

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 1 June 2016. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Milne, Convener; Councillor Finlayson, Vice Convener; and Councillors Boulton, Cooney, Copland, Cormie, Donnelly, Greig, Hutchison, Jaffrey, Lawrence, MacGregor, Malik, Jean Morrison MBE, Jennifer Stewart and Sandy Stuart.

The agenda and reports associated with this minute can be found at:-
<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=348&MId=3899&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.

BRIEFING PAPER - PLANNING SYSTEM REVIEW

1. The Convener welcomed Gale Beattie, to the meeting in her new capacity as Acting Head of Service for Planning and Sustainable Development.

The Committee had tabled a Briefing Paper on the Scottish Minister's review of the Scottish Planning System and heard Gale Beattie provide an overview of the information circulated.

The Committee resolved:-

- (i) to note the information provided; and
- (ii) to thank Claire McArthur for the briefing paper.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 21 APRIL 2016 - FOR APPROVAL

2. The Committee had before it the minute of its previous meeting of 21 April 2016 for approval.

The Committee resolved:-

- (i) to amend the wording at article 1 (Announcements), to read 455 George Street instead of 45 George Street;
- (ii) to amend the wording at article 5 (Makro Wellington Circle, Altens) to read "Councillor Cooney, seconded by the Vice Convener:- that the application be refused due to safety concerns regarding the local school and also from the increased traffic using the site entrance on Wellington Circle in close proximity to the petrol station exit junction";

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- (iii) to amend the wording at article 6 (Boyne Villa) to read “ The Vice Convener moved as an amendment, seconded by Councillor Boulton:- that the application be refused on the grounds of road safety concerns and the risk of potential accidents at the uncontrolled junction between Old Stonehaven Road and Wellington Road” and
- (iv) to otherwise approve the minute as a correct record.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS) OF 28 APRIL 2016 - FOR APPROVAL

3. The Committee had before it the minute of meeting of the Planning Development Management Committee (Visits) of 28 April 2016, for approval.

The Committee resolved:-

to approve the minute as a correct record.

SCOTTISH GAS NETWORK, GREENBANK CRESCENT - ERECTION OF ENERGY FROM WASTE FACILITY - 160276

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

That a hearing be held in respect of the proposed energy from waste facility at Greenbank Crescent, Aberdeen, before being referred back to the Planning Development Management Committee for determination.

The Convener explained that it would be appropriate to hold a public hearing and invite all members of the Council to attend due to the Council's financial interest and also the number of objections that had been received.

The Committee resolved:-

to approve the recommendation that a public hearing be held and that all members of the Council be invited to the hearing.

94 QUEENS ROAD - CHANGE OF USE FROM RESIDENTIAL TO CLASS FOUR OFFICES - 151795

5. With reference to article 1 of the minute of the Planning Development Management Committee (visits) of 28 April 2016, the Committee had before it a report by the Interim Head of Planning and Sustainable Development, **which recommended:-**

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That the Committee approve the application at 94 Queen's Road for the change of use from residential to class four offices with an extended car parking to the rear, 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.

Thereafter the development shall not be occupied unless the said improvements have been implemented in full - To minimise interference with the safety and free flow of the traffic on the trunk road, and to ensure the safety of pedestrians on the trunk road footway.

(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

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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 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

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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.

Members heard from Paul Williamson, Senior Planner, who summarised the application and also answered various questions from members in regards to the application.

The Convener moved, seconded by Councillor Donnelly:-
that the application be approved conditionally.

Councillor Jennifer Stewart, seconded by Councillor Greig, moved as an amendment:-
That the application be refused on the following grounds:-

- (1) that approving the application would increase the number of vehicles and traffic movement resulting in potential road and pedestrian safety concerns;
- (2) that the application lacks compliance with local/national planning policies;
- (3) that the application would reduce amenity in the area;
- (4) that approving the application would create an undesirable precedent in the area;
- (5) that the application detracts from the Aberdeen Masterplan; and
- (6) that proposed offices were not the appropriate use for the building.

