

## PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 30 May 2019. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Boulton, Convener; Councillor Jennifer Stewart, the Depute Provost, Vice Convener; and Councillors Allan (for articles 1 to 7), Cooke, Copland, Cormie, Greig, Avril MacKenzie and Malik.

The agenda and reports associated with this minute can be found [here](#).

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.

### MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 18 APRIL 2019

1. The Committee had before it the minute of the previous meeting of 18 April 2019, for approval.

**The Committee resolved:-**

to approve the minute as a correct record.

### COMMITTEE PLANNER

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

**The Committee resolved:-**

to note the information contained within the business planner.

### 19 NORTH ANDERSON DRIVE, ABERDEEN, 182101

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

That the application for the erection of 118 affordable residential units (72 flats set over 3/4/5 storeys and 46 houses) with associated landscaping, parking and infrastructure, at 19 North Anderson Drive Aberdeen, 182101, be approved subject to a legal agreement and the following conditions:-

**Conditions**

(01) CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

## PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

30 May 2019

No development (including site stripping, service provision or establishment of site compounds) shall commence on site until a site-specific Construction Environmental Management Plan(s) has been submitted to and approved in writing by the Planning Authority in consultation with SEPA. The CEMP must address the following issues (i) surface water management including construction phase SUDS; and (ii) site waste management including details of re-use on-site and off-site disposal of demolition materials. Thereafter development shall be undertaken in accordance with the approved CEMP.

**Reason** - In order to minimise the impacts of necessary demolition / construction works on the environment.

### (02) SCHEDULE OF GREEN MEASURES

No development (including site stripping, service provision or establishment of site compounds) shall commence on site unless a schedule of green measures has been submitted to the Planning Authority. The schedule, detailing the measures that have been investigated and will be implemented on site, should be submitted prior to the commencement of development on site for the written approval of the Planning Authority, in consultation with SEPA and implemented in full.

**Reason:** to ensure adequate protection of the water environment and contribute to and enhance the natural environment in accordance with Scottish Planning Policy.

### (03) LOW AND ZERO CARBON BUILDINGS

No development associated with any particular flatted block or residential dwelling shall take place unless a scheme detailing compliance with the Council's Resources for New Development Supplementary Guidance has been submitted to and approved in writing by the Planning Authority. Thereafter no units shall be occupied unless any recommended measures specified within that scheme for that unit for the reduction of carbon emissions have been implemented in full.

**Reason** - to ensure that the development complies with requirements for reductions in carbon emissions specified in the City Council's relevant published Supplementary Guidance: Resources for New Development.

### (04) EXTERNAL FINISHING MATERIALS

No development, beyond foundation level, shall take place on any hereby approved building unless a scheme detailing all external finishing materials to the roof and walls of such building has been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be finished in accordance with the approved scheme.

**Reason** - In the interests of visual amenity.

### (05) LANDSCAPING

All soft and hard landscaping proposals shall be carried out in accordance with the approved scheme (as shown on Drawings No: 423.03.01D, 423.03.02D and

**PLANNING DEVELOPMENT MANAGEMENT COMMITTEE**

30 May 2019

423.03.03D) and shall be completed during the planting season immediately following the commencement of the development or as otherwise 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.

In addition, prior to the commencement of the implementation of the approved scheme, detailed proposals for a programme for the long-term management and maintenance of all the approved landscaped and open space areas within the development shall be submitted for the further written approval of the Planning Authority. Thereafter, all management and maintenance of the landscaped and open space areas shall be implemented, in perpetuity, in accordance with the approved programme.

**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.

**(06) PLAY AREA**

No residential unit shall be occupied unless (i) details of the proposed play area; (ii) details of the boundary treatments for the proposed play area and (iii) a phasing plan for their provision, have been submitted to and approved in writing by the Planning Authority. In designing the scheme reference should be made to Part 8 of the Council's Open Space Supplementary Guidance.

