

## PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 6 November 2014. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Milne, Convener; and Councillors Boulton, Corall, Cormie, Crockett (to article 7), Dickson, Donnelly (as substitute for Councillor Finlayson), Greig, Jaffrey, Lawrence, Jean Morrison MBE, Jennifer Stewart, Stuart, Thomson and Young (for articles 9 and 10).

The agenda and reports associated with this minute can be found at:-  
<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=348&MIId=2887&Ver=4>

Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent minute and this document will not be retrospectively altered.

### WELCOME

1. The Convener welcomed the new members of the Planning Development Management Committee, and thanked former members Councillors Grant, MacGregor, Samarai and Townson for their work during their time on the Committee.

### MINUTE OF MEETING OF PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 25 SEPTEMBER 2014

2. The Committee had before it the minute of its previous meeting of 25 September.

#### **The Committee resolved:-**

to approve the minute as a correct record, subject to noting that Councillor Jean Morrison had not been present at the meeting in September.

### ABERDEEN SCIENCE AND TECHNOLOGY PARK, LAND ADJACENT TO CLAYMORE DRIVE - 131483

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

That the Committee approve the application for an extension to Aberdeen Science and Energy Park to provide 48,000sqm of office, industrial and warehouse floor space, subject to the following conditions:-

(1) That no development shall be undertaken in any phase of the development hereby approved unless a detailed phasing programme, outlining the delivery programme for the key elements of strategic infrastructure required for the entire

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site, has been submitted to, and approved in writing by the planning authority via a formal 'Matters Specified in Conditions' application. The phasing programme shall include any platforming/regrading, strategic landscaping, delivery programme for buildings, open space and roads infrastructure. The development shall not be implemented otherwise than in accordance with any such approved phasing programme unless the planning authority has given written consent for a variation - in order to ensure development is progressively accompanied by appropriate associated infrastructure, and to inform the timescale for submission of further applications for 'Matters Specified in Conditions' specified in the planning authority's direction stated in this notice; (2) that none of the elements of the strategic infrastructure referred to in Condition 1, that are to be implemented prior to any development in direct connection with the construction of any individual building, shall take place unless the details of any such element (along with any supporting studies or information) have been submitted to and approved in writing by the planning authority. Development shall not occur otherwise than in full accordance with any such approval unless the planning authority has given written consent for a variation - in order to ensure development is progressively accompanied by appropriate associated infrastructure, and to enable the coherent development of the entire site; (3) no development in connection with any individual building of the planning permission hereby approved shall take place until full details of the: siting, design, external appearance of buildings; hard and soft landscaping within the relevant phase of the development and the means of access serving the relevant phase/block of development have been submitted to and approved in writing by the planning authority. The development shall then be implemented in complete accordance with the approved details, or those subsequently approved. Depending on the phase/block, and unless otherwise agreed in writing with the planning authority, the MSC applications shall include:

- (a) A detailed levels survey of the respective site, subject to any individual application, and cross sections showing proposed finished ground and floor levels relative to existing ground levels and a fixed datum point within the relevant phase/block of development, as well as sectional details giving a contextual position relative to surrounding land;
- (b) A detailed Drainage Plan for the relevant phase/block of development, including full details of the proposed means of disposal of surface water from the relevant phase/block of development, including how surface water run-off shall be addressed during construction, as well as incorporating the principles of pollution prevention and mitigation measures. The final location of SUDs, including ponds, should be appropriately positioned in accordance with an agreed flood risk assessment;
- (c) Full details of the connection to the existing Scottish Water foul water drainage network for the relevant phase/block of development;
- (d) Details of all cut and fill operations in the relevant phase/block of the development;
- (e) The details of all roads, footpaths and cycleways throughout the relevant phase/block of the development and how they will connect to wider such networks;
- (f) Details of any screen walls/fencing to be provided within the relevant

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phase/block of the development; (g) Details of all landscaping, planting and screening associated with the relevant phase/block of the development; (h) Full details of the layout, siting, design and finish of all buildings, including: energy centres, pumping stations, and water treatment works, throughout the relevant phase/block of development; and (i) Full details of all waste/recycling storage and collection points, for all plots/buildings. - In order to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006;

