

## PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 20 February 2020. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Boulton, Convener; Councillor Stewart, Vice Convener, the Depute Provost; and Councillors Allan, Cooke, Copland, Cormie, Greig, Avril MacKenzie and Macdonald (as substitute for Councillor 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 23 JANUARY 2020

1. The Committee had before it the minute of the previous meeting of 23 January 2020, for approval.

**The Committee resolved:-**

to approve the minute as a correct record.

### MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS) OF 30 JANUARY 2020

2. The Committee had before it the minute of the Planning Development Management Committee (Visits) of 30 January 2020, for approval.

**The Committee resolved:-**

to approve the minute as a correct record.

### COMMITTEE PLANNER

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

**The Committee resolved:-**

to note the information contained within the Committee business planner.

### GILCOMSTOUN PRIMARY SCHOOL, SKENE STREET ABERDEEN - 191712

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

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That the application for detailed planning permission for the erection of a single storey nursery with associated landscaping, fencing and associated works at Gilcomstoun Primary School, Skene Street Aberdeen, 191712, be approved subject to the following conditions:-

**Conditions****1. Materials**

No works in connection with the development hereby approved shall commence unless details/the specification and colour of all the materials to be used in the external finish for the approved development have been submitted to and approved in writing by the planning authority. The development shall not be brought into use unless the external finish has been applied in accordance with the approved details.

Reason: In the interests of the appearance of the development and the visual amenities of the area.

**2. Fence Details**

No works in connection with the development hereby approved shall commence unless details of the proposed means of enclosures to be erected around and/or within the site boundary have been submitted to and approved in writing by the planning authority. The building hereby approved shall not be brought into use unless the means of enclosure have been erected in accordance with the approved details. Once erected, the means of enclosure shall thereafter be permanently retained in accordance with the approved details.

Reason: In the interests of the residential and the visual amenities of the area.

**3. Arboricultural Impact Assessment and Tree Protection**

No works in connection with the development hereby approved shall commence unless the following information is submitted and approved in writing by the planning authority:

- a) An arboricultural impact assessment which evaluates the direct and indirect impacts of the proposed development on the trees to be retained and proposed mitigation.
- b) An arboricultural method statement to demonstrate that operations can be carried out with minimal risk of adverse impact on trees to be retained.
- c) A method statement for any works proposed within the root protection areas of the trees shown to be retained.
- d) The position and construction of protective fencing around the retained trees (to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction).
- e) The extent and type of ground protection, and any additional measures required to safeguard vulnerable trees and their root protection areas.

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No works in connection with the development hereby approved shall commence unless the tree protection measures have been implemented in full in accordance with the approved tree protection plan. No materials, supplies, plant, machinery, soil heaps, changes in ground levels or construction activities shall be permitted within the protected areas without the written consent of the planning authority and no fire shall be lit in the position where the flames could extend to within 5 metres of foliage, branches or trunks. The approved tree protection measures shall be retained in situ until the development has been completed.

Reason: In order to ensure adequate protection for the trees and hedges on the site during the construction of development, and in the interests of the visual amenity of the area.

### **4. Compensatory Planting**

No works in connection with the permission hereby approved shall commence unless a scheme of compensatory tree planting has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:

- a) The location of the compensatory tree planting.
- b) A schedule of planting to comprise species, plant sizes and proposed numbers and density.
- c) A programme for the implementation, completion and subsequent management of the proposed compensatory tree planting.

The compensatory tree planting shall be carried out in complete accordance with the approved scheme and any planting which, within a period of 5 years from the completion of the compensatory tree planting, 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: In order to maintain woodland cover in accordance with the aims of local and national planning policies.

### **5. Travel Plan**

The building hereby approved shall not be brought into use unless a Travel Plan for that building has been submitted to and approved in writing by the planning authority, in consultation with the Roads Development Management Team. The Travel Plan shall encourage more sustainable means of travel and shall include mode share targets. It shall identify measures to be implemented, the system of management monitoring review, reporting and duration of the incorporated measures designed to encourage modes other than the private car. Once approved the measures set out in the approved Travel Plan shall be implemented in full.

Reason: In the interests of encouraging a more sustainable means of travel to and

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from the proposed development.

### **6. Cycle Parking**

The building hereby approved shall not be brought into use unless details of the cycle parking, in respect to its location and design, has been submitted to and approved by the planning authority. Once approved the cycle parking shall be installed in accordance with the approved details and retained in perpetuity.