**Reason** - In order to ensure satisfactory provision of play facilities.

**(07) ACOUSTIC FENCING**

Prior to the occupation of any dwellinghouse or flat, the proposed acoustic fencing, and all other boundary treatments relating any residential unit, as shown on Drawing No: PL (00)033 REV E shall be implemented in their entirety and retained in perpetuity. For avoidance of doubt, the noise barriers must meet with the following specifications: (i) they must be solid and imperforate; (ii) they must have a superficial weight of  $\geq 10$  kg/m<sup>2</sup> (iii) there must be no gap between the bottom of the barrier and the ground; (iv) there must be no gap where it extends out from the external facade of a dwelling whose garden it is screening; (v) they must be  $\geq 1.8$  m in height; and the barrier locations shall be as shown in Figure 8 in the Sandy Brown report, 18340-R01-C, issued on 20 March 2019.

**Reason** – In order to achieve an appropriate level of residential amenity.

**(08) PROVISION OF ACCESS ROAD AND CAR PARKING**

Prior to the occupation of any dwellinghouse or flat, the car parking areas hereby granted planning permission shall be constructed, drained, laid-out and demarcated in accordance with drawing No. PL (00)003 REV E of the plans hereby approved, or such other drawing as may subsequently be submitted and approved in writing by the

**PLANNING DEVELOPMENT MANAGEMENT COMMITTEE**

30 May 2019

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.

**(09) CAR CLUB PARKING SPACES**

Prior to the occupation of any dwellinghouse or flat, a scheme showing the location of two 'car club only' parking spaces shall be submitted to and approved in writing by the Planning Authority. Thereafter, unless otherwise agreed in writing with the planning authority, prior to completion of the last flatted property within the development (i) the car club only parking spaces shall be constructed and available for use and any associated signs or road markings implemented, in accordance with a phasing plan if necessary; and (ii) a traffic regulation order (TRO) is in place to restrict the use of the parking spaces to car club vehicles only.

**Reason** - In order to encourage modal shift away from the private car.

**(10) CYCLE PARKING**

No flatted property shall be occupied unless: (i) the residents cycle store within that block has been constructed and is available for use, and (ii) a scheme of short-stay cycle parking for that block, showing the location and design of cycle stands for visitors, has been submitted to and approved in writing by the Planning Authority and such approved scheme has been implemented.

**Reason** - In order to encourage more sustainable modes of transport.

**(11) RESIDENTIAL TRAVEL PACK**

No flatted property shall be occupied unless a residential travel pack, aimed at encouraging use of modes of transport other than the private car, has been submitted to and approved by the Planning Authority. Thereafter the pack shall be provided to each property on occupation.

**Reason** - In order to encourage use of more sustainable modes of transport.

**(12) ELECTRIC VEHICLE CHARGING POINTS**

No flatted property shall be occupied unless: (i) details of the type and location of electric vehicle charging points and bays; (ii) markings and signage to identify the bays; (iii) a phasing plan for their provision; and (iv) the charging points and bays shall be provided in accordance with the agreed phasing plan. Information in relation to items (i, ii and iii) shall be submitted to and approved in writing by the Planning Authority.

**Reason** - In order to provide for and encourage the use of electric vehicles.

**(13) TREE PROTECTION**

That no development shall take place unless a plan 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 and immediately outwith the site during construction works has been submitted

**PLANNING DEVELOPMENT MANAGEMENT COMMITTEE**

30 May 2019

to, and approved in writing by, the Planning Authority and any such scheme as may have been approved has been implemented in its entirety - in order to ensure adequate protection for the trees on site during the construction of the development.

**(14) 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.

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

**(15) DRAINAGE**

No unit within the hereby approved development shall be occupied unless all drainage works detailed in the approved Flood Risk Assessment and Strategy Report (Ref: J4005 – November 2018, V1) produced by Bayne Stevenson Associates Ltd or such other plan/ document as may subsequently be approved in writing by the planning authority for the purpose have been installed in complete accordance with the said plan.

**Reason** - In order to safeguard water qualities in adjacent watercourses and to ensure that the proposed development can be adequately drained.

