

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 15 June 2017. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Boulton, Convener; Councillor Donnelly, the Depute Provost; and Councillors Allan, Allard (as substitute for Councillor Sandy Stuart), Alphonse, Cooke, Copland, Cormie, Greig, Henrickson (as substitute for Councillor Hutchison), John, Malik, McLellan and Sellar.

The agenda and reports associated with this minute can be found at:-
<https://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=348&MId=4366&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 25 MAY 2017

1. The Committee had before it the minute of its previous meeting of 25 May 2017 for approval.

With reference to article 6 (Land of Bay of Nigg – Partial Approval of Matters Specified in Condition 4 (Temporary Visitor Centre) of PPIP 151742 (Aberdeen Harbour Expansion Project), Andrew Miller, Senior Planner provided details of the opening hours for the visitor centre as follows:-

- Monday to Friday (by appointment only); and
- Saturday – 10.00am to 3.00pm (open to the public)

He advised that there was also a willingness from the developer to participate in the Doors Open Day. The above information would be advertised within a Newsletter and the Community Liaison Officer would also contact stakeholder groups and organisations.

The Committee resolved:-

- (i) to note the information provided; and
- (ii) to approve the minute as a correct record.

109 HILTON ROAD - SUB-DIVISION OF RESIDENTIAL CURTILAGE AND ERECTION OF DWELLING HOUSE - 170221

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

That the application be approved, subject to the following conditions:-

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CONDITIONS

- (1) Details of the specified matters listed below shall be submitted for consideration by the planning authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). No work shall begin until the written approval of the authority has been given, and the development shall be carried out in accordance with that approval.

Specified matters:

- (a) Details of existing and proposed site levels;
- (b) Full details of the layout and siting of the proposed development, including all buildings, ancillary structures, storage areas for waste and recyclables and hard and soft landscaped areas. For the avoidance of doubt, the front and rear elevation of the dwellinghouse shall not extend beyond that of the existing dwelling at 109 Hilton Road as per the footprint indicated on drawing 1SS;
- (c) Full details of the design, external appearance and finishing materials of the proposed dwelling. For the avoidance of doubt, the eaves height and the ridge height of the new dwelling shall not be higher than that of the existing dwelling at 109 Hilton Road;
- (d) Full details of proposed boundary treatments;
- (e) Full details of the proposed means of pedestrian, cycle and vehicular access to the development, including parking and vehicle turning areas. For the avoidance of doubt, these details shall also include surfacing materials;
- (f) Full details of proposed tree protection measures, including a tree survey, arboricultural impact assessment and tree protection plan setting out any measures to the overhanging branches of the beech trees on the amenity ground to the west;
- (g) Full details of proposed measures to reduce carbon dioxide emissions.

Reason: Permission for the development has been granted in principle only and subsequent approval is required for these matters in accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

- (2) With respect to the terms of condition 1(g), an Energy Statement must be submitted to and approved in writing by the Local Planning Authority, including the following items:
- (a) Full details of the proposed energy efficiency measures and/ or renewable technologies to be incorporated into the development;
 - (b) Calculations using the SAP or SBEM methods, which demonstrate that the reduction in carbon monoxide emissions rates for the development arising from the measures proposed will enable the development to comply with the Council Supplementary Guidance Resources for New Development.

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The development shall not be occupied unless the details have been carried out in complete accordance with the details as so agreed in the Energy Statement.

Reason: To ensure the development complies with the on-site carbon reductions required in Scottish Planning Policy, Policy R7 of the Aberdeen Local Development Plan and the Council's Supplementary Guidance.

The Committee resolved:-

to approve the application conditionally.

LAND ADJACENT TO 11 BAILLIESWELLS ROAD - ERECTION OF DETACHED HOUSE WITH ASSOCIATED ACCESS AND LANDSCAPING - 170221

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

That the application be approved, subject to the following conditions:-

CONDITIONS

- (1) 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.

Reason: In the interests of the amenity of the area.

- (2) No materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the aforementioned scheme of tree protection without the written consent of the planning authority, and no fire shall be lit in a position where the flames could extend to within 5 metres of foliage, branches or trunk.

Reason: In order to ensure adequate protection for trees adjacent to the site during the construction of the development.

- (3) The development shall not be occupied unless the driveway and turning area hereby granted planning permission has been constructed, drained and laid out in accordance with the plans hereby approved, or such other drawing as may subsequently be submitted and approved in writing by the planning authority. Such area shall not thereafter be used for any purpose other than the purpose of

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the parking/turning of vehicles ancillary to the development and use thereby granted approval.

Reason: In the interests of public safety and the free flow of traffic.

- (4) That notwithstanding the provisions of Article 2(4), Schedule 1, Part 1, Classes 1A, 1B, 1C, 1D, 3A and 3B of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as amended by the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011, no extensions, alterations or improvements which materially affect the external appearance of the dwellinghouse, nor any means of enclosure shall be erected or carried out either on, or in the curtilage, of the dwellinghouse hereby approved without a further grant of planning permission from the planning authority.

Reason: In the interests of visual amenity.

- (5) Prior to commencement of development, details are to be submitted to the Planning Authority for approval which demonstrates that the hereby approved building will be constructed to an energy efficiency standard which meets the terms of the 'Resources for New Development' Supplementary Guidance. Once approved, the building shall not be occupied until all proposed works have been carried out to meet the agreed energy efficiency standard.

Reason: In order to ensure that the development complies with the 'Resources for New Development' Supplementary Guidance.

