

## PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS)

ABERDEEN, 22 February 2018. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS). Present:- Councillor Boulton, Convener; Councillor Jennifer Stewart, Vice Convener; and Councillors Donnelly, the Depute Provost, Allan (item 1), Alphonse, Copland, Cormie, Hutchison, John, Malik, McLellan, Sellar and Sandy Stuart.

### 31 TULLOS CRESCENT - 171418

1. With regards to article 4 of the minute of the Planning Development Management Committee of 15 February 2018, whereby it had been agreed to visit the site before determining the application, 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 a single storey extension to the rear of 31 Tullos Crescent be approved **unconditionally**.

The Committee heard from Roy Brown, Planning Technician, who spoke in furtherance of the application and answered various questions from members. Members asked various questions in regards to the application which included land ownership of the proposed site as well as the impact the proposed extension would have on the property above.

Councillor John, seconded by the Vice Convener moved:-

That the application be approved, in line with the recommendation contained within the report.

Councillor Allan, seconded by Councillor Donnelly, the Depute Provost moved as an amendment:-

That the application be refused as the proposed single storey rear extension would be considered to adversely affect the level of amenity of the surrounding properties by way of a loss of privacy and light, and would set an undesirable precedent for similar development, which would adversely affect the character of the surrounding area.

On a division, there voted:- for the motion (5) – the Vice Convener and Councillors Cormie, Hutchison, John and Sellar; for the amendment (8) the Convener, Councillor Donnelly the Depute Provost and Councillors Allan, Alphonse, Copland, Malik, McLellan and Sandy Stuart.

#### **The Committee resolved**:-

to adopt the amendment and therefore refuse the application.

### LAND TO THE REAR OF 277 NORTH DEESIDE ROADMILLTIMBER - 171444

2. With reference to article 6 of the minute of the Planning Development Management Committee of 15 February 2018, whereby it had been agreed to visit the

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site prior to determination, the Committee had before it a report by the Interim Head of Planning and Sustainable Development, **which recommended:-**

That the application for the sub division of residential curtilage and the erection of a dwellinghouse with associated new access and landscaping works at 277 North Deeside Road, Milltimber Aberdeen, 171444, be refused.

The Committee heard from Kristian Smith, Team Leader Development Management and Kevin Wright, Environmental Planner, who spoke in furtherance of the application. They also answered various questions from members in regards to the application and in particular, in regards to the various tree concerns. It was noted that the location of the proposed dwelling would fall within the root protection areas and zone of influence of three trees in the neighbouring garden area to the east and one large mature tree located within the south-western part of the site close to the proposed large glazed dining area within the proposed house.

The Convener, seconded by Councillor Copland moved:-

That the application be refused in line with the recommendation contained within the report.

Councillor Cormie moved as an amendment, seconded by Councillor Alphonse:-

That the application be approved unconditionally as the proposed dwellinghouse would not conflict with the existing pattern of development in the immediately surrounding area and the proposed layout would afford an adequate level of general residential amenity to both prospective residents and existing neighbouring property. The design of the proposed dwellinghouse is also considered acceptable. The existing trees both within and outwith the site would not be affected by the development, taking into account their existing condition and proximity from the proposed dwellinghouse. Given this, the proposal would not adversely affect local landscape character and amenity generated by these trees. The proposal is also considered acceptable from a drainage, access, parking and waste storage perspective. Taking the aforementioned points into account, the proposal is considered acceptable in terms of the following policies in the Aberdeen Local Development Plan 2017: Policy D1: Quality Placemaking by Design; Policy H1: Residential Areas; Policy NE5: Trees and Woodlands; Policy NE6: Flooding, Drainage and Water Quality; and, Policy R6: Waste Management Requirements for New Development. Furthermore, the proposal is considered to be in-keeping with the relevant provisions of the following Supplementary Guidance documents associated with the aforementioned policies: Trees and Woodlands; The Sub-division and Redevelopment of Residential Curtilages; and, the Householder Development Guide. Other material considerations do not indicate otherwise, and therefore the proposal is considered acceptable.

On a division, there voted for the motion (5) – the Convener and Councillors Copland, Hutchison, Malik and Stuart; for the amendment (7) – the Vice Convener and Councillors Alphonse, Cormie, Donnelly, John, McLellan and Sellar.

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**The Committee resolved:-**

to adopt the amendment and therefore approve the application unconditionally.

- **Councillor Marie Boulton, Convener**

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