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To: Councillor Boulton, Convener; Councillor Jennifer Stewart, Vice Convener; Councillor Donnelly, the Depute Provost; and Councillors Allan, Alphonse, Cooke, Copland, Cormie, Lesley Dunbar, Greig, Hutchison, John, Malik, McLellan, Sellar, Sandy Stuart and Wheeler.

Town House,
ABERDEEN 28 November 2017

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

The Members of the **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE** are requested to meet in Committee Room 2 - Town House on **THURSDAY, 7 DECEMBER 2017 at 10.00 am.**

Please note that Daniel Lewis will be in Committee Room 2 from 9.30am for Members to view plans and ask any questions in regards to applications on the agenda.

FRASER BELL
HEAD OF LEGAL AND DEMOCRATIC SERVICES

B U S I N E S S

MEMBERS PLEASE NOTE THAT ALL LETTERS OF REPRESENTATION ARE NOW AVAILABLE TO VIEW ONLINE. PLEASE CLICK ON THE LINK WITHIN THE RELEVANT COMMITTEE ITEM.

DETERMINATION OF URGENT BUSINESS

1.1 Determination of Urgent Business

DECLARATION OF INTERESTS

2.1 Members are requested to intimate any declarations of interest (Pages 5 - 6)

MINUTES OF PREVIOUS MEETINGS

- 3.1 Minute of Meeting of the Planning Development Management Committee of 2 November 2017 - for approval (Pages 7 - 14)

COMMITTEE TRACKER

- 4.1 Committee Tracker (Pages 15 - 16)

GENERAL BUSINESS

- 5.1 Motion Against Recommendation (Pages 17 - 18)

WHERE THE RECOMMENDATION IS ONE OF APPROVAL

- 6.1 Demolition of Existing Garage and Construction of three garages and one store - Sycamore Place, Aberdeen (Pages 19 - 28)

Planning Reference – 170943

All documents associated with this application can be found at the following link:-

<https://publicaccess.aberdeencity.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Planning Officer: Roy Brown

WHERE THE RECOMMENDATION IS ONE OF REFUSAL

- 7.1 Proposed Extension of Yard Area Including Associated Engineering and Landscaping Works - Stoneywood Park, Dyce (Pages 29 - 36)

Planning Reference – 171180

All documents associated with this application can be found at the following link:-

<https://publicaccess.aberdeencity.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Planning Officer: Matthew Easton

GENERAL

- 8.1 Date of Next Meeting - 18 January 2018 - 10am

To access the Service Updates for this Committee please use the following link:
<https://committees.aberdeencity.gov.uk/ecCatDisplayClassic.aspx?sch=doc&cat=13450&path=0>

Website Address: www.aberdeencity.gov.uk

Should you require any further information about this agenda, please contact Lynsey McBain on 01224 522123 or email lymcbain@aberdeencity.gov.uk

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Agenda Item 2.1

You must consider at the earliest stage possible whether you have an interest to declare in relation to any matter which is to be considered. You should consider whether reports for meetings raise any issue of declaration of interest. Your declaration of interest must be made under the standing item on the agenda, however if you do identify the need for a declaration of interest only when a particular matter is being discussed then you must declare the interest as soon as you realise it is necessary. The following wording may be helpful for you in making your declaration.

I declare an interest in item (x) for the following reasons

For example, I know the applicant / I am a member of the Board of X / I am employed by...
and I will therefore withdraw from the meeting room during any discussion and voting on that item.

OR

I have considered whether I require to declare an interest in item (x) for the following reasons however, having applied the objective test, I consider that my interest is so remote / insignificant that it does not require me to remove myself from consideration of the item.

OR

I declare an interest in item (x) for the following reasons however I consider that a specific exclusion applies as my interest is as a member of xxxx, which is

- (a) a devolved public body as defined in Schedule 3 to the Act;
- (b) a public body established by enactment or in pursuance of statutory powers or by the authority of statute or a statutory scheme;
- (c) a body with whom there is in force an agreement which has been made in pursuance of Section 19 of the Enterprise and New Towns (Scotland) Act 1990 by Scottish Enterprise or Highlands and Islands Enterprise for the discharge by that body of any of the functions of Scottish Enterprise or, as the case may be, Highlands and Islands Enterprise; or
- (d) a body being a company:-
 - i. established wholly or mainly for the purpose of providing services to the Councillor's local authority; and
 - ii. which has entered into a contractual arrangement with that local authority for the supply of goods and/or services to that local authority.

OR

I declare an interest in item (x) for the following reasons.....and although the body is covered by a specific exclusion, the matter before the Committee is one that is quasi-judicial / regulatory in nature where the body I am a member of:

- is applying for a licence, a consent or an approval
- is making an objection or representation
- has a material interest concerning a licence consent or approval
- is the subject of a statutory order of a regulatory nature made or proposed to be made by the local authority.... and I will therefore withdraw from the meeting room during any discussion and voting on that item.

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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.

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.

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.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

2 November 2017

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' 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'.

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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 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

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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.

The Committee resolved:-

to approve the modification.

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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 a 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:-

to approve the recommendation.