(4) the landscaping details to be submitted pursuant to Condition 1 and 2 above shall include: (a) Existing and proposed finished ground levels relative to a fixed datum point; (b) Existing landscape features and vegetation to be retained, particularly linear and boundary elements. Where trees are to be retained, measures for their protection and maintenance both during and after construction shall be provided; (c) Existing and proposed services including cables, pipelines and substations; (d) The location of new trees, shrubs, hedges, grassed areas and water features; (e) A schedule of plants to comprise species, plant sizes and proposed numbers and density; (f) The location, design and materials of all hard landscaping works including walls, fences, gates, street furniture and play equipment; (g) An indication of existing trees, shrubs and hedges to be removed; (h) A Biodiversity Action Plan; (i) A Management Plan detailing appropriate management measures for all watercourse buffer strips; (j) A programme for the completion and subsequent maintenance of the proposed landscaping. All soft and hard landscaping proposals shall be carried out in accordance with the approved scheme and shall be completed during the planting season immediately following the commencement of each respective phase of the development or such other date as may be agreed in writing with the planning authority. Any planting which, within a period of 5 years from the completion of each phase of the development, in the opinion of the planning authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted - in the interests of protecting trees and ensuring a satisfactory quality of environment; (5) the details to be submitted pursuant to Condition 3 for each respective phase of the development shall show the proposed means of disposal of foul and surface water from the relevant phase of the development within the form of a Sustainable Urban Drainage System and include a development impact assessment and detailed design and methodology statement. Unless otherwise agreed in writing by the planning authority, in consultation with SEPA, the development shall connect to the public sewer and the relevant phase of the development shall not be occupied unless the agreed drainage system has been provided in its entirety and maintained thereafter throughout the lifetime of the consent in accordance with the approved maintenance scheme. The details required shall also include details of the future long term maintenance of the system covering matters such as: (a) Inspection regime relating to matters such as outlets/inlets; (b) Frequency and method of cleaning of filter trenches, removal of silt, etc.; (c) Grass cutting (and

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weeding) regime for swales; (d) Means of access for future maintenance; (e) How to ensure that planting will not be undertaken over perforated pipes; (f) Details of the contact parties for future factoring/maintenance of the scheme; - to protect the water environment and help reduce flooding; (6) prior to the commencement of any phase of development, as identified in the approved phasing programme required by condition 1, for each respective phase full details of the proposed road design, which shall contain, but not be limited to, a parking strategy, road junctions and visibility splays, cycleway provision, gradients, level details, finishing/surfacing materials and crossing points, shall be provided for the further written approval of the planning authority in consultation with the Roads Authority. The development shall be carried out in complete accordance with such a plan and buildings shall not be occupied unless the roads and parking areas for the respective phase are complete and available for use - in the interests of road safety; (7) no more than 7,200m<sup>2</sup> of the proposed floor space shall be occupied until: both the Aberdeen Western Peripheral Route (AWPR) and Third Don Crossing (TDC) are completed and open to traffic; and such time that the trunk road status of the A90 Parkway and A90 Ellon Road has been removed – as required by the Roads Authority; (8) Unless otherwise agreed in writing by the planning authority, the following restrictions on the phasing of development shall apply: No more than 7,200sq.m. of gross floorspace shall be occupied until such time as mitigation to the following has taken place, or contributions in lieu are made:

- A90 Parkway / Balgownie Road Junction Improvement (generally in accordance with Drg. No. 92071/sk1009);
- A90 Parkway / Whitestripwes Avenue / Buckie Farm Roundabout Improvement (generally in accordance with Drg. No. 96377/8001-1);
- A90 Parkway / Laurel Drive Junction Improvement (generally in accordance with Drg. No. 96377/8014-1);

Following this occupation in excess of 21,600sq.m. shall not take place until such time as mitigation to the following has taken place, or contributions in lieu are made:

- A90 Parkway / Ellon Road Roundabout Improvement (generally in accordance with Drg. No. 88000/1302); and

Thereafter occupation in excess of 31,200sq.m. shall not take place until such time as mitigation to the following has taken place, or contributions in lieu are made:

- A90 Ellon Road toucan crossing (at a location to be determined, unless it can be incorporated into the above A90 Parkway / Ellon Road Roundabout Improvement);
- A90 Murcar Roundabout Improvement (generally in accordance with Drg. No. 96377/8010-1A);
- A90 Parkway / Scotstown Road Roundabout Improvement (generally in accordance with Drg. No. 96377/8004-1B); and

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- A90 Parkway / Laurel Drive Junction Improvement (contribution to improvement which will likely be required to be built by Grandholme developer prior to this threshold being met by Aberdeen Energy Park).

