

Public Document Pack



To: Councillor Boulton, Convener; Councillor Councillor Stewart, the Depute Provost, Vice Convener; and Councillors Allan, Cooke, Copland, Cormie, Greig, MacKenzie and Malik.

Town House,
ABERDEEN 10 February 2021

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

The Members of the **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE** are requested to meet in Virtual - Remote Meeting on **THURSDAY, 18 FEBRUARY 2021 at 10.00 am.**

FRASER BELL
CHIEF OFFICER - GOVERNANCE

BUSINESS

MEMBERS PLEASE NOTE THAT ALL LETTERS OF REPRESENTATION ARE NOW AVAILABLE TO VIEW ONLINE. PLEASE CLICK ON THE LINK WITHIN THE RELEVANT COMMITTEE ITEM.

MOTION AGAINST OFFICER RECOMMENDATION

1.1 Motion Against Officer Recommendation - Procedural Note (Pages 5 - 6)

DETERMINATION OF URGENT BUSINESS

2.1 Determination of Urgent Business

DECLARATION OF INTERESTS

- 3.1 Members are requested to intimate any declarations of interest (Pages 7 - 8)

MINUTES OF PREVIOUS MEETINGS

- 4.1 Minute of Meeting of the Planning Development Management Committee of 21 January 2021 - for approval (Pages 9 - 18)

COMMITTEE PLANNER

- 5.1 Committee Planner (Pages 19 - 22)

WHERE THE RECOMMENDATION IS ONE OF APPROVAL

- 6.1 Listed Building Consent for the installation of CCTV (partially retrospectively) at Stoneywood House Aberdeen (Pages 23 - 40)

Planning Reference – 201036

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Lucy Greene

- 6.2 Planning Permission in Principle for the conversion and extension of existing two storey hotel building (Class 7) to form 9 flats, conversion of existing one and half storey hotel building (Class 7) to form detached dwellinghouse (Class 9), and erection of 2 semi-detached dwellinghouses with associated parking, open space and associated works in existing rear car parking area, at Mariner Hotel, 349 Great Western Road, Aberdeen (Pages 41 - 66)

Planning Reference – 200794

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Jamie Leadbeater

- 6.3 Detailed Planning Permission for the erection of a single storey maintenance store and formation of perimeter fence and screening bund with associated works to access and yard at Deeside Golf Club, Bieldside Aberdeen (Pages 67 - 90)

Planning Reference – 201511

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Jemma Tasker

DATE OF NEXT MEETING

7.1 Thursday 18 March 2021 at 10am

To access the Service Updates for this Committee please click [here](#)

Website Address: www.aberdeencity.gov.uk

Please note that Daniel Lewis, Development Management Manager, will be in Committee Room 2 from 9.30am for Members to view plans and ask any questions.

Should you require any further information about this agenda, please contact Lynsey McBain, Committee Officer, on 01224 522123 or email lymcbain@aberdeencity.gov.uk

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MOTIONS AGAINST RECOMMENDATION

Members will recall from the planning training sessions held, that there is a statutory requirement through Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 for all planning applications to be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. All Committee reports to Planning Development Management Committee are evaluated on this basis.

It is important that the reasons for approval or refusal of all applications are clear and based on valid planning grounds. This will ensure that applications are defensible at appeal and the Council is not exposed to an award of expenses.

Under Standing Order 28.10 the Convener can determine whether a motion or amendment is competent, and may seek advice from officers in this regard.

With the foregoing in mind the Convener has agreed to the formalisation of a procedure whereby any Member wishing to move against the officer recommendation on an application in a Committee report will be required to state clearly the relevant development plan policy(ies) and/or other material planning consideration(s) that form the basis of the motion against the recommendation and also explain why it is believed the application should be approved or refused on that basis. Officers will be given the opportunity to address the Committee on the competency of the motion. The Convener has the option to call a short recess for discussion between officers and Members putting forward a motion if deemed necessary.

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DECLARATIONS OF INTEREST

You must consider at the earliest stage possible whether you have an interest to declare in relation to any matter which is to be considered. You should consider whether reports for meetings raise any issue of declaration of interest. Your declaration of interest must be made under the standing item on the agenda, however if you do identify the need for a declaration of interest only when a particular matter is being discussed then you must declare the interest as soon as you realise it is necessary. The following wording may be helpful for you in making your declaration.

