

LEGAL AND DEMOCRATIC SERVICES

COMMITTEE DECISION SHEET

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - THURSDAY, 19 MARCH 2015

Please contact the Committee Officer present at the meeting for more detailed information relating to each of the applications below. Stephanie Dunsmuir on 01224 522503 or email sdunsmuir@aberdeencity.gov.uk

	Item Title	Decision – Approved or Refused or Site Visit
1	<u>Minute of Meeting of the Planning Development Management Committee of 12 February 2015</u>	The minute was approved as a correct record.
2	<u>Minute of Meeting of the Planning Development Management Committee (Visits) of 18 February 2015</u>	The minute was approved as a correct record.
3	<u>The Chester Hotel, 59-63 Queens Road - Formation of balcony for external dining area (retrospective planning permission)</u>	(i) to note that the application had been withdrawn; and (ii) to serve an enforcement notice instructing that all use of the external roof terrace cease until such time as formal planning permission is in place for any such use.
4	<u>Friarsfield Road / Kirk Brae, Land to the North, Cults (part of OP51) - Proposed residential development of 107 private dwellings and 12 affordable apartments and ancillary works</u>	(i) to express willingness to approve the application, subject to conditions and the conclusion of a legal agreement to secure the following:- <ul style="list-style-type: none"> • Delivery of 10% on site affordable housing units and a commuted sum for 15% affordable housing units; • Developer contributions towards primary and secondary education, sport and recreation and healthcare; and • Financial contributions towards the delivery of the Link Road and restriction to no more than 160 units on the wider Friarsfield Opportunity Site (OP51) until the completion of a new link road from Kirk Brae to Craigton Road (ii) to instruct that officers enter into discussions with the developer with a view to securing the construction of the 12 affordable housing units within the first 160 units on the wider Friarsfield Development Framework site – to ensure delivery of affordable housing should the completion of the link road not proceed; and

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		(iii) to instruct that officers enter into discussions with the developer to ensure that appropriate temporary traffic calming measures were provided on Friarsfield Road until the link road was completed.
5	<u>A944 Park and Ride, Kingswells - Link to Prime Four</u>	To approve the application, subject to the conditions set out in the report.
6	<u>80 Summerhill Road - Construction of 26 affordable flats for Langstane Housing Association</u>	To express willingness to approve conditionally, but to agree that consent be withheld until a legal agreement was secured to ensure that the development was restricted to solely affordable housing, and developer obligations towards primary and secondary education, the Core Path Network and the Strategic Transport Fund.
7	<u>Units 1-3, Union Glen - Demolition of existing industrial units and erection of apart-hotel (71 room suites)</u>	To express willingness to approve the application, subject to the conditions set out in the report, but to withhold the issue of the consent document until the applicant had entered into a legal agreement with the Council to secure contributions towards works to the core paths / environmental and access improvements in the area and the Strategic Transport Fund.
8	<u>16 Victoria Street, Dyce - Extension to form B&B accommodation</u>	To approve the application, subject to the conditions set out in the report.
9	<u>Donside Phase 2, Gordon Mills Road - Erection of 24 flats in a 7, 8 and 9 storey block and associated infrastructure</u>	(i) to approve the application, subject to the conditions set out in the report, but to withhold the issue of consent pending a suitable mechanism to secure developer contributions towards community facilities; and (ii) to instruct that officers approach the developer and request that an accessible external water tap be considered for inclusion in the proposals.
10	<u>44 Bedford Road - Erection of serviced apartment development (8 units) with associated car parking</u>	To defer consideration of the application to allow further discussion of the original plans with the developer which would alleviate the safety concerns raised in the objection by the Roads Development Team, and to request that the application then come back before Committee for consideration.
11	<u>May Baird Avenue, Ashgrove - Erection of 46 apartments with associated car parking, landscaping and external works</u>	To express willingness to approve the application, subject to conditions, and to the conclusion of a legal agreement to secure the following:- <ul style="list-style-type: none"> • 25% affordable housing provision on adjoining land, as described in

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		<p>application P141696</p> <ul style="list-style-type: none"> • Developer contributions in relation to primary education in line with the assessment carried out by the Council’s Developer Obligations team; and the Strategic Transport Fund as advised by the Roads Development Management team; and • Participation in a Car Club, including leasing and associated administrative costs for a single vehicle for a period of 3 years, in order to mitigate the identified shortfall in car parking.
12	<u>Land adjacent to 169 Queens Road - Conversion of ancillary accommodation to form single dwellinghouse</u>	To refuse the application for the reasons set out in the report.
13	<u>1 and 2 Albert Terrace Gardens, 1, 2, 3 Carden Terrace - Erection of 2 blocks (incorporating 4 flats) with associated car parking and landscaping</u>	To refuse the application for the reasons set out in the report.
14	<u>10 Hermitage Avenue - Subdivision of house plot and erection of new house</u>	This item was withdrawn.
15	<u>33a Burns Road - Application to build a single dwelling within boundary of existing property</u>	To refuse the application for the reasons set out in the report.
16	<u>Historic Environment Scotland Act 2014: Secondary Legislation</u>	To approve the consultation response on the Historic Environment Scotland Act 2014: Secondary Legislation as set out in Appendix 1 of the report.