Such mitigation works shall be in complete accordance with a scheme to be submitted to, and approved in writing by, the planning authority - In the interests of road safety; (9) that the uses within the approved development shall be restricted to those falling within Classes 4 and 5 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 or any subsequent replacement Order; or, the provision of services that can justifiably be located on the application site, including ancillary support services related to the management and operation of the science and energy park; or ancillary educational activities/facilities; or other activities that can be demonstrated to be ancillary to, in support of, and provide enhancement to the development as a science and energy park - in order to preserve amenity levels and to ensure an appropriate focus and high standard of development within the Aberdeen Science and Energy Park; (10) that the level of any class 6 use, of the Town and Country Planning (Use Classes) (Scotland) Order 1997, or the equivalent Classes in any subsequent replacement Order, within any individual plot shall be limited to 20% of the floor/operational site area, any breach of this limitation shall require to be considered on their merits by way of a further application for planning permission - in order to preserve amenity levels and to ensure an appropriate focus and high standard of development within the Aberdeen Science and Energy Park; (11) prior to the commencement of development there shall be submitted a Public Transport Strategy (PTS) indicating the bus service provision to the site for each phase of the development and details of temporary bus stops within the site. The PTS shall also incorporate the timing for a bus service link through the site, such timing to be agreed before the occupation of more than 15% (7,200m<sup>2</sup>) of the hereby approved floorspace therein – In the interests of sustainable transportation; (12) prior to the commencement of development there shall be submitted details of a 3m wide shared use foot/cycleway which shall be provided along the length of one side of the internal loop road, as well as the link road to the north, and to the coastal path (Core Path 18), such details shall include a phasing plan, all of which shall require to be approved in writing by Aberdeen City Council as planning authority – In the interests of sustainable transportation, connectivity and as required by the Roads Authority; (13) that the number of parking spaces (car/motorcycle/bicycle/etc.) laid out in each individual site shall be in accordance with the standards set out within the relevant Aberdeen City Council document at the time of consideration of each individual phase of development - in the interests of sustainability and to encourage the use of transport modes other than the private car, all to ensure appropriate parking standards; (14) prior to commencement of development on any one plot a 'vehicle routing plan' shall be submitted and approved in writing by the planning authority, detailing access and egress arrangements during the construction period and means put in place to avoid materials (Mud/Dust/Etc.)

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being transferred to the public road network – in the interests of road safety and to avoid adverse impacts on road drainage systems; (15) that prior to the commencement of development, a Framework Travel Plan, setting out proposals for reducing dependency on the private car, shall be submitted to and approved in writing by the planning authority – in the interests of reducing travel by private car; (16) that no part of the development shall be occupied unless there has been submitted to and approved in writing by the planning authority, a comprehensive Travel Plan for that part of the development, setting out proposals for reducing dependency on the private car. Each Travel Plan shall identify measures to be implemented, the system of management, monitoring, review and reporting, as well as the duration of the plan - in the interests of reducing travel by private car; (17) prior to the commencement of development an assessment of any private drainage systems or private water supplies which occupy any part of the site, which is at that time to be developed, shall be undertaken and any potential impacts upon them mitigated, the preferred solution being their connection to the main sewage disposal system or water supply, which may be constructed/improved as part of the proposed development. Details of any such measures shall be submitted to and approved in writing by Aberdeen City Council as planning authority, in consultation with SEPA – to ensure no adverse impact on existing private drainage arrangements and water supplies; (18) that no development of any individual plot shall take place unless there has been submitted to, and approved in writing by, the planning authority a scheme for the external lighting of that site both during and after construction. No individual site shall be occupied unless the approved scheme of external lighting has been implemented and is operational. None of the access roads shall be constructed unless a scheme of street lighting has first been submitted to, and approved in writing by, the planning authority and no individual site shall be occupied unless the street lighting thereto has been implemented and is fully operational - in order to preserve the amenity of the neighbourhood and in the interests of residential amenity and public safety; (19) that no development shall take place on any individual site unless a detailed scheme for the storage (including recycling facilities) and collection of waste arising from within that site has been submitted to, and approved in writing by, the planning authority. No individual site shall be occupied unless the scheme approved in compliance with such an approved scheme has been implemented and is fully operational - in the interests of sustainability; (20) all phases of the development shall be connected to the public mains sewage system – to ensure appropriate disposal of sewage; (21) no development on any individual plot shall commence until full agreement has been reached between the developer and the planning authority in terms of a signed Section 75 legal agreement or other agreement, or the developer has paid a cash contribution to cover the impact of the development as assessed against the Council's Policies and Supplementary Guidance on developer contributions in relation to core paths to the satisfaction of the planning authority – in order to ensure appropriate upgrades to the core path network, such that impacts associated to the development can be addressed; (22) that no development shall take place unless a Flood Risk