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**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**

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE
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CYCLE 11 - COMMITTEE STATISTICS The Tracker Shows the Reports Which are Expected to be Submitted to Future Committee Meetings					
Report Title	Committee date	Report author	Head of Service	Purpose of Report	Explanation if delayed or withdrawn
Student Accomodation at Brg O Dee Bar Holburn Street	07/12/2017	Gavin Clark	Eric Owens	Planning application for Student Accomodation	Pulled for further discussion with agent. New date not confirmed.
Stoneywood (Marwood Group)	07/12/2017	Matthew Easton	Eric Owens	C/U from woodland to industrial yard	
15 High Street	07/12/2017	Jamie Leadbeater	Eric Owens	C/Use to public house	Application has be withdrawn to be re-advertised. New date not confirmed.
530 Great Western Road	07/12/2017	Dineke Brasier	Eric Owens	CoU from retail to hot food takeaway	Further information is required from applicant. New date not confirmed.
Sycamore Place (off site) Aberdeen	07/12/2017	Roy Brown	Eric Ownes	Approve or refuse	
94 Queens Road	07/12/2017	Gavin Clark	Eric Ownes	Proposed demolition of detached garage to rear garden. Garage built in block work with rendered walls, pitched roof formed in timber.	Pulled for further information. Unsure of new committee date.

CYCLE 12 - COMMITTEE STATISTICS					
The Tracker Shows the Reports Which are Expected to be Submitted to Future Committee Meetings					
Report Title	Committee date	Report author	Head of Service	Purpose of Report	Explanation if delayed or withdrawn
Confirmation of TPO237/2017 Malcolm Road	18/01/2018	Kevin Wright	Eric Owens		WILL BE GOING TO FEB - FEB TAB NOT ON SHEET Initially for September but was pulled for more work to be done.
Provost Skene's House	18/01//2018	Lucy Greene	Eric Owens	Alterations to building	
Donside Village	18/01/2018	Lucy Greene	Eric Owens	Flatted residential block	
Donside Village	18/01/2018	Lucy Greene	Eric Owens	Flatted residential block	

MOTIONS AGAINST RECOMMENDATION

Members will recall from the planning training sessions held earlier this year that there is statutory requirement through Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 for all planning applications to be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. All Committee reports to Planning Development Management Committee are evaluated on this basis.

It is important that the reasons for approval or refusal of all applications are clear and based on valid planning grounds. This will ensure that applications are defensible at appeal and the Council is not exposed to an award of expenses.

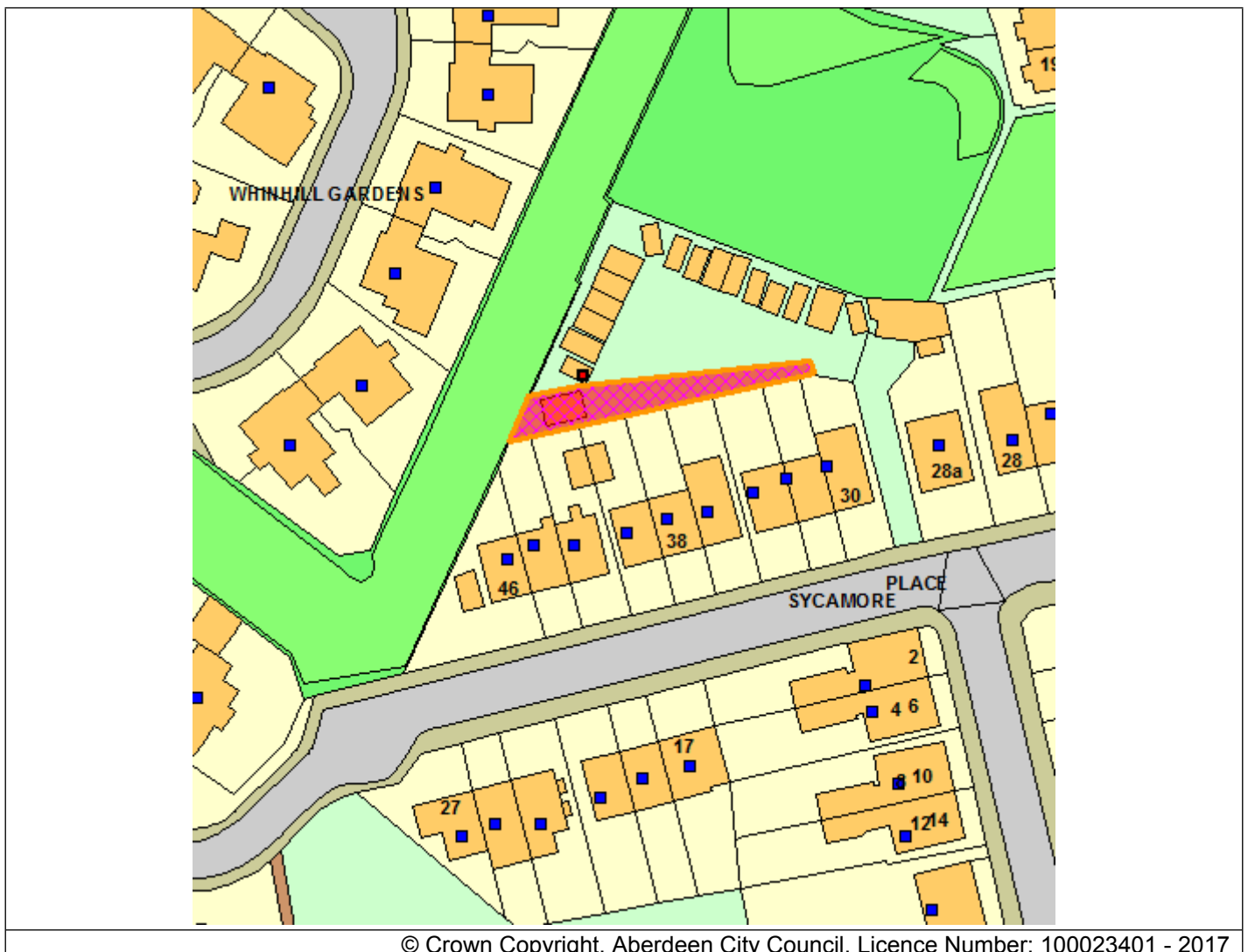
Under Standing Order 26.9 the Convener can determine whether a motion or amendment is competent, and may seek advice from officers in this regard.

