *The redevelopment of brownfield land within existing settlements should be encouraged.*

Scottish Planning Policy: Conservation Areas: *Development should preserve or enhance the character or appearance of the area.*

Scottish Planning Policy: Renewable Energy: *This provides information and guidance on implementing the targets for renewable energy sources.*

Historic Scotland's Scottish Historic Environment Policy (SHEP): *This provides information and guidance on development affecting conservation areas and listed buildings.*

EVALUATION

Section 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise. Section 64 of the Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities to preserve and enhance the character of conservation areas. Following a detailed assessment of the site and the submitted plans, the subsequent conclusions have been reached.

Existing Site: Principle of Residential Development

Originally a bowling green, the site's current use as garages is of little townscape merit and does not contribute positively to the conservation area. Its redevelopment offers an opportunity to make a strong design statement that celebrates this corner site whilst being respectful of the setting of the listed building on the opposite side. As it is located within an established residential area, the proposed use of residential development is considered acceptable, subject to compliance with all other relevant policies and guidance.

Architecture & Placemaking

The Planning Authority is generally supportive and encouraging of contemporary design within conservation areas, providing it can preserve and/or enhance the character and amenity of the area, and does not over-dominate the existing valued built heritage. The proposed development does not attempt to specifically emulate the style and finish of the existing properties; rather it aims to achieve a modern contrast that is of sufficient quality to enhance the surrounding area.

Due to its sensitive location within the Great Western Road (GWR) Conservation Area and its impact on the listed building opposite, concerns were raised regarding the height, design and massing of the original proposal. Whilst the traditional properties on this section of GWR have very strong vertical emphasis in proportions and detailing, the proposed frontage had a significant horizontal emphasis, whilst the overall height and scale facing onto GWR was considered excessive and overly dominant. The proposed finishing scheme and materials were also considered to fall short of the quality that would be expected in a conservation area.

The proposal was subsequently amended to reduce the overall floor space, allowing the third and fourth storeys to be pulled back to provide a more appropriate step-up; from two storeys fronting directly onto Great Western Road to four storeys to tie in with the flatted development to the rear. The front building line would be located behind that of the existing properties to the east, with the

highest part of the second storey only slightly exceeding the eaves level of the properties to east, and lower than 327 GWR to the west. Whilst the third and fourth storeys exceed the wallhead height and ridgelines of both adjacent properties, it is noted that by stepping these storeys back, in particular the fourth storey, the cumulative impact is subsequently reduced.

Further to the above, a break in materials was introduced to differentiate between the individual stories, with a vertical emphasis to the glazing layout throughout the development in order to relate to the architectural rhythm of the surroundings. Efforts were made to address and celebrate the corner site with unique detailing on the first, second and third stories in an attempt to add balance to the architectural presence of 327 GWR opposite. Additional features, such as the vertical glazing break between the second and third storey on the western elevation, provide additional modern design elements which also further emphasise the stepping-up of the building from GWR towards the rear. The proposed finishes, as amended and when viewed in line with the changes made to the overall scale and massing, are considered to represent a satisfactory combination for the nature of the proposal. It is noted however that the use of white render on the westerly facing elevation is not acceptable on account of its location in the Conservation Area. A light coloured render is considered acceptable in principle, and precise details can be controlled through condition.

Privacy

In line with Council guidance, directly facing windows should have a minimum separation distance of 18 metres. However, for windows that are separated by a 90 degree angle between the extension of façade planes, the minimum separation distance is 2 metres. Windows to habitable rooms (defined as living, sleeping and eating areas) should not look out directly over, or down into, areas used as private amenity space by residents of adjoining dwellings.

The proposal includes 10 No. windows on the eastern elevation, all of which would subsequently face neighbouring garden ground. However, the following points are noted:

- None of the windows would service habitable rooms;
- 2 No. would service kitchen windows (1 No. at second storey and 1 No. at third storey), the rest servicing bathrooms or ensuites;
- They would be a minimum of 5 metres from the boundary and approximately 14.5 metres from the nearest point of the closest property;
- All the windows would be at 90 degrees to the windows of the adjacent properties; and
- They would measure 0.9 metres wide by 0.6 metres high, with a cill height of 1.5 metres from floor level.

On consideration of the above it is considered that the windows do not conflict with Council guidance and would not result in a detrimental impact on privacy of neighbours. By way of design (size and cill height) it is clear that the kitchen windows are intended to provide internal spaces with natural light and to reduce any potential for overlooking of rear garden areas. The bathroom and ensuite windows can be controlled through condition to ensure obscure glazing is

installed. By way of distances and locations, there would be no impact on privacy from any windows on the north elevations, being more than 24 metres from any property, or the west elevations being more than 19 metres from 327 GWR. The southerly facing windows would have no more of an impact on garden ground than existing windows on rear elevations of the adjacent buildings.

Amenity

Guidance states that residential development should have a public face to the street and a private face to an enclosed garden or court; with all residents having access to sitting out areas, which can be provided by way of balcony in constrained situations. It is noted firstly that this is guidance which can be applied to all forms of residential development across the city. In this instance, all of the proposed flats, with the exception of the ground floor flat and 1 No. of the first floor flats, have access to balconies or private roof terraces. Given the restrictive nature of the site, it would be unreasonable to refuse the application solely on the grounds that 2 No. of 6 No. flats fail to provide such amenity space. Public amenity space is located directly adjacent to the site which residents would have full access to. The provision of an internal court yard within the development would only serve to reduce the ability to provide in-site car-parking and as such it is acknowledged that the proposed amenity areas are the maximum that could be provided in the circumstances.

It is noted that there would an impact on the amenity of neighbouring properties as a result of the proposed roof terraces, however given the location of these it is not considered that the level of this impact would be detrimental, given that a degree of impact will be inevitable with any residential development in close proximity to existing dwellings. Furthermore, with the control of external materials through condition, it can be ensured that the terrace screening on the eastern boundary at second and third floor is suitably obscure.

Design & Amenity: Daylight & Sunlight

With the proposed development being in close proximity to existing properties, there will also be a level of impact on the amount of daylight and sunlight currently received by these properties. However, on account of the site orientation; the natural arc of the sun; and the location of both the proposed development and the existing property to the east; such an impact would be limited to late afternoon and evening time, with the greatest impact coming from overshadowing/lack of direct sunlight, rather than loss of daylight. Furthermore the impact on the windows on the western gable end of the adjacent property would not be considered a material concern given that the windows on this gable end are not habitable rooms, and the resultant daylight levels would be no different than those currently experienced in the majority of houses within the surrounding area, where gable ends are located closely together.

Impact on the Historic Environment

In line with the changes that have been made to the scheme, and notwithstanding being larger in scale than adjacent properties and with clear contemporary design principles, it is not considered that the proposed scheme would have a negative impact on the wider area, thereby preserving the existing

character of the conservation area. Furthermore the redevelopment of the site would be seen to enhance this character through the removal and replacement of the existing garages, which would be seen to effectively detract from the area, with an active residential development. The setting of the listed building at 327 GWR would not be materially affected by the development given the distance between the two, with both buildings having distinct, individual character. Whilst the corner detailing of the proposed scheme would add balance and reflection between the two, it is not considered that the new scheme would in any way materially detract from the listed building or its setting.

Transport Impact

The proposal has been fully evaluated by the Council's Roads Engineers in line with current standards. It is noted that existing on-street parking in the area is heavily restricted. Furthermore the proposed development offers 9 No. parking spaces; a shortfall of 3 No. spaces in line with the current parking standard. However the Roads Engineer is satisfied that the proposed ratio of 1.5 parking per flat is acceptable, given that the development site has very good access to public transportation, and the applicant is providing 100% cycle provision by way of 6 No. secure cycle storage stands. Furthermore the 1.5 ratio has been applied consistently to other developments in this area, and there is no reason in this instance to deviate from this practice in this instance. Drainage details are not specified, but these can also be controlled through condition. In line with this, the Roads Engineer has no objections to the proposal. The proposal does not meet any criteria that would require contributions to be made by the developer.

Reducing Carbon Emissions in New Development

Under requirements of Policy R7, the applicant is required to meet the on-site carbon emissions standards within the development as set out in the Council's Supplementary Guidance. A condition is attached to require the submission of a Technical Statement which clearly sets out details of this achievement, in accordance with these requirements.

Letters of Representation

The concerns noted regarding scale, design, materials, privacy, amenity, sun-light, day-light, car-parking, traffic generation have all been discussed above. The remaining concerns are addressed as follows.

Impact on Open Space

There are clear concerns regarding the impact that the development may have on the area of open space to the north of the building. However it must be acknowledged that this piece of open space is unique by way of its layout and location between GWR and a brownfield site. It has also been accepted that the primary context of the application site is GWR rather than Salisbury Terrace, and any development within the application site should therefore address GWR. On accepting this principle, it would then be unreasonable to expect any new development to avoid having any impact on the area of open space. The area is not private space and therefore the development does not breach any policy position in terms of over-looking such an area.

Local Impact

Any development will result in varying levels of disturbance during the construction process, however such an impact would be short term and would not justify refusal of development. Construction hours can be restricted and controlled through condition. Any issues relating to maintenance of existing buildings or impact on boundary walls, access paths, drainage and foundations are private matters between the respective land owners, and are not material planning considerations. Likewise the potential impact that the building may have on the leasing situation of nearby properties is not a material consideration in this determination.

Conclusion

There is no doubt that this application proposes a large building, located on a key corner site of a street that is typified by two storey traditional granite dwellings. The proposal is of larger scale than existing dwellings, and would have a degree of impact on local amenity and the open space to the front. However, balanced against this it is noted that the applicant has endeavoured to make changes to reduce the overall scale and massing to provide a final scheme that could be considered to be of sufficient quality for its location and setting. When viewed together, the changes made are considered to be of adequate weight to reduce the visual dominance and massing of the proposal to a satisfactory level; allowing the redevelopment of a brownfield site with a unit that would sit well within the conservation area; would not be detrimental to the setting of the listed building opposite; and would preserve the residential character and amenity within the area. All issues of car-parking and access have been satisfactorily addressed.

For these reasons, the Council is satisfied that the proposed development is acceptable, subject to relevant conditions, under provisions of the relevant policies of the Aberdeen Local Development Plan; the Council's supplementary guidance; Scottish Planning Policy; and other national advice and guidance on the siting and design of new development and the Historic Environment. Approval of the application would not be seen to set an undesirable precedent. No other relevant material considerations are considered to outweigh this policy position, and so it is recommended that the application is approved subject to the appropriate conditions.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

The proposed development is considered to be acceptable under policies D1, D2, D5, H1, T2 & R7 of the Aberdeen Local Development Plan; supplementary guidance; Scottish Planning Policy; and national guidelines on development affecting the Historic Environment. The overall design, scale and massing of the development are considered to be appropriate for its context and setting, with acceptable levels of amenity for both existing and proposed residents; actively retaining the residential character and amenity of the area. The proposal would result in the redevelopment of a brownfield site with a scheme that would sit well

within the conservation area and would not be detrimental to the setting of the listed building opposite. All issues of car-parking and access have been satisfactorily addressed.

Full consideration has been given to all concerns raised in representations, but neither do they outweigh the policy position as detailed above, nor do they justify further amendments to the plans or refusal of the application. All other relevant material considerations have been considered, and in line with these it is recommended that the application be approved subject to appropriate conditions.

it is recommended that approval is granted with the following condition(s):

(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 - in the interests of visual amenity.

(2) that no development shall take place unless a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems 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 - in order to safeguard water qualities in adjacent watercourses and to ensure that the development can be adequately drained.

(3) that no development shall take place unless details showing the bathroom and ensuite windows, in the east facing elevation of the building hereby approved, to be fitted with obscure glass, have been submitted to and approved in writing by the Planning Authority and thereafter no part of the development shall be occupied unless the windows have been installed in complete accordance with the said scheme - in the interests of protecting the privacy of adjoining residential properties.

(4) that, except as the Planning Authority may otherwise agree in writing, in order to protect the residents of the surrounding domestic properties from any potential noise nuisance arising from the proposed demolition and building works, construction works should not occur:

- (a) outwith the hours of 7.00 am to 7.00 pm Mondays to Fridays;
- (b) outwith the hours of 9.00 am to 4.00 pm 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] - in the interests of residential amenity.

(5) that none of the units hereby granted planning permission shall be occupied unless the cycle storage facilities as shown on drawing no. 1010 rev A have been provided - in the interests of encouraging more sustainable modes of travel.

(6) that the building 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 - to ensure this development complies with requirement for on-site carbon emissions contained in Scottish Planning Policy (SPP) and specified in the the City Council's relevant published Supplementary Planning Guidance 'Low and Zero Carbon Buildings'.

(7) 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 - in order to preserve the amenity of the neighbourhood and in the interests of public health.

(8) 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. 1010 rev A 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 - in the interests of public safety and the free flow of traffic.

Dr Margaret Bochel
Head of Planning and Sustainable Development.

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To: Gareth Allison,
Planning Case Officer,
Aberdeen City Council.

22/1/12.

Ref. Planning Application No.111831.

I had expected that, in a Conservation Area, nothing would be planned that would affect the small garden area at the junction of Salisbury Terrace and Great Western Road, which serves the public well, by providing pleasant seating. This green space is often used by older people, and by mothers with young children, requiring a pause on their way along Great Western Road.

If this plan is carried through, the existing garden would have the appearance of pertaining to the flats. The series of tall windows, (especially those of the ground floor flat) would deter members of the public from enjoying the use of the area.

I would question the phrase used in the DESIGN section of the planning application: "the possibility of using planning gain to assist the potential upgrading of the space"

These plans do the opposite: i.e. they have the potential to make this fairly secluded corner, unattractive, even to those who use it at present.



MRS [REDACTED]

317. GREAT WESTERN RD
AB 10 688

5/1/12

Dear Sir,

I am objecting to the application

NO. 111831 development at

NO. 1 to 5 Salisbury Terrace

AB 10 688.