I declare an interest in item (x) for the following reasons

For example, I know the applicant / I am a member of the Board of X / I am employed by... and I will therefore withdraw from the meeting room during any discussion and voting on that item.

OR

I have considered whether I require to declare an interest in item (x) for the following reasons however, having applied the objective test, I consider that my interest is so remote / insignificant that it does not require me to remove myself from consideration of the item.

OR

I declare an interest in item (x) for the following reasons however I consider that a specific exclusion applies as my interest is as a member of xxxx, which is

- (a) a devolved public body as defined in Schedule 3 to the Act;
- (b) a public body established by enactment or in pursuance of statutory powers or by the authority of statute or a statutory scheme;
- (c) a body with whom there is in force an agreement which has been made in pursuance of Section 19 of the Enterprise and New Towns (Scotland) Act 1990 by Scottish Enterprise or Highlands and Islands Enterprise for the discharge by that body of any of the functions of Scottish Enterprise or, as the case may be, Highlands and Islands Enterprise; or
- (d) a body being a company:-
 - i. established wholly or mainly for the purpose of providing services to the Councillor's local authority; and
 - ii. which has entered into a contractual arrangement with that local authority for the supply of goods and/or services to that local authority.

OR

I declare an interest in item (x) for the following reasons.....and although the body is covered by a specific exclusion, the matter before the Committee is one that is quasi-judicial / regulatory in nature where the body I am a member of:

- is applying for a licence, a consent or an approval
- is making an objection or representation
- has a material interest concerning a licence consent or approval
- is the subject of a statutory order of a regulatory nature made or proposed to be made by the local authority.... and I will therefore withdraw from the meeting room during any discussion and voting on that item.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

21 January 2021

ABERDEEN, 21 January 2021. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Boulton, Convener; Councillor Stewart, the Depute Provost, Vice Convener; and Councillors Allan, Cooke, Copland, Cormie, Greig, MacKenzie and Malik.

The agenda and reports associated with this minute can be found [here](#).

Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent minute and this document will not be retrospectively altered.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 10 DECEMBER 2020

1. The Committee had before it the minute of the previous meeting of 10 December 2020, for approval.

The Committee resolved:-

to approve the minute as a correct record.

COMMITTEE PLANNER

2. The Committee had before it, a planner of future Committee business.

The Clerk provided an update in regard to future Pre-Determination Hearings and advised that a date had been set for the Silverburn House application Pre Determination Hearing for Thursday 25 February 2021 at 10am. The hearing would be held remotely.

In regards to the Binghill House application, arrangements were being finalised and would be shared with members in due course.

Councillor Cooke also enquired about a recent Historic Environment Scotland decision for various multi-storey buildings in Aberdeen to become Listed Buildings. The Chief Officer – Strategic Place Planning, advised that a report was due to go to City Growth and Resources Committee in this regard and it would not be for the planning authority or this Committee to comment on, due to any future Listed Building Consent applications coming before them for consideration and determination.

The Committee resolved:-

(i) to note the verbal updates received; and

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21 January 2021

(ii) to otherwise note the information contained in the Committee business planner.

UNITS 1, 2 AND 3 UNION GLEN ABERDEEN - 191857

3. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That there be a willingness to approve the application for detailed planning permission for demolition of the existing industrial units and erection of a 5/6 storey building to form 33 flats at units 1, 2 and 3 Union Glen Aberdeen, subject to conditions and subject to the conclusion of a legal agreement securing payment of developer obligations and ensuring that the development delivered a minimum of 25% as affordable housing.

Conditions

(1) RESIDENTIAL TRAVEL PACK

No unit of the residential development hereby approved shall be occupied unless a Residential Travel Pack in accordance with the agreed Travel Plan framework has been submitted to and approved in writing by the planning authority. Each travel pack shall identify details of different travel options available in the area in order to discourage the use of the private car. Thereafter no individual unit shall be occupied unless the approved Residential Travel Pack has been provided to the unit in question.

Reason: In order to encourage use of more sustainable modes of transport and reduce dependency on the private car for travel.

(2) SOUND INSULATION

No unit of the residential development hereby approved shall be occupied unless achievement of the facade sound insulation performance requirements stipulated within Table 5 of Section 8.1 of the NIA (Ref 20031-RO1-C, dated 17 December 2020) is achieved, through:-

- I. application of suitable glazing units throughout the development as per the example glazing configuration provided within Table 6 of section 8.2, or equivalent (as demonstrated).
- II. application of ventilator units throughout the development which provide the minimum ventilator performance as detailed within Table 6 of section 8.2.

