

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 2 November 2017. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Boulton, Convener; Councillor Jennifer Stewart, Vice Convener; ; and Councillors Allan, Cooke, Copland, Cormie, Lesley Dunbar, Greig, Henrickson (as substitute for Councillor Alphonse), Hutchison, Malik, McLellan, Sellar, Sandy Stuart and Wheeler.

The agenda and reports associated with this minute can be found at:-
<https://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=348&MId=4370&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 21 SEPTEMBER 2017 - FOR APPROVAL

1. The Committee had before it the minute of the previous meeting of 21 September 2017, for approval.

The Committee resolved:-

to approve the minute as a correct record.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS) OF 28 SEPTEMBER 2017- FOR APPROVAL

2. The Committee had before it the minute of the Planning Development Management Committee site visit of 28 September 2017, for approval.

The Committee resolved:-

to approve the minute as a correct record.

MINUTE OF MEETING OF THE PRE DETERMINATION HEARING OF 13 SEPTEMBER 2017 - FOR APPROVAL

3. The Committee had before it the minute of the Pre Determination Hearing of 13 September 2017, in regards to the proposed community and sports facilities, football academy, ancillary uses, formation of access roads, parking and associated landscaping and engineering works at Kingsford, for approval.

The Committee resolved:-

to approve the minute as a correct record.

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COMMITTEE TRACKER

4. The Committee had before it a tracker of future Committee business.

The Committee resolved:-

to note the information contained in the Committee report tracker.

MOTIONS AGAINST RECOMMENDATIONS - INFORMATION NOTE

5. The Committee had before it an information note in regards to motions made against the recommendation of officers.

The Convener advised that the information note clarified what Councillors should be working towards and intimated that it would be at the front of future agendas, for Councillors information.

The Committee resolved:-

to note the information provided.

FORMER ROYAL CORNHILL HOSPITAL (161282) - MATERIAL CHANGE TO PREVIOUS CONSENT REF P130381 IN ORDER TO ACCOMMODATE FOUR ADDITIONAL FLATS WITHIN THE ROOFSpace OF BUILDING 5-8

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

That there be a willingness to approve the application conditionally for the material change to a previous consent, in order to accommodate four additional flats with the roofspace at the Former Cornhill hospital.

The report sought a willingness to approve with conditions, subject to the conclusion of a legal agreement securing:-

- Affordable housing - £25,000
- Community Facilities - £1,992
- Car Club - £380
- Roads - £556
- Primary Education - £13,210.24
- Sport and Recreation - £1,216
- Library £200.

Conditions

1. That none of the buildings hereby approved shall be occupied unless a scheme detailing compliance with the Council's 'Low and Zero Carbon Buildings'

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supplementary guidance has been submitted to and approved in writing by the planning authority for that building, and any recommended measures specified within that 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'.

2. That no building within the development hereby approved shall be occupied unless the car, motorcycle (including a secure fixed point) and bicycle parking areas serving those buildings have been constructed, drained, laid-out and demarcated in accordance with a drawing which has first been submitted to 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 vehicles ancillary to the development hereby granted approval - in the interests of public safety and the free flow of traffic.

3. That none of the units hereby approved shall be occupied unless refuse and recycling storage has been provided in accordance with a detailed scheme which has first 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.

4. That unless otherwise agreed in writing, no part of the development hereby granted planning permission shall be occupied unless all drainage works detailed on Fairhurst drawing number 96600/2050-revC (as approved in relation to the overarching consent ref. 130381) or such other plan as may subsequently be approved in writing by the planning authority for the purpose have been installed in complete accordance with the said plan - in order to safeguard water qualities in adjacent watercourses and to ensure that the proposed development can be adequately drained.

ADVISORY NOTE FOR APPLICANT

- a. Construction Hours. It is recommended that no construction or demolition work should take place: (a) outwith the hours of 7.00 am to 7.00 pm Mondays to Fridays; (b) outwith the hours of 9.00 am to 4.00 pm Saturdays; or (c) at any time on Sundays, except (on all days) for works inaudible outwith the application site boundary. - in the interests of residential amenity. Please note that separate statutory noise controls exist under environmental health legislation.

