

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS)

ABERDEEN, 28 April 2016. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS). Present:- Councillor Milne, Convener; Councillor Finlayson, Vice Convener; and Councillors Cooney, Corall, Cormie, Donnelly, Greig, Hutchison, Jaffrey, Lawrence, Malik, Jean Morrison MBE, Nicoll, Sandy Stuart, Jennifer Stewart and Thomson.

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

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=152&MId=3835&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 Planning Development Management Committee minute and this document will not be retrospectively altered.

94 QUEENS ROAD - CHANGE OF USE FROM RESIDENTIAL TO CLASS 4 OFFICES WITH EXTENDED CAR PARKING TO REAR - 151795

1. With reference to Article 4 of the minute of meeting of the Planning Development Management Committee of 21 April 2016, wherein it had been agreed to visit the site, the Committee had before it a report by the Interim Head of Planning and Sustainable Development **which recommended:-**

That the application for the change of use from residential to class four offices with extended car parking to the rear, **be approved 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. 1197-1002 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.

(2) That no development shall take place unless there has been submitted to and agreed in writing by the planning authority in liaison with Transport Scotland schemes for: (i) a one-way traffic management system, as agreed for withdrawn Application No. P131115 (and shown on the sketch plan appended to the TS response); (ii) a speed bump at the approach to the exit; (iii) the walls at the exit are to be lowered to 1m high to provide driver visibility of the pedestrian footway adjacent to the exit (1m back and 1m along the trunk road in both directions); (iv) the Operating Company are to be contacted regarding the timing and installation of the left turn only sign to be erected on the trunk road central reserve.

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(3) That the development hereby granted planning permission shall not be occupied unless a scheme to promote the external access improvements including At Any Time Waiting Restrictions, and associated Traffic Regulation Order (TRO) in accordance with drawing no. A/13827-900 Rev 3 hereby approved, has been submitted to, and approved in writing by the planning authority, and thereafter implemented in full accordance with said scheme - To ensure the safety and free flow of the traffic, and to ensure the safety of pedestrians.

(4) That the development hereby granted planning permission shall not be occupied unless there has been submitted to and approved in writing a detailed Green Transport Plan, 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.

(5) 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.

(6) 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.

(7) 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, details of site and plot boundary enclosures (including the proposed retaining wall, and the provision of a new granite wall/railings to the car park boundary) for the entire development hereby granted planning permission. None of the buildings hereby granted planning permission shall be occupied unless the said scheme has been implemented in its entirety - in order to preserve the amenity of the neighbourhood, and the character of the Conservation Area.

(8) 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

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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.

(9) that no development shall take place unless a plan showing those trees to be removed and those to be retained and a scheme for the protection of all trees to be retained on the site during construction works has been submitted to, and approved in writing by, the Planning Authority and any such scheme as may have been approved has been implemented - in order to ensure adequate protection for the trees on site during the construction of the development.

(10) that no part of the development hereby approved shall be occupied unless a plan and report illustrating appropriate management proposals for the care and maintenance of all trees to be retained and any new areas of planting (to include timing of works and inspections) has been submitted to and approved in writing by the Planning Authority. The proposals shall be carried out in complete accordance with such plan and report as may be so approved, unless the planning authority has given prior written approval for a variation - in order to preserve the character and visual amenity of the area.

(11) 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.

Mr Kristian Smith (Team Leader, Development Management) addressed members of the Committee, whereby he advised that it had come to light that a section of the site had been plotted incorrectly during the validation process, which had resulted in not all of the appropriate neighbouring properties being neighbour notified of the planning application. Mr Smith indicated that re-notification would take place allowing a further period for representations to be made. As a result the application would now be considered at the next Planning Development Management Committee. The Convener then asked members if they were happy to proceed with the site visit and ask any questions to officers of the application, to avoid another site visit.

Members agreed and proceeded to ask questions of officers in regards to the application.

The Committee resolved:-

to note that the application would be considered at the next Planning Development Management Committee, following the conclusion of the statutory neighbourhood notification consultation.

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22 KINALDIE CRESCENT - SUB-DIVISION OF RESIDENTIAL CURTILAGE AND ERECTION OF NEW DWELLINGHOUSE AND ASSOCIATED WORKS - 150311

2. DECLARATION OF INTEREST

With reference to article 11 of the minute of the Planning Development Management Committee of 21 April 2016, Councillor Thomson took no part in the deliberations in respect of the following item.

22 KINALDIE CRESCENT – 150311

2. With reference to Article 11 of the minute of meeting of the Planning Development Management Committee of 21 April 2016, wherein it had been agreed to visit the site, the Committee had before it a report by the Interim Head of Planning and Sustainable Development **which recommended:-**

That the application for the sub-division of residential curtilage and erection of a new dwellinghouse and associated works be **refused**.

The Convener moved, seconded by Councillor Cooney:-

that the application be refused in accordance with the recommendation contained within the report.

Councillor Donnelly moved as an amendment:-

that the application be approved.

Councillor Donnelly's' amendment failed to attract a seconder and therefore was not put to the vote.

The Committee resolved:-

to approve the recommendation and therefore refuse the application.

- **Ramsay Milne, Convener**