

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 21 June 2018. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Boulton, Convener; and Councillors Allan, Cooke, Copland, Councillor Donnelly, the Depute Provost (as substitute for the Vice Convener Councillor Jennifer Stewart, Greig, Avril MacKenzie, Malik and Sandy Stuart (as substitute for Councillor Cormie).

The agenda and reports associated with this minute can be found at:-
<https://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=348&MId=6265&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.

AGENDA ORDER

1. The Convener advised that item 6.6 on the agenda (Bremac Inverurie Road) would be moved and considered after item 6.1 on the agenda (Bridge of Dee Bar) in order to allow the Planning Officer to leave the meeting timeously.

DECLARATIONS OF INTEREST

2. Councillor Cooke declared an interest in item 6.3 of the agenda, land adjacent to Rubislaw Quarry, as he knew some of the objectors to the application. Councillor Cooke is also a member of the Board of Sport Aberdeen, and the owner of the quarry is a former member of the Board, however he did not know the owner personally. Councillor Cooke remained in the meeting during consideration and deliberation of the item as he did not consider his interest to be so significant that he had to withdraw from the meeting.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 24 MAY 2018 - FOR APPROVAL

3. The Committee had before it the minute of the previous meeting of 24 May 2018, for approval.

The Committee resolved:-
to approve the minute as a correct record.

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MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS) OF 31 MAY 2018 - FOR APPROVAL

4. The Committee had before it the minute of the Planning Development Management Committee visits of 31 May 2018, for approval.

The Committee resolved:-

to approve the minute as a correct record.

COMMITTEE PLANNER

5. The Committee had before it a planner of future Committee business.

The Committee resolved:-

to note the information contained in the Committee report planner.

BRIDGE OF DEE BAR, 651 HOLBURN STREET - DEMOLITION OF EXISTING FUNCTION SUITE, AND ERECTION OF 29 BED STUDENT ACCOMMODATION - 170966

6. The Committee had before it a report by the Interim Chief Officer – Strategic Place Planning, **which recommended:-**

That there be a willingness to approve the application conditionally, subject to the conclusion of a legal agreement securing developer obligations towards the Core Path Network (£6473), for the demolition of the existing function suite and erection of 29 bed student accommodation at the Bridge of Dee Bar, 651 Holburn Street Aberdeen.

Conditions:-

1. That no development shall take place unless there has been submitted to and approved in writing a detailed Green Travel Plan, which outlines sustainable measures to deter the use of the private car and advises of sustainable travel choices to and from the site.

Reason: in order to encourage more sustainable forms of travel to the development.

2. No works in connection with the development hereby approved shall commence unless a tree protection plan has been submitted to and approved in writing by the planning authority. Tree protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:

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- a) The location of the trees to be retained and their root protection areas and canopy spreads (as defined in BS 5837: 2012 Trees in relation to design, demolition and construction);
- b) The position and construction of protective fencing around the retained trees (to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction).
- c) The extent and type of ground protection, and any additional measures required to safeguard vulnerable trees and their root protection areas.
- d) An arboricultural impact assessment which evaluates the direct and indirect impacts of the proposed development on the trees to be retained and proposed mitigation.
- e) An arboricultural method statement to demonstrate that operations can be carried out with minimal risk of adverse impact on trees to be retained.
- f) A method statement for any works proposed within the root protection areas of the trees shown to be retained.

No works in connection with the development hereby approved shall commence unless the tree protection measures have been implemented in full in accordance with the approved tree protection plan. No materials, supplies, plant, machinery, soil heaps, changes in ground levels or construction activities shall be permitted within the protected areas without the written consent of the planning authority and no fire shall be lit in the position where the flames could extend to within 5 metres of foliage, branches or trunks. The approved tree protection measures shall be retained in situ until the development has been completed.

Reason: In order to ensure adequate protection for the trees and hedges on the site during the construction of development, and in the interests of the visual amenity of the area.

