

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS)

ABERDEEN, 21 September 2016. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS). Present:- Councillor Milne, Convener; Councillor Finlayson, Vice Convener; and Councillors Copland, Greig, Hutchison, Lawrence, Malik, Nicoll, Sandy Stuart and Townson (as substitute for Councillor Cormie).

Also in attendance as local members: Councillors MacGregor and Samarai

The agenda and reports associated with this minute can be found at:-
<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=152&MId=3867&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.

BURNSIDE DRIVE DYCE - ERECTION OF FLATTED DEVELOPMENT (37 UNITS) WITH ASSOCIATED INFRASTRUCTURE AND LANDSCAPING, INCLUDING THE DEMOLITION OF EXISTING TRAVELODGE AND RESTAURANT - 151999

1. With reference to Article 5 of the minute of meeting of the Planning Development Management Committee of 15 September 2016, wherein it had been agreed to visit the site for determination, the Committee had before it a report by the Interim Head of Planning and Sustainable Development **which recommended:-**

That the Committee approve the application, subject to a legal agreement in relation to affordable housing, community facilities, sports and recreation and core path network and subject to the following conditions:-

CONDITIONS

(1) LOW AND ZERO CARBON BUILDINGS

That the flats hereby approved shall not be occupied 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 have been implemented in full.

Reason - 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'.

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(2) DRAINAGE WORK

That no development shall take place unless an amended drainage drawing 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.

Reason - in order to safeguard water qualities in adjacent watercourses and to ensure that the proposed development can be adequately drained.

(3) LIGHTING SCHEME

That neither of the blocks hereby approved shall be occupied unless a lighting scheme is submitted to and approved in writing by the planning authority and fully installed in complete accordance with the said scheme.

Reason – in order to ensure the development is adequately lit, to ensure public safety.

(4) LANDSCAPING SCHEME

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. The mentioned scheme should also address potential bird attractants.

Reason - in the interests of the amenity of the area and in order to integrate the development into the surrounding landscape, increasing the biodiversity value and of the site, creating a suitable environment for future residents, mitigating the visual impact of the development on Riverview Drive and avoid endangering the safe movement of aircraft and the operation of Aberdeen Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

(5) TREE PROTECTION

That no development shall take place unless an amended tree protection has been submitted to and approved in writing by the Planning Authority and thereafter implemented. Should a different method of tree protection be proposed, this must be approved in writing by, the Planning Authority.

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Reason- in order to ensure adequate protection for the trees onsite during the construction of the development.

(6) CAR PARKING

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. PL- 004 – Rev D 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.

Reason - in the interests of public safety and the free flow of traffic.

(7) RESIDENTIAL TRAVEL PLAN

That the buildings hereby approved shall not be occupied unless a Residential Travel Pack has been submitted to, and approved in writing by the planning authority. Travel packs should thereafter be provided to the occupiers of the flats.

Reason - In the interest of promoting sustainable travel options.

(8) BUS STOP IMPROVEMENT

That the buildings hereby approved shall not be occupied unless a scheme detailing the design of and means of delivery for new bus stops serving both direction of travel are submitted to and approved in writing by the planning authority. Bus stops will consist of a minimum provision of a shelter, raised kerbs, seating, lighting and timetable information (city bound); and pole and sign (outward bound). The development shall not be occupied until the bus stops are installed in accordance with the details as so agreed, unless otherwise agreed in writing by the planning authority.

Reason- in order to encourage the use of public transport to the site and ensure the safety of pedestrians.

(9) BURNSIDE DRIVE

That the buildings hereby approved shall not be occupied unless a scheme detailing upgrading Burnside Drive is submitted to, approved in writing by the planning authority and thereafter are in place.

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Reason – To adopt and improve the infrastructure for the new development.

(10) IMPLEMENTATION OF PEDESTRIAN ACCESS

That the flats hereby approved shall not be occupied unless a scheme detailing the provision of a new lit path to the riverside walkway is submitted to, approved in writing by the planning authority and thereafter constructed. In terms of requirement for the riverside path this should be 3m wide bitmac surface with appropriate delineation, drainage and spec (subbase, binder, surface and Tack Coat).

Reason - in order to integrate the development with the surrounding path network.

(11) DIRECTIONAL SIGN POSTS

That the buildings hereby approved shall not be occupied unless a scheme detailing directional signposts identifying the shortest route to surrounding facilities has been submitted to and approved in writing by the planning authority and implemented in accordance with such plans as so approved. The scheme should be supported by identification of the most convenient routes between the site and the key local facilities and infrastructure including crossing points.

Reason- in order to integrate the development with the surrounding path network and to encourage use of sustainable modes of transport to the development.

(12) IMPROVING VEHICULAR VISIBILITY

That no development shall take place until a plan detailing the sight lines at the main junction providing vehicular access to the development from Burnside Drive has been provided and approved in writing by the planning authority. Thereafter the flats shall not be occupied until all obstructions to visibility within that sightline have been removed. Thereafter all obstructions, including vegetation, should be maintained at a height no greater than 1.05m in accordance with National Roads Development Guide (2014).

Reason – in order to improve visibility.