IMPACT ON AMENITY Proximity of new development (ENTR),
loss of privacy, loss/reduction of natural light
and additional noise pollution during construction
from a front roof top garden/balconies.

Design

Not consistent with other properties in the area

(as far as I am concerned it is an eye-sore) and the
height of the Great Western facade is actually

4 storeys as opposed to 2 storeys which is claimed
in the plans.

IMPACT ON ACCESS

Severely reduced ~~parking~~ Parking
availability on Salisbury Terrace (9 spaces vs
potentially 26 residents).

P.T.O.

Safety

Relative to the proximity of the
development during construction

APPROVED	
Account #	111831
RECEIVED	01 JAN 2012
By	
For	GAC
Date	09/01/12

PI - Planning Application 111831: Flat development at 1-5 Salisbury Terrace, Aberdeen

From: "Ann Masson" [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 1/25/2012 15:22
Subject: Planning Application 111831: Flat development at 1-5 Salisbury Terrace, Aberdeen

I would like to register the following comments in objection to the above referenced planning application:

1. **Character:** Great Western Road is the main arterial route west out of the city and this development falls within the most prestigious section of the route, which along with Queens Road, is identified with the best examples of traditional Rubislaw granite buildings. This proposed development is completely at odds with the design and finish of all the existing buildings on Great Western Road between Holburn Street and Anderson Drive, irrespective of residential density or grandeur, from the granite tenements at the south end to the large turreted mansion houses which frequent many of the corner plots of the side roads, an example of which is seen immediately opposite the proposed development. The majority of Great Western Road is within Conservation Area 007 and some of it is listed. I cannot see that this development falls within the remit of "protection and enhancement of the built environment with particular regard to character" as stated in the Aberdeen Development Plan Policies. Other recent developments directly on Great Western Road have either restricted new build to the rear of an existing building or have carefully integrated new and old maintaining the original character as with the Edwardian Hotel conversion at 393. More major developments like Balmoral Square and Balmanno Apartments have been far more in character with regard to granite finishes, framed windows and slated roofs/mansards and therefore not detrimental to the feel of the local built environment.
2. **Height:** Despite the plans stating that the frontage on Great Western Road is 2 storey with the third story set back, this is to all intents and purposes a 3 storey frontage given that it is only the difference of a glass fronted balcony area between the 2nd and 3rd floors. The height is further exacerbated by the fact that the 3rd floor is eye-catching white render and also by the additional box style penthouse 4th floor. None of the existing buildings in this stretch of Great Western Road exceed 2 or 2½ storeys. Whilst I acknowledge that the existing 1970's flatted development that already exists in Salisbury Terrace is as high, it at least is not on Great Western Road and I would not advocate using an existing eyesore to justify a new one.
3. **Materials/style:** The extensive use of large areas of unframed glazing is not representative of the character of the area, neither is the use of glazed/stainless steel balconies and terraces or the vertical zinc cladding finish and flat roof on the penthouse 'box'. The polished dark grey granite is completely out of keeping with the traditional punched or natural faced light grey granite everywhere else in the area.
4. **Traffic management:** Due to purchase for development over a prolonged period, the garages already on this site have been little used in recent years. This will result in a marked increase of traffic coming out onto Salisbury terrace in a stretch of road which is narrow, already prone to parking on both sides and is close to the junction with GWR. This area is frequently busy with traffic queuing to get out onto Great Western Road and traffic turning in to Salisbury Terrace to avoid getting held up at the traffic lights further west.
5. **Parking:** The existing 8 garage layout allows for an adequate turning space for cars, so cars can drive in and out in a forward direction with ease. There will now be 9 parking spaces, a stairwell, separate entrance and a 60sq m flat in the same footprint, and this is bound to result in cars having to reverse in or out onto Salisbury Terrace with limited visibility due to street parking. Nine spaces is not adequate for the needs of six 2-bedroomed, 4-person

flats as described in the development plan and will result in additional street parking demand to cope with the shortfall for residents as well as visitors, in an area where parking is in short supply.

6. **Amenity:** The provision of balconies and terraces is likely to cause loss of privacy and increased noise for neighbouring residents. The public garden area on the corner is used by mothers with children as a stopping point on the way back from local schools and nurseries and also by older residents who need to rest whilst walking as my own father-in-law frequently did when staying in sheltered housing further out Great Western Road. This area would now be, to all intents and purposes, the equivalent of private garden ground being directly adjacent to 3 large almost full height windows of the ground floor flat. Even assuming people realise it is still a public area, they are likely to be far more reluctant to make use of it resulting in the loss of a unique public amenity in the area.

In summary, a Conservation Area is "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance", and should be "given protection as such under the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997" as stated.

Ann Masson

213 Great Western Road

Aberdeen AB10 6PS

Mob: [REDACTED]

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23 January 2012

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

Dear Sirs

Ref. Planning Application No.111831

The area of this development was originally garage space, allocated to the adjacent flats (Nos. 311 to 325 Great Western Road) which were built in the 1950s. Over the years, previous owners of these flats have, when they sold their flat, sold their garage separately. The best use of this space would be to provide parking in an area where anything other than drop-off facilities are at a premium.

In this Conservation Area (No.007) the public loses the pleasant open planted area at the corner of Salisbury Terrace and Great Western Road. It seems unlikely that visitors would find sitting in front of a bank of tall, private windows as attractive as using the existing garden, if indeed they still realise it is a public area rather than a private garden. In this situation, residents of any new flat should be classed as "members of the public" with no priority assumed in their use of the area, but this would be difficult to enforce.

Compared to the substantial houses and low rise traditional flats on Great Western Road, creating a development of six modern flats crowded on to a modest site would create dwellings with restricted living space, inadequate parking and create an atmosphere at odds with the existing environment.

The flat roof terrace is at variance with the pitched, slated roofing of neighbouring buildings of a similar height, and by creating a viewing platform, reduces the privacy of neighbours on every side. As immediate neighbour to this planned development, the four-storey height (three floors + penthouse) and proximity (exactly 3ft.) of the building wall from our doorstep, not only reduces the light available to our hallway and rear rooms, but presents the risk of noise pollution and nuisance in the subsequent use of terrace space of the penthouse flat.

I have enclosed for your information:

1. A photograph of 323/325 Great Western Road showing the extent of sunlight at present available on the gable end window and doors, which would be completely shaded by the development.
2. An extract from title deeds for 323 Great Western Road indicating mutual ownership of existing walls between that property and the proposed development. It is not clear from the final paragraph under 'DESIGN' in the development document whether that wall (described as the wall bounding the car parking area on the east side) is intended to be the height of the existing wall (approx 2m) or higher.

To summarise, this is an overdevelopment of a modest site, in a Conservation Area already short of parking places for existing residents and in a style not in keeping with existing buildings on one of the main thoroughfares into Aberdeen City.

Mary J Williamson

Encs

Mr & Mrs W M B Williamson
323 Great Western Road
ABERDEEN
AB10 6PP

Self Planning Application
111831

WEST END
323 Great Western Road, Aberdeen



WEST END

323 Great Western Road, Aberdeen AB10 6PP

OFFERS O'P

Viewing by arrangement with selling agent

DESCRIPTION

Forming part of a substantial granite four flatted detached property this bright and spacious self contained ground floor apartment is offered for sale. The property benefits from well proportioned, generous living accommodation with fresh tasteful decoration in neutral shades with co-ordinating flooring and blinds. The entrance hall has two storage cupboards and gives access to all other living accommodation. The spacious lounge has a square bay window overlooking the front garden. There are two good sized double bedrooms, one with a front aspect and the second overlooking the rear garden. Viewers will undoubtedly be impressed by the modern kitchen which

Spacious Self Contained Ground Floor Apartment Band 7

is fitted with a range of stylish units and has ample room for informal dining. Completing the accommodation is the bathroom which has a white suite with shower over the bath. This would be an excellent purchase for a young professional looking for a good sized two bedroom home in the prime west end of the city and internal inspection is strongly recommended to fully appreciate the many fine features on offer.

Floorplans containing full dimensions can be viewed on our website www.aberdeenprimeproperty.com

Lounge (5m x 3.8m) Front Bedroom (3.2m x 3.1m) Back Bedroom (3.4m x 3.3m) Kitchen (2.8m x 2.1m) Bathroom (2.2m x 1.9m) all sizes approximate.

SIMPSON & MARWICK
SOLICITORS

[aberdeenprimeproperty.com](http://www.aberdeenprimeproperty.com)



LAND REGISTER OF SCOTLAND



r & Mrs W M B Williamson
13 Great Western Road
3ERDEEN
310 6PP

TITLE NUMBER [REDACTED]

D 2

Ref Planning Application
111831

D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

convey away the eavesdrop and rainwater of the buildings on the feu so as not to injure or annoy the proprietors of the adjoining ground: The dwarf wall and entrance gate on the north boundary being mutual to the Feuair and the feuair of the Upper Flat 325 Great Western Road, aforesaid shall be maintained at the mutual expense of the Feuair and the Feuair of the said Upper Flat in all time coming but in respect that the concrete block wall on the west boundary, the gable on the east boundary and the division wall on the south boundary have been erected or formed one half upon the feu and one half upon the adjoining feus they are hereby declared mutual and shall be upheld in all time coming at the mutual expense of the Feuair and the Feuair of said Upper Flat on the one part and the adjoining feuars on the other part: In respect that the piece of ground tinted yellow on the Title Plan has been made into an entrance to be used mutually by the Feuair and the Feuair of the said Upper Flat of the main building forming 323 and 325 Great Western Road, aforesaid on the piece of ground of which the subjects in this Title forms part the Feuair shall be entitled to use the said piece of ground tinted yellow on the said Plan and shall have a general right of access and egress for the feu over the said piece of ground we and our foresaids being bound as we hereby bind ourselves and them to constitute the said right of access and egress a real burden enforceable by the Feuair upon and affecting the said Upper Flat in any Conveyance thereof to be granted by us or our foresaids; Declaring that it is hereby reserved to us and our foresaids in the ownership of the said feu of the Upper Flat a servitude right of access to and egress from the said feu over that part of the feu included on the said piece of ground tinted yellow on the said Plan which servitude is hereby declared a real burden upon and affecting the feu in favour of us and our foresaids as proprietors of the said feu enforceable by us or them: Declaring that the said passageway shall be maintained in all time to come at the joint expense of the Feuair thereunder and the Feuair of the said Upper Flat of the main building erected on the said ground; In respect that for the purpose of conveying away the drainage from the two-flatted dwellinghouse erected on the piece of ground hereby disposed and from the other two-flatted dwellinghouses numbers 311, 313, 315, 317, 319 and 321 Great Western Road, aforesaid adjoining there has been constructed a mutual drain commencing at a point lettered A in blue on the Title Plan and running in a westerly or thereby direction through the points lettered B C E G and J in blue on said plan and thereafter in a northerly or thereby direction through the point lettered K in blue on said plan until it reaches the street sewer at the point lettered L in blue on said plan and also a mutual drain for

Mr Christopher Hay
325 Great Western Road
Aberdeen
AB10 6PP

4th January 2012

Aberdeen City Council
Planning Reception
Planning & Sustainable Development
Marischal College
Broad Street
Aberdeen
AB10 1AB

Proposed Development: 1-5 Salisbury Terrace, Abdn, AB10 6QG
Application Number: 111831

Dear Sir / Madam,

I am writing to you in connection with the above referenced planning application, dated 15th December 2011. I am the owner of 325 Great Western Road, one of the closest properties to the proposed new development.

I **object** to the application due to the following material reasons:

Impact on Amenity

- According to the Plans document, it appears that the new development will be approx. 1,5 meters from my property (measurement taken from the West-facing end wall to the boundary wall). Furthermore, the relative gap at gutter level will be < 1 meter due to the over-hang of the roof. Therefore, this will make maintenance / repair of the roof and guttering virtually impossible. ✓
- Again considering the proximity of the new development, I believe that this will severely affect my own privacy. The East-facing rooms and roof top garden of the new apartments will directly look into my hall window, kitchen window and back garden. Furthermore, the additional noise generated from the roof top garden is a major concern. ✓
- Reduction / loss of natural light is an equally major concern. Firstly, the proposed development will block all natural light currently enjoyed through my hall window, located on the West-facing wall. This is currently the only source of natural light to my staircase and hallway. Secondly, natural light will ✓

- ✓ be significantly reduced into my bathroom, kitchen and bedroom windows, located on the South-facing wall.
- I am also very concerned about the additional noise pollution that will be generated by the roof top garden and balconies.
- ✓ Furthermore, noise pollution that would be generated throughout the construction phase is unavoidable, but must be within regulations as set by Aberdeen City Council.

Design

- ✓ ➤ I strongly believe that the modern design is not in keeping with the traditional granite properties on Salisbury Terrace and Great Western Road and, therefore will look completely out of place in this area. It is stated in the Plans document that there will be a "*granite rainscreen cladding on the Great Western Road facade*", however I believe this will have very little impact on the consistency of the design with other properties in the same vicinity.
- ✓ ➤ The planning document also states, "*the facade onto Great Western Road being two storeys in height*". However, it is blatantly obvious from the Principal Plan drawing that there will be, in fact, four storeys. Therefore, I consider this to be misleading, verging on complete lies. Moreover, this provides further evidence to my previous point that the new development will be inconsistent with the majority of buildings in the same vicinity.

Impact on Access

- ✓ ➤ Parking. The planning document states that there will nine private parking spaces. However, given that the new development will potentially hold twenty-four residents, I am concerned that parking availability on Salisbury Terrace will be significantly reduced. As far as I'm concerned this will be a certainty, considering the target market (i.e. young professional couples) for the proposed development. Salisbury Terrace is currently my closest parking amenity, along with many other residents of Great Western Road.