With the foregoing in mind the Convener has agreed to the formalisation of a procedure whereby any Member wishing to move against the officer recommendation on an application in a Committee report will be required to state clearly the relevant development plan policy(ies) and/or other material planning consideration(s) that form the basis of the motion against the recommendation and also explain why it is believed the application should be approved or refused on that basis. Officers will be given the opportunity to address the Committee on the competency of the motion. The Convener has the option to call a short recess for discussion between officers and Members putting forward a motion if deemed necessary.

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	Planning Development Management Committee
	Report by Development Management Manager
	Committee Date: 7th December 2017

Site Address:	Sycamore Place, (Site Off), Aberdeen, AB11 7SZ
Application Description:	Demolish existing garage and construct 3 garages and 1 store
Application Reference:	170943/DPP
Application Type	Detailed Planning Permission
Application Date:	7 August 2017
Applicant:	Mr Brian Bothwell
Ward:	Torry/Ferryhill
Community Council	Ferryhill And Ruthrieston
Case Officer:	Roy Brown



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RECOMMENDATION

Approve Conditionally

APPLICATION BACKGROUND

Site Description

The application site relates to approximately 190sqm of land to the north of Sycamore Place. The site has an existing double garage to its west, and the rest of the site has an informal area which is used as parking space and covered with vegetation. The site is a strip of land at the southern edge of a larger informal triangular area of land comprising lock-up garages, accessed via a lane between two residential properties on Sycamore Place to the southeast. There are a total of 16 garages in this triangular area, all of which are on its northeast and northwest edges.

The application site is situated in an established residential area, and is bounded 9 terraced residential properties, the even numbers of 30-46 Sycamore Place, to the southeast; a retaining wall and an area of open space with mature trees covered by a Tree Preservation Order (TPO) to the west; and the rest of the informal triangular area of land to the north and east.

Relevant Planning History

Application Number	Proposal	Decision Date
161705/DPP	The erection of a replacement garage to the north of the application site.	18 th January 2017 (Approve Unconditionally)
91/1103	The erection of a single storey office and storage building for use by plumbing contractor.	31 st July 1991 (Refused)

APPLICATION DESCRIPTION

Description of Proposal

Detailed Planning Permission is sought for the erection of three single storey garages and a single storey store on the site. The existing garage on the west of the site would be removed to facilitate the proposed development. The buildings would be finished with fyfestone on their south elevations, grey drydash render on all other elevations and metal profile sheeting on their roofs. The buildings would consist of the following:

- A garage to the west of the site, which would have an approximate built footprint of 57 sqm. It would have a slight mono-pitched roof with an approximate maximum height of 3.3m, and an eaves height of 2.5m.
- A building containing two adjoining garages partitioned centrally with garage doors on their east and west elevations. The building would have an approximate built footprint of 54 sqm, a slight gable roof which would have an approximate ridge height of 3.2m, and an eaves height of 2.5m.
- A store building the east of the site, which would have a built footprint of 16 sqm. It would have a slight mono-pitched roof with an approximate maximum height of 2.8m, and eaves height of 2.4m.

Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OU5ZY4BZ00D00>.

The following documents have been submitted in support of the application –

- A support statement from the applicant, which states that the existing garage on the site and the proposed buildings would be used for domestic purposes;
- SPF-1709-TR – Tree Survey Report; and
- 1730 – 05 - Swept Path Analysis, which demonstrates that the vehicles would be able to enter and exit the proposed garages.

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because it has been the subject of six or more timeous letters of representation (following advertisement and / or notification) that express objection or concern about the proposal – representing a significant level of opposition to any local development proposal. Under the Aberdeen City Council Scheme of Delegation for dealing with planning applications for Local Developments the appointed officer is therefore prohibited from determining the application.

CONSULTATIONS

Aberdeen City Council - Roads Development Management Team – No objection

It was requested that the applicant provided swept paths, showing the accessibility of the proposed garages, which they subsequently did. The provided swept paths show that all 3 proposed garages can be accessed relatively easily.

The store building would result in a reduction of the aisle width for one of the existing garages not owned by the applicant from >6m (our recommended minimum), to 4.5m. However, it was subsequently observed on site that the full 6m is not currently clear due to vegetation / parked vehicles within the applicant's red-line boundary.

Aberdeen City Council - Flooding and Coastal Protection – No objection

There is a history of surface water flooding and it is strongly recommended that the garages are protected by property level protection. Permeable materials, such as block paving or permeable asphalt are recommended and, depending on the use of the garage, water butts. If the butts are added on the rear of the garages it would stop the water running into the neighbouring gardens. Green roofs could be used as a method of rainwater harvesting, could help prevent an increase in surface water run off to the surrounding areas, and improve the aesthetics of the development.

REPRESENTATIONS

11 letters of representation (6 letters of objection and 5 neutral letters of representation) have been received for this application. The matters raised relate to:

- The design and scale of the proposed garages not being in-keeping to the appearance of the surrounding area;
- The proposed use of the buildings being for commercial / industrial purposes, which would not be in-keeping with the intended use of the area for domestic purposes;
- Drainage, and the increased flood risk to surrounding residential properties;
- The increase of traffic on a residential street;
- The existing noise coming from the site and noise which would be generated by the proposal;
- The loss of privacy as a result of the increased number of people accessing and working in the buildings.
- Security, as the proposed development would enable easier access to the rear gardens of the residential properties and would inhibit natural surveillance of the triangular area of land;
- Property damage which could result from the proximity of the foundations and prevent the upkeep of boundary fences;
- The loss of access to the rear gardens of the neighbouring properties because of the siting of the buildings, as they would be constructed adjacent to the rear garden gates of residential properties, and the loss of an access to these properties.
- The loss of access for emergency services attending the surrounding residential properties;
- The planning history of the site, as a planning application for a commercial use was refused at the site approximately 20 years because of the likely increase in the level of noise and traffic, and this proposal would be similar;
- The proposal impacting the sensory needs of one neighbouring young resident; and
- The space for vehicles accessing the existing garages in the area.