3. No works in connection with the development hereby approved shall commence unless a scheme of hard and soft landscaping works has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
 - a) A tree survey in accordance with BS 5837:2012.
 - b) Existing landscape features and vegetation to be retained.
 - c) Protection measures for the landscape features to be retained.
 - d) The location of new trees, shrubs, hedges and grassed areas.
 - e) A schedule of planting to comprise species, plant sizes and proposed numbers and density.
 - f) The location, design and materials of all hard landscaping works including walls, fences, gates.
 - g) An indication of existing trees, shrubs and hedges to be removed.

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- h) A programme for the implementation, completion and subsequent management of the proposed landscaping.

All soft and hard landscaping proposals shall be carried out in accordance with the approved planting scheme and management programme. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the planning authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted. Once provided, all hard landscaping works shall thereafter be permanently retained.

Reason: To ensure the implementation and management of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area.

4. No works in connection with the development hereby approved shall commence unless samples and details of all the material (walls, windows, doors and roofing materials) to be used in the external finish for the approved development have been submitted to and approved in writing by the planning authority. The development shall not be occupied unless the external finish has been applied in accordance with the approved details.

Reason: In the interests of the appearance of the development and the visual amenities of the area.

5. The building hereby approved shall be erected unless an Energy Statement applicable to that building has been submitted to and approved in writing by the planning authority. The Energy Statement shall include the following items:
- a) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development.
 - b) Calculations using the SAP or SBEM methods, which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with the Council's Supplementary Planning Guidance on Carbon Neutrality in New Developments.

The development shall not be occupied unless it has been constructed in full accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and fully operational thereafter.

Reason: To ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and the Council's Supplementary Planning Guidance – Resources for New Development.

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6. That prior to the commencement of development a Noise Assessment by a suitably qualified noise consultant is carried out in order to ascertain the predicted impacts of likely noise sources associated with proposed development and the necessary control measures. This document shall thereafter be submitted to and approved in writing by the Planning Authority in consultation with colleagues in Environmental Health. This assessment should:
- a) Be in accordance with Planning Advice Note (PAN) 1/2011 Planning and Noise and its accompanying Technical Advice Note.
 - b) Identify the existing sources of noise potentially impacting on the proposed development
 - c) Identify the likely sources of noise associated with the proposed development.
 - d) 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.
 - e) The methodology for the noise assessment should be submitted and agreed in writing with this Service in advance of the assessment

Reason: in order to protect the residential amenity of the surrounding area.

7. No works in connection with the development hereby approved shall commence unless details in relation to the re-use of the granite downtakings from the function suite within the curtilage of the application site boundary have been submitted to, and approved in writing by, the Planning Authority.

Reason: to ensure that the granite is re-used within the curtilage of the site, and to ensure compliance with Policy D5: Our Granite Heritage of the Aberdeen Local Development Plan.

8. That all works shall be undertaken in accordance with the submitted Drainage Impact Assessment (Cameron and Ross – August 2017) and Flood Statement (Cameron and Ross – August 2017), unless otherwise agreed in writing by the Planning Authority.

Reason: to ensure that the site can be adequately drained and reduce potential for flood risk.

INFORMATIVES

1. The Council's Flood Prevention Unit strongly recommend the use of permeable materials where suitable in the design to help prevent an increase in surface water run off as well as the use of rain water harvesting.

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2. 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, the developer should apply the following controls:
- i. For the duration of the site preparation and construction phase, solid hoarding (of minimum 2m height) or equivalent to be erected at the development site boundary in particular between the site and existing residential properties on Holburn Street, to reasonably protect amenity at the rear of the properties;
 - ii. Operations creating noise which is audible at the site boundary should not occur outside the hours of 07:00 to 19:00 Monday to Friday and 08:00 to 13:00 on Saturdays; and
 - iii. Identify the likely significance of the construction noise levels affecting residential premises during the accepted times and apply a maximum threshold level established through application of an appropriate method described within Annex E of BS5228 1:2009+A1:2014.
3. The student accommodation will be provided with:
- 4 x 1280l general waste containers
 - 4 x 1280l co-mingled recycling containers
 - 1 x food waste container for each bin store (each kitchen will receive a kitchen caddy, bioliners and associated information)

The following costs will be charged to the developer:

- Each 1280l bin cost £413.60
- Each food waste container cost £514.49

No garden waste will be provided for flat residences as it is assumed grounds will be maintained as part of a service charge for the building and undertaken by a commercial contractor.