Safety

- ✓ ➤ Referring back to the proximity of the new development, I am extremely concerned for my own safety whilst accessing my property and using my back garden during the potential construction phase. Assuming there will be scaffolding erected < 1 meter from my property, it is extremely concerning that there will be potential for dropped objects in this area, for

example. I would hope that my own personal safety and that of my neighbours in flat 323, is of paramount importance.

- I am also gravely concerned that the foundations of the new development could potentially affect the access path, drainage system and / or the foundations of my own building.

Other Important Relevant Points

- I am extremely concerned about how the developer intends to construct the new apartments without encroaching on to my own private land / property, given the planned proximity of the buildings.
- Ownership of boundary walls. (1) Section A (Property Section) of my Land Certificate states that, "*the mutual concrete block wall erected on the west boundary*", is mutually owned by, "*the subjects in this title [i.e. myself and the owners of 323 Great Western Road] and the adjoining subjects*". It is my understanding that this boundary wall will remain in place both during and after the proposed development is complete. In fact, I am currently seeking legal advice on this matter in order to ensure that this will be the case.
- Ownership of boundary walls. (2) Section A (Property Section) of my Land Certificate states that, "*the mutual boundary stone and lime wall and dwarf wall... on the south and north respectively of the said subjects*". I want to ensure that these walls are restored to there original state upon completion of the proposed development.

I would appreciate a formal response in writing to this letter. Please do not hesitate to contact me in the meantime, should you require any further information / clarification.

I look forward to hearing from you.

Yours faithfully,



Christopher Hay

From: "Jon Strachan" [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 12/30/2011 5:20 pm
Subject: Application Number 111831 - Letter of objection
Attachments: logen106 2011_12_29 Aberdeen City Council.pdf

Application Number 111831
1 - 5 Salisbury Terrace, Aberdeen, AB10 6QG

Please find attached our letter of objection to the planning application referenced.

Jon Strachan

[REDACTED]
Tierney Strachan Consulting Limited
Process Control Engineering
Tel.: [REDACTED]
Fax.: [REDACTED]
Mobile.: [REDACTED]

Visit our new WEB site at [www.\[REDACTED\]](http://www.[REDACTED])

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City Development Services Letters of Representation	
Application Number:	111831
RECEIVED - 4 JAN 2012	
Dev. (North)	Dev. (South)
Case Officer initials:	
Date Acknowledged:	6/1/12



Tierney Strachan

**2 Salisbury Terrace
Aberdeen
AB10 6QH**

Tel: [Redacted]
Fax: [Redacted]

29th December 2011

Aberdeen City Council
Planning Reception
Planning & Sustainable Development
Marishal College
Broad Street
Aberdeen
AB10 1AB

Dear Sirs

**Planning Application Number 111831
Proposed Flatted Development
1 – 5 Salisbury Terrace, Aberdeen AB10 6QG**

The company Tierney Strachan Ltd occupies the office 2 Salisbury Terrace directly opposite the proposed development and also owns the building 327 Gt Western Road situated at the corner of Gt Western Road and Salisbury Terrace which is currently sub-leased.

We strongly object to the proposed development:

1) Parking & Access

Parking at the Gt Western Road end of Salisbury Terrace is already congested due to significant overspill from adjacent streets (mainly Gt Western Road). The street is narrow allowing only single file traffic. There is a constriction point where at its narrowest (7meters), larger parked vehicles (e.g. anything larger than an average car) can result in service vehicles being unable to gain access to the street. This would include emergency service vehicles. Note this is a current situation with refuse collection and larger delivery vehicles being unable to pass.

logen106 2011_12_29 Aberdeen City Council.docx

Visit us at www.tierneystrachan.co.uk

Registered in Scotland No 177770

There is insufficient parking within the planned development to absorb the potential influx of additional vehicles and indeed further parking area losses would be incurred on Salisbury Terrace to provide access to the proposed site. In essence the proposed development will result in increased parking demands on Salisbury Terrace.

There is difficult making entry and egress from the existing garage area onto Salisbury Terrace owing to the narrowness of the road which can be clearly see on the proposal plans.

2) Design

The height of the proposed development is well above the roof line of surrounding buildings and is out of character on Gt Western Road. The details provided state that the proposed development will be stepped on the Gt Western Road side however the plans indicate this to be the third (top) floor only.

3) Affect on Listed Building / Preservation Area

A significant number of buildings adjacent to the proposed development are Listed and are part of a Conservation Area. To allow a modern construction to such size and scale directly in this area would significantly spoil Aberdeen's characteristic West End architecture. The proposed building is both out of character and disproportionate in size.

4) Impact on Amenity

There is a small area of public garden situated on the east corner of the Salisbury Terrace and Gt Western Road junction. With the proposed building directly to the south and standing some 4 stories high, there would be a detrimental impact on this public amenity, with significant light and sun loss to make this viable for the growth of plants and trees as presently.

There would also be impact of loss of privacy and loss of natural sun-light to the office building 2 Salisbury Terrace which significantly relies on light from the East for good natural illumination.

5) Disruption during building

The guidelines state matters of disruption would not normally be considered. However the construction will necessarily impinge on access to the street for offloading of construction materials. The street is only 11meters wide (road section only 7meters) so any vehicle offloading to the site will block the street. The site is too small to support any significant lay-down area for materials as such so there will need to be frequent supplies made. These will impede access by staff working in the offices, client visitors and deliveries also.

6) Precedent

The existing flats adjacent to the proposed development site are a distinct clash to the architecture and style of all other adjacent property. It is an indication of the effect of the proposed development on the surroundings

Our tenant's lease at 327 Gt Western Road is due for renewal shortly and they have expressed their concerns regarding all of the above and that if the plan goes ahead that they would be

unwilling to renew their lease due to these issues and the impact this would have on their operations. Such a development will have a significant impact on our ability to lease the building to future tenants.

Yours faithfully
for Tierney Strachan Consulting Ltd



Jon Strachan
Director



From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 1/5/2012 1:05 pm
Subject: Planning Comment for 111831

Comment for Planning Application 111831

Name : Mr John & Maria Bywalec
Address : 321 Great Western Road
Aberdeen
AB10 6PP

Telephone : [REDACTED]

Email [REDACTED]

type :

Comment : Dear Sirs

Having viewed and considered the plans I would like to object to the above planning application on the following grounds:

1. Building Design: The design of the building is completely out of context with the buildings on the rest of the street and surrounding streets. The design also appears to be a four storey building and not two storeys as indicated on the plans.
2. Parking Constraints: There are already considerable parking difficulties for residents in and around Great Western Road and Salisbury Terrace. Parking on Great Western Road is already subject to time constraints. A building of this size will undoubtedly lead to further increases in competition for parking spaces.
3. Privacy: Privacy of the garden area and the building themselves will be compromised. The development will look directly on to the back gardens/buildings of the Great Western Road property's at a very close proximity.
4. Natural Light: there will be a significant loss of natural light to the existing properties. There is already reduced light to the properties at Great Western Road due to the complex at the back of the buildings. The properties receive the majority of the light in the later afternoon and this planning development will undoubtedly block this leaving the back gardens receiving little or no natural light.
5. Noise pollution: The noise levels will be considerable during the construction phases and from the proposed roof garden and balconies. Again this effects the existing residents right to reside peaceably in their own homes.
6. Increased traffic: Salisbury Terrace is already subjected to heavy traffic considering the size of the road and further properties will lead to more traffic use. The condition of the road has deteriorated considerably and this will only be amplified by further use of the road.

I would be grateful if you could take these points into consideration and appreciate the time taken to view this objection.

Yours faithfully

From: "Bywalec, John" [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 01/02/2012 16:51
Subject: Planning Objection REF 111831 - Salisbury Terrace
Attachments: planning objection.doc

Dear Sirs

I email with reference to the above and attach a copy of my objections to the proposed development comprising 6 number flats together with, change of use from 8 lock up garages. I submitted an objection last month but have included an addendum apologies for any inconvenience this may cause.

Kind regards

John Bywalec
321 Great Western Road, Aberdeen

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[REDACTED]

Dear Sirs

Having viewed and considered the plans I would like to object to the above planning application on the following grounds:

1. **Building Design:** The design of the building is completely out of context with the buildings on the rest of the street and surrounding streets. The design also appears to be a four storey building and not two storeys as indicated on the plans.

2. **Parking Constraints:** There are already considerable parking difficulties for residents in and around Great Western Road and Salisbury Terrace. Parking on Great Western Road is already subject to time constraints. A building of this size will undoubtedly lead to further increases in competition for parking spaces.

3. **Privacy:** Privacy of the garden area and the building themselves will be compromised. The development will look directly on to the back gardens/buildings of the Great Western Road property's at a very close proximity.

4. **Natural Light:** there will be a significant loss of natural light to the existing properties. There is already reduced light to the properties at Great Western Road due to the complex at the back of the buildings. The properties receive the majority of the light in the later afternoon and this planning development will undoubtedly block this leaving the back gardens receiving little or no natural light.

5. **Noise pollution:** The noise levels will be considerable during the construction phases and from the proposed roof garden and balconies. Again this affects the existing resident's right to reside peaceably in their own homes.

6. **Increased traffic:** Salisbury Terrace is already subjected to heavy traffic considering the size of the road and further properties will lead to more traffic use. The condition of the road has deteriorated considerably and this will only be amplified by further use of the road.

Addendum to Original Planning Objection

The proposal is contrary to Policy D1 – Architecture and Placemaking, as contained in the Aberdeen Local Development Plan, in that its design takes no consideration of the scale, massing and detailing of the adjoining townscape, particularly on Great Western Road.

The proposal is also contrary to Policy D2 – Design and Amenity. This policy requires that the following characteristics are provided:

Residential development shall have a public face to a street and a private face to an enclosed garden or court; this requirement is not complied with, which means that the proposal is contrary to this element of the policy.

All residents shall have access to sitting out areas. This can be provided by balconies, private gardens, terraces or communal gardens; No such sitting out areas are available in the development.

When it is necessary to accommodate car parking within a private court, the parking must not dominate the space; no more than 50% of any court should be taken up by parking spaces and access roads; all of the private court area in this development is taken up by parking, which contravenes the policy.

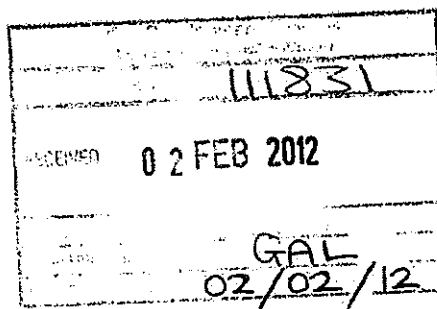
For the foregoing reasons, the policy is contrary to Policy D2. ✓

The proposal is contrary to Aberdeen City Council's car parking standards, as 12 spaces should be provided for a 6 flat development. ✓

I would be grateful if you could take these points into consideration and appreciate the time taken to view this objection.

Yours faithfully

John Bywalec



From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 31/01/2012 22:22
Subject: Planning Comment for 111831

Comment for Planning Application 111831
Name : kevin grant
Address : 35 salisbury terrace
aberdeen

Telephone :

Email :

type :

✓ Comment : Other than the proposed granite facade onto Gt Western Road, the remainder of the design appears not to be consistent with the spirit of a conservation area.

✓ Even the granite facade is only in keeping via material and not design or appearance. further the windows onto the public gardens on the corner of the Salisbury Terrace / Gt W Road effectively render the space obsolete.

✓ The styling of the property should be made more in keeping with the surrounding as well as the construction materials / methods.

How can the council approve such a development when the remaining properties in the street can not even fit modern (non sash) double glazed upvc windows?

On the basis of the above, i object to the design and the construction materials.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 12/15/2011 9:55 am
Subject: Planning Comment for 111831

Comment for Planning Application 111831
Name : David Scott
Address : 146 Broomhill Road
Aberdeen AB10 6HY

Telephone : [REDACTED]
Email : [REDACTED]
type :

✓ Comment : I have nothing against the development in principle, provided there is sufficient parking within the development itself, without having to rely on on-street parking.

✓ The development will also mean the loss of the existing eight garage spaces, which will result in further pressure on the on-street parking.

✓ I would also like to see the developer making contributions towards road improvements. The surface of Salisbury Terrace is in poor condition, and the proposed development will result in increased traffic, and the further degradation of the road.

PI - Planning Application 111831 1-5 Salisbury Terrace, Aberdeen - Representation

From: David Costello [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 1/5/2012 14:02
Subject: Planning Application 111831 1-5 Salisbury Terrace, Aberdeen - Representation

Representation with reference to Planning Application 111831 1-5 Salisbury Terrace, Aberdeen

Dear Sirs,

I live in an neighbouring property to the proposed development and have a couple of concerns.

Design: The design of the building is at the least a 3 storey design on the side facing Great Western Road and this might not sit well with the existing buildings.

Design: There is no mention of any works being done to the existing local authority garden area on Great Western Road, however the design drawing appears to show the existing wall being taken down and the garden being open from the street to the new boundary wall/windows. I wonder if this part of the plan could be clarified.

Impact on Access: I can testify to the shortage of parking spaces in this area. I am not allowed to park outside my house on Great Western Road for periods greater than 40 minutes and as such park on Salisbury Terrace. At this time it is only just possible to get a parking space on most nights and this development with potentially 24 car owners only has 9 spaces this could mean 15 more cars in the area.

