

LEGAL AND DEMOCRATIC SERVICES

COMMITTEE DECISION SHEET

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - THURSDAY, 10 DECEMBER 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 5 November 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>Detailed Planning Permission for formation of access road with associated works - Tillydrone Nursery, Dill Road Aberdeen</u></p> <p>Planning Reference – 201125</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: Lucy Greene</p>	<p>Application approved conditionally as per the committee report. An extra condition also to be added to read:-</p> <ul style="list-style-type: none"> • That no development hereby approved shall take place unless there has been submitted to and approved in writing by the planning authority, details of a suitable footway of at least 2.0m in width along the northern edge of the access road hereby approved. The access shall not be brought into use unless the footway as so approved is complete and ready for use on site, unless otherwise agreed in writing with the planning authority. <p>Reason: In the interests of the safety of road safety.</p>
4	<p><u>Detailed planning permission for a residential development of 167 dwellings with associated car parking, open space and associated</u></p>	<p>Willingness to approve subject to conditions contained in the report and subject to the conclusion of a legal agreement securing payment of developer obligations and ensuring that the development is delivered exclusively as affordable housing.</p>

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<p data-bbox="192 137 721 201"><u>infrastructure at land east of Falkland Avenue, Cove, Aberdeen</u></p> <p data-bbox="192 240 618 272">Planning Reference – 200584</p> <p data-bbox="192 312 819 456">All documents associated with this application can be found at the following link and enter the reference number above:- Planning search.</p> <p data-bbox="192 496 629 528">Planning Officer: Gavin Evans</p>	<p data-bbox="864 172 2022 204">It was agreed to add an extra informative and also to revise condition 10, to read:-</p> <p data-bbox="864 248 1084 280">INFORMATIVE</p> <p data-bbox="864 288 2101 464">Secured by Design Award Attention is drawn to the consultation response from Police Scotland's Architectural Liaison Officer, which strongly encourages the applicants to seek the 'Secured by Design' award in order to demonstrate that safety and security have been proactively considered and that the development will achieve high standards in these respects.</p> <p data-bbox="864 504 2114 759">Secured by Design' (SBD) is a police initiative to encourage the building industry to adopt crime prevention measures in development design to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment. 'Secured by Design' is endorsed by the Association of Chief Police Officers (ACPO) and has the backing of the Home Office Crime Reduction Unit. It has been drawn up in consultation with the Department of Transport, Local Government and the Regions (DTLR, formerly DTLR).</p> <p data-bbox="864 799 1088 831">CONDITION 10</p> <p data-bbox="864 839 2096 943">No works in connection with the development hereby approved shall commence unless a scheme of hard and soft landscaping works has been submitted to and approved in writing by the planning authority.</p> <p data-bbox="864 983 1361 1015">Details of the scheme shall include:</p> <ul style="list-style-type: none"> <li data-bbox="909 1062 1783 1094">a) Existing landscape features and vegetation to be retained. <li data-bbox="909 1102 1843 1134">b) Protection measures for the landscape features to be retained. <li data-bbox="909 1142 1491 1174">c) Existing and proposed finished levels. <li data-bbox="909 1182 1827 1214">d) The location of new trees, shrubs, hedges and grassed areas <li data-bbox="909 1222 2114 1278">e) A schedule of planting to comprise species, plant sizes and proposed numbers and density. <li data-bbox="909 1286 2114 1493">f) The location, design and materials of all hard landscaping works including walls, fences, gates, street furniture and play equipment (to include a minimum of 4no items of play equipment in the central open space shown on drawing No. A1-00-01-REV G). This shall also include (i) appropriate provision for the use of downtakings from the dry-stone wall along the western site boundary to the Coast Road to be re-used in the formation of boundary enclosures elsewhere

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		<p>on-site and (ii) specific details to demonstrate planting and/or boundary enclosures to safeguard amenity at East Lynne from adverse impact associated with use of the neighbouring area of car parking.</p> <p>g) An indication of existing trees, shrubs and hedges to be removed; and h) A programme for the implementation, completion and subsequent management of the proposed landscaping.</p> <p>All soft and hard landscaping proposals shall be carried out in accordance with the approved planting scheme and management programme. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the planning authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted. Once provided, all hard landscaping works shall thereafter be permanently retained.</p> <p>Reason: To ensure the implementation and management of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area.</p>
5	<p><u>Detailed Planning Permission for redevelopment including the change of use and extension of the existing building to a mixed use unit which accommodates 50 residential units, co-working office space and cafe/bar and the erection of commercial unit to accommodate co-working and makers' space and a gym and associated works - Alba Gate, Stoneywood Park Aberdeen</u></p> <p>Planning Reference – 200833</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:- Planning search.</p>	<p>Willingness to approve subject to conditions and Legal Agreement to secure onsite affordable housing, restrict the tenure of the development to the private rented sector and to secure developer obligations towards the Car Club, Core Path Network, Secondary Education, Healthcare Facilities and Open Space.</p>

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	Planning Officer: Alex Ferguson	
6	<p><u>Detailed Planning Permission for redevelopment of an existing site for erection of 17 residential flats over 4 storeys including demolition and all associated works - 15 Maberly Street Aberdeen</u></p> <p>Planning Reference – 200621</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:- Planning search.</p> <p>Planning Officer: Robert Forbes</p>	Application refused.
7	<p><u>Aberdeen Planning Guidance: Draft Loirston Development Framework (2020) - Consultation Results - PLA/20/233</u></p>	<p><u>The Committee resolved:-</u></p> <p>(i) to approve the responses proposed by Officers to those consultation responses that were received on the Loirston Development Framework, as approved for public consultation by the Planning and Development Management Committee on 19 September 2019 (Appendix 2); and</p> <p>(ii) to approve the content of the Loirston Development Framework (2020) (Appendix 1) as Aberdeen Planning Guidance (non-statutory planning guidance).</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