MATERIAL CONSIDERATIONS

Legislative Requirements

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where, in making any determination under the planning acts, regard is to be had to the provisions of the Development Plan and that determination shall be made in accordance with the plan, so far as material to the application unless material considerations indicate otherwise.

National Planning Policy and Guidance

- Scottish Planning Policy

Aberdeen Local Development Plan (2017)

- Policy D1 – Quality Placemaking by Design
- Policy H1 – Residential Areas
- Policy NE1 – Green Space Network
- Policy NE5 – Trees and Woodlands
- Policy T2 – Managing the Transport Impact of Development
- Policy NE6 – Flood, Drainage and Water Quality

Supplementary Guidance and Technical Advice Notes

- 'The Householder Development Guide'
- 'Transport and Accessibility'

EVALUATION

Principle of Development

The submitted Swept Path Analysis demonstrates that the proposed garages would function as such, as they would be accessible for vehicles and their dimensions would comply with the advised dimensions for garages in the Supplementary Guidance: 'Transport and Accessibility'. Whilst the supporting statement states that the garages would be used for domestic purposes, the development is not directly associated with any existing residential development. The proposal relates to the physical construction of these buildings and for their sui generis use as domestic scale lock-up garages / stores.

The site is located within a residential area, under Policy H1 – Residential Areas of the Aberdeen Local Development Plan. Policy H1 - Residential Areas advises that proposals for new developments will be approved in principle if they do not constitute over development, constitute over development, have an unacceptable impact on the character and amenity of the surrounding area; and they comply with the Supplementary Guidance. These issues are addressed in the below evaluation.

The Intensity of Activity

The proposal would replace one double garage with three garages, and a store. There are 16 existing garages on the triangular plot of land to the north of Sycamore Place, and the proposal would increase the number of garages in this area from 16 to 18.

Because of an appropriately worded condition, which would ensure these buildings would not be used for the operation of a business or any activity which would significantly intensify the use of the site, any impact on the neighbouring residential use and associated increase in the number of vehicles accessing Sycamore Place as a result of the garages and store would be insignificant

Given the large number of garages which already exist on this plot of land, and the minor increase as a result of this proposal, the proposal would have a negligible impact on the local transport network, and therefore it would comply with Policy T2 – Managing the Transport Impact of Development of the Aberdeen Local Development Plan.

Flooding and Drainage

The application site is at risk of surface water flooding as the majority of the application site is identified within the Scottish Environmental Protection Area (SEPA) Flood Map as an area with a 0.5% (1:200 years) chance of surface water flooding occurring within any one year. The proposed garages and store would therefore be at risk from surface water flooding, which would conflict with Policy NE6 – Flooding, Drainage and Water Quality of the Aberdeen Local Development Plan. Nevertheless, Scottish Planning Policy states that buildings should generally be designed to be free from surface water flooding in rainfall events where the annual probability of occurrence is greater than 0.5% (1:200 years). In this case, as the risk of flooding is not greater than this advised annual probability of occurrence, the proposal would comply with Scottish Planning Policy. Given the minor scale and non-habitable use of the proposed buildings, the level of flood risk to

the proposed buildings themselves would not warrant the refusal of planning permission in this instance.

An area encompassing part of the front curtilage of 30, 32 and 34 Sycamore Place, the access lane, and Sycamore Place (approximately 20m to the south east of the site) is identified as an area with a 10% (1:10 years) chance of surface water flooding occurring within any one year.

Scottish Planning Policy states that surface water drainage measures should have a neutral or better effect on the risk of flooding both on and off the site, taking account of rain falling on the site and run-off from adjacent areas. The majority of the ground around the site would remain permeable and a drainage impact assessment is not considered necessary in this instance. Nevertheless, to mitigate any adverse impact on the ability of the area to drain and to allow as much surface water as possible to be managed on the site itself, this application is subject to an appropriately worded condition requiring property level flood protection measures which have been recommended by the Aberdeen City Council Flooding Team. Subject to such a condition, the proposal would not significantly increase the risk of flooding in the surrounding area, and would therefore comply with this aspect of Policy NE6 of the Aberdeen Local Development Plan; and the principles of Scottish Planning Policy.

Design and Scale

Whilst larger in terms of their built footprint than the majority of the existing garages in the triangular area, the built footprint of the proposed buildings would be of a domestic scale, the garages would be distanced between approximately 9m and 13m from the neighbouring dwellings, and the majority of the triangular plot would remain undeveloped. The proposal would therefore not constitute over-development. The proposed buildings would be of an ancillary height, the largest of which would be approximately 3.3m, and all would be single storey. Whilst the design of the garages would contrast with the gable roofed form of the majority of the surrounding garages, the proposed buildings would be of a domestic design, they would not be readily visible from any public road, they would be of a scale and massing consistent with the existing garages in the surrounding area and subordinate to the two storey form of the residential properties to the south of the site. The proposed finishing materials would correspond with the materials used on the recently approved garage (Ref: 161705/DPP) to the north of the site, and would be appropriate in a residential area. The proposed buildings would therefore be of a design and scale compatible with the character and visual amenity of the surrounding area, in compliance with Policy D1 – Quality Placemaking by Design and Policy H1 – Residential Areas of the Aberdeen Local Development Plan.

