

LEGAL AND DEMOCRATIC SERVICES

COMMITTEE DECISION SHEET

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - THURSDAY, 23 JANUARY 2020

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>Determination of Urgent Business</u>	<p>The Convener accepted an urgent motion, referred from Capital Programme Committee, as a matter of urgency, in terms of Standing Order 35.3</p> <p><u>The Committee resolved:-</u> to note that a letter on behalf of the of Planning Authority was currently being prepared raising a number of concerns in relation to technical aspects of the proposed listings identified in the urgent motion. The Planning Authority forms part of the regulatory process for assessing applications for works to listed buildings. If the decision by HES is to proceed with the listing of these buildings, the planning authority will therefore be involved in assessing any future applications for works to them and as such should not prejudice its impartial position by objecting at this time.</p>
2	<u>Minute of Meeting of the Planning Development Management Committee of 5 December 2019 - for approval</u>	Minute agreed as a correct record.
3	<u>Minute of Meeting of the Planning Development Management Committee (Visits) of 18 December 2019 - for approval</u>	Minute approved as a correct record.
4	<u>Committee Planner</u>	Committee planner noted. Councillor Cooke questioned whether the Committee Effectiveness report would include the amount of planning applications considered and

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		<p>whether they are approved in line with officers recommendations or refused, rather than just receiving information on reports.</p> <p><u>The Committee resolved:-</u> to note the comment made in regards to the Committee Effectiveness report and noted that this was currently being investigated.</p>
5	<p><u>Detailed Planning Permission - erection of 6 residential flats with associated landscaping - land to the rear of 44/46 Bedford Road Aberdeen</u></p> <p>Planning Reference – 191536</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:- Link.</p> <p>Planning Officer: Robert Forbes</p>	<p>Application approved conditionally with a legal agreement.</p>
6	<p><u>Planning Permission in Principle - erection of residential development comprising 23 affordable dwellinghouses with associated landscaping, garden ground, parking and access roads - Sunnyfield, Old Lang Stracht, Kingswells</u></p> <p>Planning Reference – 191034</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:- Link.</p> <p>Planning Officer: Gavin Evans</p>	<p>Willingness to approve the application, subject to conditions and subject to an appropriate legal agreement to secure the developer obligations sums identified in the report and to ensure that the development is delivered as affordable housing. This was for the following reasons:-</p> <ul style="list-style-type: none"> - It was considered the provision of a wider range of affordable housing in Kingswells to be of benefit in allowing local residents with growing families to remain in the community; - It was considered this was an acceptable departure from the Local Development Plan on the basis of being a development of exclusively affordable housing units. The proposal exceeds the requirements of Aberdeen Local Development Plan (ALDP) policy H5 (Affordable Housing), which requires 25% of any housing development to be provided as affordable units. This is consistent with the ALDP, which states <i>“To maximise the provision of affordable housing it is the aim of the Council to take a flexible approach to its delivery, with a view to maximising opportunities to achieve the highest level possible”</i>; - It was noted that part of the site was currently zoned for residential use (policy H1 applies), and as such there was no conflict with the Development Plan on that

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		<p>portion of the site;</p> <ul style="list-style-type: none"> - Whilst it is recognised that policy NE2 (Green Belt) does not provide for such development, it was noted that the site was relatively small-scale and would not result in any coalescence or loss of integrity for Kingswells as a distinct settlement, and the proposed structural landscape planting along the northern and eastern boundaries of the site would assist in mitigating the visual impact of the proposal and any adverse impact on the character and amenity of the green belt, such that the development would not undermine these key aims of Green Belts, as expressed by Scottish Planning Policy (SPP).
7	<p><u>Planning Permission in Principle - erection of two-storey 21-bed (circa) care home with associated access, car parking and landscaping - land to the north Of 15 Craigden , Aberdeen</u></p> <p>Planning Reference – 190815</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:- Link.</p> <p>Planning Officer: Lucy Greene</p>	<p>It was agreed that the application be deferred in order for a site visit to be held on Thursday 30 January, 2020, with members leaving the Town House at 9.30am.</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