

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 19 March 2020. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Boulton, Convener; and Councillors Cooke, Copland, Cormie, Greig, Houghton (as substitute for the Vice Convener, Councillor Stewart, the Depute Provost, Lumsden (as substitute for Councillor Allan for items 1 to 4), MacKenzie, Malik and Wheeler (as substitute for Councillor Allan for items 5 to 7).

DECLARATIONS OF INTEREST

1. Councillor Lumsden declared an interest for item 6.2 May Baird Avenue, by virtue of him being a Council appointed member of NHS Grampian Board. He considered that the nature of his interest required him to leave the meeting and he therefore would take no part in the consideration or deliberation of the item.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 20 FEBRUARY 2020

2. The Committee had before it the minute of the previous meeting of 20 February 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.

218 AUCHMILL ROAD ABERDEEN - 191460

4. 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 redevelopment of the site including demolition of the existing unit to form affordable residential development with associated open space, roads, access, landscaping, car parking, engineering and infrastructure works including a combined heat and power facility, at 218 Auchmill Road Aberdeen, 191460, be approved conditionally and subject to a legal agreement.

Conditions

Open Space Provision / Play Area

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No dwellings hereby granted planning permission shall be occupied unless the areas of amenity open space, play areas and private garden ground as identified on Drawing No.19155(PL)002 (dated 21.02.20) of the plans hereby approved have been laid out in accordance with the approved drawing or such other drawing as may be submitted to and approved in writing by the Planning Authority. No development pursuant to this planning permission shall take place unless a scheme detailing the manner in which the play areas and open space is to be laid out and maintained has been submitted to and approved in writing by the planning authority. Such scheme shall include provision for a play area comprising at least five items of play equipment and a safety surface.

Reason - in order to preserve the amenity of the neighbourhood.

Tree Protection

No development shall take place pursuant to the planning permission hereby approved unless a further scheme for the protection of all trees to be retained on / adjacent to the site during construction works has been submitted to, and approved in writing by the Planning Authority and any such scheme as may have been approved has been implemented. 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.

Landscape Scheme

No development pursuant to the planning permission hereby approved shall be carried out unless there has been submitted to and approved in writing for the purpose by the planning authority a further detailed scheme of soft landscaping for the site, which scheme shall include indications of all existing trees and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of development, and the proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting. For the avoidance of doubt, the scheme should contain no open water features. 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.

Reason - in the interests of the amenity of the area and in the interests of aviation safety.

External Materials

No development shall take place unless a scheme detailing all external finishing materials to the roof and walls of the development hereby approved has been

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submitted to, and approved in writing by, the planning authority. Thereafter the development shall be carried out in accordance with the details so agreed.

Reason - in the interests of visual amenity.

Boundary Treatment / Security Measures

No development pursuant to this planning permission shall take place, nor shall any part of the development hereby approved be occupied, unless there has been submitted to and approved in writing by the Planning Authority, a detailed scheme of site, plot and open space boundary enclosures for the entire development hereby granted planning permission. None of the buildings hereby granted planning permission shall be occupied unless the said scheme has been implemented in its entirety.

Reason - in order to preserve the amenity of the neighbourhood.

SUDS

No development shall take place 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 no part of the development shall be occupied unless the drainage has been installed in complete accordance with the said scheme.

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

Construction Management Scheme

No development pursuant to this planning permission shall take place unless a detailed site specific construction method statement for the site has been submitted to and approved in writing by the planning authority. The method statement must address the temporary measures proposed to deal with surface water run-off and specify dust abatement measures on site during construction and prior to the operation of the final SUDS / completion of the development. Such statement shall be implemented in full for the duration of works on the site.

Reason - in order to prevent potential water and air pollution.

Pedestrian connection to A96 / Path Works

No development shall take place pursuant to this permission unless there has been submitted to and agreed in writing by the planning authority a scheme for provision of a direct footpath link to the A96 at the northern edge of the site, including details of tree protection measures, the extent of any cut / fill, site sections as existing and proposed, proposed surfacing, handrails and lighting. Thereafter the development shall not be occupied unless the said footpath link and the access paths within the site have been implemented in full.