Reason: To ensure safe and appropriate facilities within the site.

### **7. Foul and Surface Water Drainage System**

The building hereby approved shall no brought into use unless the proposed surface water drainage arrangements has been provided in accordance with the approved Drainage Assessment, prepared by Fairhurst, dated December 2019. The surface water drainage system shall be permanently retained thereafter in accordance with the approved maintenance scheme.

Reason: In order to ensure that adequate drainage facilities are provided, and retained, in the interests of the amenity of the area.

### **8. Carbon Neutrality and Water Efficiency**

No building hereby approved shall be erected unless an Energy Statement and Water Efficiency applicable to that building has been submitted to and approved in writing by the planning authority.

The Energy Statement shall include the following items:

- a) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development;
- b) Calculations using the SAP or SBEM methods which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with Policy R7 of the Aberdeen Local Development Plan 2017.

The Water Efficiency Statement shall include details of all proposed water saving technologies and techniques.

The development shall not be occupied unless it has been constructed in full accordance with the approved details in both statements. All measures shall be retained in place and fully operational thereafter.

Reason: to ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and Policy R7 of the Aberdeen Local Development Plan 2017.

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

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

- (i) to request that officers provide information on the Denburn Health Centre and Masterplan in regard to a potential nursery that was included in the Masterplan; and
- (ii) to otherwise approve the application conditionally.

### **FORMER TORRY ACADEMY, TULLOS CIRCLE, ABERDEEN - 191661**

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 erection of a community hub consisting of a primary school with early years, sports and community facilities with associated landscaping and infrastructure, at the former Torry Academy, Tullos Circle Aberdeen, 191661, be approved subject to the following conditions:-

### **Conditions**

#### **1. Materials**

No works in connection with the development hereby approved shall commence unless details of the specification and colour of all the materials to be used in the external finish of the development have been submitted to and approved in writing by the planning authority. The development shall not be brought into use unless the external finish has been applied in accordance with the approved details, specification and colour.

Reason: In the interests of the appearance of the development and the visual amenities of the area.

#### **2. Contaminated Land**

No works in connection with the development hereby approved shall commence unless the recommendations set out in the Geotechnical Design and Environmental Risk Assessment Report, prepared by Goodson Associates dated September 2019 have been carried out and any subsequent reports prepared as a result, have been submitted to and approved in writing by the planning authority. Once approved all required mitigation measures shall thereafter be implemented in full accordance and retained in perpetuity.

The scope of the works set out in the recommendations of the Geotechnical Design and Environmental Risk Assessment Report shall be agreed in writing with the planning authority in consultation with Protective Services prior to any works being carried out.

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Reason: In order to ensure any potential contamination of the site is dealt with appropriately in the interests of public and environmental safety.

**3. Hours of Use**

The All-Weather Sports Pitch hereby approved shall only be used by the school or for pre-arranged lets during the period from 9 am to 8 pm on Monday to Friday and from 10 am to 8 pm on Saturday and Sunday and shall not be used outwith these times.

Reason: In order to ensure that the development would not result in undue loss of amenity for surrounding properties.

**4. Noise**

The building hereby approved shall not be brought into use unless a further assessment and report of the specific mechanical plant, including plant louvres at school, condenser units and substation, being used for the operation of the site has been undertaken. This assessment and report shall then be submitted to and approved in writing by the planning authority in consultation with Environmental Health. Once approved, all mitigation measures recommended in the report should be implemented prior to the building being brought into use and retained in perpetuity.

Reason: To ensure that noise from the use of the development does not result in undue loss of amenity for surrounding properties.

**5. Lighting Strategy**

No development in connection with the planning permission hereby granted shall commence unless full details of the proposed lighting for the development and an impact assessment of obtrusive light from the development have been submitted to and approved in writing by the planning authority. Prior to the assessment being undertaken in accordance with a scope that has been agreed with the planning authority in consultation with Environmental Health. All lighting shall be provided and thereafter retained in perpetuity in accordance both with the approved scheme and the Guidance Notes for the Reduction of Obtrusive Light issued by the Institution of Lighting Professionals (GN01:2011) and any such guidance notes that replace or supersede them.

Reason: In order to minimise the amount of obtrusive lighting from the development in the interests of the residential and visual amenity of the surrounding area.