Yours Aye

D H Costello

68 SPRINGFIELD AVENUE, ABERDEEN

PROPOSED NEW HOUSE IN THE
GROUNDS OF 68 SPRINGFIELD AVENUE
ABERDEEN AND PARKING TO SERVE 68
SPRINGFIELD AVENUE ABERDEEN

For: Ms Mary Gotts

Application Ref. : P120661
Application Date : 09/05/2012
Officer : Garfield Prentice
Ward: Hazlehead/Ashley/Queen's Cross(M
Greig/J Stewart/R Thomson/J Corall)

Advert : Full Notify not poss.
(neighbours)
Advertised on : 23/05/2012
Committee Date : 27 September 2012
Community Council : Comments



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

The site located on the corner of Springfield Avenue and Springfield Road and comprises a 1½ storey detached house set centrally within the garden, which extends to approximately 1300 sqm. The house is of traditional design, constructed of granite with a slate roof. It is set back from the road by 10 metres and elevated above it by 2-3 metres. There is a garage next to the north west boundary which is accessed via a driveway leading from an entrance close to the road junction. There are number of small/medium sized trees in the garden. A few trees are located adjacent to the house with the remainder being located close to the boundaries. The garden is enclosed by granite walls. To both sides of the site are detached 1½ storey houses. To the rear and elevated slightly above the application site are four 1½ storey houses that front on to Springfield Lane. On the opposite side of Springfield Road is an area of public open space.

PROPOSAL

Detailed planning permission is sought for the sub-division of the residential curtilage and the construction of a three bedroom detached house. This is an amended proposal, which moved the house a liittle further from the rear boundary arising from a small reduction in the footprint of the building. The amount of glazing on the rear elevation has also been reduced significantly. A new double garage for the existing house has been deleted from the proposal. Instead, it is proposed to construct two parking spaces to be used by the occupants of the existing house.

It is proposed to construct a 2 storey house of contemporary design on the garden ground to the north west side of the existing house. The proposed house would sit parallel to the existing house, but at an angle of 35 degrees to Springfield Road. At the nearest point it would be located 7 metres back from the road frontage in line with the house at 204 Springfield Road. The proposed house would be substantially glazed on the front elevation. Granite would be used on the front and part of the two side elevations. The remainder of the walls would be finished in smooth white render. The house would have dual mono-pitched roofs finished in quartz-zinc standing seam cladding. The house would measure 11.5 metres by 13.3 metres and attain a height of 7.5 metres. A double garage would be constructed under the house. It is proposed to use the existing vehicular entrance off Springfield Avenue, which would be used exclusively for the new house. Two new parking spaces would be formed in the front garden for use by the occupants of the existing house. It would involve excavating part of the garden (an area of 5.5 metres by 5.5 metres) and constructing retaining walls of up to 1 metre high around the sides. The parking spaces would be adjacent to and accessed directly off Springfield Avenue.

The applicant has submitted a design statement in support of the planning application.

REASON FOR REFERRAL TO SUB-COMMITTEE

This application has been referred to the Sub-committee because the proposal has attracted an objection from Craigiebuckler and Seafield Community Council and thus falls outwith the scope of the Council's Scheme of Delegation.

CONSULTATIONS

ROADS SECTION – Two parking spaces would be provided for both the proposed and existing houses, which is satisfactory. A site drainage proposal in line with SUDS principles should be submitted.

ENVIRONMENTAL HEALTH – No response received

COMMUNITY COUNCIL – Craigiebuckler and Seafield Community Council object to the planning application on the grounds that the proposed house would appear crammed into the site, would result in the deprivation of both daylight and sunlight to 5 and 7 Springfield Lane, the inappropriate design in relation to the traditional architecture of the adjacent buildings, the inferior quality of the design and the harmful impact it would have on the surrounding area. Concerns have also been raised regarding a new double garage. However, that part of the proposal has been deleted from the application.

REPRESENTATIONS

5 letters of objection have been received, four of which are from the occupants of the houses on Springfield Lane. The objections relate to the following matters:

- The drawings do not demonstrate clearly the relationship of the proposed house to the houses on Springfield Lane (to the rear of the site)
- The proposal does not comply with the Council's supplementary guidance "The Sub-division and Redevelopment of Residential Curtilages"
- The design of the house is completely out of character and will not blend with the other houses in the area
- The relative height of the roof ridges does not appear to comply with the Council's supplementary guidance
- The loss of an 'open' area
- Potential for the house to be built higher than that shown on the drawings
- Loss of privacy for the residents to the rear of the site – their main public rooms face towards the application site
- Loss of daylight and sunlight particularly at ground floor level and in the garden during winter months
- The size of the proposed rear garden is below that required by the Council's supplementary guidance
- A safety hazard due to the proximity of the entrance to the busy road junction
- The adverse visual impact and the public safety hazard arising from the location of the proposed garage.
- If a garage is not provided there would be insufficient on-site parking for both properties

PLANNING POLICY

Aberdeen Local Development Plan

Policy D1 – Architecture and Placemaking

To ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details, the proportions of building elements, together with the spaces around buildings will be considered in assessing that contribution.

Policy H1 – Residential Areas

Within existing residential areas proposals for new residential development will be approved in principle if it does not constitute over development, does not have an unacceptable impact on the character or amenity of the surrounding area and complies with supplementary guidance on curtilage splits.

Policy R7 – Low and Zero Carbon Buildings

All new buildings, in meeting building regulations energy requirements, must install low and zero-carbon generating technology to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.

Supplementary Guidance

The Council's supplementary guidance "The Sub-division and Redevelopment of Residential Curtilages" is a relevant material consideration.

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) require that where, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise. Policy H1 of the local development plan supports the principle of constructing new houses within residential areas. However, all such proposals must satisfy the criteria listed in the policy and comply with other relevant local plan policies. Only in these circumstances would new houses be supported.

The application has been assessed primarily in the context of the criteria set out in Policy H1 and the supplementary guidance. The guidance sets out the detailed criteria that require to be satisfied in order for a proposal to be acceptable. Of particular relevance to this proposal are considerations in relation to the density and pattern of development in the area, design and materials of the proposed house, the impact on residential amenity (privacy, daylight and sunlight), the access arrangements and car parking. Importantly, new houses are required to respect and be compatible with the density and pattern of development in the locality.

Density and Pattern of Development

In general, houses on the Springfield Road and Springfield Avenue are 1 and 1½ storey detached properties, including the property on the application site. The site extends to approximately 0.13 hectares. Nearby properties on the north side of Springfield Avenue are typically approximately 0.08 hectares, while the properties to the north of the site on Springfield Road are between 0.04 and 0.06 hectares. The application site, therefore, is significantly larger than nearby properties. The site coverage of the existing site is 9.5%, whereas the properties on Springfield Avenue and Springfield Road (to the north of the site) typically have a site coverages of 12-15% and 20-40% respectively. By comparison, the proposed house would occupy 22.5% of the proposed plot, with the resultant site coverage for the existing house being 16.5%. These figures are compatible with those of the surrounding properties, especially those on Springfield Road and in this regard would complement the prevailing pattern of development in the vicinity of the site. In addition, the houses on Springfield Avenue and Springfield Road are quite close together, which the proposed development would reflect. A rear garden of varying length of between 8 and 9.5 metres would be provided, which would be similar to the other nearby houses on Springfield Road. However, given the limited size of the rear garden it is considered appropriate to remove permitted development rights in order that Council can control the extent of any future extensions to the property.

Design of the Proposed House

It is proposed to construct a house of contemporary design. The design statement submitted with the planning application states that the architect's brief was *"to create a light, modern and highly energy efficient dwelling to provide an easily maintained home for the future"*. It states further that *"The house is compact in layout and has been carefully laid out to respond to levels but also to the trapezoidal site plan. Solid flank walls in dressed and coursed granite provide privacy between the existing (on both sides) and the new build. The west wing is extended out to subtly delineate its different use and responds to the building line to the face of 204 Springfield Avenue. This modeling of the frontage gently adds interest whilst reducing the perceived massing of the house. Externally the building is modern in its context and reflects the age in which we now live. The earlier houses also being typical of their time."* There is no doubt that the proposed house would be substantially different from any other house in the surrounding area, but it must be seen in the context of the existing streetscape, which although generally comprising traditional 1 and 1½ storey properties, has a variety of architectural styles. The design of the proposed house is of a high standard and would be an interesting architectural additional to the streetscape. The Council's supplementary guidance encourages high quality contemporary design where it enhances the appearance of the area or provides an attractive contrast with the surrounding buildings. The combination of shallow pitched roofs and the alignment of the building with the adjacent houses immediately to the north would allow the proposal to sit reasonably comfortably on the site. However, its orientation and design, in particular the 2 storey front elevation, would undoubtedly draw attention to the house and thus would be quite prominent in the immediate streetscape when approached from the south.

The scale and massing of the proposed house would be greater than the adjacent properties. The ridge height of the proposed house would be only marginally above that of the existing house on the site and thus there is no significant conflict with the requirements of the supplementary guidance. However, the wallhead of the proposed would be substantially higher than the existing property on the site, but due to the difference in site levels it would not be significantly greater than the house immediately to the north. Although technically contrary to the supplementary guidance, the proposed wallhead height, which is a direct consequence of the contemporary design of the proposed house, is acceptable in this case.

The proposed external materials are acceptable. There would be extensive use of glass on the front elevation with granite on the remainder of the frontage and on large areas of both side elevations. The proposed smooth white render on the remainder of the walls is satisfactory.

Car Parking and Access

Sufficient off-street car parking would be provided for both the existing and proposed houses. Two new parking spaces would be provided for the existing house. It was originally proposed to construct a garage, however that part of the proposal was deleted. Forming the parking spaces would result in part of the garden being excavated, retaining walls being constructed and the part of the adjacent garden being regraded. A few small trees in the garden would be lost, but this would not be detrimental to the appearance of the wider area. These would be the first parking spaces in front gardens on that side of the street. All other nearby properties either have or have the potential to have vehicular access off Springfield Lane into the rear gardens. The proposed parking spaces would have a visual impact on the appearance of the property and on the streetscape. However, the impact would not be substantial. The roads officer has not raised any public safety concerns regarding the new parking spaces. The existing driveway into the property would be used exclusively for the new house. The applicant explored using the existing access for both properties, but due to its position next to the road junction, it was considered that any intensification of use would not be in the interests of road safety.

Impact on Residential Amenity

To the rear of the site are four houses that front on to Springfield Lane. It is understood that the main public rooms in the houses face towards the application site. The properties are elevated slightly above the site and are located 19-20 metres from the proposed house. Thus the Council's minimum 18 metre window to window separation distance to protect residents privacy would be met. Furthermore, following the objections being raised by the neighbours, the applicant amended the rear elevation by removing the large glazed screen and replacing it with high level windows. Thus there should be no significant impact on the privacy of the neighbours. However, in order to control any new window opening on the rear elevation, it is recommended that permitted development rights are removed. It is acknowledged that the outlook from three of the adjacent houses would be changed to the extent that a gap between the existing houses

at No.68 and 204 Springfield Road would be lost. However, trees and vegetation on the intervening boundary already limits that outlook. The resultant impact on the amenity of the residents would not be substantial and would not justify refusal of the planning application. There would be no direct overlooking of the houses to either side of the site.

The applicant provided information on the the impact on sunlight reaching the adjacent houses. It was demonstrated that the impact would be negligible for most of the year, but there would be an impact in winter months for part of the day. Any shadows cast would generally be across garden ground and would not affect windows, to any significant extent, in the neighbouring properties. The combination of the distance from the adjacent houses and the use of white render on the rear elevation of the proposed house means that there would be little impact on daylight reaching those properties.

Other Issues Raised by Objectors

The drawings do not demonstrate clearly the relationship of the proposed house to the houses on Springfield Lane - the drawings submitted with the planning application show clearly the position of the proposed house to all adjacent properties. In particular, the relationship to the rear boundary and relative difference in ground levels are shown.

The loss of an 'open' area – it is acknowledged that an area of garden ground would be lost. However, sufficient garden space would remain for both the existing and new houses.

Potential for the house to be built higher than that shown on the drawings – The proposed house would require to be built in full accordance with the approved drawings. Any deviation from those drawings would require the approval of the Council.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

The proposal complies with the Aberdeen Local Development Plan, in particular Policy H1, in that it satisfies the criteria listed in the policy and Policy D1 due to the high quality of the design of the new house. The proposal also satisfies the criteria listed in the Council's supplementary planning guidance. The proposed house plot would be of sufficient size to accommodate a new house that would be in keeping with the locality. The general character, density and pattern of development in the area would be maintained. There would be no significant impact on residential amenity. The proposal does not raise any significant road safety or public safety concerns.

it is recommended that approval is granted with the following condition(s):

(1) that, except as the Planning Authority may otherwise agree in writing, no construction or demolition work shall take place:

(a) outwith the hours of 7.00 am to 7.00 pm Mondays to Fridays;

(b) outwith the hours of 9.00 am to 4.00 pm 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] - in the interests of residential amenity.

(2) that no development shall take place unless a sample of the granite to be used on the walls and details of the colour of the window frames for the development hereby approved have 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 - in the interests of visual amenity.

(3) that no development shall take place unless a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems 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 - in order to safeguard water qualities in adjacent watercourses and to ensure that the development can be adequately drained.

(4) 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 - to ensure this development complies with requirement for on-site carbon emissions contained in Scottish Planning Policy (SPP) and specified in the the City Council's relevant published Supplementary Planning Guidance 'Low and Zero Carbon Buildings'.

(5) 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 (as amended by various orders including the Town and Country Planning (General Permitted Development)(Scotland) Amendment Order 2011) 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 house hereby approved without a further grant of planning permission from the planning authority - in the interests of residential amenity

Dr Margaret Bochel

Head of Planning and Sustainable Development.

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Mr Garfield Prentice
Planning Officer
Aberdeen City Council
Planning and Sustainable Development

10 Craigiebuckler Drive
Aberdeen AB15 8ND

6th June 2012

Dear Sir

Application Reference: 120661

Local Authority Reference: 000040028-001

Proposed new house in the grounds of 68 Springfield Avenue, Aberdeen and new garage to serve 68 Springfield Avenue Aberdeen

We object to this planning application for the reasons detailed below.

Curtilage Splitting: We refer to the Aberdeen Local Development Plan Supplementary Guidance. Topic: "The Sub-division and Redevelopment of Residential Curtilages, March 2012.