- b. Separate licencing regime for works affecting bat roosts
Please note that, separate from this grant of planning permission, it is likely that a licence from SNH will be required in relation to works affecting bat roosts - it is the applicants' responsibility to ensure that the appropriate licence has been

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obtained before such works affecting a European Protected Species (including demolition works) are undertaken.

The Committee heard from Gavin Evans, Senior Planner, who explained that the application was originally agreed at Planning Development Management Committee on 21 September 2017. However after officers investigated developers contributions further in regards to the affordable housing element, the figure had now been updated.

The Committee resolved:-

to agree that there be a willingness to approve the application conditionally, subject to the conclusion of the legal agreement.

LAND ADJACENT TO FRIARSFIELD ROAD, CULTS (170881) - MODIFICATION OF PLANNING OBLIGATION ASSOCIATED WITH APPLICATION 120340 (ROSEFIELD GARDENS) TO ALLOW AN ALTERNATIVE OFFSITE AFFORDABLE HOUSING PROVISION AT 132 - 134 AND 142 KING STREET

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

That the application for the modification of planning obligation associated with the application 120340 to allow alternative offsite affordable housing provision at 132-134 and 142 King Street, be approved.

Daniel Lewis, Development Management Manager, spoke in furtherance of the application and answered various questions from members.

The Committee resolved:-

to approve the modification to the application.

LAND ADJACENT TO KIRKBRAE/FRIARSFIELD ROAD, CULTS (170882) - MODIFICATION OF PLANNING OBLIGATION ASSOCIATED WITH APPLICATION 140272 (CULTS PARK) TO ALLOW AN ALTERNATIVE OFFSITE AFFORDABLE HOUSING PROVISION AT 132 - 134 AND 142 KING STREET

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

That the application for the modification of planning obligation associated with application 140272 (Cults Park) to allow an alternative offsite affordable housing provision at 132-134 and 142 King Street, be approved.

Daniel Lewis, Development Management Manager, spoke in furtherance of the application and answered various questions from members.

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The Committee resolved:-

to approve the modification.

LAND AT PERWINNES FARM, SCOTSTOWN ROAD, ABERDEEN (170946) - CHANGE OF USE FROM AGRICULTURAL LAND/BUILDINGS TO PLANT HIRE BUSINESS, ERECTION OF ASSOCIATED TEMPORARY BUILDINGS, SECURITY FENCE AND YARDSPACE (RETROSPECTIVE)

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

That the application for a change of use from agricultural land/buildings, to a plant hire business, erection of associated temporary buildings, security fence and yardspace retrospectively, at Perwinnes Farm, Aberdeen, be refused and enforcement action commence.

Robert Forbes, Senior Planner and Enforcement Officer spoke in furtherance of the application and answered various questions from members. Mr Forbes advised that there was substantial objection to the application and enforcement would be required to return the site to its former use.

Mark Wilkie, Team Leader, Planning and Sustainable Development, also answered various questions from members in regards to road issues and provided a summary of the concerns they had previously raised.

The Committee resolved:-

to approve the recommendation and refuse the application and to instruct that enforcement action commence.

LAND ADJACENT TO ACCESS ROAD, PRIME FOUR BUSINESS PARK, PRIME FOUR CRESCENT (171181) - INSTALLATION OF TELECOMMUNICATIONS MAST (21M HIGH) AND THREE CABINETS WITHIN NEW COMPOUND

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

That the application for the installation of telecommunications mast and 3 cabinets within the new compound at Prime Four Business Park, did not require prior approval.

Daniel Lewis explained that in future it was envisaged that Prior Notification applications would be dealt with under delegated powers and would not be required to come to Committee for approval.

The Committee resolved:-

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to approve the recommendation.

**CONFIRMATION OF TREE PRESERVATION ORDER NUMBER 244 (2017)
WOODEND, PETERCULTER - CHI/17/255**

11. The Committee had before it a report by the Interim Director for Communities, Housing and Infrastructure, which requested the confirmation of a provisional Tree Preservation Order 244 (2017) Woodend Peterculter.

The Committee resolved:-

to agree to confirm the Tree Preservation Order 244 (2017) Woodend Peterculter 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.

- **Councillor Marie Boulton - Convener**

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