Impact on Amenity

Calculations, using the 45 degree rules in the Supplementary Guidance: 'The Householder Development Guide', show that due to the height of the building and the orientation of the buildings to the north of the residential properties, the proposed buildings would have negligible impact on the level of sunlight and background daylight afforded to the neighbouring residential properties.

Given the buildings would be used as sui generis lock-up garages / storage similar to those elsewhere in the area, and there is existing screening by way of existing fencing on the northern boundaries of the residential properties to the south of the site, the buildings would have negligible impact on the existing level of privacy afforded to these properties.

The proposed buildings would not be overbearing or negatively affect the outlook of the neighbouring residential properties given their subsidiary height and location on the rear boundaries of the curtilage.

As this application relates to sui generis use lock-up garages and store, no noise / odour generating development would be associated with the proposal. The proposal and any existing noise being generated from this area are nevertheless subject to statutory noise control measures controlled by the Aberdeen City Council Environmental Health Team.

The proposed garages and store would therefore have negligible impact on the existing level of amenity afforded to the neighbouring residential properties, in compliance with Policy H1 – Residential Areas and D1 – Quality Placemaking by Design of the Aberdeen Local Development Plan; and the Supplementary Guidance: ‘The Householder Development Guide’.

Trees / Green Space Network

The triangular area of land is bounded by the Green Space Network (GSN) containing a large number of mature trees protected by way of a TPO. The submitted tree survey identifies two trees to the west of the site (within the TPO area), and one tree to the northeast of the site. The two trees to the west are planted on a bank that is retained by a high wall to the west of the garages. Due to the height of the wall there will be no tree roots within the development site due to the significant change in ground level. The proposal would therefore not adversely affect the function of the Green Space Network or result in damage to mature trees, in compliance with Policy NE1 – Green Space Network and Policy NE5 – Trees and Woodlands of the Aberdeen Local Development Plan.

Matters Raised in the Letters of Representation

The matters raised in the letters of representation relating to design, scale, flooding / drainage, height, traffic, privacy and noise have been sufficiently addressed in the above evaluation.

Any potential use for the buildings as commercial purposes or for the operation of a business would require a separate application for Detailed Planning Permission. Neighbours would be notified and given the opportunity to comment on such a proposal in the event that such an application is submitted. Nevertheless, to ensure that no development associated with this planning application will be used for the purposes of operating a business, the proposed development will be subject to an appropriately worded condition.

As this application relates to sui generis use as a lock-up garages and store, no noise / odour generating development would be associated with the proposal and therefore the proposal would have negligible impact in terms of noise nuisance to the surrounding area. Nevertheless, in the unlikely event that there is noise disturbance, any existing / future noise being generated from this area is subject to statutory noise control measures controlled by the Aberdeen City Council Environmental Health Team.

It is noted that a previous application was refused on the site approximately 20 years ago. The application referred to in the letter of objection is likely to be the application relating to a single storey office / storage building for use by a plumbing contractor (Ref: 91/1103), which was refused 26 years ago. Given the significant amount of time that has passed since the determination of that application, the local development plan, planning policies and guidance which would have been relevant at the time have been superseded. That decision therefore has no influence on this recommendation. Nevertheless, the 1991 application was an application for commercial use as an office and store, as opposed to the buildings which are being proposed in this application.

Matters relating to personal circumstances are not material planning considerations for which the planning authority has powers of intervention. They are therefore not included in this evaluation.

The issues with regards to the right of access, and the impact on the maintenance / upkeep of the boundary treatment of neighbouring properties would be a civil matter between the two parties. Damage to property would be a matter for the police.

It has been queried if the location of the store would still facilitate vehicular access to the garage to the north of the proposed store. The siting of the proposed store would result in the garage to the north only having approximately 4.5m aisle width, which is less than the advised minimum 6m for vehicular manoeuvrability. Nevertheless, there is presently vegetation where the proposed store would be sited, and part of the 6m aisle length would involve vehicles from this garage crossing land which is not communal land. The proposal would therefore result in negligible change to the existing situation. Any vehicle access rights to this land would be a private matter between the two parties and not a material planning consideration.

As the existing boundary treatment of the properties to the south of the site hinders natural surveillance from the ground floor, and the proposed garages are of a single storey form, the existing level of natural surveillance to this area from the upper floors of these properties would be unaffected. The proposal would not in itself result the creation of a space which is unsafe or likely to encourage or facilitate crime. Further security concerns noted would be a matter for the police.

RECOMMENDATION

Approve Conditionally

REASON FOR RECOMMENDATION

The proposed garages and store would only partially comply with Policy NE6 – Flooding, Drainage and Water Quality of the Aberdeen Local Development Plan as the proposed buildings would be at risk of flooding themselves from surface water flooding. Given the minor scale and non-habitable use of the buildings, and the risk would not be so significant so as to conflict with Scottish Planning Policy, the level of flood risk to the proposed buildings would not in itself warrant the refusal of planning permission in this instance. Subject to an appropriately worded condition related to property level protection measures, the proposed buildings would not increase the flood risk of the surrounding area, nor have any adverse impact on the ability of the site to drain. It would therefore comply with the principles of Scottish Planning Policy and this aspect of Policy NE6 – Flooding, Drainage and Water Quality of the Aberdeen Local Development Plan.