Gavin Clark, Senior Planner, spoke in furtherance of the application and answered various questions from members.

The Committee resolved:-

to approve the recommendation contained within the report.

BREMAC INVERURIE ROAD - ERECTION OF EXTENSIONS TO SIDE AND REAR ELEVATIONS AND FORMATION OF RAISED TERRACE

7. The Committee had before it a report by the Interim Chief Officer – Strategic Place Planning, **which recommended:-**

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That the application for the erection of extensions to the side and rear elevations and the formation of a raised terrace, at Bremac, Inverurie Road, be approved unconditionally.

The Committee resolved:-

to approve the application unconditionally.

LAND AT 15A DEE STREET - INSTALLATION OF TELECOMS CABINET - 170521

8. The Committee had before it a report by the Interim Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for the installation of a telecoms cabinet, be approved subject to the following conditions:-

Conditions

1. In the event that the hereby approved cabinet becomes obsolete or redundant, it must be removed within 6 months of such event. Once removed, the site shall be made good in accordance with a scheme to be submitted and approved in writing by the Planning Authority, within 1 month of such removal.

Reason – to minimise the level of visual intrusion and ensure the reinstatement of the site to a satisfactory condition.

2. Unless otherwise approved in writing by the Planning Authority the cabinet hereby approved shall be painted in light grey colour.

Reason – in the interest of visual amenity.

ADVISORY NOTES FOR APPLICANT

The applicant should be made aware that if the intended works involve the crossing of a footpath, carriageway or verge at any point, then that part of the works will require an application under the New Roads and Street Works Act. The applicant will require to contact the Road Works Co-ordination Unit on (01224) 522290 or (01224) 522298, roadworkscoordination@aberdeencity.gov.uk.

The applicant be made aware that they would have to be a member of the national register "Symology" and would be required to register their intended works through the Scottish Register "Symology".

Symology Limited
Glenbervie Business Centre, Glenbervie Business Park

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Larbert, Falkirk, FK5 4RB
 T: 01324 682170, F: 01324 682179
 E: srwr@symology.co.uk

The Committee heard from Garfield Prentice, Team Leader, who spoke in furtherance of the application and answered various questions from members.

The Committee resolved:-

to approve the recommendation contained within the report.

DECLARATION OF INTEREST

Councillor Cooke declared an interest in item 6.3 of the agenda, land adjacent to Rubislaw Quarry, as he knew some of the objectors to the application. Councillor Cooke is also a member of the Board of Sport Aberdeen, and the owner of the quarry is a former member of the Board, however he did not know the owner personally. Councillor Cooke remained in the meeting during consideration and deliberation of the item as he did not consider his interest to be so significant that he had to withdraw from the meeting.

LAND ADJACENT TO RUBISLAW QUARRY, HILL OF RUBISLAW - RESIDENTIAL DEVELOPMENT COMPRISING 299 PRIVATE FLATS, GYM, FUNCTION ROOM, PUBLIC HERITAGE BISTRO, PROMENADE, CAR PARKING AND AMENITY SPACE - 180368

9. The Committee had before it a report by the Interim Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for the residential development consisting 299 private flats, gym, function room, public heritage bistro, promenade, car parking and amenity space at the land adjacent to Rubislaw Quarry, Hill of Rubislaw, be approved conditionally and to withhold the issuing of consent until a legal agreement has been entered into to secure affordable housing contributions and developer obligations relating to primary and secondary education, core paths, open space and healthcare.

Conditions

(1) SURFACE WATER DRAINAGE

No development shall take place unless a detailed scheme for surface water drainage and connection to the sewer, in accordance with the Drainage & Flooding Assessment (Issue 04 – June 2018) has been submitted to and approved in writing by the planning

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authority in consultation with SEPA and Scottish Water. Thereafter development shall be implemented in accordance with the agreed scheme.

Reason – to prevent any flooding and ensure adequate protection of the water environment from surface water run-off.

(2) QUARRY WATER LEVEL MANAGEMENT PLAN

No development shall take place unless a scheme for the management of the water level within the quarry has been submitted to and approved in writing by the planning authority in consultation with SEPA and Scottish Water. Thereafter the management plan shall be implemented in accordance with the agreed details.