Reason - In order to provide adequate pedestrian access, in the interests of encouragement of sustainable transport and public safety.

Cycle Parking / Storage

None of the flats hereby granted planning permission shall be occupied unless a scheme detailing secure cycle storage and visitor cycle provision has been submitted

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to, and approved in writing by the planning authority, and thereafter implemented in full accordance with said scheme.

Reason - in the interests of encouraging more sustainable modes of travel.

Car Parking

The development hereby approved shall not be occupied unless the car parking areas hereby granted planning permission have been constructed, drained, laid-out and demarcated in accordance with drawing No. 19155(PL)002 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 ancillary vehicle parking / provision of access to the development and use hereby granted approval.

Reason - in the interests of public safety and residential amenity.

Traffic Calming

No development shall take place unless there has been submitted to and approved in writing by the Planning Authority, a detailed scheme of traffic calming measures for the carriageway within the development hereby granted planning permission.

Reason - in the interests of public safety and the avoidance of conflict with use of the proposed play area adjacent to the car park.

Off Site Road Measures (A96 Pedestrian / Cycle Crossing)

No development shall take place unless there has been submitted to and agreed in writing by the planning authority a scheme for the provision of a Toucan (Pedestrian / Cycle) crossing on the A96 to the north of the site. Thereafter the development shall not be occupied unless the said crossing facility has been implemented in full.

Reason - In the interests of public road safety and the encouragement of sustainable travel.

External Lighting

No development shall take place unless a scheme for external lighting within the site, including lighting of the footpath link, has been submitted to and approved in writing by the Planning Authority, and thereafter the development shall not be occupied unless the said scheme has been implemented in full.

Reason - In order to minimise potential light pollution and in the interested of protection of residential amenity and public safety.

Noise Attenuation

None of the flats hereby approved shall be occupied unless the relevant mitigation measures identified in the submitted Noise Impact Assessment by KSG Acoustics dated 13/01/2020, or such other assessment as may be approved by the planning authority, have been implemented, as required for each block.

Reason - In order to protect residential amenity.

Contamination Mitigation

No development shall take place, other than demolition works, unless it is carried out in full accordance with a scheme to deal with contamination on the site that has been

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approved in writing by the planning authority. The scheme shall follow the procedures outlined in Planning Advice Note 33 Development of Contaminated Land and shall be conducted by a suitably qualified person in accordance with best practice as detailed in BS10175 Investigation of Potentially Contaminated Sites - Code of Practice and other best practice guidance and shall include:

- an investigation to determine the nature and extent of contamination,
- a site-specific risk assessment,
- a remediation plan to address any significant risks and ensure the site is fit for the use proposed.

No buildings on the development site shall be occupied unless:-

- any long-term monitoring and reporting that may be required by the approved scheme of contamination or remediation plan or that otherwise has been required in writing by the planning authority is being undertaken and
- a report specifically relating to the building(s) has been submitted and approved in writing by the planning authority that verifies that remedial works to fully address contamination issues related to the building(s) have been carried out, unless the planning authority has given written consent for a variation.

The final building on the application site shall not be occupied unless a report has been submitted and approved in writing by the planning that verifies that completion of the remedial works for the entire application site, unless the planning authority has given written consent for a variation.

Reason: in order to ensure that the site is fit for human occupation

LZCT / Water Efficiency

The buildings hereby approved shall not be occupied 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, and any recommended measures specified within that scheme for the reduction of carbon emissions and water efficiency have been implemented in full.

Reason - To ensure that this development complies with requirements for reductions in carbon emissions specified in ALDP policy R6 and in the interest of sustainable development.

Bin Storage The use hereby granted planning permission shall not take place unless provision has been made within the application site for storage of refuse and recycling bins in accordance with a scheme which shall have been submitted to and approved in writing by the planning authority and which shall confirm the proposed storage capacities and uplift arrangements.

Reason - in order to preserve the amenity of the neighbourhood and in the interests of public health.