The proposed garages and store would not constitute over-development and would be of a design and scale which is compatible with the character of the surrounding residential area. The proposed garages would be easily accessible for vehicles, in compliance with the Supplementary Guidance: 'Transport and Accessibility'. There would not be a significant increase in the intensity of activity on the site, and the increase in terms of number of buildings would have negligible impact on the local transport network, in compliance with Policy T2 – Managing the Transport Impact of Development of the Aberdeen Local Development Plan.

Subject to an appropriately worded condition, which would ensure that the buildings would not be used for use as business premises / the operation of a business, the proposal would have negligible impact on the amenity of the surrounding area, in compliance with Policy D1 – Quality Placemaking by Design and Policy H1 – Residential Areas of the Aberdeen Local Development Plan.

The proposal would not adversely affect the surrounding area of Green Space Network or nearby mature trees, in compliance with Policy NE1 – Green Space Network and Policy NE5 – Trees and Woodlands of the Aberdeen Local Development Plan.

CONDITIONS

- 1) The development hereby approved shall not be used for use as a business premises / use for the operation of a business, for any use specified within the Town and Country Planning (Use Classes) (Scotland) Order 1997, or for any other sui-generis use other than as lock-up garages and storage space without the express grant of planning permission from the planning authority.

Reason: To enable the planning authority to consider the implications of any subsequent change of use on the amenities of the area.

- 2) That no development shall take place unless a scheme detailing property level flood protection measures has been submitted to and approved in writing by the Planning Authority and thereafter no part of the development shall be brought into use unless the scheme has been implemented in complete accordance with the agreed scheme, and remain in place in perpetuity, unless otherwise agreed in writing by the planning authority.

Reason: In order to mitigate any potential flood risk associated with this development.

ADVISORY NOTES FOR APPLICANT

It is recommended that permeable materials, such as block paving or permeable asphalt are used where appropriate in the design. It is advised that the property level flood protection measures include water butts to mitigate water running off the garages into the neighbouring gardens. The incorporation of green roofs would be a suitable method of rainwater harvesting and would help prevent an increase in surface water run off to the surrounding areas.

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	Planning Development Management Committee
	Report by Development Management Manager
	Committee Date: 7 December 2017

Site Address:	Unit 1, Stoneywood Park, Dyce, Aberdeen, AB21 7DZ
Application Description:	Proposed extension of yard area including associated engineering and landscaping works
Application Reference:	171180/DPP
Application Type	Detailed Planning Permission
Application Date:	2 October 2017
Applicant:	Marwood Group Ltd
Ward:	Dyce/Buckburn/Danestone
Community Council	Dyce And Stoneywood
Case Officer:	Matthew Easton



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RECOMMENDATION

Refuse

APPLICATION BACKGROUND

Site Description

The application site comprises an area of woodland of approximately 2550m² in area. The eastern most two thirds feature dense woodland, whereas the smaller remaining western part comprises trees at a lower density with rough ground and grass. It forms part of a wider woodland belt, generally 35m deep, which separates Stoneywood Industrial Estate to the north and the Stoneywood Estate and other residential properties to the south.

To the immediate north of the identified application site, is a single storey warehouse and storage yard (as outlined in blue above). It is understood to have been occupied by the applicant, Marwood Group, a non-mechanical plant hire company, since around late 2015. To the east are further trees forming an additional part the woodland belt continuing c.35m deep over a distance of some 335m; and to the south are homes on Cedar Avenue, a part of the Stoneywood Estate residential development. To the west is a dwellinghouse (328 Stoneywood Road) and a vacant plot of land which has planning permission for a further 1½ storey dwellinghouse. These latter two (328 Stoneywood Road and the consented house plot) immediately abut the site.

Relevant Planning History

- Utilising permitted development rights, the applicant recently created an additional area of yard space at the rear of their building – within the extent of their existing site, identified by the blue line above. No planning permission was required for this work.
- Planning permission (161802/MSC) exists for a new house to the immediate south of the site, on land between 326 and 328 Stoneywood Road. The house would be located adjoining the south western boundary of the application site, with the house toward the west part of the plot and a garden at the east.

APPLICATION DESCRIPTION

Description of Proposal

Detailed planning permission is sought for the construction of an extension to the storage yard associated with the Marwood Group operation. The yard would be approximately 1750m² in area and located across the eastern most two-thirds of the application site. It would be surfaced with asphalt.

The construction of the yard would require the removal of vegetation and woodland on the site, comprising the loss of 93 trees.

The western third of the site, comprising approximately 591m², would be planted with 80 replacement trees. A two metre wide landscape strip would also be provided along the southern and eastern boundary of this part of the site.

Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OX6X4VBZG7300>.

The following documents have been submitted in support of the application –

- Planning Statement
- Tree Survey Report

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because it falls out with delegated powers for two reasons: that more than five objections have been received; and that the Community Council for the area have objected.

CONSULTATIONS

Dyce and Stoneywood Community Council – The Community Council object for the following reasons –

- The unacceptable effect on residential amenity of nearby properties with respect to noise and visual intrusion.
- The inappropriate proposed land use in terms of policy NE1 (Green Space Network).
- The unacceptable loss of mature woodland in terms of policy NE5 (Trees and Woodland). The Community Council consider the area to be attractive mature natural woodland and disagree entirely with the applicant that its removal would be compensated by planting of a small number of trees in the south-west corner of the site.

