

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS)

ABERDEEN, 27 July 2017. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS). Present:- Councillor Jennifer Stewart, Vice Convener; and Councillors Alphonse, Cooke, Copland, Lesley Dunbar, Henrickson, John, Mason, McLellan, Nicoll, 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=152&MId=5822&Ver=4>

Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent Planning Development Management Committee minute and this document will not be retrospectively altered.

PINEWOOD ZONE F, COUNTESSWELLS ROAD - ERECTION OF 116 DWELLINGS COMPRISING OF 2 APARTMENT BLOCKS, 35 HOUSES AND RETIREMENT APARTMENT BLOCK, WITH AMENITY SPACE AND ASSOCIATED INFRASTRUCTURE

1. With reference to Article 6 of the minute of meeting of the Planning Development Management Committee of 20 July 2017, wherein it had been agreed to visit the site, the Committee had before it a report by the Interim Head of Planning and Sustainable Development **which recommended:-**

That the application for the erection of 116 dwellings comprising 2 apartment blocks, 35 houses and retirement apartment block, with amenity space and associated infrastructure, be approved conditionally, subject to the completion of a Section 75 agreement.

The Convener advised that the further information that was requested from members at the Planning Development Management Committee on 20 July was not yet available and as such, requested that the application and site visit be deferred until such information was available.

The Committee resolved:-

to agree that the application be deferred for consideration until the information requested was made available.

THE HAMILTON SCHOOL, 55-57 QUEENS ROAD - FORMATION OF NEW HOTEL, BAR AND RESTAURANT INCLUDING CHANGE OF USE OF FORMER SCHOOL, DEMOLITION OF EXISTING SCHOOL EXTENSION AND DWELLINGHOUSE (55

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS)

27 July 2017

QUEEN'S LANE SOUTH) AND ASSOCIATED INFRASTRUCTURE AND LANDSCAPING WORKS

2. With reference to article 7 of the minute of meeting of the Planning Development Management Committee of 20 July 2017, wherein it had been agreed to visit the site, the Committee had before it a report by the Interim Head of Planning and Sustainable Development **which recommended:-**

That the application for the formation of a new hotel, bar and restaurant including change of use of former school, demolition of existing school extension and dwelling house and associated infrastructure and landscaping works, be approved subject to the following conditions:-

1. STONE CLEANING METHODOLOGY

No stone cleaning works shall be carried out unless a report by an appropriately qualified consultant has first been submitted to and agreed in writing by the planning authority. This report shall be undertaken in accordance with Aberdeen City Council's relevant Stone Cleaning Supplementary Guidance and the methodology set out in Historic Environment Scotland's Technical Advice Note 9: Stonecleaning of Granite Buildings.

Thereafter, stone cleaning works shall be undertaken only in full accordance with the recommendations contained within the agreed report - in the interest of preserving the historic fabric of a listed building.

2. REFUSE & RECYCLING

No development pursuant to the consent hereby granted shall be undertaken unless a scheme detailing the following has been submitted to and approved in writing by the planning authority:

- a. An area of hard standing at storage and collections point(s)
- b. Bin storage areas to ideally be provided with a gulley and wash down facility for the interest of hygiene

Thereafter, the development shall not be occupied unless these measures have been provided in full – in order to ensure that the site has sufficient space for the storage and disposal of waste and recycling materials.

3. CYCLE AND MOTORCYCLE PARKING

That the development hereby granted planning permission shall be occupied unless a scheme detailing the location and design of cycle and motorcycle parking facilities has been submitted to, and approved in writing by the planning

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS)

27 July 2017

authority, and thereafter implemented in full accordance with said scheme - in the interests of encouraging more sustainable modes of travel.

4. TRAVEL PLAN

That within 6 months of first occupation, and no earlier than 3 months from that date, a full travel plan, which expands on the methodology set out in the Travel Plan Framework submitted as part of the application, must be submitted to and agreed in writing by the planning authority - in order to encourage sustainable travel.

5. TREE PROTECTION

that no development shall take place unless 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.

6. TREES – MANAGEMENT SCHEME

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 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.

7. FURTHER TREE WORK

that any tree work which appears to become necessary during the implementation of the development shall not be undertaken without the prior written consent of the Planning Authority; any damage caused to trees growing on the site shall be remedied in accordance with British Standard 3998: 2010 "Recommendations for Tree Work" before the building hereby approved is first occupied - in order to preserve the character and visual amenity of the area.

8. TREES – STORAGE OF MATERIALS

that 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 trunks - in order to ensure adequate protection for the trees on site during the construction of the development.

9. CAR PARKING

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS)

27 July 2017

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 Nos. 10271-PL(--)10-Rev C and 10271-PL(--)09-Rev C 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.

10. DRAINAGE WORKS

that the development hereby granted planning permission shall not be occupied unless all drainage works detailed on Ramsay & Chalmers Plan No 102-Rev A 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.

11. LANDSCAPING SCHEME

that no development pursuant to the planning permission hereby approved shall be carried out unless there has been submitted to and approved in writing for the purpose by the planning authority a further detailed scheme of landscaping for the site, which scheme shall include 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.