We consider that a development of the dimensions proposed will give the appearance of being crammed on to the available garden ground of 68 Springfield Avenue. In effect, we submit that it is a cramped site.

Development Guidelines, Section 3.0: "Privacy, residential amenity, daylight and sunlight."

We consider that the completion of the proposed dwelling house would result in the deprivation of both daylight and sunlight to Nos 7 and 5 Springfield Lane. It is also our submission that a dwelling house of this height would overlook those properties and adversely affect them in terms of privacy. Number 5 Springfield Lane would be the most likely to be adversely affected by the losses of privacy and light because of its alignment in relation to the proposed development.

Section 4: "Design and Materials"

This proposed development is of a design that appears out of character with other houses in the area. This will be even more apparent when it is viewed from the South West aspect of Springfield Road, near its junction with Springfield Avenue. We refer, particularly, to the South West elevation of the plan which shows a design that will radically contrast both materially and visually with the traditional construction and appearance of the neighbouring properties. In our opinion the design is aesthetically inferior to all of the varied architectures of the properties in that area. When viewed from that particular angle its appearance could, in our opinion, be described as barn-like and even ludicrous.

It is also our submission that the proposed development will appear to be "shoehorned" into the garden ground of 68 Springfield Avenue. It is also likely to be dominant in its appearance because it will be located on an elevated site. We submit that its visual impact will be harmful to the character of the surrounding area.

We note that the applicant has made provision in the plan for two new double garages, representing storage space for 4 vehicles. One garage is to be constructed under the proposed residential development whilst the other, specifically for the use of the existing dwelling, will be built and

accessed at street level. Both proposed builds are close to the busy Springfield Road/Avenue junction. It is our contention that the proposals take no account of the heightened road traffic collision risks associated with vehicles emerging from garages which are so close to the junction. Drivers turning left into Springfield Avenue from Springfield Road may not have sufficient time to avoid colliding with vehicles exiting those garages.

The garage for 68 Springfield Avenue has been planned without any provision for off-road parking. Therefore cars belonging to the household are likely to be parked on the street and near to the aforementioned junction. In the event of the household's cars occupying the garage, the vehicles belonging to visitors will also have to be parked on the street. A planning application which proposes to increase on-street parking on such a populous street should be considered to be out of keeping with Council policies on road and pedestrian safety.

In consideration of the above paragraph, we refer to Section 7.2 of the Local Development Plan's Supplementary Guidance which states that "on-site parking to the appropriate level as stated in the adopted parking standards must be met for both the existing and new dwellings."

Section 7.4 states: "Driveways should be at least 5 meters in length (6 meters in front of garage doors)."

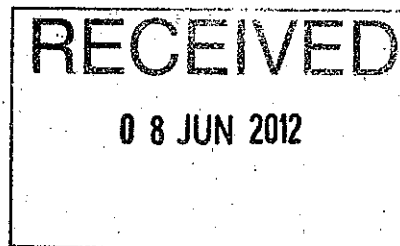
The planned garage for 68 Springfield Avenue has no driveway and is less than 3 meters from the footpath.

Therefore we are of the opinion that the plan has been drawn in ignorance of the above guideline. If the garage is built according to that plan it will have the potential to pose a risk to pedestrians by virtue of the nearness of its entrance to the footpath. The driver of a vehicle exiting the garage is unlikely to be aware of approaching pedestrians until part of that vehicle is on the footpath.

Yours sincerely

William Sell

William Sell
Chairperson



From: Jennifer Rae [REDACTED]
To: "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>
Date: 04/06/2012 15:18
Subject: Objection to planning application 120661

Mark Rigby and Jennifer Rae
5 Springfield Lane
Aberdeen
AB15 8JE

Re Planning Application 120661 - 68 Springfield Avenue Aberdeen AB15 8JB; proposed new house in grounds. Client Ms Mary Gotts.

We have examined the detailed plans and architect's brief for this proposal, and wish to object on grounds as follows, with reference to the "Aberdeen Local Development Plan, Supplementary Guidance on Sub-Division and Redevelopment of Residential Curtilages, March 2012".

General

While these discuss the house's relationship to the older nearby houses on Springfield Road, there is no reference at all to the four houses most directly affected by this new build – the properties on Springfield Lane (to the North East). We, at number 5, are aligned to exactly face the new build (see ground plan, e.g. council neighbour notification notice):

Scale and Design

(Ref Section 4 Design and Materials.) The design of this property (and the new garage for 68) appears completely out of character with the other houses in the area rather than "complementing them (Section 4.1) or "incorporating design and materials that respect the character of the area". It will not blend with them, and indeed will dominate. (Compare a recent bungalow scale development nearby at 2a Woodburn Gardens.) The same applies to the proposed new garage for number 68 (on the Springfield Avenue side of the plot).

The requirement at 5.6 re relative height of roof-ridges of adjacent properties does not appear to be met.

And, re note 6.2, the result is the loss of an 'open' area in what is a prominent position from the perspective of Springfield Road/Avenue junction.

What guarantee is there that problems encountered when excavating bedrock for the foundations and lowest storey will not result in the house being built even higher than planned?

With reference to our own property, note that our public rooms (living/dining downstairs, bedrooms upstairs) face SW (NE side is kitchen, bathroom and spare room) and our enclosed lawn/garden is also on the SW side. (Numbers 1, 3, and 7 Springfield Lane have the same arrangement as ourselves.) So there will be a big impact on our privacy (there is a large picture-window facing us in the plans, which, further, will have a height advantage), and on our lighting/sunlighting, particularly at our ground floor and garden levels and particularly in the winter months.

Positioning within curtilage

Section 3 – privacy, residential amenity, daylight and sunlight - states that existing development should not be adversely affected in terms of privacy, overlooking, daylighting or sunlighting and that the relationship to existing development is an important factor.

Section 3.3. Privacy notes general guideline of 18m, which would appear to be what this proposal fits with, yet the level of the public rooms of this building will have a height advantage compared with ours in that the windows concerned, so as per the second sentence, "greater distances are appropriate".

Section 3.6 Amenity Space , para 3.7 requires rear gardens for dwellings of 2 or 3 storeys to have minima of 9 or 11 metres respectively. We estimate 6m in this proposal – and indeed the architects brief notes that the house "nestles back . . . to maximise front garden ground", and how its siting compared with an earlier submission has been 'set back the building on the site' - but thereby directly increasing the privacy/lighting effect on us. (From the same drawing, our own 2–storey house, 1970s built, has 11m to the rear (SW) boundary).

Vehicular Access.

The entrance to the driveway off Springfield Avenue is very close to the (busy) junction with Springfield Road would appear to present safety issues in terms of conflict when arriving and departing.

New garage for 68 Springfield Avenue.

This will have a prominent position, on the Springfield Avenue, with a further unfortunate visual impact as mentioned above.

Also the garage doors appear to open almost directly onto the pavement. Therefore there is no parking area outside the garage, and also possible safety issues for pedestrians and vehicular traffic when vehicles enter it or, particularly, leave it. The exit onto Springfield Avenue is also very close to the junction with Springfield Road.

Conclusion

If this application is to be decided by councillors, please take this as notice that I/we would like to speak at the meeting of the committee at which this application is expected to be decided. Please let me know the date of the meeting as soon as possible.

City Development Services Letters of Request	
Application Number	12066
RECEIVED 05 JUN 2012	
Dev. (Name)	Dev. (No.)
Cases Officer Initials	GDP
Date Acknowledged	05/06/12

1 Springfield Lane
Aberdeen
AB15 8JE

Aberdeen City Council
Planning Reception
Planning and Sustainable Development
Marischal College
Broad Street
Aberdeen
AB10 1AB

31 May 2012

Dear Sir

**PLANNING APPLICATION NUMBER 120661
PROPOSED DEVELOPMENT AT 68 SPRINGFIELD AVENUE, ABERDEEN, AB15 8JB**

I refer to the Neighbourhood Notification with regard to the above planning application which I received recently as an affected resident and would object to this application on the following grounds :

In the Design Brief the houses to the north located on Springfield Lane are not mentioned yet they are likely to be more affected than any of the other neighbouring properties.

There will be a loss of privacy for those properties as they will be seriously overlooked particularly by the living accommodation which is at first floor level of the proposed house. Plans for the new house indicate large picture windows directly facing the existing properties on Springfield Lane. The public rooms of these houses are located at the rear and so the windows of the proposed house face directly into the living area of the existing houses meaning that the loss of privacy will be constant.

The proposed development will also result in a serious loss of light to the existing properties on Springfield Lane.

I trust that you will take this objection into consideration when considering this planning application.

Yours faithfully

[REDACTED]
[REDACTED]

3 Springfield Lane
Aberdeen
AB15 8JE

Aberdeen City Council
Planning Reception
Planning and Sustainable Development
Marischal College
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Yours faithfully

A large black rectangular redaction box covering the signature area.

7 Springfield Lane
Aberdeen
AB15 8JE

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Planning Reception
Planning and Sustainable Development
Marischal College
Broad Street
Aberdeen
AB10 1AB

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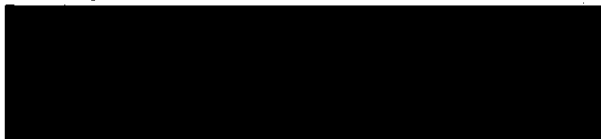
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I trust that you will take this objection into consideration when considering this planning application.

Yours faithfully



Sheena M Leith

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 01/06/2012 11:18
Subject: Planning Comment for 120661.

Comment for Planning Application 120661
Name : Dennis Inkson
Address : 28 Springfield Avenue
Aberdeen
AB15 8JD

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : PLANNING APPLICATION NUMBER 120661

PROPOSED DEVELOPMENT AT 68 SPRINGFIELD AVENUE, ABERDEEN, AB15 8JB

I refer to the above planning application and wish to intimate my objection to the proposed development. I consider the location of the proposed garage will have a serious detrimental impact on the visual appearance of Springfield Avenue. The houses on the north side of Springfield Avenue are all set well back from the footway with lovely gardens and there are no buildings adjacent to the footway. This results in a very pleasant ambience which will be spoilt by the erection of the garage and would set a precedent which could lead to a number of garages being erected adjacent to the footway.

I would also consider the garage to be a road safety hazard to pedestrians using the footway due to sub-standard visibility.

The provision of the garage is fundamental to the application as it is necessary to provide new off-street parking for the existing house and as I do not consider that this has been provided satisfactorily I would object to this entire application based on visual impact and road safety grounds.

Agenda Item 2.15

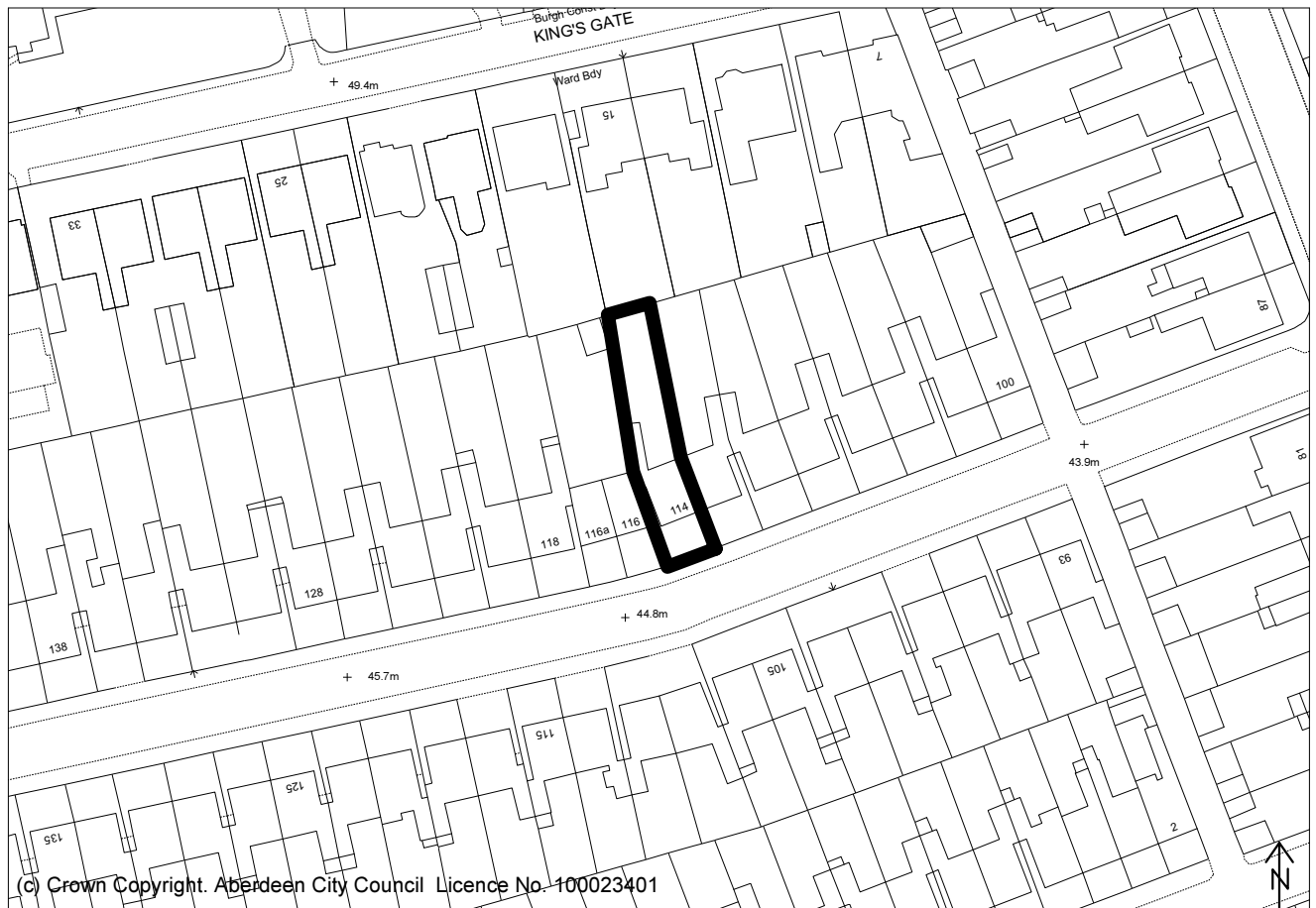
114A HAMILTON PLACE, ABERDEEN

AMENDMENT TO PREVIOUSLY
APPROVED ACCESS STAIRS AND
WALKWAY FOR UPPER FLAT (A6/1117)

For: Mr Jacco Huipen

Application Ref. : P121070
Application Date : 31/07/2012
Officer : Sheila Robertson
Ward: Hazlehead/Ashley/Queen's Cross(M
Greig/J Stewart/R Thomson/J Corall)

Advert : Section 60/65 - Dev
aff LB/CA
Advertised on : 15/08/2012
Committee Date : 27 September 2012
Community Council : No comments



RECOMMENDATION: Approve Unconditionally

DESCRIPTION

The application property is located on the northern side of Hamilton Place, located within Conservation Area 4 (Albyn Place/Rubislaw), and relates to the lower flat of a 2.5 storey, semi detached property of traditional design and build. The application property formerly comprised a single residential unit, separated into 2 self contained flats in the 1980's.

