

LEGAL AND DEMOCRATIC SERVICES

COMMITTEE DECISION SHEET

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - THURSDAY, 5 NOVEMBER 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	<p><u>Minute of Meeting of the Planning Development Management Committee of 24 September 2020</u></p>	<p>Minute approved as a correct record.</p>
2	<p><u>Committee Planner</u></p>	<p>Planner noted.</p>
3	<p><u>Land south of North Deeside Road Milltimber Aberdeen - 200535</u></p> <p>Planning Reference – 200535</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:-</p> <p>Link.</p> <p>Planning Officer: Gavin Clark</p>	<p>Application refused for the following reasons:-</p> <ol style="list-style-type: none"> 1. The proposed development is contrary to Policy NE1 (Green Belt) of the Proposed Aberdeen Local Development Plan 2020 (Proposed ALDP) in that it would fail to meet any of the exemption criteria listed in that Policy. The development is also contrary to Policy NE2 (Green and Blue Infrastructure) of the Proposed ALDP in that development on site would fail to support and enhance the Green Space Network due to the scale of development proposed and its impact on the value of the site for wildlife. This represents the ‘settled view of the Council’ as to the planning policy considerations applicable to the site. The significant level of public opposition to the development on the basis of the proposal’s lack of compliance with the Proposed ALDP is considered to add further to the weight that can be given to the Proposed LDP in considering this application. Taking these factors into account for this particular application it is considered that greater weight should be afforded to the Green Belt (Policy NE1) and Green and Blue Infrastructure (Policy NE2) zoning proposed by the Proposed ALDP than the Mixed Use (Policy H2) zoning currently

	Item Title	Decision – approved, refused or site visit
		<p>applicable to the site in the adopted Aberdeen Local Development Plan 2017.</p> <ol style="list-style-type: none"> 2. The proposed development would be contrary to the OP114 allocation in the adopted Aberdeen Local Development Plan 2017 due to the proposed scale of development which is significantly greater than that indicated in the allocation. 3. It has not been demonstrated that the development would successfully fit into the wider landscape setting and character of the area especially in public views from the Deeside Way, North Deeside Road and the Aberdeen Western Peripheral Route and would therefore fail to meet the requirements of Policy D2 (Landscape) of the Aberdeen Local Development Plan 2017. 4. The proposal would be contrary to Policy I1 (Infrastructure Delivery and Planning Obligations) of the Aberdeen Local Development Plan 2017 in that the developer obligations secured for educational provision are not considered to be sufficient to adequately mitigate the adverse impact that the proposal would have on school capacity. 5. It has not been adequately demonstrated that the commercial development proposed in the eastern part of the site would avoid a detrimental impact on the residential amenity of neighbouring houses and is therefore contrary to Policy H2 (Mixed Use Areas) and T5 (Noise) of the Aberdeen Local Development Plan 2017. 6. The retail impact of the development, particularly in relation to its impact on allocated retail development with Oldfold (OP48 of the adopted local development plan), has not been adequately assessed due to the absence of a suitable Retail Statement and is therefore contrary to Policy NC8 (Retail Development Serving New Development Areas) of the Aberdeen Local Development Plan 2017. 7. The proposed development would be contrary to Policy T3 (Sustainable and Active Travel) of the Aberdeen Local Development Plan 2017 in as far as it has not been demonstrated that the development would not have an adverse and detrimental impact on existing cycle lanes on the North Deeside Road.

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