**(16) WASTE STORAGE PROVISION**

No flatted block shall be occupied unless the waste storage area for that particular block has been provided in accordance with drawings PL(00)003 REV E and PL(00)035 REV C or such other drawing as may be approved in writing by the Planning Authority.

**Reason** - In order to ensure suitable waste storage facilities are available for residents and to protect public health.

**(17) DUST MANAGEMENT PLAN**

No development (including site stripping or service provision) within any particular phase or block shall take place unless a Dust Management Plan for the construction phase of development has been submitted to and approved in writing by the planning authority. Such management plan shall specify dust mitigation measures and controls, responsibilities and any proposed monitoring regime. Thereafter development (including demolition) shall be undertaken in accordance with the approved plan.

**Reason** - In order to control air pollution from dust associated with the construction of the development in accordance with Policy T4 - Air Quality.

**(18) SOUND INSULATION ASSESSMENT**

**PLANNING DEVELOPMENT MANAGEMENT COMMITTEE**

30 May 2019

Prior to the commencement of development, a sound insulation assessment, as detailed within section 8.1 of the submitted Noise Impact Assessment, shall be submitted to, and approved in writing by the Planning Authority.

**Reason** – In order to achieve an appropriate level of residential amenity.

(19) VALIDATION REPORT

Prior to the commencement of development, a validation report, confirming the provision of a capping layer in gardens (600 mm 'clean' topsoil/subsoil) and landscaped areas (300 mm 'clean' topsoil/subsoil with basal geo-textile 'no dig' membrane) shall be submitted to, and approved in writing by the Planning Authority. For avoidance of doubt, the validation report for the capping layer should include: (i) a chain of custody documentation for imported soils, including details of source; (ii) chemical analysis data demonstrating suitability for use, (iii) receipt (purchase/delivery) for geo-textile 'no dig' membrane; and (iv) pre/post placement survey levels to confirm soil depth. Reason: reason: in order to ensure that the site is fit for human occupation.

The Committee heard from Mr Kristian Smith, Team Leader, Development Management, who spoke in furtherance of the application and answered various questions from members.

**The Committee resolved:-**

to approve the application conditionally, subject to a legal agreement and with an additional condition and informative to read:-

Condition:

20. None of the hereby approved development shall take place unless a scheme detailing timings and designs associated to the closure of the gap in the central reservation opposite the former access to the site has been submitted to and approved in writing by the Planning Authority. Thereafter the closure of the central reservation shall take place in accordance with such approved scheme, or other subsequently approved scheme.

**Reason** – In the interests of road/ public safety and the free flow of traffic.

Informative:

(08) Closure of Central Reservation

The level of information required by Condition 20 should be scoped and agreed with Aberdeen City Councils Roads Development Management Team, prior to submission to the Planning Authority. At this point the relevant contact is: Nathan Thangaraj, Engineer 01224 52 3441 or [nthangaraj@aberdeencity.gov.uk](mailto:nthangaraj@aberdeencity.gov.uk)

**INCHGARTH HOUSE ABERDEEN - 182093**

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

**PLANNING DEVELOPMENT MANAGEMENT COMMITTEE**

30 May 2019

That the application for the formation of a new access and driveway with gate, wall and pillars, through an existing boundary wall, closing up an existing drive opening, with all associated landscaping works at Inchgarth House, Aberdeen, 182093, be approved subject to the following conditions:-

**Conditions**

- (1) Badger Protection Plan - No development shall take place pursuant to this permission unless a scheme for the protection of badgers has been submitted to and approved in writing by the planning authority. The submitted plan shall include details of measures required during construction works in order to prevent injury to foraging badgers. The agreed measures shall be implemented in full for the duration of construction work on site.  
**Reason** – In order to avoid potential adverse impact on protected species during construction works.
- (2) Tree protection measures - No development shall take place pursuant to this permission unless a scheme for the protection of all trees to be retained on the site during construction works, including temporary protective fencing, has been submitted to, and approved in writing by, the Planning Authority and any such scheme as may have been approved has been implemented.  
**Reason** - In order to ensure adequate protection for the trees on site during the construction of the development.
- (3) Tree planting / landscape scheme - All soft landscaping / tree planting proposals shall be carried out in accordance with the approved scheme (drawing 437-12-10e, -11, -12, -13) and shall be completed during the planting season immediately following the commencement of the development or as otherwise 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 character of the conservation area and setting of the listed building is preserved / enhanced.
- (4) SUDS / permeable surfacing - No development shall take place pursuant to this permission unless a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems has been submitted to and approved in writing by the Planning Authority and thereafter the driveway shall not remain on site unless the required drainage measures / permeable surfacing has been installed in complete accordance with the said scheme.

