

LEGAL AND DEMOCRATIC SERVICES

COMMITTEE DECISION SHEET

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - THURSDAY, 2 JULY 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>Minute of Meeting of the Planning Development Management Committee of 1 June 2020 - for approval</u>	Minute approved as a correct record.
2	<u>Committee Planner</u>	Planner noted.
3	<u>Review of Two-Year Waiver on Affordable Housing in the City Centre - PLA/20/100</u>	<u>The Committee resolved:-</u> to approve an eighteen-month extension to the waiver on affordable housing requirements relating to planning applications for new build housing developments and changes of use to residential use within the city centre, such that the waiver will continue to apply for applications determined until 30 th June 2022 subject to a direction applied to the grant of planning permission time limiting the duration of the relevant consent to 12 months.
4	<u>Planning Permission in Principle - residential development (circa 140 units) including demolition of existing building and associated access, parking, landscaping and infrastructure works - Greyfriars House, Gallowgate Aberdeen</u>	The Committee agreed that there be a willingness to approve subject to conditions and a legal agreement to secure developer obligations towards education, healthcare, Car Club and bus stop upgrades. It was also agreed that the time limit direction set out in the report was to be removed, allowing the Planning Permission in Principle to revert to the standard three year period for the submission of applications for Matters Specified in Conditions . The 12 month

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	<p>Planning Reference – 200246</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: Alex Ferguson</p>	<p>period in which the affordable housing waiver applies following the date of the issue of Planning Permission in Principle will be set out in a clause within the associated Section 75 legal agreement.’</p> <p>An extra condition was also to be added which would read:-</p> <p style="text-align: center;">(20) FULL FIBRE BROADBAND</p> <p>No unit shall be occupied unless a matters specified in conditions application detailing a scheme for the provision of a full fibre broadband connection to each flat for that phase or block has been submitted to and approved in writing by the planning authority. Thereafter the scheme shall be implemented as approved and all flats provided with a full fibre broadband connection.</p> <p>Reason – in order to provide all flats with access to high-speed communications infrastructure, in accordance with the requirements of Policy CI1 (Digital Infrastructure) of the Aberdeen Local Development Plan.</p>
5	<p><u>Detailed Planning Permission - alterations to convert to a single dwelling; erection of single storey extension and installation of rooflights to rear; alterations to windows and doors; alterations to boundary wall; internal alterations to doors and partitions with associated works - 10 The Chanonry Aberdeen</u></p> <p>Planning Reference – 200391</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: Dineke Brasier</p>	<p>Application approved conditionally.</p>
6	<p><u>Listed Building Consent - Alterations to convert to a single dwelling; erection of</u></p>	<p>Application approved conditionally.</p>

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	<p><u>single storey extension and installation of rooflights to rear; alterations to windows and doors; alterations to boundary wall; removal of cement render; and internal alterations to doors and partitions with associated works</u></p> <p>Planning Reference – 200392</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: Dineke Brasier</p>	
7	<p><u>Detailed Planning Permission - change of use from public house (sui generis) to hot food takeaway (sui generis) alterations to shop front and installation of ventilation and extraction system - Ferryhill Tavern, 124 South College Street Aberdeen</u></p> <p>Planning Reference – 200094</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: Dineke Brasier</p>	<p>Application approved conditionally. It is acknowledged that there is a tension with Policies T2, H1 and T3 of the Aberdeen Local Development Plan due to restricted on street parking for delivery drivers and customers, service vehicles and heavy traffic movement on South College Street. Nevertheless, it is considered that other material planning considerations such as the accessibility on foot of the property for customers from the immediately adjoining residential area and the increasing use of bikes and scooters to carry out deliveries would mitigate the traffic impact of the proposal. Furthermore, prospective traffic movement is considered not to be significantly greater than that generated by the pre-existing and consented use of the property as a public house and a restaurant respectively. These considerations, taken in conjunction with the weight to be given to bringing back into a viable use of a premises which has been empty for a significant length of time, and the contribution this would make to promoting sustainable economic growth in line with Scottish Planning Policy are considered, collectively, to be material planning considerations that weigh in favour of approval of the application in this instance.</p> <p><u>Conditions:-</u></p> <ol style="list-style-type: none"> 1. No works pursuant to the application hereby approved shall be undertaken on site, unless an augmented Noise Impact Assessment (NIA) in accordance with a methodology agreed in writing with this Council's Environmental Health Service has been approved in writing by the planning authority. Subsequently, prior to the commencement of the use, any noise mitigation measures proposed by the approved NIA should be implemented in full and demonstrated by verification in

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		<p>writing and demonstration of the installation by a professional noise consultant based on agreed inspection checks during and after work on site.</p> <p>This NIA must:</p> <ul style="list-style-type: none"> (i) Be in accordance with Planning Advice Note (PAN) 1/2011 Planning and Noise and its accompanying Technical Advice Note and demonstrate compliance with appropriate noise standards, including; BS4142:2014 and WHO Guideline Values for Community Noise). (ii) Identify all the likely noise sources associated with the proposed development and their impact on neighbouring properties (iii) include comprehensive details of any necessary noise mitigation measures using best practical means, including physical noise insulation methods required to achieve compliance with relevant standards within the development to reasonably protect the amenity of the occupants of neighbouring properties <p>Reason: To ensure no adverse impact on the residential amenity of neighbouring properties.</p> <p>2. That hot food shall not be sold from the premises unless a servicing and delivery management plan for the use hereby approved has been submitted to and approved in writing by the planning authority and unless the plan thereby approved is being implemented in full.</p> <p>Reason: To ensure no adverse impact on local highway conditions</p> <p>3. That hot food shall not be sold from the premises other than during the hours from 11.00 am until 11.00 pm, Sundays to Thursdays inclusive, and during the hours from 11 am until midnight on Fridays and Saturdays, unless the planning authority has given prior written approval for a variation.</p> <p>Reason: To ensure no adverse impact on the residential amenity of neighbouring properties.</p>

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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