REPRESENTATIONS

Twelve letters of representation have been received, all of from residents of surrounding homes and all objecting to the application. The following matters of concern have been raised –

1. The removal of the woodland is generally unacceptable.
2. The removal of woodland would affect the amenity of residents on Cedar Avenue in terms of noise and pollution.
3. The removal of the woodland would adversely affect the visual character and feel of Stoneywood Estate.
4. The removal of woodland would affect wildlife.
5. The removal of the woodland would expose other trees to wind damage, increasing risk of loss for of the entire woodland belt.
6. The trees are described by the applicant as being in poor condition, however according to their tree report only four need to be felled due to their condition.
7. The proposed replacement tree planting would not provide any screening for a significant time.
8. The zoning of the woodland as green space network should not be considered as an error, as suggested by the applicant.
9. The area to the south side of the woodland belt is residential in character and not commercial as suggested by the applicant.
10. A tree preservation order should be made covering the woodland.
11. If any external lighting was proposed for the yard it would be detrimental to residential amenity.
12. If approved the application could encourage other similar applications for the removal of further trees along this tree belt.

MATERIAL CONSIDERATIONS

Legislative Requirements

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where, in making any determination under the planning acts, regard is to be had to the provisions of the Development Plan and that determination shall be made in accordance with the plan, so far as material to the application unless material considerations indicate otherwise.

Section 159 of the act requires that whenever it is appropriate, that in granting planning permission for any development adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.

National Planning Policy and Guidance

Scottish Planning Policy (2014)

- Para 194 (A Natural, Resilient Place – Policy Principles)
- Para 216 - 218 (A Natural, Resilient Place – Woodland)

The Scottish Government's Policy on Control of Woodland Removal Policy

- Provide policy direction for decisions on woodland removal in Scotland.

Aberdeen Local Development Plan (2017)

- B1: Business and Industrial Land
- H1: Residential Areas
- NE1: Green Space Network
- NE5: Trees and Woodland

Supplementary Guidance and Technical Advice Notes

- Trees and Woodlands

The site lies out-with the area covered by the Stoneywood Estate Development Framework and Masterplan.

EVALUATION

Background

Scottish Planning Policy indicates that ancient semi-natural woodland is an irreplaceable resource and, along with other woodlands, hedgerows and individual trees, especially veteran trees of high nature conservation and landscape value, should be protected from adverse impacts resulting from development.

In this case the section of woodland which would be removed to allow the development comprises an area approximately 60m long and 35m wide, with associated undergrowth. The trees present therein vary in height, with the largest up to 25m tall, and many over 100 years old. These trees form part of a much larger woodland belt, 335m long, which runs the length of Cedar Avenue. This woodland belt provides a buffer between Stoneywood Industrial Estate and the housing within Stoneywood Estate, developed by Dandara over the last few years.

A tree survey of the affected area has been submitted by the applicant and reviewed by the Council's Environmental Policy Team. This survey advises that a total of 93 trees would require to

be removed to allow development. A proportion of these trees have been classed as category 'C' trees by the applicant, which means they are of low quality and value, either due to their poor condition and limited life expectancy, or relatively young age. However no consideration would appear to have been given to their landscape significance. The majority of trees currently categorised as 'C' would be better described as category 'B2'; inferring that they attract a significantly higher collective rating as a group than they might as individuals, due to their visual contribution to the wider locality. Furthermore the Planning Statement considered the trees to be of poor quality; however only four trees appear to be proposed for removal due to their condition or for woodland management reasons (*as noted by issue 6 in representations*).

Land Use Policy Zoning / Amenity

The entire area of woodland is zoned as residential, where Policy H1 (Residential Areas) states that proposals for non-residential uses will be refused unless they are either considered complementary to residential use; or it can be demonstrated that the use would cause no conflict with, or any nuisance to, the enjoyment of existing residential amenity.

A warehouse and storage use is generally not considered to be a use compatible with residential uses. Importantly, this part of the Stoneywood Estate is particularly quiet as Cedar Avenue is a no-through road and set back from busy Stoneywood Road and divided from non-residential uses to the north by the significant tree belt. By allowing the yard to expand, the proximity of industrial activity to the houses on Cedar Avenue would be reduced from around 60m+ to 30m. This would significantly decrease the amenity of residents in the area by bringing potentially noisy activity closer to their homes, in conflict with the requirements of Policy H1.

Visually, the woodland belt provides a significant barrier between the industrial estate and the residential properties. Its removal would result in a storage yard, with associated plant equipment, being in direct sight of these homes, substantially altering the character of the area. Planning permission also exists for a new house on the land between 324 and 328 Stoneywood Road. The proposed yard would be immediately adjacent to the garden ground of this home, again reducing the level of amenity which the home could potentially enjoy. The existing house at 328 Stoneywood Road would also experience a reduction in amenity as the yard activity moved closer. The narrow 2m wide landscaped strip proposed along the southern edge of the site would considerably fall short of providing the same, if any, buffer or element of protection, especially if external lighting was later proposed/installed. In summary, the loss of the woodland and creation of the yard would significantly reduce the amenity of existing and future residents, contrary to Policy H1 (*issues 2, 3, 9 and 11 in representations*).

A small area of the application site, on its west side and comprising a landscaped area, is zoned for business and industrial purposes, where Policy B1 (Business and Industrial Land) supports in principle the expansion of existing concerns and uses. However, B1 goes on to say that within such existing business and industrial areas, there shall be a presumption in favour of retaining existing open space. It is noted that the area zoned as business and industrial is where it is suggested that replacement planting could be provided, so there is no direct conflict with this policy in the detail of the proposals.

However, more generally, whilst the expansion of existing businesses is supported by Policy B1 (for example by extending a building within the footprint of an existing operational site), the expansion into areas of green or open space is not. The overall proposal is clearly contrary to the aim of retaining open space and therefore Policy B1 is not considered to lend any weight to the development of areas out with this designation, or indeed that identified area in itself.

Natural Heritage

Three natural heritage policies within the Local Development Plan apply to the proposal.