**PLANNING DEVELOPMENT MANAGEMENT COMMITTEE**

30 May 2019

**Reason** - in order to safeguard water qualities in nearby watercourses and to ensure that the development can be adequately drained.

- (5) Drive width / construction / surface details – Notwithstanding the site layout plan hereby approved (drawing 603 rev C), the section of the driveway located to the south of the proposed entrance gates shall be restricted to a maximum width of 3m overall (i.e. including the granite sett edging) for a continuous distance of 55m, unless otherwise agreed in writing with the planning authority. No development shall take place unless details of the precise surfacing material / finish of the driveway have been submitted to and agreed in writing by the planning authority. Development shall be undertaken in complete accordance with such details as may be so approved.

**Reason** – In order to preserve the character and setting of the listed building and the character of the conservation area.

- (6) Detail of Gates / Pillars - No development shall take place pursuant to this permission unless construction details of the proposed gate piers / granite pillars including 1:10 detail elevations and coping stones have been submitted to and agreed in writing by the planning authority. Development shall be undertaken in complete accordance with such details as may be so approved.

**Reason** – In order to preserve the character and setting of the listed building and the character of the conservation area.

- (7) Stopping up Existing Access – The proposed access hereby approved shall not be used unless the existing vehicle access has been stopped off to vehicle traffic in accordance with a scheme which shall have been submitted to and approved in writing by the planning authority.

**Reason** – In order to preserve the character and appearance of the listed building and in the interest of road / traffic safety.

The Committee heard from Mr Robert Forbes, Senior Planner, who spoke in furtherance of the application and answered various questions from members.

**The Committee resolved:-**

to approve the application conditionally.

**INCHGARTH HOUSE - LISTED BUILDING CONSENT - 182141**

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

That the application for the partial demolition and alteration of the existing boundary wall and formation of new gated vehicle access, listed building consent, at Inchgarth House Aberdeen, 182141, be approved subject to the following conditions:-

**Conditions**



## PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

30 May 2019

(1) Detail of Gates / Pillars

No works shall take place pursuant to this consent unless construction details of the proposed metal gates, granite pillars and granite coping stones associated with the access works have been submitted to and agreed in writing by the planning authority. The works shall be undertaken in complete accordance with such details as may be so approved.

**Reason** – In order to preserve the character and appearance of the listed building.

(2) Existing Access – The proposed access hereby approved shall not be used unless the existing vehicle access has been stopped off to vehicle traffic in accordance with a scheme which shall have been submitted to and approved in writing by the planning authority.

**Reason** – In order to preserve the character and appearance of the listed building.

The Committee heard from Mr Robert Forbes, Senior Planner, who spoke in furtherance of the application and answered questions from members.

**The Committee resolved:-**

to approve the application conditionally.

### 4 WESTFIELD TERRACE ABERDEEN - 182030

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

That the application for the erection of a two storey dwellinghouse within the garden ground and alterations to the boundary wall at 4 Westfield Terrace Aberdeen, 182030, be approved subject to the following conditions:-

**Conditions**

(1) No development shall commence until full details and samples of all the external materials to be used in the development, hereby permitted, have been submitted to and approved in writing by the planning authority, and the works shall be carried out using only those approved materials.

**Reason:** in the interests of visual amenity of the area and to comply with policies D1 and D4 of the Aberdeen Local Development Plan 2017;

(2) Before commencing the construction of the dwellinghouse, hereby permitted, the new vehicular access from Craigie Park Place shall be formed, together with a visibility splay of 2 metres x 17 metres from its centre line in a south-westerly direction and, once formed, the visibility splay shall be kept free of any obstruction for as long as the access remains.