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

The Committee resolved:-

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to approve the application conditionally as detailed above with a legal agreement, with an extra condition also to be added to read:-

“No development shall take place pursuant to this planning permission unless a scheme for the provision of electric vehicle charging infrastructure on site has been submitted to and agreed in writing by the planning authority. The flats hereby approved shall not be occupied unless the required infrastructure / charging points have been delivered on site and are available for use by occupants of the development.

Reason – In the interest of compliance with policy T2 (Managing the Transport Impact of Development) and related Transport Guidance within the adopted Aberdeen City Local Development Plan 2017.

Revised Developer Obligations

Transportation	To be advised direct by the Transportation Team
Core Path Network	Nil
Primary Education	£23,715
Secondary Education	£27,333
Healthcare Facilities	£73,697
Open Space	Nil
Community Facilities	£131,652
Sports & Recreation	£69,408

In accordance with article 1 of this minute, Councillor Lumsden withdrew from the meeting prior to consideration of the following item of business and was replaced by Councillor Wheeler.

FORMER ROSS CLINIC, MAY BAIRD AVENUE, ABERDEEN - 191755

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

That there be a willingness to approve, subject to conditions and subject to the signing of a legal agreement to secure contributions towards core path network, primary education, healthcare, community facilities, affordable housing and provision of an upgrade to the bus shelter on south side of Westburn Road, the application for detailed planning permission for the erection of 32 apartments over 4 and a half storeys with associated car parking, landscaping and works at former Ross Clinic, May Baird Avenue Aberdeen, 191775.

Conditions

1. That the use hereby granted planning permission shall not take place unless provision has been made within the application site for refuse storage and

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disposal in accordance with a scheme which has been submitted to and approved in writing by the planning authority

Reason - in order to preserve the amenity of the neighbourhood and in the interests of public health.

2. That the flats shall not be occupied unless the car park has been laid out, including electric vehicle charging points and bollards installed, path from nursery laid out with access across the car park to green space and cycle parking has been provided close to the building in accordance with a plan submitted to and approved in writing by the planning authority.

Reason – in order to encourage active travel and residential amenity.

3. That no development shall take place 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 no part of the development shall be occupied unless the drainage has been installed in complete accordance with the said scheme

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

4. That no development shall take place unless a scheme detailing all external finishing materials to the roof and walls of the development hereby approved has been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed.

Reason - in the interests of visual amenity.

5. 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.

Reason - in the interests of the amenity of the area.

6. That no development shall take place unless a scheme for the approved scheme within the Revised Updated Ecology Report for the protection of all trees to be retained on the site during construction works has been implemented.

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

7. That no part of the development hereby approved shall be occupied unless a plan and report illustrating appropriate management proposals for the care and maintenance of all trees to be retained and any new areas of planting (to include timing of works and inspections) has been submitted to and approved in writing by the planning authority. The proposals shall be carried out in complete accordance with such plan and report as may be so approved, unless the planning authority has given prior written approval for a variation.

Reason - in order to preserve the character and visual amenity of the area.

8. That any tree work which appears to become necessary during the implementation of the development shall not be undertaken without the prior

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written consent of the Planning Page 47 Application Reference: 191755/DPP 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.

Reason - in order to preserve the character and visual amenity of the area.

9. 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.

10. That no development shall take place unless there has been provided a pedestrian facilities between the car park access road within the site and Cornhill Road close to the bend in the road, together with an upgrade of the stretch of existing footway on the north side of Cornhill Road close to the south east corner of the application site, or such other scheme for pedestrian provision as may be agreed. The works shall be fully in accordance with details submitted to and approved in writing by the planning authority, including of the following:

- A tree survey showing root protection areas within the area of the footpath, where appropriate;
- The method of construction of the footpath, taking into account impact on tree roots, where appropriate;
- Details of the opening within the existing granite wall, between Cornhill Road and the site, where appropriate.
- Details of bollard type lighting, or other as so agreed.
- Details of the upgrade works to the footway close to the corner of Cornhill Road.

Reason – in order to provide adequate pedestrian access.

11. That no development shall take place unless there has been provided a revised detailed layout of the junction onto Cornhill Road and internal site junction close to the site entrance, taking into account vehicle movements including of interactions between refuse vehicles and cars.