Reason: In order to ensure that a satisfactory residential environment can be created for the occupants of the proposed development.

(3) MECHANICAL VENTILATION

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No unit of the residential development hereby approved shall be occupied unless suitable mechanical ventilation has been installed in rooms overlooking Union Glen which comply with NR25 as per the stated mechanical through-the-wall ventilators manually controlled (by occupants) Titon Sonair units advised within section 9 of the NIA (Ref 20031-RO1-C, dated 17 December 2020), or equivalent (as demonstrated).

Reason: In order to ensure that a satisfactory residential environment can be created for the occupants of the proposed development.

(4) LANDSCAPING SCHEME

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. Details of the scheme shall include:

1. Existing and proposed finished levels.
2. The location of new trees, shrubs, hedges and grassed areas.
3. A schedule of planting to comprise species, plant sizes and proposed numbers and density.
4. The location, design and materials of all hard landscaping works including walls, fences and gates.
5. A programme for the implementation, completion and subsequent management of the proposed landscaping.

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.

Reason: To ensure the implementation and management of a satisfactory scheme of landscaping in the interests of the visual amenity of the area.

(5) CONTAMINATED LAND

No development shall take place unless it is carried out in full accordance with a scheme to address any significant risks from contamination on the site that has been approved in writing by the planning authority.

The scheme shall follow the procedures outlined in "Planning Advice Note 33 Development of Contaminated Land" and shall be conducted by a suitably qualified person in accordance with best practice as detailed in "BS10175 Investigation of Potentially Contaminated Sites - Code of Practice" and other best practice guidance and shall include:

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1. an investigation to determine the nature and extent of contamination
2. a site-specific risk assessment
3. a remediation plan to address any significant risks and ensure the site is fit for the use proposed
4. verification protocols to demonstrate compliance with the remediation plan

No building(s) on the development site shall be occupied unless:

1. any long term monitoring and reporting that may be required by the approved scheme of contamination or remediation plan or that otherwise has been required in writing by the planning authority is being undertaken, and
2. a report specifically relating to the building(s) has been submitted and approved in writing by the planning authority that verifies that remedial works to fully address contamination issues related to the building(s) have been carried out, unless the planning authority has given written consent for a variation.

The final building on the application site shall not be occupied unless a report has been submitted and approved in writing by the planning authority that verifies that the remedial works have been carried out in full accordance with the remediation plan, unless the planning authority has given written consent for a variation.

Reason: To ensure that the site is suitable for use and fit for human occupation.

(6) CARBON REDUCTION AND WATER EFFICIENCY

The development hereby granted planning permission shall not be occupied unless an Energy Statement and Water Efficiency Statement applicable has been submitted to and approved in writing by the planning authority, and thereafter any measures agreed within that submission have been implemented in full.

The Energy Statement shall include the following items:

1. Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development;
2. Calculations using the SAP or SBEM methods which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with Policy R7 of the Aberdeen Local Development Plan 2017.

The Water Efficiency Statement shall include details of all proposed water saving technologies and techniques, along with evidence that the required Building Standards Sustainability Label for domestic buildings has been achieved.

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Reason: To ensure this development complies with the on-site carbon reductions as required under Policy R7 (Low and Zero Carbon Buildings and Water Efficiency) of the Aberdeen Local Development Plan 2017.

(7) FULL FIBRE BROADBAND

No unit of the residential development hereby approved shall be occupied unless a scheme for the provision of a full fibre broadband connection to each flat 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.

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 ALDP.

(8) SURFACE WATER DRAINAGE

The residential development hereby approved shall not be occupied unless the proposed surface water drainage systems have been provided in accordance with the approved plans and the Drainage Assessment (Issue 1), prepared by Fairhurst, dated December 2019, or such other detail as may subsequently be submitted and approved in writing by the planning authority. The surface water drainage systems shall be permanently retained thereafter in accordance with the approved maintenance scheme.

Reason: In order to ensure that adequate drainage facilities are provided, and retained, in the interests of the amenity of the area.