**Reason:** in the interests of pedestrian and highway safety.

**PLANNING DEVELOPMENT MANAGEMENT COMMITTEE**

30 May 2019

- (3) The dwellinghouse, hereby permitted, shall not be occupied until the car parking areas shown on Drawing No. 100 Rev A have been laid out, constructed and drained unless otherwise approved in writing by the planning authority, and the approved car parking areas shall thereafter be used only for that purpose.

**Reason:** in the interests of public safety and the free flow of traffic.

- (4) No development shall commence until a scheme for all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems has been submitted to and approved in writing by the planning authority. The dwellinghouse, hereby permitted, shall not be occupied until the works have been carried out and completed strictly in accordance with that approved scheme.

**Reason:** to ensure that the development is adequately drained and to safeguard water quality in adjacent water courses and to comply with policy NE6 of the Aberdeen Local Development Plan 2017.

- (5) No development shall commence until a detailed scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify all existing trees to be retained on the land, with details of their protection during construction, any that are to be felled and proposed areas of tree/shrub planting specifying numbers, species, locations and sizes.

**Reason:** for the protection of existing trees and in the interests of the amenity of the area, to safeguard the health and safety of trees during building operations and the visual amenities of the area generally and to comply with policies D1 and NE5 of the Aberdeen Local Development Plan 2017.

- (6) All planting, seeding and turfing in the approved landscaping scheme shall be carried out in the first planting season following the completion of the development and, within a period of 5 years from that date, any trees or plants which die, are removed or seriously damaged or diseased shall be replaced in the next planting season with others of the same species and sizes, unless the planning authority give prior written approval to any variations.

**Reason:** in the interests of the amenity of the area to enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies D1 and NE5 of the Aberdeen Local Development Plan 2017.

- (7) The dwellinghouse, hereby permitted, shall not be occupied until a method statement, showing the management proposals for the care and maintenance of all trees and planting, including the timing of works and inspections, has been submitted to and approved in writing by the planning authority. Any works shall be carried out strictly in accordance with the approved method statement, unless the planning authority give prior written approval to any variations.

**Reason:** to preserve the character and visual amenity of the area and to ensure the maintenance of the trees and to enhance the appearance of the

**PLANNING DEVELOPMENT MANAGEMENT COMMITTEE**

30 May 2019

development in the interest of the visual amenities of the area and to comply with policies D1 and NE5 of the Aberdeen Local Development Plan 2017.

- (8) The dwellinghouse, hereby permitted, shall not be occupied until provision has been made on the site for refuse storage and collection in accordance with a scheme submitted to and approved in writing by the planning authority.

**Reason:** in the interests of public health and to preserve the amenity of the neighbourhood and to comply with policies D1 and R9 of the Aberdeen Local Development Plan 2017

The Committee heard from Mr Gavin Evans, Senior Planner, who spoke in furtherance of the application and answered various questions from members.

The Convener moved, seconded by the Vice Convener:-

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

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

that the application be refused due to the loss of sunlight to the neighbouring properties and also the shadowing the proposed development would cause to the neighbouring properties.

On a division, there voted:- for the motion (6) – the Convener, the Vice Convener and Councillors Allan, Cooke, MacKenzie and Malik; for the amendment (3) – Councillors Copland, Cormie and Greig.

**The Committee resolved:-**

to adopt the motion and therefore approve the application conditionally.

**LAND TO SOUTH OF HAZLEDENE ROAD, ABERDEEN - 182053**

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

That the application for a residential development comprising 216 units (across zones A, B, C, D and E) with associated access, landscaping and infrastructure at land to the south of Hazledene Road Aberdeen, 182053, be approved with a legal agreement and subject to the following conditions:-

**Conditions**

- (1) that no development shall take place other than in accordance with the hereby approved scheme of tree protection (Struan Dalglish Arboriculture, Tree Protection Plan (TPP) and Drawing, Dated Nov 2018) - in order to ensure adequate protection for all trees to be retained on the site during construction works.

