

## PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 31 October 2019. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Boulton, Convener; Councillor Stewart, Vice Convener; and Councillors Allan, 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.

### AGENDA

1. The Convener advised that items 6.2 (15 Maberly Street), 7.1 (22 Kings Gate) and 7.3 (268 Clifton Road) had all been withdrawn from the agenda.

#### The Committee resolved:-

to note the information.

### DECLARATIONS OF INTEREST

2. Councillor Malik declared an interest in regard to item 6.3 on the agenda (80 Great Northern Road) as he knew the applicant. Councillor Malik advised that he would leave the meeting when the application was considered and take no part in the discussions or the deliberation of the application.

The Convener declared an interest in in regard to item 6.4 on the agenda (Bielside Lodge) due to a reference being made to a Notice of Motion submitted by Councillor Boulton, in the committee report application. The Convener advised that she would speak as a local member and then withdraw from the meeting and take no part in the deliberation therein.

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3. The Committee had before it the minute of the previous meeting of 19 September 2019, for approval.

#### The Committee resolved:-

to approve the minute as a correct record.

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### COMMITTEE PLANNER

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

**The Committee resolved:-**

to note the information contained within the business planner.

### 164-170 SPITAL ABERDEEN - 191310

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

That the application for detailed planning permission for the installation of roof lights and external escape stairs, formation of dormers to the rear and increase roof height of rear hall at 164-170 Spital Aberdeen, be approved unconditionally.

The Committee heard from Aoife Murphy, Senior Planner, who spoke in furtherance of the application and answered questions from members.

**The Committee resolved:-**

to approve the recommendation and therefore approve the application unconditionally.

### DECLARATION OF INTEREST

**In accordance with article 2 of this minute, Councillor Malik withdrew from the meeting prior to consideration of the following item of business.**

### 80 GREAT NORTHERN ROAD ABERDEEN - 190768

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

That the application for detailed planning permission for the change of use from class 1 (shops) to form one residential flat to include infill of existing shop front and alterations to rear windows at 80 Great Northern Road Aberdeen, be approved subject to the following conditions:-

#### Conditions

**(1) Granite sample and module size / coursing details**

A sample of the granite to be used in the front elevation façade infill, along with along with full details of the blockwork size, coursing specification and mortar

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mix shall be submitted to, and agreed in writing by, the Council as Planning Authority. Thereafter, prior to the occupation of the flat, the infill works to the front elevation shall be carried out in full accordance with the agreed details and those shown in the approved drawing MH0219-002c, or similar as has been agreed in writing by the Planning Authority.

Reason: In order to preserve the character and appearance of the area.

### **(2) Cycle storage details and implementation**

Prior to the occupation of the flat, full details of the secure cycle storage facility shown on approved drawings MH0219-001d and MH0219-003c shall be submitted to, and agreed in writing by, the Planning Authority and thereafter the cycle storage facility shall be installed in accordance with the agreed details.

Reason: In the interests of encouraging sustainable and active transport.

### **(3) Installation of triple-glazing**

The new windows to be installed on the front (Great Northern Road) elevation, shall be triple-glazed, in accordance with the hereby approved drawing MH0219 – 001d.

Reason: In the interests of ensuring an adequate level of amenity is provided for the occupants of the new flat.

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

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

to approve the recommendation and therefore approve the application conditionally.

### **DECLARATION OF INTEREST**

**In accordance with article 2 of this minute, the Convener advised she would withdraw from the meeting prior to consideration of the following item of business, however would speak as a local member in this regard, in terms of Section 7.15 of the Councillors Code Of Conduct. The Vice Convener took the Chair for this item of business only.**

### **BIELDSIDE LODGE ABERDEEN - 190917**

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

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That the application for approval of matters specified in condition 1(iv) (Construction Method Statement) related to Planning permission in principle P120491 for the erection of a dwellinghouse at Bieldside Lodge, Aberdeen, be approved conditionally.

**The Committee resolved:-**

to agree that the application be deferred for a site visit, which would take place on Thursday 7 November from 9.30am.

**WOOLLARD AND HENRY, STONEYWOOD PARK ABERDEEN - 191010**

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

That the application for detailed planning permission for the change of use from amenity land to industrial installation of security fence around enlarged site; formation of yard space and car parking (partly retrospective), at Woollard and Henry, Stoneywood Park, be refused and enforcement action be taken.

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

**The Committee resolved:-**

to approve the recommendation and therefore refuse the application and allow enforcement action to be taken.

**ENFORCEMENT ACTION - PLA/19/397**

9. The Committee had before it a report by the Chief Officer – Strategic Place Planning, which provided information in respect of breaches of planning control at 70 Carden Place, North Linn Farm and 2 Queen's Gardens.

The report explained that at 70 Carden Place, the breach was the erection of an outdoor bar enclosure unit on the first floor terrace area with associated works. North Linn Farm was the unauthorised installation of several storage containers and associated works and 2 Queen's Gardens was the non-compliance with conditions associated with the demolition of a garage to the rear and formation of two parking spaces.

**The report recommended:-**

that the Committee –

- (a) authorise the serving of an Enforcement Notice upon the owner of 70 Carden Place, to rectify the breach of planning control by removal of the unauthorised bar enclosure unit;

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- (b) agree that the breach should be remedied by the removal of the unauthorised bar enclosure;
- (c) authorise the serving of an Enforcement Notice upon the owner of North Linn Farm, to rectify the breach of planning control;
- (d) agree that the breach should be remedied by the removal of the unauthorised storage containers;
- (e) authorise the serving of an Enforcement Notice upon the owner of 2 Queens Gardens, to rectify the breach of planning conditions associated with the planning consent; and
- (f) agree that the breach should be remedied by serving an Enforcement Notice that would require the conditions associated with the planning application/listed building consent to be complied with.

The Committee heard from Gavin Clark, Senior Planner, who spoke in furtherance of the report and answered questions from members.

**The Committee resolved:-**

to approve the recommendations contained in the report.

- **Councillor Marie Boulton, Convener**

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