(9) CONSTRUCTION MANAGEMENT SCHEME

No development pursuant to this planning permission shall take place unless a detailed site specific construction method statement for the site has been submitted to and approved in writing by the planning authority. The method statement must address (i) surface water management including construction phase SUDS; (ii) site waste management including details of disposal of demolition materials; and (iii) appropriate dust abatement measures. Such statement shall be implemented in full for the duration of works on the site.

Reason: In order to minimise the impacts of necessary demolition / construction works on the environment.

(10) CYCLE & CAR PARKING

No unit of the residential development hereby approved shall not be occupied unless the assisted car parking spaces and cycle parking has been provided in accordance with drawing No. L(00) 003 REV P06 or such other drawing as may subsequently be

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submitted and approved in writing by the planning authority. Such areas shall not thereafter be used for any other purpose other than the purpose of the parking of cars ancillary to the development and use thereby granted approval.

Reason: In the interests of promoting sustainable and safe travel and ensuring provision of a suitable level of secure on site parking.

(11) MATERIALS

No works in connection with the development hereby approved shall commence unless a sample and details including the specification and colour of all the roof, wall, window and door materials to be used in the external finishes of the approved development have been submitted to and approved in writing by the planning authority. The development shall not be occupied unless the external finishes have been applied in accordance with the approved details.

Reason: In the interests of the appearance of the development and the visual amenities of the area.

The Committee heard from Jane Forbes, Planner, who spoke in furtherance of the application and answered various questions from members.

Councillor Cooke moved, seconded by Councillor Copland:-

that the application be approved in line with the recommendation, with an extra condition added in relation to electric vehicle charging points.

Councillor Greig moved as an amendment, seconded by Councillor Allan:-

that the application be refused due to the following reasons:-

- (1) that the proposal would be contrary to Policy D1 of the LDP due to the mass, scale and height of the development which would be incompatible with its context and would constitute overdevelopment; and
- (2) that the proposal would be contrary to policy H2, Policy T5 and Policy NE4 of the LDP, due to the height, scale and location, the lack of private amenity space for the development and its close proximity to traffic noise on Holburn Street would be detrimental to the residential amenity of the prospective new residents and adjoining residents on Union Glen.

On a division, there voted:- for the motion (5) – the Convener and Councillors Cooke, Copland, Cormie and Malik; for the amendment (4) – the Vice Convener and Councillors Allan, Greig and MacKenzie.

The Committee resolved:-

to adopt the motion and therefore approve the application conditionally with an extra condition to read:-

That prior to development commencing, details of the type of electric vehicle charging points to be installed in association with the 2 assisted car parking

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spaces have been submitted to and approved in writing by the planning authority, and thereafter the charging points are installed in accordance with the agreed detail prior to the occupation of any residential unit

Reason - In order to encourage the use of electric vehicles.

STONEYWOOD ESTATE ABERDEEN - 200196

4. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the application be approved for approvals of matters specified in conditions (1), (10) and (14) for planning permission in principle 110790 for the erection of a café (class 3) with outdoor seating area at Stoneywood Estate Aberdeen, 200196, subject to the following conditions:-

Conditions

1. Benches, Refuse and Cycle storage

That the café shall not be brought into use unless the benches, refuse storage and cycle storage are provided as shown on the approved drawings, or others as may be subsequently agreed in writing with the planning authority.

Reason: To ensure the provision of seating within the public space.

2. Low and Zero Carbon Equipment

That the building hereby approved shall not be occupied unless a scheme detailing compliance with the Council's 'Low and Zero Carbon Buildings' supplementary guidance and Policy R7 of the Aberdeen Local Development Plan 2017 has been submitted to and approved in writing by the planning authority, and any recommended measures specified within that scheme for the reduction of carbon emissions have been implemented in full.

Reason: to ensure that this development complies with requirements for reductions in carbon emissions specified in the City Council's relevant published Supplementary Guidance document, 'Low and Zero Carbon Buildings'.

3. Parking Restrictions

That the use shall not take place unless there have been implemented on site parking restrictions “at any time” on this stretch of Beech Manor between the southern extremity of the unit to the south of the site (M&S) and the northern extremity of the unit to the north (Co-op and office) or thereabouts, in accordance

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with a plan to be submitted to and approved in writing by the planning authority, unless otherwise agreed in writing.

Reason: In the interests of road safety.

4. Trees

That no development shall take place unless a plan showing the protection of all trees to be retained on the site during construction works has been submitted to, and approved in writing by, the Planning Authority and any such scheme as may have been approved has been implemented. Any trees which within a period of 5 years from the date of this approval, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority.