HISTORY

A6/1117 – Planning permission was granted by the Planning Committee on 26 October 2006 for (a) the erection of an extension to the western gable to form a new entranceway to the lower flat, the upper flat being accessed by an existing door to the front elevation, and (b) to replace the existing flat roofed extension to the rear with a pitched roofed extension extending a further 2.5 metres along the mutual western boundary and 700mm wider, with a walkway running along the length of the eastern roof slope to provide a replacement access from the rear elevation of the upper flat to the rear garden. Historically the upper flat had an established walkway across the original flat roofed rear extension as the only means of accessing the rear garden. No objections were received from notified neighbours regarding this application apart from a letter from the owner of the upper flat expressing concerns regarding lack of information related to proposed materials, dimensions and the quality of the access walkway and stairs serving their property. No objections were received from neighbouring properties regarding loss of privacy. The original walkway extended across the whole of the flat roofed extension and had the potential to be used as a roof terrace. Evaluation of this application concluded that no additional privacy issues would arise from the construction of the replacement access walkway and stairs, since the addition of a pitched roof above the replacement extension removed the possibility of using the walkway as a roof terrace thereby restricting the use of the walkway to occasional use for accessing the rear garden, thereby reducing existing loss of privacy to the rear garden of No 116. It was considered that the proposal would be appropriate in the context of neighbouring amenity, comply with policy guidance and would have no detrimental impact on either residential character and amenity, and no impact to the character of the Conservation Area.

A7/0673 – Alterations to above planning permission to alter profile of roof above extension forming vestibule to permit insertion of a domed rooflight.

PROPOSAL

Planning permission is now sought to make several small amendments to the approved walkway and access stair, in order for its construction to meet with current building standards. The rear extension was completed several years ago and the walkway and the access stairs are near completion, however building warrant standards require several amendments to the design of the walkway and access stairs before the completion certificate can be issued. The amendments include widening the width of the walkway and stairs by 200mm resulting in the floor level of the walkway having to be raised a further 200mm up the roof plane, and increasing the height of the handrails from 900mm to 1100mm. The handrails to the eastern elevation were to be metal, mounted above the original boundary wall but concerns regarding the condition of this wall has resulted in the applicant changing the handrails to wood to match the walkway and fixing them

to the inner face of the boundary wall. The length of the access steps have had to be lengthened to incorporate a further number of risers to comply with building regulations.

REASON FOR REFERRAL TO SUB-COMMITTEE

6 letters of representation having been received, therefore, in terms of the Council's Scheme of Delegation, the application is required to be determined by the Development Management Sub-committee.

CONSULTATIONS

ROADS SECTION –No observations received.

ENVIRONMENTAL HEALTH –No observations received

COMMUNITY COUNCIL –No comments received.

REPRESENTATIONS

6 letters have been received objecting to the proposed amendment on the following grounds –

- Impact on character of the Conservation Area.
- Design and materials.
- Loss of privacy.
- Would set precedent for similar proposal.

PLANNING POLICY

Aberdeen Local Development Plan (2012)

Policy D1 - Architecture and Placemaking

To ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details, the proportions of building elements, together with the spaces around buildings, including streets, squares, open space, landscaping and boundary treatments, will be considered in assessing that contribution.

Policy H1 - Residential Areas

Within existing residential areas (H1 on the Proposals Map) and within new residential developments, proposals for new householder development will be approved in principle if it:

1. does not constitute over development;
2. does not have an unacceptable impact on the character or amenity of the surrounding area;
3. complies with Interim Guidance on House Extensions.

Additional Guidance

Historic Scotland – 'Scottish Historic Environment Policy'

EVALUATION

The principle of the proposed extension, walkway and external stair have already been established by approval of the previous application by the Planning Committee on 26 October 2006, therefore the only issue to be considered is the

additional impact to neighbouring residential amenity and to the character of the Conservation Area from the proposed amendments to the walkway.

The proposed amendments are required to enable the walkway to comply with health and safety requirements as part of the Building Warrant application and are considered to be minor in nature. The resultant raising of the walkway 200mm further up the roof slope as a result of its widening is not considered to result in any additional overlooking of the neighbouring property to the west (116 Hamilton Place) than would have existed had the approved walkway been built, as previously approved. Clear views of the rear of the property and garden at 116 Hamilton Place would have been permitted by the originally approved walkway and stairs, the raising of the height of the walkway will not result in any additional opportunity for overlooking of this property. Since approval of the original application for the extension and walkway, a single storey extension has been built to the rear of 116 Hamilton Place, to provide a kitchen/dining roof, which incorporates rooflights. The raising of the height of the walkway would not permit additional views into the extension. The heightening of the handrails and change of materials to match the remainder of the walkway and access stairs would have no additional impact to residential character and amenity.

The proposed walkway is only intended for the occupiers of the upper flat to gain access to their rear garden, it is not wide enough to permit useage as a roof terrace.

Impact to the character of the Conservation Area from the amendments to the approved walkway and stairs would be negligible since the development is not visible from a public elevation. An additional 200mm of handrail would project above the roof ridge of the entranceway to the front elevation, however the entrance vestibule is set approximately 4.7 metres back from the front elevation, located within a narrow gap between the application gable and that of 116 Hamilton Place and will not be readily visible, thereby additional impact to the character of the Conservation Area is considered negligible.

RECOMMENDATION

Approve Unconditionally

REASONS FOR RECOMMENDATION

The proposed amendments to the walkway and stairs are considered satisfactory in terms of design, scale and appearance and comply with Local Development Plan Policies D1 and H1, and the householder supplementary guidance. The proposed raising of the walkway would not result in a structure of an overbearing nature, would not cause any further onerous infringement on the privacy of neighbouring properties than would have existed from the previously approved walkway and stairs and would have no adverse impact on the visual amenity of the surrounding area, being located on a relatively non public elevation. The character of the Conservation Area would be preserved in compliance with the guidance contained in Scottish Historic Environment Policy.

Dr Margaret Bochel
Head of Planning and Sustainable Development.

From:
To: <pi@aberdeencity.gov.uk>
Date: 05/09/2012 12:37
Subject: Fwd: Objection to walkway at 114a Hamilton Place

From:
To: shrobertson@aberdeen.gov.uk
Sent: 05/09/2012 12:31:48 GMT Daylight Time
Subj: Objection to walkway at 114a Hamilton Place

Dear Sheila

Please could you note my objection to the raised walkway at 114A Hamilton Place Aberdeen.

This is a conservation area and all new projects should be appropriate to the area which is a conservation area. If this is not stopped it opens doors to future unsightly developments.

Kindest Regards

Douglas Daniel
63 Fountainhall Road
Aberdeen
AB15 4EU

From:
To: <pi@aberdeencity.gov.uk>
Date: 05/09/2012 12:37
Subject: Fwd: 114a Hamilton Place Objection

From:
To: shrobertson@aberdeen.gov.uk
Sent: 05/09/2012 12:29:19 GMT Daylight Time
Subj: Fwd: 114a Hamilton Place Objection

From:
To: sheilarobertson@aberdeen.gov.uk
Sent: 05/09/2012 12:25:38 GMT Daylight Time
Subj: 114a Hamilton Place Objection

Dear Sheila

I am writing to object to the decked walkway that has been built at 114a Hamilton Place, Aberdeen. It is very unsightly and raises concerns about the planning that is passed in future in a conservation area where the new structures should be sympathetic to the area.

I would be grateful if you could accept my objection to this.

Yours sincerely

Fiona Daniel
63 Fountainhall Road
Aberdeen
AB15 4EU

From: Allison Girvan
To: <pi@aberdeencity.gov.uk>
Date: 05/09/2012 12:35
Subject: Fwd: 114A Hamilton Place, Aberdeen. Planning ref 121070

Begin forwarded message:

> From: Allison Girvan <
> Date: 5 September 2012 12:29:03 GMT+01:00
> To: shrobertson@aberdeen.gov.uk
> Subject: 114A Hamilton Place, Aberdeen. Planning ref 121070
>

> Hi there Sheila, I believe you are the person I have to write to to raise my concerns regarding the monstrosity of a walk way, being constructed at 114A Hamilton Place, next door to my friend Angela Bowyer who lives at 116 Hamilton Place. Please regard this email as an objection.
>

> Whilst sitting outside enjoying a coffee in the sun, to my astonishment, a man came down the walkway/stairs and it was as though he was actually in Angela's house! He was just feet from me! The lack of privacy I thought was quite shocking - I could have been doing anything?!? This walkway can be seen, from any given aspect of the garden, the bedroom and the family room/kitchen and whether you are lounging, having a family meal or doing dishes, the walk way can be seen - and the walk way user can see right into the house too! Not the best security I would have thought either as it's a short jump straight into Angela's garden!!! Having been through the rigorous planning conditions to gain consent in a conservation area myself, I am, quite frankly shocked, that this "gangway" has gained approval to proceed as it is so "not with keeping" of the conservation area which it is in.
>

> I'll drink my coffee in the front room from now on!
>

> Hoping that the powers that be see sense!
>

> Kind regards
>

> Allison Girvan
> 8 Craigie Park
> Aberdeen
> AB25 2SE
>

From: Sean Girvan <
To: <pi@aberdeencity.gov.uk>
Date: 05/09/2012 12:42
Subject: Planning Application 121070

Please not my objection to the works ongoing at 114A Hamilton Place on the basis that it is not in keeping with a conservation area, and it sets the wrong precedent.

Sean Girvan
8 Craigie Park
Aberdeen
AB25 2S

From: "Charles, Kathryn L"
To: "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>
Date: 06/09/2012 09:37
Subject: Objection to walkway 114 Hamilton Place deadline today

Dear Sir/Madam,

I am a resident (owner occupier) of 116a Hamilton Place. I wish to submit an objection to the first floor level balcony/walkway already constructed at 114 Hamilton Place. This directly overlooks the gardens of neighbouring properties and undermines the privacy of other properties.

Regards, Kathryn Charles

Dr Kathryn Charles,
116a, Hamilton Place,
Aberdeen,
AB155BB.

From: "Steve D Bowyer"
To: <pi@aberdeencity.gov.uk>
Date: 05/09/2012 12:39
Subject: FW: Planning Application 121070

Forwarded on as per below.

From: Angela Bowyer [mailto:
Sent: 05 September 2012 12:03
To: shrobertson@aberdeen.gov.uk
Cc: angelabowyer; Steve DBowyer
Subject: Planning Application 121070

Sheila,

I object to this planning application. The proximity of the proposed walkway is within 2m of a bedroom in my house used by my daughter and I cannot believe that Aberdeen Council will allow this to proceed. This is nothing like the previous access for the upstairs and the proposal is an eyesore in what is a lovely conservation area.

Regards,

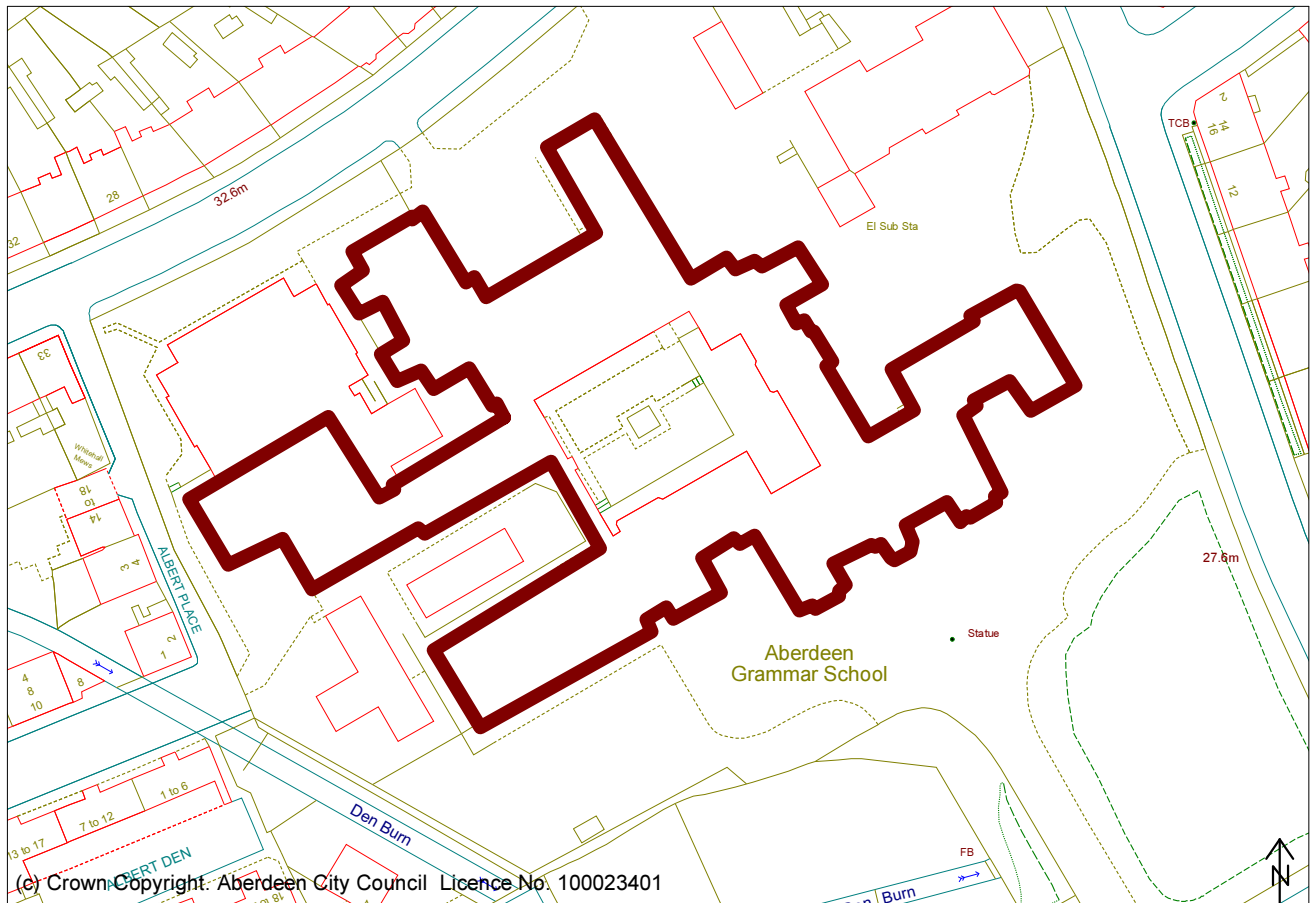
Angela Bowyer

ABERDEEN GRAMMAR SCHOOL, SKENE STREET, ABERDEEN

REPLACEMENT OF EXISTING SINGLE GLAZED STEEL WINDOWS WITH NEW POWDER COATED ALUMINIUM DOUBLE GLAZED WINDOWS TO MATCH PREVIOUS PHASE COMPLETED JULY 2010. APPLICATION REF: P100925.

For: Aberdeen City Council

Application Ref.	: P120810	Advert	:
Application Date	: 14/06/2012	Advertised on	:
Officer	: Frances Swanston	Committee Date	: 27 September 2012
Ward: Midsocket/Rosemount (B Laing/F Forsyth)	Cormie/J	Community Council	: No response received



RECOMMENDATION: Approve Unconditionally

DESCRIPTION

The application site comprises a modern extension to the main Category B listed school building, currently in use as the science block. The science block is situated to the west of the main entrance at the front (southern) elevation of the school next to an area of car parking. The block is three storeys in height with a flat roof. The windows on the southern elevation are single glazed steel windows. The windows on the north elevation are white powder coated, double glazed aluminium windows as well as some of the windows on the west and east elevations, which were replaced last year.

HISTORY

Planning permission (100925) and listed building (100940) consent were granted in 2010 for the replacement of the existing single glazed steel windows on all of the north and part of the west and east elevations of the science block with double glazed aluminium windows.

A separate application for listed building consent has been submitted for the replacement windows. Aberdeen City Council does not have delegated powers to determine applications for listed building consent where the applicant is the Council. This application (120811) must be determined by Historic Scotland on behalf of the Scottish Government.

PROPOSAL

Detailed planning permission is sought for the replacement of the existing single glazed steel windows with new powder coated aluminium double glazed windows on the southern elevation and to replace the remaining steel framed windows on the east and west elevations of the science block, to match the previous phase.

REASON FOR REFERRAL TO SUB-COMMITTEE

The Council is owner of the building and applicant for the proposed works and as such, the agreed Scheme of Delegation requires determination by the Development Management Sub-Committee.

CONSULTATIONS

ROADS SECTION – No comments.

ENVIRONMENTAL HEALTH – No comments received.

COMMUNITY COUNCIL – No comments received.

MASTERPLANNING, CONSERVATION & DESIGN – No comments.

REPRESENTATIONS

None.

PLANNING POLICY

Aberdeen Local Development Plan

Policy D1 - Architecture and Placemaking

To ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details, the proportions of building elements, together with the spaces around buildings, including streets, squares, open space, landscaping and boundary treatments, will be considered in assessing that contribution.

Historic Scotland

Scottish Historic Environment Policy (SHEP) – Listed building consent will be granted where a proposal involves alteration or adaptation which will sustain or enhance the beneficial use of the building and does not adversely affect the special interest of the building. Both Scottish Ministers and the planning authority are required to have regard to the desirability of preserving or enhancing the appearance of the conservation area in exercising their responsibilities under the planning legislation.

EVALUATION

As the proposal is to replace existing, relatively modern style steel windows in a modern extension block to the school with new powder coated, double glazed aluminium windows having the same configuration as those they are to replace, the alteration would be scarcely noticeable, and the effect on the character and appearance on the listed building, the immediate area, and on the wider conservation area, would be negligible. The new windows would improve the appearance of the building and would make a positive contribution to their setting. Therefore the proposals accord with SHEP and Policy D1 of the Aberdeen Local Development Plan.

RECOMMENDATION

Approve Unconditionally

REASONS FOR RECOMMENDATION

that the proposed replacement windows are acceptable and would improve the appearance of the building and would make a positive contribution to their setting. The effect on the character and appearance on the listed building, the immediate area, and on the wider conservation area, would be negligible.

Dr Margaret Bochel

Head of Planning and Sustainable Development.

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Agenda Item 3.1

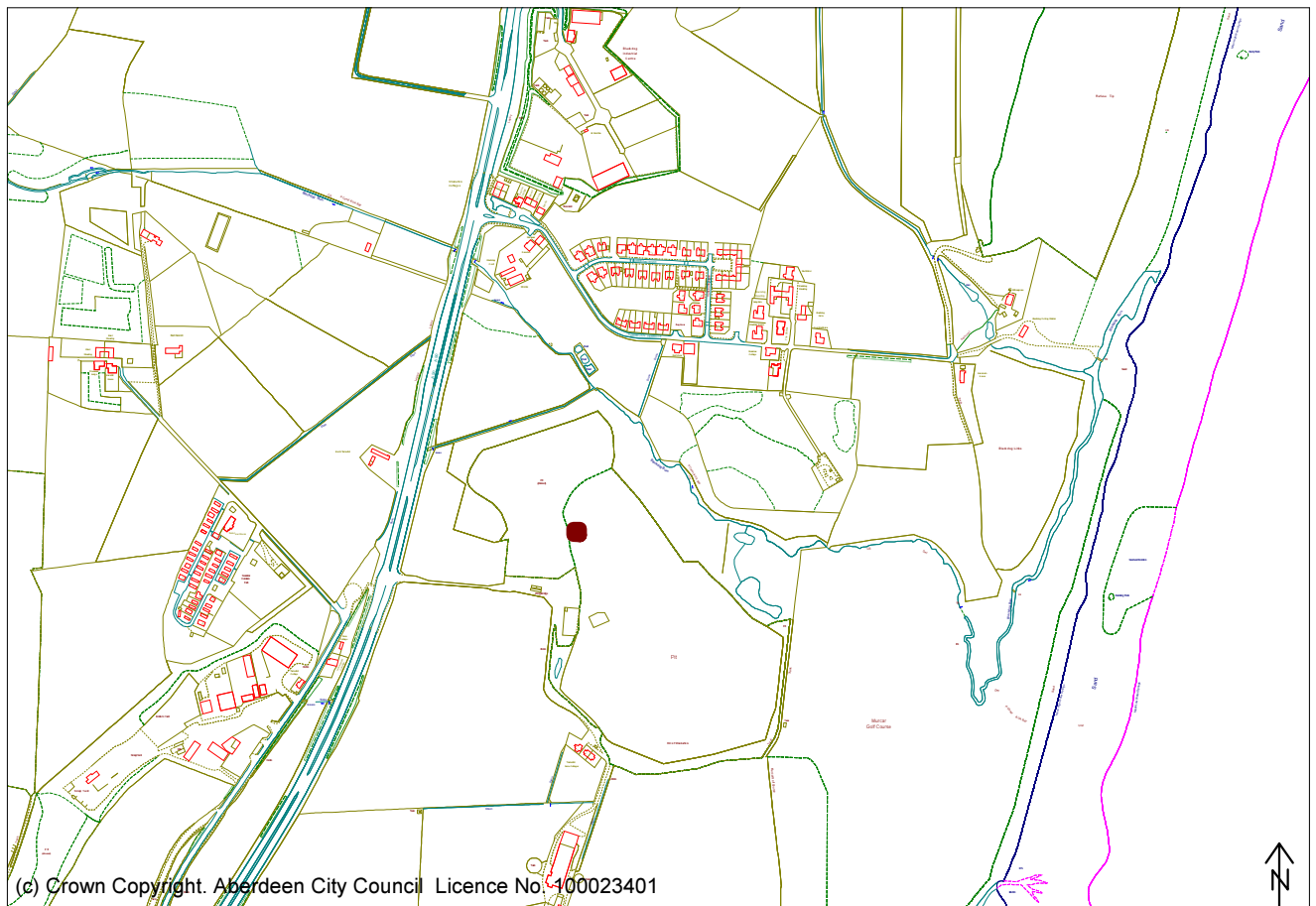
TARBOTHILL LANDFILL SITE, BRIDGE OF DON

ERECTION OF A 11KW TWIN BLADED WIND TURBINE (18 METRE HIGH MAST, OVERALL HEIGHT 24.8 METRES TO BLADE TIP)

For: FCC Environment (UK) Ltd

Application Ref. : P120970
Application Date : 13/07/2012
Officer : Robert Forbes
Ward: Bridge of Don (M Jaffrey/J Reynolds/Stuart/W Young)

Advert : Section 34 -Proj. Pub.
Concern
Advertised on : 25/07/2012
Committee Date : 27 September 2012
Community Council : No response received



RECOMMENDATION: Refuse

DESCRIPTION

This site comprises part of the former landfill site about 3km north of the edge of Bridge of Don. It is located within open country to the east of and elevated above the A90 trunk road. Approximately 300m to the north of the site lies the edge of the settlement of Blackdog within Aberdeenshire. At its closest point the site is about 240m from the A90. The closest residential property lies at North Tarbothill about 300m to the west north west of the site. There is a network of tracks within the former landfill providing access to monitoring points within it via an access track from the A90.

HISTORY

A screening opinion request was submitted by the agent in June 2012 and it was determined that a formal assessment under the EIA regulations was not required in this case. The former landfill at Tarbothill which the proposal is located within is no longer actively used for waste disposal but there is ongoing leachate and gas management infrastructure there.

PROPOSAL

This is an application for full planning permission to erect a single 11kw wind turbine and undertake associated development. The turbine would have an overall height to the blade tips of about 25m above ground level. The 2 blade rotor would have a diameter of 13m. The supporting tower would be of a square section open lattice steel grid design, narrowing towards the top of the structure. It would be coloured pale grey / off-white. It would be mounted on a buried concrete pad foundation and would be operated in association with the use of the landfill site.

A supporting planning statement and noise impact assessment has been provided in support of the proposal.

REASON FOR REFERRAL TO SUB-COMMITTEE

The proposal required advertisement as a project of public concern and in excess of 5 objections have been received.

CONSULTATIONS

MoD- The proposal would cause unacceptable interference with the MOD radar installation at Buchan so that the RAF would be unable to provide a full air surveillance service in the area of the proposed wind turbine;

BAA – No safeguarding objection;

NATS - No safeguarding objection;

CAA – No objection;

ROADS SECTION – No observations;

ENVIRONMENTAL HEALTH – No objection but request submission of a detailed site specific noise assessment;

COMMUNITY COUNCIL – No response received;

REPRESENTATIONS

A total of 11 letters of objection have been received, primarily from local residents, including residents of Aberdeenshire and a letter from Belhelvie Community Council within Aberdeenshire.

The concerns identified are visual / landscape impact (e.g. turbine height / visibility); adverse impact on residential amenity (e.g. noise/ vibration / shadow flicker / human health) due to proximity to housing; impact on public safety; adverse effect on air safety / MoD radar; adverse impact on the landfill site / creation of pollution; adverse effect on views from private houses and cumulative impact. Some of the objectors cite no specific reasons for their concerns but suggest that the development be located elsewhere.

PLANNING POLICY

The key priority of the Scottish Government is sustainable economic growth. The Scottish Government's support for the principle of developing renewable energy supplies is now well established. Scottish Planning Policy (SPP) sets a target for 50% of Scotland's electricity to be generated from renewable sources by 2020. This does not prevent the installation of capacity for renewable generation above this figure. Paragraphs 187 to 191 of SPP relate to wind farms, and state that planning authorities should support the development of wind farms in locations where the technology can operate efficiently and environmental and cumulative impacts can be satisfactorily addressed. Topic specific advice regarding onshore wind turbines was produced by the Scottish Government in March 2011 and is of particular relevance in identifying relevant issues.

Paragraphs 159 – 164 of SPP regarding green belts is also relevant. It states that:-

“The purpose of green belt designation in the development plan as part of the settlement strategy for an area is to:-

- direct planned growth to the most appropriate locations and support regeneration,
- protect and enhance the quality, character, landscape setting and identity of towns and cities, and
- protect and give access to open space within and around towns and cities.

Certain types and scales of development may be appropriate within a green belt, particularly where it will support diversification of the rural economy.

The sustainable development and climate change objective within the approved structure plan has a target that the city region's electricity needs be met from renewable resources by 2020.