Policy NE3 on 'Urban Green Space' says that permission will not be granted to redevelop any parks, playing fields, sports pitches, woods, allotments or all other areas of urban green space (including smaller spaces not identified on the Proposals Map) for any use other than recreation and sport. Exceptions will be made when an equivalent and equally convenient and accessible area for public space is laid out and made available in the locality by the applicant for urban green space purposes and where proposals meet certain criteria.

The tree belt is also identified as forming part of Aberdeen's Green Space Network, a strategic network of connected natural green spaces and habitats linked to the communities around them. In these areas, Policy NE1 applies, which states that the Council will: protect, promote and enhance the wildlife, access, recreation, ecosystem services and landscape value of the Green Space Network. Proposals for development that are likely to destroy or erode the character and/or function of the Green Space Network will not be permitted.

Finally, Policy NE5 on 'Trees and Woodlands' contains a presumption against all activities and development that will result in the loss of or damage to: trees and woodlands that contribute to nature conservation, landscape character, local amenity or climate change adaptation and mitigation.

Through the Community Council's response and representations from individual residents, it has been made clear that the local community in the area place particular value on the green space which exists in and around Stoneywood Estate, both in terms of what it contributes towards the parkland character of the area and the wildlife habitat it provides. Several representations highlight the range of wildlife which can be found in the woodland, including red squirrels, great crested newts (both protected species), deer, foxes and birds. By encouraging connectivity between habitats, the Green Space Network helps to improve the viability of species and the health of isolated habitats and ecosystems (*issue 8 in representations*).

The proposed development is clearly in contravention Policy NE3 as it would redevelop an area of woodland, considered to be urban green space. No equivalent green space is proposed and even if it was the relevant additional criteria could not be met, such as the proposal having no significant loss to the landscape character and amenity of the site and surrounding area.

The removal of the woodland would evidently destroy this part of the green space network and erode the network in the wider sense. It may also encourage other businesses within Stoneywood Industrial Estate to seek the removal of other parts of the woodland belt. The loss of this area of woodland would also expose other trees which would otherwise be protected from the wind. This risks tree loss beyond that identified in the applicant's tree report (*issue 5*). The proposal is therefore contrary to Policy NE1 (Green Space Network) and Policy NE5 (Trees and Woodland) (*issues 1, 4, 12 in representations*).

Whilst compensatory planting has been proposed, it is considered that this would not actually compensate for the removal of the 93 trees and the extent of woodland area lost. The planting of 80 trees in an area approximately 20% of the area proposed for felling is not considered adequate to compensate for the proposed loss of woodland and would not provide a similar visual and functional greenspace as is currently present. Additionally it would take a significant number of years for trees to reach the same maturity as those which they would replace and in any case as they would be concentrated at the western side of the site. This arrangement would not achieve the same effect as a visual screen between the industrial and residential use (*issue 7 in representations*).

National Policy on Control of Woodland Removal Policy

The Scottish Government's Policy on Control of Woodland Removal applies and requires that woodland removal should be allowed only where it would achieve significant and clearly defined additional public benefits. In appropriate cases a proposal for compensatory planting may form part of this balance. Approval for woodland removal should be conditional on the undertaking of actions to ensure full delivery of the defined additional public benefits. In this context, whilst it has been indicated that Marwood Group is doing well and that this development would aid continued expansion of the business, it is not considered that such potential economic benefit would represent an overriding wider public benefit, so as to outweigh the negative public impacts set out above – and as such does not comply with the Scottish Government's policy. Indeed such expansion could be facilitated by relocating to a more suitably sized premises or constructing a new premises on allocated business and industrial land, for which there is a plentiful supply within the Aberdeen City region.

There is the potential for bats and other protected species such as red squirrel to be present within the woodland. Therefore the provisions of Policy NE8 on 'Natural Heritage' would apply, which seeks to avoid any detrimental impact on protected species through the carrying out of surveys and submission of protection plans describing appropriate mitigation where necessary. Notwithstanding, in this case the principle of development is not considered to be acceptable and therefore such surveys have not been requested.

Tree Preservation Order

It has been suggested that a tree preservation order (TPO) be applied to the woodland, which would make it an offence to cut down, top, lop, uproot, wilfully damage or wilfully destruct a tree without the consent of the planning authority.

None of the Stoneywood Estate is at present covered by a TPO; however as part of the ongoing review of sites throughout the city, the making of such an order will be considered (*issue 10*).

RECOMMENDATION

Refuse

REASON FOR RECOMMENDATION

The loss of the woodland and creation of the yard would significantly reduce the amenity of existing and future residents in both the immediate surroundings and wider Stoneywood area, contrary to Policy H1 (Residential Areas).

The removal of the woodland would destroy part of the city's identified Green Space Network (GSN) and erode the overall network in the wider sense. It may also set a precedent and encourage other businesses within Stoneywood Industrial Estate to seek the removal of other parts of the woodland belt, exacerbating this negative impact on the GSN. The proposal is therefore contrary to Policy NE1 (Green Space Network), NE3 (Urban Green Space) and Policy NE5 (Trees and Woodland). Neither is the proposal supported by the Scottish Government's Policy on Control of Woodland Removal, as no overriding wider public benefit has been demonstrated.

Compensatory planting has been proposed but it is considered that this does not adequately compensate for the reduction in area of GSN and associated removal of 93 mature trees.

Whilst the expansion of existing businesses is supported by Policy B1 (Business and Industrial) within such allocated areas, the overall proposal does not see the business activity expanded into such an identified area, but is also clearly contrary to the aim of retaining open space and therefore Policy B1 is not considered to support the proposals.