

## LEGAL AND DEMOCRATIC SERVICES

### COMMITTEE DECISION SHEET

#### PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS) - WEDNESDAY, 18 DECEMBER 2019

Please contact the Committee Officer present at the meeting for more detailed information relating to each of the applications below. Lynsey McBain on 01224 522123 or email [lymcbain@aberdeencity.gov.uk](mailto:lymcbain@aberdeencity.gov.uk)

	Item Title	Decision – Approved or Refused
1	<b><u>Procedural Note</u></b>	Procedure note noted.
1	<p><b><u>Planning Permission in Principle - Residential led development comprising approximately 258 residential flats set over between 4 and 7 stories, 616 sq.m of class 1 (retail) riverside park/open space and associated infrastructure - South Esplanade West Aberdeen</u></b></p> <p>Planning Reference – 181702</p> <p>All documents associated with this application can be found at the following link and enter the reference number above.</p> <p><a href="https://publicaccess.aberdeencity.gov.uk/online-applications/">https://publicaccess.aberdeencity.gov.uk/online-applications/</a></p> <p>Planning Officer: Matthew Easton</p>	<p><b><u>The Committee resolved:-</u></b> To refuse the application. Due to a failure to provide an appropriate mix of dwelling types and sizes, specifically the lack of dwelling houses versus flats, the proposal would be contrary to Policy H4 (Housing Mix).</p> <p>The excessive density and number of flats proposed on the site is contrary to Policy H3 (Density) in that it does not have adequate consideration of the site's characteristics and those of the surrounding area or create an attractive residential environment and safeguard living conditions within the development;</p> <p>The lack of parking provision to be provided on site when compared to the Councils Transport and Accessibility Supplementary Guidance would exacerbate existing on-street parking to the detriment of safety and residential amenity, contrary to Policy T2 (Managing the Transport Impact of Development).</p>
2	<p><b><u>Detailed Planning Permission for erection of 65-bed care home over 2, 3 and 4 storeys with associated landscaping, car parking and infrastructure - Marcliffe at Pitfodels Aberdeen</u></b></p> <p>Planning Reference – 191074</p>	<p><b><u>The Committee resolved:-</u></b> To refuse the application.</p> <ol style="list-style-type: none"> <li>1. The proposal would result in the loss of a number of mature trees that would have a negative impact on the conservation area and would have a negative impact on the surrounding area. The proposal would therefore be contrary Policy NE5 (Trees and Woodland) of the Aberdeen Local Development Plan.</li> <li>2. The loss of parking associated with the hotel would have an adverse impact</li> </ol>

	Item Title	Decision – Approved or Refused
	<p>All documents associated with this application can be found at the following link and enter the reference number above.</p> <p><a href="https://publicaccess.aberdeencity.gov.uk/online-applications/">https://publicaccess.aberdeencity.gov.uk/online-applications/</a></p> <p>Planning Officer: Gavin Clark</p>	<p>on the surrounding areas, as overspill parking could go on to North Deeside Road, as insufficient parking would remain for that use. The proposal would therefore be contrary to Policy T2 (Managing the Transport Impact of Development) of the Aberdeen Local Plan.</p>
3	<p><b><u>Detailed Planning Permission - sub-division of existing ground floor flat into 2 flats including conversion and alterations of existing garage to form living space, car parking and associated works - Northcote House, Northcote Road Aberdeen</u></b></p> <p>Planning Reference – 191574</p> <p>All documents associated with this application can be found at the following link and enter the reference number above.</p> <p><a href="https://publicaccess.aberdeencity.gov.uk/online-applications/">https://publicaccess.aberdeencity.gov.uk/online-applications/</a></p> <p>Planning Officer: Alex Ferguson</p>	<p><b><u>The Committee resolved:-</u></b> to approve the application conditionally. Conditions:-</p> <p>(1) CONSTRUCTION OF PARKING AREA</p> <p>Prior to the occupation of the hereby approved new flat, the extended car parking area as shown in drawings 100 Rev A and 3955_102a shall be constructed and laid out in full accordance with the approved plans, or similar as may be agreed in writing with the Council, as Planning Authority.</p> <p>Reason: In the interests of ensuring adequate off-street car parking is provided within the site.</p> <p>(2) BIN PROVISION</p> <p>The hereby approved flat shall not be occupied until such time as a scheme for the storage of waste generated by the new flat has been agreed in writing with the Council as Planning Authority and thereafter the agreed scheme has been implemented.</p> <p>Reason: In the interests of ensuring the adequate storage of waste and protecting amenity.</p>