

LEGAL AND DEMOCRATIC SERVICES

COMMITTEE DECISION SHEET

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - THURSDAY, 30 APRIL 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>Members are requested to intimate any declarations of interest</u>	
2.1	<u>Minute of Meeting of the Planning Development Management Committee of 19 March 2020 - for approval</u>	Minute approved as a correct record.
3	<u>Minute of Meeting of the Pre Determination Hearing of 13 January 2020 - for approval</u>	Minute approved as a correct record.
4	<u>Minute of the Meeting of the Pre Determination Hearing of 15 January 2020 - for approval</u>	Minute approved as a correct record.
5	<u>Committee Planner</u>	Committee planner noted.
6	<u>Planning Permission in Principle - erection of residential led, mixed use development of</u>	Application approved conditionally with a legal agreement.

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	<p><u>approximately 550 homes, community and sports facilities, retail (Classes 1, 2, 3 and Sui Generis) with associated landscaping, open space and infrastructure - Cloverhill Aberdeen</u></p> <p>Planning Reference – 191171</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>	
7	<p><u>Detailed Planning Permission - major development consisting of demolition and redevelopment of the existing site to form a mixed use office-led development - Aberdeen Market</u></p> <p>Planning Reference – 190312</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: Matthew Easton</p>	<p>Application approved conditionally in line with the conditions in the report and an extra condition to be added in regards to Electric Vehicle Charging Points, and to withhold consent until a legal agreement is secured to deliver developer obligations towards core paths, open space and provision of a car club vehicle.</p>
8	<p><u>Detailed Planning Permission - erection of shed - 17 School Avenue Aberdeen</u></p> <p>Planning Reference – 200344</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:-</p>	<p>Application approved unconditionally.</p>

	Item Title	Decision – approved, refused or site visit
	<p>Link</p> <p>Planning Officer: Gavin Clark</p>	
9.1	<p><u>Detailed Planning Permission - change of use of land for the erection of a chalet/mobile home - Baads Farm Aberdeen</u></p> <p>Planning Reference – 200040</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 Clark</p>	<p>Application refused.</p>
10	<p><u>Planning Permission in Principle - residential led development for the retired/elderly, a 50 bedroom care home and approximately 500sqm of ancillary retail/community use, together with public open space and associated infrastructure including a link road - Inchgarth Aberdeen</u></p> <p>Planning Reference – 181224</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>Application approved subject to conditions as identified in the Committee Report on the application and to withhold consent until a legal agreement is secured to deliver</p> <ol style="list-style-type: none"> 1. payment of the developer obligations contributions and provision of affordable housing as identified in the Developer Obligations Team response; 2. an age restriction on occupation of the housing for over 55s only – on the basis that no contribution has been requested towards education; 3. infrastructure including the link road, community facility and public open space and their control through phasing to ensure that these elements are delivered prior to the first occupation of any residential unit on the application site. 4. maintenance of public open space within the development; 5. control on the height of the development – for example, to a maximum of 2.5 storeys; and 6. improvement to the bus stop on North Deeside Road. <p>The reason for approval is: That the proposal would result in the provision of much needed retirement housing in the area which has a high proportion of retired people and that there would be community benefits delivered in terms of the community facility and by the link road which would reduce traffic and result in associated improvements to road safety , congestion and amenity on adjoining residential streets. The link road is considered to be supported by the Access from the South Study and the Strategic Infrastructure Plan. The proposal</p>

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		<p>considered not to have a significant detrimental impact on the landscape or the character of the conservation or on the amenity of the Deeside Way. Subject to conditions and a legal agreement, these material considerations outweigh the relevant Green Belt and other relevant planning policies of the Development Plan.</p> <p>It was decided that any further applications for approval of matters specified by condition or detailed applications on this site related to this planning permission in principle would be brought back to this Committee, with removal of the delegated power.</p> <p>Conditions to be fully drafted up by officers.</p>
11	<u>Enforcement Annual Report - PLA/20/084</u>	<u>The Committee resolved:-</u> to note the contents of the report.
12	<u>Pre Determination Hearing report - GOV/20/087</u>	<u>The Committee resolved:-</u> <ul style="list-style-type: none"> (i) to note the contents of the report; and (ii) agree that the Chief Officer – Strategic Place Planning will report to this Committee when a pre-determination hearing is, or may be required, for any application with a recommendation as to : <ul style="list-style-type: none"> • whether a hearing should be held for the application and • whether it should be determined by this Committee or by Full Council.

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