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Assessment for the whole site has been submitted to, and approved in writing by, the planning authority. No part of the site shall be occupied unless any mitigation measures identified in the approved Flood Risk Assessment have been implemented and are fully operational - to ensure that the site is not adversely affected by flooding; (23) no development shall take place within any individual phase until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority. The programme of archaeological work will include all necessary post-excavation and publications – in order to adequately address archaeological interests; (24) that no development in any individual phase/block shall commence unless a detailed and finalised Construction Environment Management Plan (CEMP) including site specific construction method statements, measures to minimise the risk of sediment entering watercourses, and the mechanism for compliance, for that phase. The mitigation measures outlined in the CEMP shall be informed by the result of a full ground (water and soil) investigation study. All works on site must be undertaken in accordance with the approved CEMP unless otherwise agreed in writing with the planning authority - in order to prevent potential water pollution and to minimise the impacts of construction works on the environment – in the interests of protecting the environment; (25) all development shall be carried out in general accordance with the recommendations outlined in the Ecology Report dated October 2013, but supplemented by site specific mitigations reflective of the individual development proposed. Full details of such mitigations shall be set out in relation to each phase of development and shall relate to both flora and fauna issues – in the interests of the environment; (26) unless otherwise agreed in writing by the planning authority the water tower detailed on drawing number (SK)021 shall be retained – in the interests of preserving bat habitat; (27) a detailed Badger Protection Plan shall be submitted prior to any development taking place, such a plan shall contain matters such as: details of suitable buffers during periods of construction, as well as post development; lighting arrangements; details for storage of chemicals; measures to deal with exposed trenches, open pipes, etc. Such a Plan shall be updated as necessary through the course of development – in the interests of protecting badgers; (28) development in any individual phase shall not commence until a Bird Hazard Management Plan (BHMP) has been submitted to and approved in writing by the planning authority. The submitted plan shall include details of: any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds; SUDS scheme bird deterrent measures; and details of how landscaping schemes shall not include plants which would attract birds. The management plan shall comply with the Advice Note 8 'Potential Bird Hazards from Building Design'. The Bird Hazard Management Plan shall be implemented, as approved, on completion of the development and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the planning authority - it is necessary to manage the site

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in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Aberdeen Airport; (29) prior to the commencement of development a strategic and plot enclosure framework, including a phasing plan for non-plot elements, shall be submitted for the prior written approval of Aberdeen City Council as planning authority – in the interests of visual amenity; (30) that no individual plot within the application site shall be occupied unless there has been submitted to, and approved in writing by, the planning authority, a scheme showing details of the proposed boundary enclosures for that plot and the approved scheme has been implemented in full, such submissions shall demonstrate compliance with the plot enclosure framework required by condition 29 - in the interests of visual amenity; (31) that no development within any individual phase shall commence unless a scheme detailing compliance with the Council's 'Low and Zero Carbon Buildings' supplementary guidance has been submitted to and approved in writing by the planning authority, and any recommended measures specified within that scheme for the reduction of carbon emissions shall thereafter be implemented in full - to ensure that this development complies with requirements for reductions in carbon emissions specified in the City Council's relevant published Supplementary Guidance document, 'Low and Zero Carbon Buildings; (32) 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 detailed scheme of phased structural 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. The landscaping scheme shall also include screen planting, of varying width but a minimum of 20 metres wide, unless otherwise agreed (such reductions below 20m shall be clearly indicated in any submissions), along the boundaries of the application site and proposals for the maintenance thereof. The scheme shall further include specific proposals for visual screening and sound attenuation through landscaping in the vicinity of the private house located adjacent to the north boundary of the application site - in the interests of the amenity of the area; (33) 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; (34) that any buildings shall be of a height or design, or be set back from the eastern boundary of the site in line with a visual impact and landscape assessment which shall be submitted to and approved by Aberdeen City Council as planning authority - in order to minimise the visual impact of the



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development in views from the adjacent golf course and dunes and to preserve the amenity of the coastal area.

### Informatives

- 1) It will be expected that the landowners/developers will contact and work with other landowners/developers/interested parties in the formulation of proposals associated to matters such as bus route/penetration, shared footpath/cycleway routes and road network mitigations. Such processes should be set out in any submissions relating to these relevant matters which will require such co-operation between parties.
- 2) Unless otherwise agreed in writing with the planning authority, during the construction of any phase of the development, the normal hours of operation for all activity audible at the boundary of the nearest noise sensitive premises shall be between 07:00 to 19:00 hours Monday to Friday; 07:00 to 12:00 hours on Saturday, with no working on Sundays.

### The Committee resolved:-

to approve the recommendation.

## **ABERDEEN LOCAL DEVELOPMENT PLAN SITE OP58, COUNTESSWELLS (PHASE 1), WEST OF HAZLEHEAD PARK - 140435**

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

That the Committee approve the application for the provision of infrastructure including access, internal road layout, landscaping and drainage provision for Phase 1 of the residential-led mixed use development at Aberdeen Local Development Plan Site OP58 – Countesswells, West of Hazlehead Park, subject to the following conditions:-

- (1) that the roads layout hereby approved shall be constructed, drained, laid-out and demarcated in accordance with drawing No's. 92762/1193 Rev A, 92762/1107, 110342\_Ph1a\_Infra\_X01, 110342\_Ph1a\_Infra\_X02, 92762/1100 Rev B, 92762/1101 Rev B, 92762/1102 Rev B, 92762/1200 Rev A, 92762/1201 Rev A, 92762/1202, 92762/1203 Rev A, and 92762/1204 of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority - in the interests of public safety and the free flow of traffic; (2) no road gradients within the application site boundary should exceed 1 in 16 (6.25%) - in the interest of road safety; (3) that no development shall take place unless a scheme demonstrating that the roads within the development have been designed to appropriately manage vehicle speeds within the development has been submitted to and approved in writing by the planning authority, and thereafter implemented in full – in the interests of road safety; (4) that no development shall take place within the application site until the applicant has secured the implementation of a programme of

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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 - in the interests of protecting items of historical importance as may exist within the application site; (5) that no development pursuant to the planning permission hereby approved shall be carried out unless there has been submitted to and approved in writing for the purpose by the planning authority a further detailed scheme of hard and soft landscaping for the site (including play areas), 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, all in accordance with Countesswells Development Framework/Phase 1 Masterplan, and the submitted Design and Access Statement (Dated March 2014) - in the interests of the amenity of the area; (6) 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; (7) no development shall take place unless it is carried out in full accordance with a scheme to address any significant risks from contamination on the site that has been approved in writing by the planning authority. The scheme shall follow the procedures outlined in "Planning Advice Note 33 Development of Contaminated Land" and shall be conducted by a suitably qualified person in accordance with best practice as detailed in "BS10175 Investigation of Potentially Contaminated Sites - Code of Practice" and other best practice guidance and shall include: (a) an investigation to determine the nature and extent of contamination; (b) a site specific risk assessment; (c) a remediation plan to address any significant risks and ensure the site is fit for the use proposed; and (d) verification protocols to demonstrate compliance with the remediation plan. No building(s) in the respective block shall be occupied unless (a) any long term monitoring and reporting that may be required by the approved scheme of contamination or remediation plan or that otherwise has been required in writing by the planning authority is being undertaken and (b) a report specifically relating to the building(s) has been submitted and approved in writing by the planning authority that verifies that remedial works to fully address contamination issues related to the building(s) have been carried out unless the planning authority has given written consent for a variation – to ensure that the site is suitable for use and fit for human occupation; (8) prior to the commencement of works on site, a detailed scheme for surface water drainage shall be submitted to and agreed by the planning authority, in consultation with SEPA. The scheme shall detail an appropriate level of sustainable drainage SUDS treatment for all areas of the

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development. All work shall be carried out in accordance with the approved scheme - to ensure adequate protection of the water environment from surface water run-off; (9) prior to the commencement of any works on site, a site specific Construction Environment Management Plan (CEMP) shall be submitted to, and approved in writing by, the planning authority in consultation with SEPA. The mitigation measures outlined in the CEMP shall be informed by the result of a full ground (water and soil) investigation study. All works in site must be undertaken in accordance with the approved CEMP unless otherwise agreed in writing with the planning authority - In order to minimise the impacts of necessary demolition/construction works on the environment; (10) prior to the commencement of any work in this development, a detailed scheme for the protection and enhancement of the water environment shall be submitted to, and approved in writing by, the planning authority in consultation with SEPA. This shall include: (a) Confirmation of the location of all existing water bodies on site and demonstration of how they have been positively incorporated into the layout of the development, including appropriate buffer zones between the top of the bank of the watercourse and the development; (b) full details relating to the realignment/deculting of any watercourse on site including the Cults Burn. Any re-designed watercourses shall be designed to accommodate the 1 in 200 year flow from the whole catchment. This shall include a low flow channel designed to accommodate the 1 in 2 year flow set within a wider channel capable of conveying the 1 in 200 year flow. In addition, appropriate buffer zones shall be included between the edge of the wider channel (i.e. the extent of channel utilised during high flows) and the development; (c) full details relating to any other proposed engineering activities in the water environment, including the location and type of any proposed watercourse crossings. Any proposed watercourse crossings shall be designed to accept the 1 in 200 year flow. All works on site must be undertaken in accordance with the approved scheme unless otherwise agreed in writing with the planning authority in consultation with SEPA - to protect and improve the water environment and to protect people and property from flood risk; (11) that the development hereby approved shall be connected to the public waste water system in line with PAN 79 Water and Drainage. Any necessary upgrades to the public waste water system should be in place prior to the occupation of the phase of development requiring the upgrade - in order to ensure the appropriate connection is made to ensure satisfactory disposal of sewerage, and thereby maintain and improve standards of environmental quality, public health and amenity; (12) no development of the development hereby approved shall take place unless surveys for protected species (red squirrel / bats / badgers) for that phase have been carried out and submitted to and approved in writing by the planning authority. Thereafter no development shall take place within the development unless detailed mitigation measures to safeguard any identified protected species have been submitted to and approved in writing by the planning authority. No development shall take place unless the mitigation measures which have been agreed in writing by the planning authority are carried out in accordance with the agreed scheme - to ensure the protection of protected species; (13) no demolition of any traditional

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farmstead buildings or development shall take place prior to a photographic survey being undertaken by the developer and approved by the planning authority. All elevations, both internal and external, together with the setting of the farmstead, and any unusual feature/s, shall be photographed and clearly annotated on a plan. Photographs, which should be digital on cd, shall be clearly marked with place name for identification, national grid reference and planning reference and deposited in the local Sites and Monuments Record - in order to ensure a historic record of the building; (14) that no development shall take place unless a scheme for external lighting has been submitted to and approved in writing by the planning authority in consultation with Aberdeen Airport, and thereafter implemented in full accordance with said scheme - in the interest of public safety.