- (6) Prior to commencement of development, details of water saving technologies/techniques in line with the expectations of the 'Resources for New Development Supplementary Guidance' shall be submitted to the Planning Authority for approval. Once approved, they shall be implemented in full prior to occupation of the dwellinghouse.

Reason: To minimise dependence on water from the River Dee and to ensure compliance with the Council's Resources for New Development Supplementary Guidance'.

- (7) Prior to occupation of the hereby approved dwellinghouse, the proposed SuDS scheme shown on drawing no. 16-05-01/01-27 shall be implemented in full and retained in-situ for the lifetime of the development.

Reason: To ensure the development does not give rise to any undue localised flooding in the interest of local residential amenity.

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ADVISORY NOTES FOR APPLICANT

- (1) Developers must contact Aberdeen City Council Waste Strategy Team a minimum of two months before the property is occupied. Bins must be on site prior to residents moving into properties. The Waste Strategy Team can be contacted on 03000 200 292.
- (2) Refuse bins shall be presented on Baillieswells Road only.
- (3) It is the applicant/developer's responsibility to contact Scottish Water and obtain their separate consent in advance of making a connection to the public mains supply and sewer. Scottish Water is contactable on: 0845 601 8855.

The Committee resolved:-

to approve the application conditionally.

LAND AT BAY OF NIGG - APPROVAL OF MATTERS SPECIFIED IN CONDITION 8 (CULVERT CAPACITY) OF PPIP REF NO: P151742 (ABERDEEN HARBOUR EXPANSION PROJECT) - 170342

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

That the application be approved unconditionally.

The Committee resolved:-

to approve the application unconditionally.

LAND AT BAY OF NIGG - APPROVAL OF MATTERS SPECIFIED IN CONDITION 3 (REINSTATEMENT AND RESTORATION OF TEMPORARY CONSTRUCTION AREAS) OF PPIP REF NO: P151742 (ABERDEEN HARBOUR EXPANSION PROJECT) - 170417

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

That the application be approved, subject to the following conditions:-

CONDITIONS

- (1) Within 2 years of the date of this decision, a timetable for the removal of the compounds and the reinstatement of works detailed in the scheme hereby approval shall be submitted to and approved in writing by the Planning Authority.

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Reason – in order to ensure the removal of the temporary compounds is timeous.

- (2) Detailed method statements as described in section 4 of the “Scheme of Restoration and Reinstatement of the Temporary Construction and Fabrication Areas” hereby approved shall be submitted to and approved in writing by the Planning Authority (in consultation with SEPA and Scottish Natural Heritage) six months prior to the removal of the compounds and thereafter the removal shall be in accordance with those detailed agreed.

Reason – in order to ensure adequate protection of the water environment and Nigg Bay SSSI during the reinstatement and restoration works.

The Committee resolved:-

to approve the application conditionally.

TAREE, 1 GLENHOME TERRACE - INSTALLATION OF LOG CABIN TO REAR (RETROSPECTIVE) - 170385

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

That the application be approved unconditionally.

The Committee resolved:-

to approve the application unconditionally.

CONFIRMATION OF TREE PRESERVATION ORDER NUMBER 237 (2016) LAND AT PITFODELS - CHI/17/068

7. The Committee had before it a report by the Interim Head of Planning and Sustainable Development which requested the confirmation of provisional Tree Preservation Order 237 (2016) Land at Pitfodels made by the Head of Planning and Sustainable Development under delegated powers.

The report recommended:-

that the Committee –

- (a) confirm the making of Tree Preservation Order 237 (2016) Land at Pitfodels subject to a modification to the boundary and instruct the Head of Legal and Democratic Services to attend to the requisite procedures to serve the Order as confirmed upon the interested parties and seek to register the Order with the Registers of Scotland;
- (b) note that the provisional TPO 237 overlapped two existing TPO's (8 & 21). To avoid the need to vary TPO 8 and 21 the boundary of the provisional TPO has been modified to exclude these areas; and

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- (c) note that two plans are attached. The original plan served with the provisional order details the extent of the provisional order. A further plan is included detailing the modified boundary. The modifications are located on the northern edge of the TPO adjacent to the North Deeside Road.

The Committee resolved:-

to approve the recommendations.

CONFIRMATION OF TREE PRESERVATION ORDER NUMBER 238 (2016) FORMER WALDORF SCHOOL - CHI/17/072

8. The Committee had before it a report by the Interim Head of Planning and Sustainable Development which requested the confirmation of provisional Tree Preservation Order 238 (2016) Former Waldorf School be made by the Head of Planning and Sustainable Development under delegated powers.

The report recommended:-

that the Committee confirm the making of Tree Preservation Order 238 (2016) Former Waldorf School without modifications and instruct the Head of Legal and Democratic Services to attend to the requisite procedures to serve the Order as confirmed upon the interested parties and seek to register the Order with the Registers of Scotland.

The Committee resolved:-

to approve the recommendation.

CONFIRMATION OF TREE PRESERVATION ORDER 242 (2017) GROUND AT RUBISLAW DEN GARDENS

9. The Committee had before it a report by the Interim Head of Planning and Sustainable Development which requested the confirmation of provisional Tree Preservation Order 242 (2017) Ground at Rubislaw Den Gardens be made by the Head of Planning and Sustainable Development under delegated powers.

The report recommended:-

that the Committee confirm the making of Tree Preservation Order 242 (2017) Ground at Rubislaw Den Gardens without modifications and instruct the Head of Legal and Democratic Services to attend to the requisite procedures to serve the Order as confirmed upon the interested parties and seek to register the Order with the Registers of Scotland.

The Committee resolved:-

to approve the recommendation.

- COUNCILLOR MARIE BOULTON, Convener

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