

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 11 February 2016. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Milne, Convener; Councillor Finlayson, Vice Convener; and Councillors Boulton (up to and including article 2), Copland (as substitute for Councillor Cormie), Corall, Crockett, Dickson, Greig, Jaffrey, Lawrence, Jean Morrison MBE, Nicoll, Jennifer Stewart, Sandy Stuart, Thomson and Young (as substitute for Councillor Malik up to and including article 2).

The agenda and reports associated with this minute can be found at:-
<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=348&MIId=3803&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.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 14 JANUARY 2016

1. The Committee had before it for consideration, the minute of its previous meeting of 14 January, 2016.

The Committee resolved:-

to approve the minute as a correct record.

At this juncture, the Convener indicated that he would be speaking on behalf of Old Aberdeen Community Council and Old Aberdeen Heritage Society in support of their objections in relation to the following two items of business, and therefore vacated the Chair in favour of the Vice Convener.

LAND AT ST PETER STREET / KINGS CRESCENT - STUDENT ACCOMMODATION - 151811

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

That the Committee approve the application for planning permission subject to conditions, but consent to be withheld until contributions towards the provision of a City Car Club vehicle, including leasing and costs associated with the progression of Traffic Regulation Orders as necessary, have been secured. A revised condition had been circulated previously in relation to the Travel Plan.

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DECLARATION OF INTEREST

The Convener addressed the Committee as indicated above and requested that the application be refused. Accordingly, in terms of Section 7.15 of the Councillors' Code of Conduct, the Convener declared an interest in the matter and withdrew from the meeting. The Vice Convener then took the Chair.

Councillor Boulton suggested that a site visit be scheduled in order to determine the application.

The Committee resolved:-

- (i) to request that a site visit be scheduled for 18 February, 2016 to allow the application to be determined;
- (ii) that officers provide details in terms of the car club usage for 18-21 year olds;
- (iii) that officers provide information prior to the site visit on the reasons why there were no developer contributions.

17 UNIVERSITY ROAD - SUBDIVISION AND ERECTION OF 3 BEDROOM DWELLING - 151150

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 planning permission subject to conditions.

DECLARATION OF INTEREST

The Convener addressed the Committee as indicated above and requested that the application be refused. Accordingly, in terms of Section 7.15 of the Councillors' Code of Conduct, the Convener declared an interest in the matter and withdrew from the meeting. The Vice Convener then took the Chair.

Councillor Jaffrey suggested that a site visit be scheduled in order to determine the application.

The Committee resolved:-

to request that a site visit be scheduled for 18 February, 2016 to allow the application to be determined.

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DALRIACH, CONTLAW ROAD, CERTIFICATE OF APPROPRIATE ALTERNATIVE DEVELOPMENT - 151571

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

That a certificate of appropriate alternative development is issued stating –

- (a) that in respect of the land which is subject of the application, on the relevant date of 25 September 2007 or at a future time, planning permission would have been granted for –
- (1) a single replacement dwellinghouse on a one-for-one basis;
 - (2) for horticulture and nursery with a small-scale ancillary retail element (such as a farm-shop);
 - (3) for non-residential agricultural or forestry buildings associated with a agricultural or forestry use on the land; or
 - (4) for telecommunications masts and ancillary equipment,
 - (5) any householder development ancillary to the use as a dwellinghouse (such as an extension, domestic garage, alterations to the house);
 - (6) small scale equestrian use including the construction of related buildings and structures (such as stables or tack rooms);
- but would not have been granted for any other use.
- (b) that any planning permission described in (1) would have been granted subject to conditions requiring the applicant to submit satisfactory details, prior to the commencement of development, for approval by the planning authority which addressed the following matters –
- (1) layout, scale, massing, design and external appearance of buildings or structures;
 - (2) disposal of surface water and foul drainage;
 - (3) provision of vehicular access to the site;
 - (4) landscaping of the site to mitigate any visual impact; and
- (c) that because Scottish Ministers through Transport Scotland, made orders under the Roads (Scotland) Act 1984 promoting the Aberdeen Western Peripheral Route, which is the scheme for which the application land is to be acquired, it would not be appropriate to include planning permission.

The Committee resolved:-

to approve the recommendation.

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 be considered as a matter of urgency to enable the item to be considered timeously.

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THE REPAIR AND REPLACEMENT OF WINDOWS AND DOORS - CHI/16/031

5. The Committee had before it a report by the Director of Communities, Housing and Infrastructure which sought approval for a draft Technical Advice Note (TAN) on the Repair and Replacement of Windows and Doors to be issued for a four week period of public consultation.

The report recommended:-

- (a) to approve the draft TAN document on the Repair and Replacement of Windows and Doors for a four week public consultation period; and
- (b) to agree that, following completion of the public consultation, any comments received and subsequent amendments to the draft advice be presented to a future meeting of the Committee.

The Committee resolved:-

to approve the recommendations.

DISPLAY OF PLANS AT COMMITTEE

6. The Committee heard Daniel Lewis, Development Management Manager, Planning and Sustainable Development advise that there was a move nationally by all local authorities to operate a full electronic workflow for their planning service, and in this regard it would now be the intention not to display plans at Committee meetings which were costing approximately £500 per meeting. He indicated that from the next Committee meeting, it was likely that elected members would be able to view plans on a large HD screen within the committee room, and that he would be available to display the plans 30 minutes prior to each meeting. He also intimated that there may be a possibility that a large screen may be located in the member's lounge / library to view plans.

The Committee resolved:-

- (i) to remit the issue of technical improvements at committee meetings to the appropriate Committee, including the possibility of obtaining a large HD Screen to display plans in the members lounge/library;
- (ii) that paper copies of plans be displayed at Committee meetings for large planning developments; and
- (iii) to note that Community Councils would continue to receive paper copies of plans if requested.

- Councillor Ramsay Milne, CONVENER