### **Informatives**

- 1) The proposed SUDS have the potential to attract feral geese and waterfowl, therefore details of the pond's profile and its attenuation times are requested from the applicant. If the pond is to remain dry for the majority of the year and has a rapid drawdown time, it should not be an attractant. However, should this not be the case, the scheme must outline the measures to avoid endangering the safe operation of aircraft through the attraction of birds.
  
- 2) All landscaping plans and plantations should be considered in view of making them unattractive to birds so as not to have an adverse effect on the safety of operations at the Airport by encouraging bird feeding/roosting and thereby presenting a bird strike threat to aircraft operating at the Airport. Expert advice should be sought on trees and shrubs that discourage bird activity as described above.

### **The Committee resolved:-**

to approve the recommendation.

### **FORMER POLICE STATION, MID STOCKET ROAD - 141246**

5. With reference to article 10 of the minute of the Planning Development Management Committee of 28 November 2013, the Committee had before it a report by the Head of Planning and Sustainable Development which recommended:-

That the Committee approve the application for the change of use of the former police station at Mid Stocket Road to residential accommodation (amendment to Planning Permission 131363), subject to the following conditions:-

- (1) 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

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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 - in the interests of residential amenity; (2) that no development shall take place unless a scheme detailing all external finishing materials to the roof terrace 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; and (3) that no development shall commence until full details of the replacement window(s) hereby approved (including detailed cross section(s)) has been submitted to and approved by the planning authority. The visible part of the outer frame of the front windows hereby approved shall not exceed 25 mm in width at the top and sides of the window opening with the remainder of the frame being concealed behind the masonry window check, unless the planning authority has given prior written approval for a variation. Thereafter, the windows shall be implemented in accordance with the approved plans - in order to preserve the character of the conservation area.

The Convener moved, seconded by Councillor Jean Morrison:-

That the application be approved in accordance with the recommendation contained within the report.

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

That the application be refused on the grounds that the proposed development was out of character with the surrounding area; and due to the potential impact on the amenity of other residents in relation to noise pollution.

On a division, there voted:- for the motion (7) – the Convener; and Councillors Crockett, Dickson, Donnelly, Jaffrey, Lawrence and Jean Morrison; for the amendment (7) – Councillors Boulton, Corall, Cormie, Greig, Jennifer Stewart, Sandy Stuart, and Thomson.

There being an equality of votes, in accordance with Standing Order 15(5) the Convener exercised his vote in favour of the motion.

**The Committee resolved:-**

to adopt the motion.

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### 13 MANOR PLACE, CULTS - 141008

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

That the Committee approve the application for the erection of a two storey side extension and roof terrace at 13 Manor Place, Cults, subject to the following conditions:-

(1) that no development shall take place unless a scheme detailing all external finishing materials to the roof and walls of the development hereby approved has been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed - in the interests of visual amenity; (2) that no development shall take place unless a plan incorporating the retention or formation of a front boundary treatment sufficient to ensure that no vehicles can access the property's driveway other than by using the existing footway crossing is 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 vehicular and pedestrian safety; (3) the raised terrace on the rear and side elevations of the extension hereby approved should not be used unless the 1.55m high timber screening shown along the northeastern elevation on drawing no. A3-03 Rev A, or other as agreed in writing with the planning authority, is in place and thereafter shall remain in perpetuity - in the interests of protecting residential amenity.

The Convener moved, seconded by Councillor Dickson:-

That the application be approved in accordance with the recommendation contained within the report, and with an adjustment to the height of the timber privacy screen from 1.55m to 1.8m.

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

That the application be refused on the grounds that the design of the application and the materials to be used were not in keeping with the surrounding area; that the application represented overdevelopment of the site; due to the impact on the amenity and privacy of neighbouring properties; and as the application was contrary to Policy D1 (Architecture and Placemaking) of the Aberdeen Local Development Plan.

On a division, there voted:- for the motion (6) – the Convener; and Councillors Crockett, Dickson, Greig, Lawrence and Jean Morrison; for the amendment (8) – Councillors Boulton, Corall, Cormie, Donnelly, Jaffrey, Jennifer Stewart, Sandy Stuart and Thomson.

#### **The Committee resolved:-**

to adopt the amendment and refuse the application.

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**59 DUBFORD CRESCENT, BRIDGE OF DON - 141210**

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

That the Committee grant unconditional approval to the application for the erection of a family room to the rear of the property at 59 Dubford Crescent, Bridge of Don.

**The Committee resolved:-**

to approve the recommendation.

**PROVOST SKENE'S HOUSE, BROAD STREET, ABERDEEN - 140755**

8. With reference to article ?? of the minute of Council of 8 October 2014, the Committee had before it a report by the Head of Planning and Sustainable Development which recommended:-

That the Committee express a willingness to approve the application for the removal of the steps and balustrade to the front of Provost Skene's House; the re-profile and renewal of surface finishes between the balustrade and Provost Skene's House; and the relocation of the stone arch on the site, subject to notification to Historic Scotland, and the following conditions:-

(1) That no part of the works hereby authorised shall be undertaken unless the following information has been submitted to, and agreed in writing by, the planning authority, in consultation with Historic Scotland. Thereafter, all works shall be carried out in full accordance with the details so agreed, unless otherwise agreed in writing by the planning authority:- (a) large-scale drawings and plans showing the re-positioned archway and adjoining walls; (b) a detailed methodology/specification for the careful dismantling of the 20th century rubble wall and the repositioning of the archway; (c) details for salvaging and re-use of the armorial panel, currently within part of the wall beside the archway; (d) details of the provenance, significance and estimated age of the freestanding wall to the north-east of Provost Skene's House, along with proposals/recommendations for its removal, retention or re-siting as appropriate; (e) full specification, together with large scale elevation/section drawings and plans, for the detailed treatment for the existing Provost Skene's entrance courtyard, as well as the outdoor spaces adjoining its other three sides, as part of the wider public realm scheme for the Marischal Square Project. This should include details of any new surfacing, planter walls, seating, lighting and other alterations to the outdoor spaces immediately adjoining Provost Skene's House; and (2) no development shall take place within the area indicated (in this case the area of the whole development) until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority. The programme of archaeological work will

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include all necessary post- excavation and publication work - in the interests of protecting items of historical importance as may exist within the application site.

The Convener moved, seconded by Councillor Donnelly:-

That the application be approved in accordance with the recommendation contained within the report.

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

That the application be refused, on the grounds that the proposal would adversely affect the character and special historical interest of Provost Skene's House.

On a division, there voted:- for the motion (5) – the Convener; and Councillors Boulton, Donnelly, Lawrence and Jean Morrison; for the amendment (8) – Councillors Corall, Cormie, Dickson, Greig, Jaffrey, Jennifer Stewart, Sandy Stuart and Thomson.

**The Committee resolved:-**

to adopt the amendment and refuse the application.

**In terms of Standing Order 36(3), the Convener indicated that he wished the matter to be referred to Council for determination, and was supported in this regard by Councillors Boulton, Donnelly, Jean Morrison and Lawrence.**

**11 BAILLIESWELLS ROAD (SITE AT), BIELDSIDE - 131698**

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

That the Committee refuse the application for a proposed new house at 11 Baillieswells Road, Bielside, on the following grounds:-

That the siting of the proposed house would result in an adverse impact upon important trees outwith the application site (covered by a Tree Preservation Order) as the works would interfere with the roots of the trees that were important to the landscape setting of the local area. In addition, the proposed house would restrict the growth of younger trees within the Tree Preservation Order, limiting the area available for root growth. As such the proposals were considered to be contrary to the requirements policy NE5 – Trees and Woodlands of the Aberdeen Local Development Plan 2012, as well as guidance contained with the Council's Supplementary Guidance documents "Trees and Woodlands" and "The Sub-division and Redevelopment of Residential Curtilages".



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**The Committee resolved:-**

to approve the recommendation and refuse the application.

**25-29 QUEENS ROAD, ABERDEEN - 140896**

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

That the Committee refuse the application for a change of use from flatted properties to 18 serviced apartments to include a three storey rear extension and associated ground works, car parking and landscaping; the demolition of the rear boundary wall; and the formation of a new entrance at 25-29 Queens Road on the following grounds:-

- (1) That the proposal, if approved, would be significantly detrimental to and thus not preserve or enhance the character of Conservation Area 4 (Albyn Place/ Rubislaw), and would adversely affect the setting of the Category C listed building on site and those Category C and B listed buildings on adjacent sites, due to the excessive length of the proposed development, the loss of the sense of open space within the site and the inappropriate scale of development in relation to the existing building which would result in over-development. The proposal would therefore be contrary to Scottish Planning Policy, Scottish Historic Environment Policy and Policies D1 (Architecture and Placemaking) and D5 (Built Heritage) of the Aberdeen Local Development Plan; (2) that the proposal, if approved, would set an undesirable precedent for similar developments in the surrounding Conservation Area 4 (Albyn Place/ Rubislaw) which would have a significant adverse effect and undermine the special character of the area; and (3) that the proposal, by virtue of its scale and massing, and its proximity to the neighbouring property at 31 Queen's Road which currently operates as a care home, would have a substantial negative impact on the amenity of those residents of the care home whose bedroom accommodation at either ground or 1<sup>st</sup> floor level would face onto the proposed development.

**The Committee resolved:-**

- (i) to refuse the application;
- (ii) to instruct officers to proceed with enforcement measures in relation to the restoration of the original garden levels, rebuilding of the random rubble wall, and a scheme of replacement tree planting; and
- (iii) to request that the Head of Legal and Democratic Services report back to the next meeting of the Planning Development Management Committee on punitive action which could be taken by the Council in respect of the unauthorised works.

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**PLANNING ENFORCEMENT ACTIVITY - OCTOBER 2013 TO SEPTEMBER 2014**

**11.** The Committee had before it a report by the Director of Communities, Housing and Infrastructure which provided an update on the planning enforcement work which had been undertaken by the Planning and Sustainable Development Service for the period from 1 October 2013 to 30 September 2014.

**The report recommended:-**

that Committee note the content of the report.

**The Committee resolved:-**

- (i) to congratulate officers in relation to the amount of enforcement work which had been undertaken; and
- (ii) to otherwise note the report.

**MATTER OF URGENCY**

**The Convener intimated that he had directed in terms of Section 50(B)(4)(b) of the Local Government (Scotland) Act 1973 that the following item of business be considered as a matter of urgency to enable the new National Roads Development Guide to be adopted by the Council.**

**NATIONAL ROADS DEVELOPMENT GUIDE**

**12.** The Committee had before it a report by the Director of Communities, Housing and Infrastructure which advised on the National Roads Development Guide which had been produced by the Society for Chief Officers of Transport in Scotland (SCOTS), supported by Transport Scotland and Scottish Government Planning and Architecture Division. The document supported the Designing Streets policy and expanded on its principles to provide further clarity on its use. The report proposed variations for its use in Aberdeen, particularly with regard to guiding developers who were preparing submissions for Roads Construction Consent.

**The report recommended:-**

that Committee confirm the use of the National Roads Development Guide (NRDG) by officers, with the following local variations applicable to Aberdeen City Council:-

NRDG Text	Aberdeen City Council Variation
Page 27	ACC to change to follow national guidance, i.e. 6 or more individual dwellings should normally be served by a "road". Generally, 5 or fewer dwellings will be served by

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	a “private access”. This means no variation to NRDG is required.
Page 38	1 <sup>st</sup> paragraph quotes English code “LTN 2/08” – replace with “Cycling By Design, Rev.1 (June 2011)” in AA.
Page 52	2.3.3 Housing Courts – delete “serving less than 20 dwellings” so that AA version reads “Housing Courts may be considered unsuitable for adoption.”
Page 57	At 2.4 – Applying for Construction Consent – AA version to issue ACC forms, which will have links on page 186.
Page 82	Add double yellow lines to turning areas in Figure 18 for AA. Add “All turning areas need to be justified by swept path analyses for the design vehicles determined by the Local Roads Authority.” above Fig. 18.
Page 87	2 <sup>nd</sup> paragraph – reduce width of separation strip from “at least 2m wide” to “at least 1m wide” in AA.
Page 100	Insert a paragraph in AA above (f) – “Service strips under private control adjacent to roads which are subject to RCC requirements, will not be permitted unless explicit arrangements have been agreed with the Local Roads Authority.”
Page 105	Replace text and tables under “Speed Visibility Relationship” with the following:-  “Table 1 on page 19 should be used to determine whether DMRB or Designing Streets should apply. 85 <sup>th</sup> ile speeds, if available, could be used to determine design speeds, then visibility distances can be derived from DMRB or DS.”
Page 133	Delete Figure 35 in AA – Tree Planting Detail Without Containment. Alter Root Containment text as follows:-  “Typical details for growing trees with containment and showing the implications for tree anchorage are shown in Figure 35.”

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p.137-170	Delete Sections 3.5 to 3.7 on Parking – replace with standards in Supplementary Guidance: Transport & Accessibility in AA.
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**The Committee resolved:-**

to approve the recommendation contained in the report.

**SCOTTISH AWARDS FOR QUALITY IN PLANNING 2014**

**13.** The Convener advised members that the Council had been successful at the recent Scottish Government ‘Scottish Awards for Quality in Planning 2014’, winning the Community Engagement category for the Council’s work in engaging young people in the Local Development Plan; and winning in the Development Plan category for the Strategic Infrastructure Plan. The Council’s SURF project had also been shortlisted in the Community Engagement category.

**The Committee resolved:-**

to congratulate Dr Bochel and her team on their success.

- **COUNCILLOR RAMSAY MILNE, Convener**