

LEGAL AND DEMOCRATIC SERVICES

COMMITTEE DECISION SHEET

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - MONDAY, 1 JUNE 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>Declarations of Interest</u>	Councillor Cooke declared an interest in regards to item 7.3 on the agenda, Rubislaw Quarry, as he knew some of the objectors to the application. Councillor Cooke is also a member of the Board of Sport Aberdeen, and the owner of the quarry is a former member of the Board, however he did not know the owner personally. Councillor Cooke remained in the meeting during consideration and deliberation of the item as he did not consider his interest to be so significant that he had to withdraw from the meeting.
2	<u>Minute of Meeting of the Planning Development Management Committee of 30 April 2020 - for approval</u>	Minute approved as a correct record.
3	<u>Committee Planner</u>	Planner noted.
4	<u>Site at Silverburn House, Claymore Drive, Aberdeen - 191904</u>	<u>The Committee resolved:-</u> (i) to note the contents of the report; and (ii) to agree that the application be subject of a statutory pre-determination hearing by a special meeting of the Planning Development Management Committee (PDMC) and that the application then be determined at a subsequent scheduled PDMC meeting.
5	<u>Detailed Planning Permission - erection of primary school with early years facility,</u>	Application approved conditionally with upfront payment of the contribution and inter-service agreement.

	Item Title	Decision – approved, refused or site visit
	<p><u>associated 3G pitch, soft and hard landscaping, alterations to access and all associated works - Former Tillydrone Infant School site, Coningham Gardens Aberdeen</u></p> <p>Planning Reference – 200206/DPP</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: Aoife Murphy</p>	
6	<p><u>Detailed Planning Permission - erection of 6 residential flats with associated landscaping - 44/46 Bedford Road Aberdeen</u></p> <p>Planning Reference – 200303</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>Willingness to approve conditionally subject to securing a legal agreement to deliver developer obligations towards the car club.</p>
7	<p><u>Detailed Planning Permission - Residential development of 245 private rented sector flats (up to nine storeys and two basement levels) with amenity space, 254 car parking spaces, two publicly accessible car club vehicles, residents' gym, residents' function room, public bistro and public promenade with viewpoints to quarry - Rubislaw Quarry</u></p> <p>Planning Reference – 200042</p>	<p>Application refused as it was felt that it does not represent sustainable development in terms of Scottish Planning Policy for the following reasons: The proposal was considered contrary to the following Policies of the Aberdeen Local Development Plan 2017 Policies D1, D3 and H1 in as far as it constitutes overdevelopment, is not designed for context and is of an incongruous design that does not have a vertical emphasis. Furthermore, it would have an adverse effect on the visual amenity by virtue of its dominant scale and overshadowing/overlooking of the area including adjoining houses and offices. It does not comply with Policy T2 as it fails to provide adequate parking provision and therefore is not in accordance with adopted Supplementary Guidance on Transportation; It does not comply with Policy NE1 in as far as it would result in the loss of green space. Finally</p>

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	<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>it does not comply with Policy I1 in terms of Education provision in that it would result in unacceptable strain on the capacity of local schools.</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