**6. Travel Plan**

The building hereby approved shall not be brought into use unless a Travel Plan for that building has been submitted to and approved in writing by the planning authority. The Travel Plan shall encourage more sustainable means of travel and shall include mode share targets. It shall identify measures to be implemented, the system of management

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monitoring review, reporting and duration of the incorporated measures designed to encourage modes other than the private car. The building shall not be brought into use unless the measures set out in its approved Travel Plan have been implemented in full.

Reason: In the interests of encouraging a more sustainable means of travel to and from the proposed development.

### **7. Traffic Restrictions**

The building hereby approved shall not be brought into use unless:

- (i) an assessment of existing traffic restrictions within the surrounding road network has been undertaken to establish if any restrictions, in addition to those that exist, are required;
- (ii) the scope of the assessment shall be agreed with the Council's Traffic Management Team;
- (iii) a Traffic Regulation Order is promoted for any works to implement the additional restrictions; and
- (iv) any works required to implement the addition restrictions are completed.

For the avoidance of doubt, all necessary works required as a result of the assessment shall be implemented prior to the building being brought into use.

Reason: In the interests of road safety and providing a safe route to school.

### **8. Existing Public Transport Infrastructure**

The building hereby approved shall not be brought into use unless the existing public transport infrastructure, such as, but not limited to bus shelters in close proximity to the development, have been assessed in consultation with the Council's Public Transport Services and Infrastructure.

For the avoidance of doubt, all necessary works required to improve or replace this infrastructure shall be carried out prior to the building being brought into use.

Reason: In the interests of public safety and providing suitable public transport infrastructure.

### **9. Foul and Surface Water Drainage Arrangements**

The building hereby approved shall not be brought into use unless the proposed foul and surface water drainage arrangements have been provided in accordance with the approved plans and the Drainage Strategy Plan, prepared by Goodson Associates and dated October 2019. The foul and surface water drainage arrangements shall be permanently retained thereafter in accordance with the approved maintenance scheme contained within the Drainage Strategy.

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Reason: In order to ensure that adequate drainage facilities are provided, and retained, in the interests of the amenity of the area.

### **10. Bird Management**

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:

Management of any flat/shallow pitched roofs (of less than 15 degrees) 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’ and any such guidance notes that replace or supersede them.

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 they have been submitted to, and approved in writing by, the planning authority in consultation with Aberdeen Airport.

Reason: It is necessary 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.

### **11. Landscaping Scheme**

No works in connection with the development hereby approved shall commence unless a scheme of hard and soft landscaping works has been submitted to and approved in writing by the planning authority.

Details of the scheme shall include:

- a) Existing and proposed finished levels.
- b) The location of new trees, shrubs, hedges and grassed areas.
- c) A schedule of planting to comprise species, plant sizes and proposed numbers and density.
- d) The location, design and materials of all hard landscaping works including walls, fences, gates, and play equipment.
- e) An indication of existing trees, shrubs and hedges to be removed.
- f) A programme for the implementation, completion and subsequent management of the proposed landscaping.

All soft and hard landscaping proposals shall be carried out in accordance with the approved planting scheme and management programme. 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. Once provided, all hard landscaping works shall thereafter be permanently retained.



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Reason: To ensure the implementation and management 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.

**12. Carbon Neutrality and Water Efficiency**

No building hereby approved shall be erected unless an Energy Statement and Water Efficiency applicable to that building has been submitted to and approved in writing by the planning authority.

The Energy Statement shall include the following items:

- (a) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development;
- (b) Calculations using the SAP or SBEM methods which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with Policy R7 of the Aberdeen Local Development Plan 2017.

The Water Efficiency Statement shall include details of all proposed water saving technologies and techniques.

The development shall not be occupied unless it has been constructed in full accordance with the approved details in both statements. All measures shall be retained in place and fully operational thereafter.

Reason: to ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and Policy R7 of the Aberdeen Local Development Plan 2017.

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 application conditionally.

**81 BRIGHTON PLACE ABERDEEN - 191880**

**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 erection of a new dwellinghouse to the rear at 81 Brighton Place Aberdeen, be refused.

The Committee heard from Dineke Brasier, who spoke in furtherance of the application and answered questions from members.

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**The Committee resolved:-**  
to refuse the application.

- **Councillor Marie Boulton, Convener**

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