Reason – to ensure that the proposed development is not at risk of flooding from rising water levels in the quarry.

(3) FOUL WATER DRAINAGE

No development shall take place unless confirmation has been received that Scottish Water will accept a connection to their sewer network from the development. Thereafter development shall be implemented in accordance with the agreed foul drainage scheme.

Reason – to ensure adequate protection of the water environment from foul water generated by the development.

(4) AIR QUALITY ASSESSMENT

No development shall take place unless an air quality assessment which considers the impact on existing residents as well as the potential exposure levels of occupants of the new properties on Hill of Rubislaw. Measures to reduce any potential air quality impacts should be considered. The approved mitigation measures shall thereafter be implemented in accordance with a timetable agreed with the planning authority.

Reason - to mitigate the impact of road traffic associated with the development on local air quality.

(5) NOISE MITIGATION SCHEME FOR NEW RESIDENTIAL PROPERTIES

No development shall take place unless a scheme of measures for the protection of the proposed residential properties has been submitted to and approved in writing by the planning authority.

The scheme shall ensure that internal noise level, assessed with windows open, within any flat shall not exceed the WHO Community Noise Guideline Value of LAeq 30dB within bedrooms for the night time period 2300-0700 and LAeq 50dBA within outdoor

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living areas for the day time period 0700-2300. Where necessary, the noise assessment shall specify mitigation measures required to achieve these levels. Thereafter no flat shall be occupied unless the mitigation measures relevant to that property have been implemented in accordance with the agreed scheme.

Reason – to ensure that residents of the development are adequately protected from excessive noise levels.

(6) DETAILED LANDSCAPING SCHEME

No development shall take place unless a detailed scheme of hard and soft landscaping works has been submitted to and approved in writing by the planning authority. The scheme shall be in accordance with the principles outlined in the Landscape Design Framework produced by Optimised Environments (ref: 171159_OPEN_HillRubi_LDF-01) and include –

- (i) Existing landscape features and vegetation to be retained.
- (ii) The location of new trees, shrubs, hedges and grassed areas and water features
- (iii) A schedule of planting to comprise species, plant sizes and proposed numbers and density.
- (iv) The location, design and materials of all hard landscaping works including surfacing, walls, fences, gates and street furniture (including the public walkway)
- (v) a programme for the long-term management and maintenance of the hard and soft landscaping.

All soft landscaping proposals shall be carried out in accordance with the approved scheme and shall be completed during the planting season immediately following the commencement of the development or such other date as may be agreed in writing with the Planning Authority. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

Reason – To ensure the implementation of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area and to ensure that the landscaping is managed and maintained in perpetuity.

(7) PROVISION OF PARKING

No development shall take place unless a scheme for the phased provision of the vehicle, motorcycle and bicycle parking has been submitted to and approved in writing by the planning authority. The phasing scheme shall –

- (i) ensure that a level of vehicle, motorcycle and bicycle parking appropriate to the number of units is available on occupation of each part of the building.

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(ii) demonstrate when and where the bistro spaces, electric vehicle charging points and car club spaces would be provided.

Thereafter no unit within the building shall be occupied unless the parking associated with that unit and identified as such in the phasing scheme has been constructed, drained, laid-out and demarcated in accordance with drawings IBI-XX-ZZ-PL-A-100-0098 (Rev.2) and IBI-XX-ZZ-PL-A-221-0099 (Rev.2) or such other drawing approved in writing by the planning authority.

Parking areas shall not thereafter be used for any other purpose other than the purpose of the parking of vehicles ancillary to the development and use thereby granted approval.

Reason – to ensure public safety and the free flow of traffic.

(8) PROVISION OF PUBLIC AREAS AND WALKWAY

No development shall take place unless a scheme for the phased provision of the publicly accessible external parts of the development (including the quarry edge walkway and area noted as ‘aspirational paving outside ownership boundary line’ on the pavement adjacent to the site) has been submitted to and approved in writing by the planning authority.

Thereafter each section of such areas shall be made available to the public on completion of the corresponding part of the building.

Such areas will thereafter remain in use as publicly accessible space for the life of the development.

Reason – to ensure the delivery of elements of the development proposed to enhance the accessibility of the quarry open space.

(9) PROVISION OF FOOD & DRINK USE AND GYM

No development shall take place unless a scheme for the provision of the (i) food and drink unit; and (ii) gym parts of the development has been submitted to and approved in writing by the planning authority.

Thereafter each element shall be provided in accordance with the approved scheme.

Reason – to ensure the delivery of the amenities proposed for the development.

(10) EXTERNAL FINISHING MATERIALS

No development shall take place unless a scheme detailing all external finishing materials of the proposed building has been submitted to and approved in writing by the

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planning authority. Thereafter the development shall be finished in accordance with the approved scheme unless a written variation has been approved by the planning authority.

(11) EXTERNAL LIGHTING

No development shall take place unless a scheme of the external lighting for the building and its external areas has been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved scheme.

Reason – to ensure public safety.

(12) TREE PROTECTION SCHEME

No development shall take place unless a scheme for the protection of all trees to be retained on and out with the site (including the route of the pedestrian path to Queen's Road) during construction works has been submitted to and approved in writing by the planning authority. The tree protection scheme shall thereafter be implemented for the duration of the construction of the development unless otherwise agreed in writing with the planning authority.

Reason – to ensure adequate protection for the trees on site during the construction of the development.

(13) BADGER PROTECTION PLAN

No development shall take place unless the species protection measures contained within the Badger Survey (RQA-1805-BDS – 15 May 2018) have been fully implemented in accordance with the license granted by Scottish Natural Heritage.

Reason – to ensure that badgers are protected from development.

(14) CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

No development (including site stripping, service provision or establishment of site compounds) shall take place unless a site-specific construction environmental management plan (CEMP) has been submitted to and approved in writing by the planning authority in consultation with SEPA.

The CEMP must include construction-phase and final SUDS supported by drawing(s) showing the location of the construction phase SUDS features; storage locations; pollution prevention and mitigation measures in place during construction e.g. spillage / chemical management and monitoring; emergency contacts to SEPA for pollution incidents and Invasive non-native species (INNS) management. The construction phase SUDS should be in compliance with the requirements of SEPA General Binding

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Rules 10 and 11 for the management of water run-off from a construction site to the water environment

Thereafter development shall be undertaken in accordance with the approved CEMP.

Reason – to minimise the impacts of necessary demolition / construction works on the environment

(15) WASTE STORAGE

No development shall take place unless a scheme for the phased provision of the waste storage areas has been submitted to and approved in writing by the planning authority.

Thereafter no unit within the building shall be occupied unless the waste storage area associated with that unit and identified as such in the phasing scheme has been constructed and is available for use in accordance with drawings IBI-XX-ZZ-PL-A-221-0099 (Rev.2) and IBI-WS-XX-PL-A-100-0103 (Rev.2) or such other drawing approved in writing by the planning authority.

Waste storage areas shall not thereafter be used for any other purpose other than the purpose of the storing waste generated by the development.

Reason – to ensure adequate waste storage provision and for the protection of public health.

(16) LOW AND ZERO CARBON BUILDINGS

The building hereby approved shall not 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, and any recommended measures specified within that scheme for the reduction of carbon emissions have been implemented in full.

Reason – to ensure the 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'.

(17) WATER EFFICIENCY MEASURES

No flat or commercial element of the building shall be occupied unless the water efficiency measures identified in section 5.0 of the Sustainability Statement (Issue 02) produced by KJ Tait Engineers have been installed and are available for use.

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Reason – to help avoid reductions in river water levels, which at times of low flow can have impacts on freshwater pearl mussel, one of the qualifying features of the River Dee Special Area of Conservation (SAC).

(18) BUS STOP UPGRADE

No flat or commercial unit shall be occupied unless the bus stop located on the south side of approximately 40m east of Angusfield Avenue has been upgraded in accordance with a scheme submitted to and approved in writing by the planning authority.

Reason – to encourage the use of public transport and reduce dependency on the private car for travel.

(19) RESIDENTIAL TRAVEL PLAN

No flat shall be occupied unless a residential travel pack has been submitted to and approved in writing by the planning authority. The residential travel pack shall identify details of different travel options available in the area to discourage the use of the private car. The approved travel pack shall be supplied to each household on occupation of a flat.

Reason – to reduce dependency on the private car for travel.

(20) COOKING ODOUR CONTROL

The food and drink use shall not become operational unless a scheme of Local Extract Ventilation (LEV) for that use has been submitted to and approved in writing by the planning authority. The scheme must fully demonstrate the extent of the necessary ventilation equipment and the effectiveness of the associated cooking odour and fume control measures.

Reason – to ensure that residential properties are not adversely affected by cooking odours.

ADVISORY NOTES FOR APPLICANT**(1) HOURS OF DEMOLITION AND CONSTRUCTION WORK**

Unless otherwise agreed in writing with Aberdeen City Council Environmental Health Service (poll@aberdeencity.gov.uk / 03000 200 292), demolition or construction work associated with the proposed development should not take place out with the hours of 07:00 to 19:00 Mondays to Fridays and 08:00 to 13:00 on Saturdays. No noisy work should be audible at the site boundary on Sundays.

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Where complaints are received, and contractors fail to adhere to the above restrictions, enforcement action may be initiated under the Control of Pollution Act 1974.

The Committee heard from Garfield Prentice, Team Leader, who spoke in furtherance of the application and answered various questions from members.

Councillor Donnelly, the Depute Provost, seconded by Councillor Malik, moved:-

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

Councillor Greig, seconded by Councillor Cooke, moved as an amendment:-

That the application be refused due to the adverse visual impact the proposal would have based on its scale and massing which is contrary to Policy D3 - Big Buildings of Aberdeen Local Development Plan. There is insufficient onsite parking provided which would lead to overspill parking on residential streets. There is a lack of suitable capacity to accommodate the educational needs of the development. There would be an adverse impact on the wildlife on the site. The quality of the design does not meet the requirements of Policy D1 – Quality Placemaking by Design of the Aberdeen Local Development Plan.

On a division, there voted:- for the motion (2) – Councillor Donnelly, the Depute Provost and Councillor Malik:- for the amendment (7) – the Convener and Councillors Allan, Cooke, Copland, Greig, Avril MacKenzie and Sandy Stuart.

The Committee resolved:-

to adopt the amendment and therefore refuse the application.

LAND AT DUBFORD, BRIDGE OF DON - MODIFICATION OF PLANNING OBLIGATION ASSOCIATED WITH PLANNING PERMISSIONS: REF: 120722; 120723; 121422; 121387; AND 141506 - 180418

10. The Committee had before it a report by the Interim Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for the modification of planning obligation associated with planning permissions 120722, 120723, 121422, 121387 and 141506, to remove clause 5 from the associated Section 75 agreement, at Land at Dubford Bridge of Don, be approved.

The Committee resolved:-

to approve the modification of the application.

SHIELHILL CRESCENT AND PERWINNES CRESCENT, DUBFORD - REPOSITIONING OF CHILDREN'S PLAY AREA - AMENDMENT TO DETAILED PLANNING PERMISSION 160630 - 180600

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11. The Committee had before it a report by the Interim Chief Officer – Strategic Place Planning, **which recommended:**--

That the application for the repositioning of the children's play area at Shielhill Crescent and Perwinnes Crescent, Dubford, Bridge of Don, be approved subject to the following condition:-

Condition

No development pursuant to the planning permission hereby approved shall be carried out unless there has been submitted to and approved in writing for the purpose by the planning authority a further detailed scheme of landscaping for the site, which scheme shall include indications of all existing trees and landscaped areas on the site and its surroundings, and details of any to be retained, together with measures for their protection in the course of development, and the proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority - in the interests of the amenity of the area.

Councillor Sandy Stuart requested that a site visit take place before determining the application.

The Committee resolved:-

to agree to defer the application in order for a site visit to take place on Tuesday 26 June at 9.30am.

FINALISED ENFORCEMENT UPDATE REPORT

12. The Committee had before it a report by the Interim Chief Officer – Strategic Place Planning, which provided information on enforcement work that had been undertaken by the Strategic Place Planning Service from 1 April 2017 to 31 March 2018.

The Committee resolved:-

to note the contents of the report.

- **Councillor Marie Boulton, Convener**

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