**PLANNING DEVELOPMENT MANAGEMENT COMMITTEE**

30 May 2019

- (2) that any tree work, not specified in the submitted Arboriculturally Impact Assessment (AIA), 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.
- (3) that 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.
- (4) none of the buildings hereby granted planning permission shall be occupied unless the boundary enclosures relevant to that plot have been laid out in accordance with the approved scheme (Dandara Landscape Plans for Zones A, B, C, D and E - Drawing nos M\_APL\_230\_Rev A; M\_APL\_231\_Rev A; M\_APL\_232\_Rev A) - in order to preserve the amenity of the neighbourhood.
- (5) that the development hereby granted planning permission shall not be fully occupied unless all drainage works detailed on Plan Nos ABR\_PID\_115\_Rev A, ABR\_PID\_116\_Rev B and ABR\_PID\_117\_Rev C 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.
- (6) none of the buildings hereby granted planning permission shall be occupied unless the car parking areas relevant to that plot and hereby granted planning permission have been constructed, drained, laid-out and demarcated in accordance with drawing No. M\_APL\_243 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.
- (7) notwithstanding the specification shown on the submitted plans, no development pursuant to this planning permission shall be undertaken unless details of a suitably equipped play space (equivalent to a Locally Equipped Area for Play - LEAP) have been submitted to and agreed in writing by the planning authority. Such approved equipped play area shall have been laid out and made available

**PLANNING DEVELOPMENT MANAGEMENT COMMITTEE**

30 May 2019

for use in accordance with a phasing plan to be submitted to and agreed in writing by the planning authority prior for occupation of any units within the approved development - in order to ensure that the development is served by dedicated play space of appropriate size and quality, as required by policy NE4 (Open Space) of the Aberdeen Local Development Plan.

- (8) no dwelling/flat within the hereby approved development shall be occupied unless there has been submitted to and approved in writing by the planning authority a Noise Impact Assessment and associated scheme of mitigation measures in order to address traffic noise affecting the new properties closest to existing roads. Thereafter development shall be carried out in full accordance with the approved measures, and no unit shall be occupied unless the required mitigation measures relevant thereto have been fully implemented - in order to ensure that an adequate level of amenity is afforded to residents within the development.
- (9) no development pursuant to this planning permission shall be undertaken unless there has been submitted to and approved in writing by the planning authority a detailed Dust Management Plan, which identifies potential sources of dust and measures for dust attenuation. Thereafter all works shall be carried out in full accordance with the agreed Dust Management Plan - in order to protect the amenity of residents in the surrounding area.
- (10) no unit within the development hereby approved shall be occupied unless evidence that the relevant unit(s) have achieved the required Gold Standard building standards sustainability label, specifically with regard to the incorporation of water-saving measures as set out in the Dandara 'Water Efficiency Statement: Zones A, B, C, D and E, Pinewood/Hazledene (rev A)', dated September 2018 - in order to secure a reduction in water usage and ensure compliance with policy R7 (Low and Zero Carbon Buildings and Water Efficiency) of the ALDP and the associated 'Resources for New Development' Supplementary Guidance.
- (11) no unit within the development hereby approved shall be occupied unless the measures set out in the approved 'Low/Zero Carbon Energy Statement, September 2018 (or any other such scheme as submitted to and approved in writing by the planning authority for the same purpose) have been implemented in full for that unit/those units - 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'.
- (12) no unit within the development hereby approved shall be occupied unless a scheme for the restriction of non-resident access to rear lanes has been submitted to and agreed in writing by the planning authority, and any agreed measures implemented in accordance with the agreed scheme - in order to

## PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

30 May 2019

restrict inappropriate access to rear lanes by non-residents and to 'design out' crime where practicable.

- (13) that no development pursuant to this planning permission shall commence unless temporary measures proposed to deal with surface water run-off during construction and prior to the operation of the final SUDS have been put in place in accordance with the approved construction-phase SUDS drawing (ABR\_PID\_125). These measures shall be implemented in full for the duration of works on the site or until the final drainage systems have been brought into operation - in order to prevent potential water pollution.