On a division, there voted:- for the motion (10) – the Convener, and Councillors Cooney, Cormie, Donnelly, Hutchison, Jaffrey, Lawrence, Malik, Jean Morrison MBE and Sandy Stuart; for the amendment (4) – the Vice Convener and Councillors Boulton, Greig and Jennifer Stewart.

The Committee resolved:-

- (i) to adopt the motion and approve the application, subject to the stated conditions; and
- (ii) to note that existing conditions already require the provision of a Traffic Regulation Order.

455 GEORGE STREET - DEMOLITION OF EXISTING BUILDING AND ERECTION OF STUDENT ACCOMMODATION BUILDING, PARKING AND LANDSCAPING - 151588

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

That the Committee show a willingness to approve the application for the demolition of the existing building and erection of student accommodation with parking and landscaping, subject to the developer entering into a legal agreement to secure developer obligations towards open space and the City Car Club and 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 scheme for the provision of two on-street parking spaces has been submitted to and approved by the Council. Thereafter, the development shall not be occupied unless the parking spaces have been provided in accordance with the approved scheme – in order to ensure the delivery of on-street parking spaces in a timeous manner and the interests of road safety.
- (3) 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 hard and soft landscaping for the site, which scheme shall include indications of all terraces proposed as part of this development, green walls, 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.
- (4) 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.
- (5) That the development hereby granted planning permission shall not be occupied unless a scheme detailing cycle storage provision for 60 cycles in a secure, lockable facility 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 the building 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

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scheme for the reduction of carbon emissions have been 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'

- (7) That no development shall commence unless details of the external plant room as shown in drawing number PL-03D hereby approved have been submitted and approved in writing with the Council – in order that full consideration can be given to those details lacking from the submission.

INFORMATIVES

Further discussion on providing parking on-street and possible use of parking permits for staff at the student accommodation requires contact with ACC Traffic Management – Vycki Ritson 01224 522704 or vritson@aberdeencity.gov.uk.

The Committee heard from Daniel Lewis, Development Management Manager, who summarised the application and answered a number of questions from members in regards to the application.

Councillor Jean Morrison suggested that a site visit be arranged to determine the application.

The Committee resolved:-

to agree that the application be deferred for a site visit, at a date to be confirmed with the Convener, to allow the application to be determined.

DECLARATION OF INTEREST

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

26 SUNNYBANK ROAD AND 16 SUNNYSIDE TERRACE - SUBDIVISION OF HOUSE TO FORM 2 DWELLINGS - P160306

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

That the retrospective application for the sub division of a house to form two dwellings at 26 Sunnybank Road and 16 Sunnyside Terrace, be approved unconditionally.

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The Committee heard from Nicholas Lawrence, Senior Planning Officer, who summarised the application and answered a number of questions from members in regards to the application.

Councillor Councillor Jaffrey, seconded by the Vice-Convener moved as a procedural motion:-

that a site visit be arranged to determine the application.

On a division, there voted:- for the procedural motion (6) – Councillors Vice Convener, Cooney, Donnelly, Jaffrey, Lawrence and Jean Morrison MBE; against the procedural motion (9) - Councillors Boulton, Copland, Cormie, Greig, Hutchison, Malik, MacGregor, Jennifer Stewart and Sandy Stuart.

The Committee resolved:

not to adopt the procedural motion.

The Committee then heard from the Convener who spoke on behalf of Old Aberdeen Heritage Society and Froghall, Powis and Sunnybank Community Council who objected to the planning application.

Councillor Donnelly moved, seconded by Councillor Cormie:-

that the retrospective application be approved unconditionally.

Councillor Jaffrey moved as an amendment, seconded by the Vice Convener:-

that the retrospective application be refused on the grounds of road safety concerns and also an overdevelopment of the site.

On a division, there voted:- for the motion (11) – Councillors Boulton, Cooney, Copland, Cormie, Donnelly, Greig, Hutchison, Malik, MacGregor, Jennifer Stewart and Sandy Stuart; for the amendment (4) - the Vice Convener, and Councillors Jaffrey, Lawrence and Jean Morrison MBE.

The Committee resolved:

to adopt the motion and therefore approve the retrospective application unconditionally.

- **Ramsay Milne, Convener**