Reason – in the interests of road safety.

12. That the development shall not be brought into use unless the wall and narrow footway at the site entrance has been rebuilt and re-laid including use of existing materials, including existing footway edging stones, in accordance with elevational and layout drawings and specification that has been submitted to and approved in writing by the planning authority.

Reason – in the interests of preserving the character of the Conservation Area.

13. That all measures within the recommendations of the Revised Updated Ecology Survey shall be implemented, in particular, including:

- Tree branches of tree 1176 shall be cut back to a height of 5m, or as otherwise agreed within the planning authority.

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- No external lighting shall be installed other than accordance with details of type and location, submitted to, and approved in writing by the planning authority;
- Tree work shall be carried out outwith the bird nesting season, other than in accordance with surveys that accord with a methodology to be submitted to and approved in writing by the planning authority.
- That any mesh security fencing shall be covered with fine mesh plastic sheeting, or other as agreed with the planning authority, in order to avoid bat collision.

Reason – in the interests of natural heritage and road safety.

14. That no development shall take place unless there has been submitted to and approved in writing by the planning authority, a construction method statement that shall include the following details: a. Route to be used by construction vehicles b. Location of site huts. Thereafter works shall take place only in accordance with the plans as so approved.

Reason – in the interests of protecting trees.

15. That no development shall take place unless there has been submitted to and approved in writing a detailed Travel Plan, which outlines sustainable measures to deter the use of the private car, in particular single occupant trips and provides detailed monitoring arrangements, modal split targets and associated penalties for not meeting targets - in order to encourage more sustainable forms of travel to the development.

16. That the building hereby approved shall not be occupied unless a scheme detailing compliance with the Council's 'Low and Zero Carbon Buildings' supplementary guidance has been submitted to and approved in writing by the planning authority, and any recommended measures specified within that scheme for the reduction of carbon emissions have been implemented in full.

Reason - 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'.

The Committee heard from Lucy Greene, Senior Planner, who spoke in furtherance of the application and answered various questions from members. Ms Greene advised that conditions 2 and 13c were revised from the delegated report.

The Convener, seconded by Councillor Cooke:-

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

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

that the application be refused as it was contrary to Policy NE3, Urban Green Space, and it would result in the loss of valued green space.

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

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The Committee resolved:-

to adopt the motion and therefore approve the application with the recommendation contained above.

DEVELOPMENT ALONG LANES - TECHNICAL ADVICE NOTE - PLA/20/063

6. The Committee had before it a report by the Chief Officer – Strategic Place Planning, which sought approval to adopt the new Technical Advice Note (TAN) ‘Development Along Lanes.’

The Committee heard from Nigel McDowell who spoke in furtherance of the report and answered various questions from members.

The report recommended:-

That the Committee –

- (a) note the consultation findings of the Draft “Development Along Lanes” document approved for public consultation by the Planning Development Management Committee on 19 September 2019; and subsequent revisions proposed by Officers to the Draft document; and
- (b) approve the Technical Advice Note “Development Along Lanes” as planning advice in the determination of relevant planning applications.

The Committee resolved:-

to approve the recommendations contained in the report and to thank officers for all of their efforts with the report.

MATERIALS - TECHNICAL ADVICE NOTE - PLA/20/046

7. The Committee had before it a report by the Chief Officer – Strategic Place Planning, which sought approval to adopt the content of a new Technical Advice Note (TAN) entitled “Materials: External building materials and their use in Aberdeen.”

The report recommended:-

that the Committee –

- (a) note the content of the consultation responses on the Technical Advice Note “Materials: External building materials and their use in Aberdeen” document, approved for public consultation by the Planning Development Management Committee on 19 September 2019; and subsequent revisions proposed by Officers to the draft document; and
- (b) approve the Technical Advice Note “Materials: External building materials and their use in Aberdeen”, as planning advice in the determination of planning applications.

The Committee resolved:-

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to approve the recommendations contained in the report and to also thank officers for their continued efforts with the work undertaken in the report.

- **Councillor Marie Boulton, Convener**

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