The site lies within the green belt as defined in the adopted local plan of 2012. Policy NE2 (Green Belt) states that :-

“No development will be permitted in the green belt for purposes other than those essential for agriculture, woodland and forestry, recreational uses compatible with an agricultural or natural setting, mineral extraction or restoration or landscape renewal. The following exception applies to this policy:-

1. Proposals for development associated with existing activities in the green belt will be permitted but only if all of the following criteria are met:-
- a) the development is within the boundary of the existing activity.
 - b) the development is small-scale.
 - c) the intensity of activity is not significantly increased.
 - d) any proposed built construction is ancillary to what exists.

Other local plan policies of relevance include policy NE8 (Natural Heritage), D6 (Landscape), BI4 (Aberdeen Airport), and R8 (Renewable and Low Carbon Energy Development).

The Council's Draft Supplementary Planning Guidance (SPG) regarding Wind Turbine Development in Aberdeen City (November 2011) is of particular relevance. This identifies areas of constraint for the development of wind turbines with regard to a number of factors. The site lies within an area of constraint for wind turbine development as identified by the Council's draft SPG so that turbines will not be permitted unless it can be demonstrated that the proposed development offers exceptional benefits and that these outweigh any adverse environmental impacts.

The guidance produced by SNH regarding "Assessing the impact of small scale wind energy proposals on the natural heritage" (March 2012) is also relevant.

EVALUATION

This application requires to be determined in accordance with the development plan, unless outweighed by other material considerations. The development plan consists of the approved structure plan and the adopted local plan. Other material considerations include Scottish Government planning policy (SPP) and related advice and the Council's emerging SPG.

Policy

Although Scottish Government and local planning policy and guidance both support the development of wind energy in principle, this is subject to consideration against a range of criteria. The proposal is considered to be compliant with policy NE2 (Green Belt) as it is development associated with the existing activity and the relevant policy criteria are met.

The Scottish Government's support for the principle of developing renewable energy supplies is now well established. SPP sets a target for 50% of Scotland's electricity to be generated from renewable sources by 2020. This does not prevent the installation of capacity for renewable generation above this figure. The proposal would contribute to achievement of this target and the more specific and ambitious target within the Structure Plan. It is also consistent with the objective of local plan policy R8 which encourages the development of renewable energy development in principle. However, given the unresolved objection from the MoD it is noted that the proposal would cause unacceptable interference with the MoD radar at Buchan so that the RAF would be unable to provide a full air surveillance service in the area of the proposed wind turbine. No mitigation

measures or technical solutions have been identified or are proposed by the applicant to address this issue. The proposal therefore conflicts with part 1 of policy R8 within the Adopted Local Plan of 2012 and no overriding material considerations which justify setting aside this policy have been identified in this case. As there are no objections in relation to civil air safety concerns, there is no conflict with local plan policy B14.

Although the site lies within an area of constraint for wind turbine development as identified by the Council's draft SPG, given that this guidance has not yet been subject to public consultation, the weight which can be afforded to it as a material consideration in determining this application is limited.

Landscape / Visual Impact

It is noted that the turbine lies in open countryside between the A90 and the coast and would be prominent from that main approach road to the city from the north. The supporting visual impact information provided by the applicant is considered to be somewhat lacking in terms of its quality and extent. It can be concluded that the proposed turbine would have a degree of visual impact on the surrounding countryside and public roads. Furthermore, the lattice design of the supporting mast gives the proposed development a somewhat utilitarian appearance compared to more elegant monopole turbine designs. However, given this Council's and Aberdeenshire Council's long term aspirations for development of the coastal strip to the north of Aberdeen, as evidenced by support for the Energetica Corridor promoted by ACSEF, and given that the wider landscape in the area has been adversely affected to a significant extent by historic quarrying and landfilling and other industrial activities, it is considered that the degree of landscape and visual impact of the proposed development does not in itself warrant refusal and the proposal is not significantly contrary to local plan policy D6. Furthermore, as there are no comparable proposals of similar scale within the surrounding area, cumulative impact is not considered to be a particular problem in this instance. The impact of the turbine on private views from houses is not a material planning consideration.

Residential Amenity / Safety

Although the Council's environmental health officers have requested a site specific noise assessment, given the distance between the site and nearby residential property and the proximity of a dual carriageway which carries a high volume of motor vehicles at high speeds to such houses it is considered that any noise generated by the proposed turbine is unlikely to give rise to insurmountable impact on residential amenity and such impact could be addressed by the use of suspensive conditions.

As the closest houses are in excess of 300m from the turbine, (i.e approximately 23 times the rotor diameter) shadow flicker is considered unlikely to be a significant problem in this case as Scottish Government guidance is that this is unlikely to be problematic beyond 10 times the rotor diameter (i.e. 130 metres in this case).

It is considered that the concern regarding impact on the operation of the landfill and associated leachate management are matters primarily for the owner of the site and can be addressed by separate environmental controls outside the scope of planning legislation. The Council's Environmental Health officers have no objection in relation to possible disturbance to the landfill / release of gas. The Council's roads officers have no objection to the proposal in relation to road / traffic safety matters. Therefore it can be concluded that the concerns regarding the possible impact of the development on human health do not warrant refusal of the development.

RECOMMENDATION

Refuse

REASONS FOR RECOMMENDATION

The proposal would cause unacceptable interference with the MOD radar at Buchan so that the RAF would be unable to provide a full air surveillance service in the area of the proposed wind turbine and no mitigation measures or technical solutions have been identified or are proposed by the applicant. The proposal therefore conflicts with policy R8 within the Adopted Local Plan of 2012 and no overriding material considerations which justify setting aside this policy have been identified in this case.

Dr Margaret Bochel

Head of Planning and Sustainable Development.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 07/08/2012 09:25
Subject: Planning Comment for 120970

Comment for Planning Application 120970
Name : Michael Slaughter
Address : Belhelvie Community Council
13 Eigie House
Balmedie.
Aberdeen
AB23 8ZQ

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Belhelvie C C represents residents in Blackdog. We have had a number of residents contact us who are concerned that the proposed wind generator at Hill of Strabathie, Tarbothill, being just 700 metres from houses at Blackdog will cause them noise and disturbance. We will discuss this proposal at our next CC meeting on 20th August .

The Shores
Hareburn Terrace

Blackdog.

6th August 2012

Dear Sir,

Regarding Application Ref. P120970 we strongly object to any wind turbines near Blackdog.

We already suffer from the proximity of landfills and a rifle range and have one of the worst road junctions in the UK. We do not want wind turbines near our house.

Regards

27797

City of Edinburgh Council			
City Development Services P & S3			
App: 1/1	File No:	Corp. Dir.	
Recd: 1/1	20 AUG 2012	Asst. Dir.	
App	Planning	Deputy Con	Admin
Author			

RF DM

From: Nick Giubarelli [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 07/08/2012 18:12
Subject: P120970

Re application P120970

We live at The Shores, Hareburn Terrace, Blackdog, AB23 8BE and strongly object to a wind turbine being erected at Tarbothill in plain view from our living room, sun room and bedroom windows. This area has only just been free of the previous eyesore (and smell) of a landfill site, followed by years of pipes and methane burning which was visible night and day and continual work vehicles. We also object due to possible noise, vibration, 'flicker effect' (causes migraines and other health issues), and air traffic safety issues.

regards

Nick Giubarelli and family

PLANNING App REF

P120970

I would like to put
an objection for the
wind turbine at
Tarballhill Black dog.
we are residents at
Black dog and would be
very concerned if
planning was granted

Mr Mrs [REDACTED]

Mr & Mrs A Jeffrey
1 Hareburn Road
Blackdog
Aberdeenshire
AB23 8AR

Dear Sir

IN REF TO P120970
WIND TURBINE AT TARBOTHILL LANDFILL
SITE WE STRONGLY OBJECT TO
NO PLANNING OF ANY TURBINE
& TURBINES BEING SITED AT ABOVE
LANDFILL SITE
PLEASE PUT THEM SOMEWHERE
ELSE WE DONT WANT THESE
HORRIBLE WINDMILLS NEAR US

THANK YOU.

MR & MRS [REDACTED]

Mr Robert Forbes
Planning Department
Aberdeen City Council
Marischall College
Broad Street
Aberdeen

6, Hareburn Terrace
Blackdog
Bridge of Don
Aberdeen

AB23 8BE

26th July 2012

Dear Sir,

Planning Application Reference P120970
Wind Turbine at Tarbothill Landfill Site

I wish to object to the installation of a wind turbine at the Tarbothill Landfill site.

This site is located a few hundred yards from our front door step.

Dr Sarah Laurie medical director of the Australian Waubra Foundation is a body dedicated to researching health effects of turbines situated close to human habitation. They suggest that turbines should not be built closer than 10Km to homes.

Many press reports say that across Scotland families who live near wind farm sites claim their health has been damaged by conditions such as insomnia, stress, nausea and high blood pressure caused by the constant noise and vibration and flicker effect of the blades.

No research has been undertaken in the UK to measure the health problems that communities are suffering from the close proximity of wind turbines. The proliferation of wind turbines is overwhelming, they spring up like mushrooms appearing overnight without warning.

Yours sincerely

Sheila Crombie

Colin Crombie

Mr Robert Forbes
Planning Department
Aberdeen Council
Marischall College
Aberdeen

7, Hareburn Terrace
Blackdog
Bridge of Don
Aberdeen

19th July 2012

Dear Sir,

Planning Application Reference P120970
Wind Turbine at Tarbothill Landfill Site

I wish to lodge an objection to the installation of a wind turbine at Tarbothill Landfill Site.

The Ministry of Defence has raised concerns over turbines disturbing and distorting early warning radar systems affecting our national security. British Airports Authorities and National Air Traffic Control have voiced concerns over the safety of our airports. We have an airport nearby and our area is in the flight path of helicopters running a 'bus service' to the Rigs and Platforms offshore and we have very busy shipping lanes, including tankers lying in Aberdeen bay, if their radar is affected are there accidents waiting to happen?

In Australia the Waubra Foundation research has stated that no turbines should be built nearer than 10Km from a community. In other articles people are suffering adverse effects of prolonged exposure to noise and vibrations damaging health with conditions including insomnia, stress, headaches and high blood pressure. Many other articles say 'flicker effect' caused by the sun behind the turbine blades can affect people suffering from autism, epilepsy and migraine. The Japanese government has started a four year study into the effects of illness caused by turbines.

I feel that research in to the 'turbine effect' on communities has not been properly researched in the UK. Many communities across Scotland are suffering all sorts of problems, there are many articles and press reports to substantiate this. Proliferation of turbines should be carefully controlled and certainly kept away from communities.

Yours sincerely,


Edna Booth Mrs

Mr A & Mrs S Littlejohn
Sara mar
Blackdog
Aberdeen
AB23 8BT

Mr Robert Forbes
Planning department
Marischal College
Broad Street
Aberdeen
AB10 1AB

23rd July 2012

Ref: P12 0970

Dear Mr Forbes,

We write to formally object the proposed plans to erect an 81ft turbine to be sited in our community.

We believe there is not enough evidence that these turbines will not affect our health & wellbeing not to mention the disturbance from noise & vibration.

This is also something we do not wish to see from every aspect of our property. Spoiling our views.

Blackdog has already in past years been plagued with a landfill site, now not only do we have a proposed travellers site to contend with but an 81ft turbine as well.

I'm sure this is not something you or anyone else would choose to have on their doorstep.

Yours Sincerely



From: CSC
To: PI
Date: 24/07/2012 08:08
Subject: Fwd: Wind Turbine

See email below regarding proposed planning application. Did send to Robert Forbes but bounced back as he is on holiday.

Karen

Customer Service
Customer Service & Performance
Corporate Governance
Aberdeen City Council
Business Hub 3
Ground Floor West
Marischal College
Broad Street
Aberdeen
AB10 1AB

>>> 7/23/2012 6:37 pm >>>

Ref P12 0970 Mr Robert Forbes, Planning Dept., Marischal College.
Dear Sir I am Peter Lamb a resident at Blackdog and I received information from a neighbour about a proposed application at Tarbothill Landfill Site for a wind turbine. The site overlooks me at Blackdog and I would be most surprised if your Dept. allowed such a development to proceed anywhere near this site because of the spread of pollution of gas and run off from this site which is visible in the adjacent Blackdog Burn. Any disturbing of the ground at or near the site would be detrimental to the residents here because of the gases still enclosed at the landfill site and I would like to hope that your Dept. will look unfavourably at any development near there
Yours Sincerely
Peter Lamb, Seaview Cottage, Blackdog.

Mr Robert Forbes
Planning Department
Aberdeen City Council
Marischall College
Broad Street
Aberdeen

5 Strabathie Cottages
Blackdog
Bridge of Don
Aberdeen
AB23 8BE

26th July 2012

Dear Sir,

Planning Application Reference P120970
Wind Turbine at Tarbothill Landfill Site

I want to lodge an objection to the installation of a wind turbine at Tarbothill Landfill site.


This turbine will be erected about two hundred yards from out front door step. This is of great concern because of the noise and vibration which will be generated by this turbine. In high winds it can not be switched off.

The Ministry of Defence has raised concerns over other turbines causing concern over distortion of radar systems. We have an airport nearby and live under a very busy helicopter flight path servicing the Rigs and Platforms offshore, there is also a very busy shipping lane. If distortion of radar can happen are we sitting in a zone which has a high possibility of accidents occurring?

In many press reports a lot of people across Scotland are suffering health problems caused by the constant noise and vibrations from these turbines. Proliferation of turbines should be carefully controlled and should not be situated near to communities.

Yours sincerely

Betty Robb



27/7/12.

*Mr Robert Forbes
Planning Department,
Marshall College,
Aberdeen*

*Mr Peter Mclean
6b Hareburn Road,
Blackdog,
Aberdeen
AB23 8AR*

Ref. P120970

Dear Sir,

I would like to register my objection to the proposed Wind Turbine to be built at tarbothill landfill site. My objection is that it is far too close to the community at Blackdog, and there are far too many questions still to be answered as to the safety and concerns to the health of people close by

Yours Sincerely



28/7/2012

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