The Committee heard from Mr Gavin Evans, Senior Planner, who spoke in furtherance of the application and answered various questions from members in regards to the application.

The Convener moved, seconded by the Vice Convener:-

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

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

that the application be refused on the following grounds:-

- (1) It was contrary to Policy NC8 – lack of retail and mixed use;
- (2) It was contrary to planning policies and supplementary guidance on sustainable transportation due to the lack of access to bus services;
- (3) It constituted overdevelopment by virtue of density and the height of the development;
- (4) There was an unacceptable impact on educational provision by virtue of resulting in overcapacity in local schools; and
- (5) There was an impact on the road network and congestion by virtue of traffic exceeding the capacity of the road network.

On a division, there voted:- for the motion (7) – the Convener, the Vice Convener and Councillors Allan, Copland, Cormie, MacKenzie and Malik; for the amendment (2) – Councillors Cooke and Greig.

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

to adopt the motion and therefore approve the application subject to a legal agreement and conditions.

### **12 WOODLANDS WALK - 190606**

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

That the application for the erection of a two storey gable at 12 Woodlands Walk, Aberdeen, 190606, be approved subject to the following conditions:-

## PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

30 May 2019

### Conditions

- (1) That all external finishing materials to the roof and walls of the development hereby approved, including stonework and roof tiles, shall match those of the existing property - in the interests of visual amenity.
- (2) That the existing 1.8 metre high timber fence shown in Drawing No WWA-1805-AA (Dated 30/5/18) shall remain in place along the length of the western boundary of the site until the completion of development, unless the planning authority gives written consent for a variation. **Reason:** in order to ensure adequate protection, during the construction of the development, for the trees identified in Drawing No WWA-1805-AA which are in proximity to the application site.

The Committee heard from Mr Gavin Evans, Senior Planner, who spoke in furtherance of the application and answered various questions from members.

The Convener moved, seconded by Councillor Greig:-  
that the application be refused by virtue of the visual impact the proposed development would have on the surrounding area, which meant it did not comply with Policy D1, Quality Placemaking and Design.

Councillor Copland moved as an amendment, seconded by Councillor Cooke:-  
that the application be approved in line with the recommendation contained within the report.

On a division, there voted for the motion (2) – the Convener and Councillor Greig; for the amendment (6) – the Vice Convener and Councillors Cooke, Copland, Cormie, MacKenzie and Malik.

### The Committee resolved:-

to approve the amendment and therefore approve the application conditionally.

### **16 SCLATTIE PARK - 190532**

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

That the application for the change of use from class 1 (shops) to hot food takeaway (sui generis) and installation of a ventilation duct, at 16 Sclattie Park Aberdeen, 190532, be refused.

The Committee heard from Mr Robert Forbes, who spoke in furtherance of the application and answered questions from members.

The Convener moved, seconded by the Vice Convener-

## PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

30 May 2019

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

Councillor Copland, moved as an amendment:-

That the application be approved conditionally.

Councillor Copland's amendment failed to attract a seconder and was therefore not put to the vote.

**The Committee resolved:-**

to refuse the application.

### **325 HOLBURN STREET - 190623**

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

That the application for the subdivision of the existing feu and erection of a 3 storey dwelling at 325 Holburn Street, 190623, be refused.

The Committee heard from Mr Robert Forbes, who spoke in furtherance of the application and answered questions from members.

**The Committee resolved:-**

to refuse the application.

### **COMMITTEE EFFECTIVENESS REPORT - GOV/19/285**

**11.** The Committee had before it a report by the Chief Officer – Governance, which presented the annual report of the Planning Development Management Committee.

**The report recommended:-**

that the Committee note the annual report.

**The Committee resolved:-**

(i) to request that information and details on planning applications be included in the next annual effectiveness report; and

(ii) to otherwise note the report.

- **Councillor Marie Boulton, Convener**



**PLANNING DEVELOPMENT MANAGEMENT COMMITTEE**  
30 May 2019