12. NOISE ASSESSMENT

that no development pursuant to this planning permission shall take place nor shall the building be occupied unless there has been submitted to and approved in writing for the purpose by the Planning Authority an assessment of the noise levels likely within the building, unless the planning authority has given prior written approval for a variation. The assessment shall be prepared by a suitably qualified independent noise consultant and shall recommend any measures necessary to ensure a satisfactory noise attenuation for the building. The property shall not be occupied unless the said measures have been implemented in full - in the interests of residential amenity.

13. CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

No development shall commence on site until a construction environmental management plan has been submitted to, and approved in writing by, the Planning Authority in consultation with SEPA. All works on site must be undertaken in accordance with the approved plan unless otherwise agreed in writing with the Planning Authority.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS)

27 July 2017

Reason: In order to minimise the impacts of construction and demolition works on the environment.

14. NOISE FROM FIXED PLANT AND EQUIPMENT

No development related to the implementation of this consent shall be undertaken unless a noise assessment by a suitably qualified noise consultant, assessing the potential for adverse impact on the amenity of occupants of neighbouring residential properties from noise sources associated with the proposed development, has been submitted to and agreed in writing by the planning authority.

Thereafter, the use hereby approved shall not be commenced unless any identified mitigation measures have been identified in full.

This assessment should:

- a) Be in accordance with Planning Advice Note (PAN) 1/2011 Planning and Noise and its accompanying Technical Advice Note.
 - b) Include assessments; BS4142:2014, BS8233, WHO, NR25 (night time) and NR35 (day time) internally within the nearest residential properties.
 - c) Identify the likely sources of noise associated with the proposed development with potential to impact on neighbouring properties.
 - d) Identify the existing sources of noise potentially impacting on the proposed development.
 - e) Detail the noise mitigation measures to reduce noise from the existing and likely noise sources to an acceptable level to reasonably protect the amenity of the occupants of the proposed and existing neighbouring residences respectively.
 - f) The methodology for the noise assessment should be submitted and agreed in writing with this Service in advance of the assessment
- In order to ensure that appropriate mitigation measures are implemented to prevent undue impact on residential amenity as a result of excessive noise.

15. ODOUR CONTROL

The use hereby approved shall not be commenced unless suitable and adequate means of filtering, neutralising, extracting and dispersing of cooking fumes has been installed within the premises, in accordance with a detailed scheme which has first been submitted to and approved in writing by the planning authority.

Reason – in order to prevent any adverse impact on residential amenity as a result of odour.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS)

27 July 2017

16. NOISE FROM GROUND PREPARATION AND CONSTRUCTION WORKS

No development pursuant to implementation of this consent shall be undertaken unless a scheme for the provision of suitable solid hoarding (of minimum 2m height) with acoustic properties to be erected around the development site boundary during site/ground preparation works and construction has been submitted to and agreed in writing by the planning authority.

Thereafter, development shall be undertaken in accordance with any scheme so agreed - In order to protect amenity of the occupants of the neighbouring residences from noise produced as a result of demolition, site/ground preparation works and construction works.

17. TRANSPORT ANALYSIS AND MITIGATION

That no development pursuant to the implementation of this consent shall be undertaken unless a scheme for the assessment of this development's impact on the local transport network (including comparison of trip generation data relating to the proposed development and the former use of the site as a school and identification of necessary mitigation measures) has been submitted to and approved in writing by the planning authority. Thereafter the use hereby approved shall not be commenced unless either the identified mitigation measures have been implemented in full, or a financial contribution equivalent to those works has been made per a written agreement with the planning authority - in the interests of mitigating the impact of the proposed development on the local transport network.

18. RESTRICTION ON PUBLIC ACCESS TO LANDSCAPED REAR TERRACE

That there shall be no public access to the landscaped terrace areas to the rear of the approved extension. Access shall be taken for landscaping and maintenance purposes only – in the interests of protecting residential amenity.

Gavin Evans, Senior Planner spoke in furtherance of the report and answered a number of questions from members. Mr Evans also advised that an extra condition could be added which related to the submission and agreement of sample cladding materials.

The Vice Convener moved, seconded by Councillor Cooke:-

That the application be refused on the grounds that residents amenity would be affected due to noise levels and disturbance from the proposed hotel, there would be a traffic impact on Queens Lane south as well as safety concerns due to the volume of traffic. There would be an impact in the rear lane due to the overflow car park and the proposal would result in overdevelopment in the area and associated visual impact on residents.

Councillor Nicoll, seconded by Councillor Sandy Stuart, moved as an amendment:-

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS)

27 July 2017

That the application be approved in accordance with the recommendation set out in the report.

On a division, there voted:- for the motion (3) – the Vice Convener, and Councillors Cooke and Mason; for the amendment (10) – Councillors Alphonse, Copland, Lesley Dunbar, Henrickson, John, McLellan, Nicoll, Sellar, Stuart and Wheeler.

The Committee resolved:-

- (i) to request that an additional condition in regards to materials and finishes be added to read; no development shall be undertaken unless samples of materials to be used on external surfaces of the buildings and in construction of hard standings/walls/fences have been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the planning authority - in the interests of ensuring that the materials used are appropriate to the context of this site, which is located within a Conservation Area and incorporates the setting of listed buildings; and
 - (ii) to otherwise adopt the amendment and therefore approve the application conditionally.
- **Jennifer Stewart, Vice Convener**

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS)