

LEGAL AND DEMOCRATIC SERVICES

COMMITTEE DECISION SHEET

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - THURSDAY, 18 APRIL 2019

Please let the Committee Officer know as soon as possible if you do not agree with any action proposed in this decision sheet. These are decisions of the Committee and there is an expectation that action will be taken. If for any reason it is apparent that you will not be able to act on these instructions in full or in part or that there will be a delay, please let the Committee Officer know as it may be necessary to advise the Committee or seek further instructions from the Committee.

	Item Title	Decision – approved, refused or site visit
1	<u>Minute of Meeting of the Planning Development Management Committee of 21 March 2019 - for approval</u>	Minute approved as a correct record.
2	<u>Committee Planner</u>	Planner noted.
3	<u>Replacement of Front Door of Property (Retrospectively) - 66 Tillydrone Avenue</u> Planning Reference – 190233 All documents associated with this application can be found here and then enter the reference number above. Planning Officer: Linda Speers	Application approved unconditionally.
4	<u>Approval of Matters Specified in Condition 23 (junction layout) - Land at Rowett South junction between Forrit Brae and A96</u> Planning Reference – 190281	Application approved unconditionally.

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	<p>All documents associated with this application can be found here and then enter the reference number above.</p> <p>Planning Officer: Matthew Easton</p>	
5	<p><u>Alterations to Facade - Aberdeen Railway Station</u></p> <p>Planning Reference – 190374</p> <p>All documents associated with this application can be found here and then enter the reference number above.</p> <p>Planning Officer: Robert Forbes</p>	Grant prior approval.
6	<p><u>Erection of three class 3 (food and drink) units including two drive-thru facilities - Land Adjacent to Veterinary Hospital Kingswells</u></p> <p>Planning Reference – 181336</p> <p>All documents associated with this application can be found here and then enter the reference number above.</p> <p>Planning Officer: Matthew Easton</p>	<p>Willingness to approve the application conditionally subject to a legal agreement. It was considered that the proposed development complies with Policy B2 (Specialist Employment Areas) as it would service the nearby Prime Four Business Park employees. The proposed development also complies with Policies D1 (Quality Placemaking by Design), R6 (Waste Management Requirements for New Developments) and NE6 (Flooding, Drainage and Water Quality). The proposed development would also have a positive economic impact on the city and surrounding areas and would add to the limited local amenities for residents, outweighing adopted policy on the location of such uses.</p> <p><u>Conditions</u></p> <p>1. ARCHAEOLOGICAL WRITTEN SCHEME OF INVESTIGATION</p> <p>No works in connection with the development hereby approved shall commence unless an archaeological written scheme of investigation (WSI) has been submitted to and approved in writing by the planning authority and a programme of archaeological works</p>

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		<p>has been carried out in accordance with the approved WSI. The WSI shall include details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the written scheme of investigation will be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis the development hereby approved shall not be brought into use unless a post-excavation research design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted to and approved in writing by the planning authority. The PERD shall be carried out in complete accordance with the approved details.</p> <p>Reason – To safeguard and record the archaeological potential of the area.</p> <p style="text-align: center;">2. TREE PROTECTION</p> <p>No development shall take place unless a further revised scheme showing those trees to be removed and those to be retained and 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. Thereafter no development shall take place unless the approved scheme has been implemented.</p> <p>Reason – to ensure adequate protection for the trees on site during the construction of the development.</p> <p style="text-align: center;">3. BIRD HAZARD MANAGEMENT PLAN</p> <p>Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Planning Authority in consultation with Aberdeen Airport. The submitted plan shall include details of –</p> <ul style="list-style-type: none"> • Management of any flat/shallow pitched roofs (pitch less than 15°) on buildings within the site which may be attractive to nesting, roosting and “loafing” birds. The management plan shall comply with Advice Note 8 ‘Potential Bird Hazards from Building Design’ • Arrangements for the collection (including litter bins) and storage of putrescible

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		<p>waste</p> <ul style="list-style-type: none"> • Signs deterring people from feeding the birds <p>The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Aberdeen Airport.</p> <p>Reason – To manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Aberdeen Airport</p> <p style="text-align: center;">4. ECOLOGY SURVEY RECOMMENDATIONS</p> <p>Development shall take place in accordance with the recommendations contained within section 4.3 – 4.6 of the Ecology Survey produced by Direct Ecology and dated 20 December 2018 (Version 2).</p> <p>Reason – to in order to mitigate the impact of development on species and habitats.</p> <p style="text-align: center;">5. LANDSCAPING</p> <p>No development shall take place unless a further revised scheme of hard and soft landscaping has been submitted to and approved in writing by the planning authority. The scheme shall include:</p> <ul style="list-style-type: none"> (i) Existing landscape features and vegetation to be retained. (ii) The location of new [trees, shrubs, hedges, grassed areas and water features]. - Delete as appropriate. (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 walls, fences, gates, street furniture and play equipment. (v) An indication of existing trees, shrubs and hedges to be removed. (vi) A programme for the completion and subsequent maintenance of the proposed landscaping.

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		<p>All soft and hard 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.</p> <p>Reason – To help integrate the development into the local landscape.</p> <p style="text-align: center;">6. EXTERNAL LIGHTING</p> <p>No development shall take places unless a scheme of all external lighting for the development has been submitted to and approved in writing by the planning authority. Thereafter lighting should be installed in accordance with the approved scheme.</p> <p>The use of low-level, low intensity lighting is recommended, and the use of white green spectrum lighting should be avoided due to its impact upon foraging bats. Lighting should be avoided to the north of unit 1 where it would illuminate the tree line.</p> <p>Reason – in order to minimise artificial lighting and its potential impact on bats.</p> <p style="text-align: center;">7. COOKING EXTRACTION SYSTEM</p> <p>No unit shall be occupied unless a scheme showing the proposed means of filtering, extracting and dispersing cooking fumes for that unit has been submitted to and approved in writing by the planning authority.</p> <p>Thereafter no unit shall be occupied unless the said scheme has been implemented in full and is ready for operation</p> <p>Reason – in order to protect surrounding residential properties from cooking odours.</p>

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		<p style="text-align: center;">8. PROVISION OF ACCESS ROAD AND PARKING</p> <p>No unit shall be occupied unless</p> <ul style="list-style-type: none"> (i) the access road between that the unit and the A944 has been provided and available for use; and (ii) the car, motorcycle, and bicycle parking and electric vehicle charging points associated with that unit have been provided and are available for use in accordance with Fitzgerald Associates drawing 100[2] (Rev.G) 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, motorcycles and bicycles ancillary to the development and use thereby granted approval. <p>Reason – in the interests of public safety and the free flow of traffic.</p> <p style="text-align: center;">9. STAFF TRAVEL PLANS</p> <p>No unit shall be occupied unless a unit specific travel plan has been submitted to and approved in writing by the planning authority. The travel plan shall outline sustainable measures to deter the use of the private car by staff, in particular single occupant trips and provides detailed monitoring arrangements, modal split targets and associated penalties for not meeting targets. Thereafter each member of staff shall be provided with a copy of the travel plan at the start of their employment.</p> <p>Reason – to encourage more sustainable forms of travel to the development.</p> <p style="text-align: center;">10. PROTECTED SPECIES SURVEYS</p> <p>Unless development commences prior to 31 January 2020 a revised protected species survey shall be submitted to and approved in writing by the planning authority. Thereafter the measures identified in the survey shall be implemented during the construction and operation of the development.</p> <p>Reason – in order to avoid harming protected species.</p>

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		<p style="text-align: center;">11. MODIFICATION OF SITE JUNCTION AND A944</p> <p>No unit shall be occupied unless the junction between the site and the A944 has been modified (including the closure of the central reservation) in accordance with Fitzgerald Associates drawing 100[2] (Rev.G).</p> <p>Reason – in order to ensure the safety of road users.</p> <p style="text-align: center;">12. DRAINAGE</p> <p>No unit shall be occupied unless the drainage works associated with that unit and detailed on Ramsay & Chalmers drawing 100 (Rev.D) or such other plan as may subsequently be approved in writing by the planning authority for the purpose have been installed in accordance with the approved details</p> <p>Reason – To safeguard water qualities in adjacent watercourses and to ensure that the proposed development can be adequately drained.</p> <p style="text-align: center;">13. WASTE STORAGE</p> <p>No unit shall be occupied unless the waste storage area associated with that unit has been provided and is available for use.</p> <p>Reason – to preserve the amenity of the neighbourhood and in the interests of public health.</p>
7	<u>Enforcement Report - 18 Home Farm Gardens</u>	<u>The Committee resolved:-</u>

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	<p><u>- PLA/19/241</u></p> <p>Planning Reference – 181431</p> <p>All documents associated with this application can be found here and then enter the reference number above.</p> <p>Planning Officer: Gavin Clark</p>	<p>(i) to authorise the serving of an Enforcement Notice upon the owner of the property, to rectify the breach of planning control; and</p> <p>(ii) to agree that the breach should be remedied by the removal of the unauthorised timber decking with associated steps and handrails along the rear boundary.</p>
8	<p><u>Enforcement Report - Inchgarth House - PLA/19/242</u></p> <p>Planning Reference – 170929</p> <p>All documents associated with this application can be found here and then enter the reference number above.</p> <p>Planning Officer: Gavin Clark</p>	<p><u>The Committee resolved:-</u></p> <p>(i) to authorise the serving of an Enforcement Notice upon the owner/occupier of the property, to rectify the breach of planning control; and</p> <p>(ii) to agree that the breach should be remedied by the removal of the unauthorised chimney on the north-west elevation of the application property, or other scheme agreed in writing by the Planning Authority.</p>
9	<p><u>Tree Preservation Order 256 - PLA/19/233</u></p> <p>Officers Kevin Wright Fraser Bell</p>	<p><u>The Committee resolved:-</u> to confirm the making of Tree Preservation Order 256/2018 Malcolm Road and instruct the Chief Officer – Governance 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.</p>
10	<p><u>Date of Next Meeting - Thursday 23 May 2019 at 10am.</u></p>	<p><u>The Committee resolved:-</u> to note that the next meeting of the Committee had been changed and would now be held on Thursday 30 May at 10am with a meeting of the Pre Application Forum at 3pm on the same day.</p>

If you require any further information about this decision sheet, please contact Lynsey McBain, Committee Officer, on 01224 522123 or email lymcbain@aberdeencity.gov.uk