(13) SUBMISSION OF CYCLE AND MOTORCYCLE PARKING DETAILS

That no development shall take place unless a scheme of showing (i) secure and covered cycle parking and (ii) details of the motorcycle parking anchor points, has been submitted to and approved in writing by the planning authority. Thereafter the approved scheme shall be implemented and shall be ready for use prior to the occupation of the hotel.

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Reason- in order to encourage use of sustainable modes of transport to the development.

(14) BUILDING MATERIALS

That no development shall take place unless samples of the proposed external finishes to be used on the elevations of the proposed blocks and proposed 'grass-crete' surfacing to car park areas have been submitted to, and approved in writing by the planning authority.

Reason - in order to protect the visual amenities of the area.

(15) BIRD HAZARD MANAGEMENT PLAN

Development shall not commence until a bird hazard management plan has been submitted to and approved in writing by the planning authority and thereafter the agreed measures shall be implemented in full. The submitted plan shall include details of:

- Management of any flat/shallow pitched roofs (pitch less than 15°) on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'

The Bird Hazard Management Plan must ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting; roosting or loafing must be dispersed by the owner/occupier when detected or when requested by Aberdeen Airport Airside Operations staff. The owner/occupier must remove any nests or eggs found on the roof.

The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from Scottish Natural Heritage (SNH) before the removal of nests and eggs.

Reason - to avoid endangering the safe movement of aircraft and the operation of Aberdeen Airport through the attraction of birds.

(16) REMOVAL OF TREES

That the removal of trees as agreed in terms of conditions on this permission shall only take place outside the bird nesting season (that being mid-March until the end of August), unless otherwise agreed in writing with the planning authority.

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Reason – In the interests of preserving wildlife.

ADVISORY NOTES FOR APPLICANT

- (1) Attention is drawn to the requirement within the British Standard Code of Practice for the Safe Use of Cranes (BS7121), specifically section 9.9.3 (Crane Control in the Vicinity of Aerodromes) which requires the responsible person to consult the aerodrome manager for permission to work if a crane is to be used within 6km of an aerodrome and it's height would exceed 10m or that of surrounding trees and structures. Use of Cranes, scaffolding above the height of the proposed development, or other tall construction equipment must be notified to Aberdeen International Airport Safeguarding Manager (safeguarding@aiairport.com / 01224 725756) at least one month prior to use. Failure to do so may result in any responsible person to be guilty of an offence under Article 137 (Endangering Safety of an Aircraft) of the Air Navigation Order (CAP 393) which states that a person must not recklessly or negligently act in a manner likely to endanger an aircraft. Further Information can be obtained from Aberdeen International Airport Safeguarding Manager (safeguarding@aiairport.com / 01224725756)
- (2) The applicant is advised to contact Colin Burnet of ACC (cburnet@aberdeencity.gov.uk or 01224 522409) to discuss any upgrades that will be required to upgrade Burnside Drive to an adoptable standard.
- (3) Developers and applicants are advised to ensure that all permanent lighting, construction lighting, or illuminated signage, within the development site must be of a type which does not cause spillage of light above the horizontal, or include strobe, laser or flashing light. Failure to do so may result in any responsible person being guilty of an offence under Article 135 (Dangerous Lights) of the Air Navigation Order (CAP 393) which states that a person must not exhibit any light which (i) by reason of its glare is liable to endanger aircraft taking off from or landing at an aerodrome or (ii) by reason of its liability to be mistaken for an aeronautical ground light is liable to endanger aircraft. Further information can be obtained from Aberdeen International Airport Safeguarding Manager (safeguarding@aiairport.com / 01224725756).

The Committee heard from the Planning Officer Sepideh Hajisoltani, who summarised the application and answered a number of questions from members in regard to the application.

The Convener moved, seconded by Councillor Townson:-

That the application be approved conditionally and in accordance with the recommendation set out in the report, subject to an additional condition being added in regard to extra screen planting to the land in front of the application site.

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Councillor Lawrence, seconded by Councillor Nicoll, moved as an amendment:-

That the application be refused due to the following reasons:-

That the development would result in a detrimental impact on the local amenities, there would be a significant loss of trees and the scale and massing of the development would be over bearing.

On a division, there voted:- for the motion (6) – the Convener; and Councillors Copland, Greig, Hutchison, Malik and Townson; for the amendment (4) – the Vice Convener; and Councillors Lawrence, Nicoll and Sandy Stuart.

The Committee resolved:-

to adopt the motion and approve the application conditionally, subject to a legal agreement in relation to affordable housing, community facilities, sports and recreation and core path network, with an amendment to condition 4 to read:-

“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. The landscaping scheme should also address the replanting of trees outside the application boundary line to mitigate the visual impact of the development on Riverview Drive. The mentioned scheme should also address potential bird attractants and must comply with Advice Note 3 ‘Potential Bird Hazards from Amenity Landscaping & Building Design’ (available at www.aoa.org.uk/publications/safeguarding.asp). These details shall include:

- The species, number and spacing of trees and shrubs

Reason - in the interests of the amenity of the area and in order to integrate the development into the surrounding landscape, increasing the biodiversity value and of the site, creating a suitable environment for future residents, mitigating the visual impact of the development on Riverview Drive and avoid endangering the safe movement of aircraft and the operation of Aberdeen Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

- **COUNCILLOR RAMSAY MILNE - Convener**