Reason: in the interests of the amenity of the area and to ensure adequate protection for the trees on site during the construction of the development.

5. Noise

That the café shall not be used unless the conclusions and recommendations of the Noise Impact Assessment by CSP Acoustics, dated 24th May 2018 have been implemented in full and remain operational and in place, unless otherwise agreed in writing with the planning authority.

Reason: in the interests of the amenity of the occupiers of nearby buildings.

The Committee heard from Lucy Greene, Senior Planner, who spoke in furtherance of the application and answered various questions from members.

The Committee resolved:-

to approve the application conditionally.

DRAFT CITY CENTRE CONSERVATION AREA CHARACTER APPRAISAL - PLA/21/002

5. The Committee had before it a report by the Chief Officer – Strategic Place Planning, which sought approval to consult on an update to the City Centre Conservation Area Character Appraisal.

The report recommended:-

that the Committee -

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- (a) approves the content of the Draft City Centre Conservation Area Character Appraisal (CACA) (Appendix 1) and proposed boundary changes (Appendix 2) for a minimum 6-week period of public consultation;
- (b) approves a minimum 6-week period of public consultation on the proposed Regulation 11 Direction (Appendix 3) for the Proposed City Centre Conservation Area; and
- (c) instructs the Chief Officer – Strategic Place Planning to report the findings of the public consultation exercises back to a future meeting of this Committee (within 12 months).

The Committee heard from Ross Wilson, Senior Planner (Conservation), who spoke in furtherance of the report and answered various questions from members.

The Committee resolved:-

to approve the recommendations.

- **Councillor Marie Boulton, Convener**

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	A	B	C	D	E	F	G	H	I	J
1	PLANNING DEVELOPMENT MANAGEMENT COMMITTEE BUSINESS PLANNER The Business Planner details the reports which have been instructed by the Committee as well as reports which the Functions expect to be submitting for the calendar year.									
2	Report Title	Minute Reference/Committee Decision or Purpose of Report	Update	Report Author	Chief Officer	Directorate	Terms of Reference	Delayed or Recommended for removal or transfer, enter either D, R, or T	Explanation if delayed, removed or transferred	
3			18 February 2021							
4	Deeside Golf Club - 201511	To approve or refuse the application for erection of single storey maintenance store and formation of perimeter fence and screening bund with associated works to access and yard	On agenda	Jemma Tasker	Strategic Place Planning	Place	1			
5	Stoneywood House - 201036	To approve or refuse the application for Listen Building Consent for CCTV.	On agenda	Lucy Greene	Strategic Place Planning	Place	1			
6	Mariner Hotel - 200794	To approve or refuse the application for outline consent for conversion of hotel to create 10 residential units and erection of 4 townhouses in car park area with associated access and landscaping works.	On agenda	Jamie Leadbeater	Strategic Place Planning	Place	1	D	Applicant amended the drawings following negotiations with Planning. The amended plans require to go through due process before the application can be heard.	
7			18 March 2021							
8	56 Cromwell Road - 200559	To approve or refuse the application for the erection of a single storey ancillary accommodation to the rear.		Jemma Tasker	Strategic Place Planning	Place	1	D	Further information from the applicant was requested but not received at this time.	
9	81 Charleston Road North Aberdeen - 200599	To approve or refuse the change of use from Class 3 to hot-food takeaway		Alex Ferguson	Strategic Place Planning	Place	1			
10	Baads Farm - 201480	To approve or refuse the application for change of use of land for erection of temporary chalet/mobile home		Jane Forbes	Strategic Place Planning	Place	1			
11	Chester Hotel, Queens Road Aberdeen - 201454	To approve or refuse the application for formation of external dining area at roof level, including balustrade, decking and associated works		Gavin Evans	Strategic Place Planning	Place	1			
12	Outside Polmuir Bowling Club, Devanha Gardens	To approve or refuse the application for installation of 20m high telecoms mast and equipment cabinets.		Alex Ferguson	Strategic Place Planning	Place	1			

	A	B	C	D	E	F	G	H	I	J
	Report Title	Minute Reference/Committee Decision or Purpose of Report	Update	Report Author	Chief Officer	Directorate	Terms of Reference	Delayed or Recommended for removal or transfer, enter either D, R, or T	Explanation if delayed, removed or transferred	
2										
32										

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PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

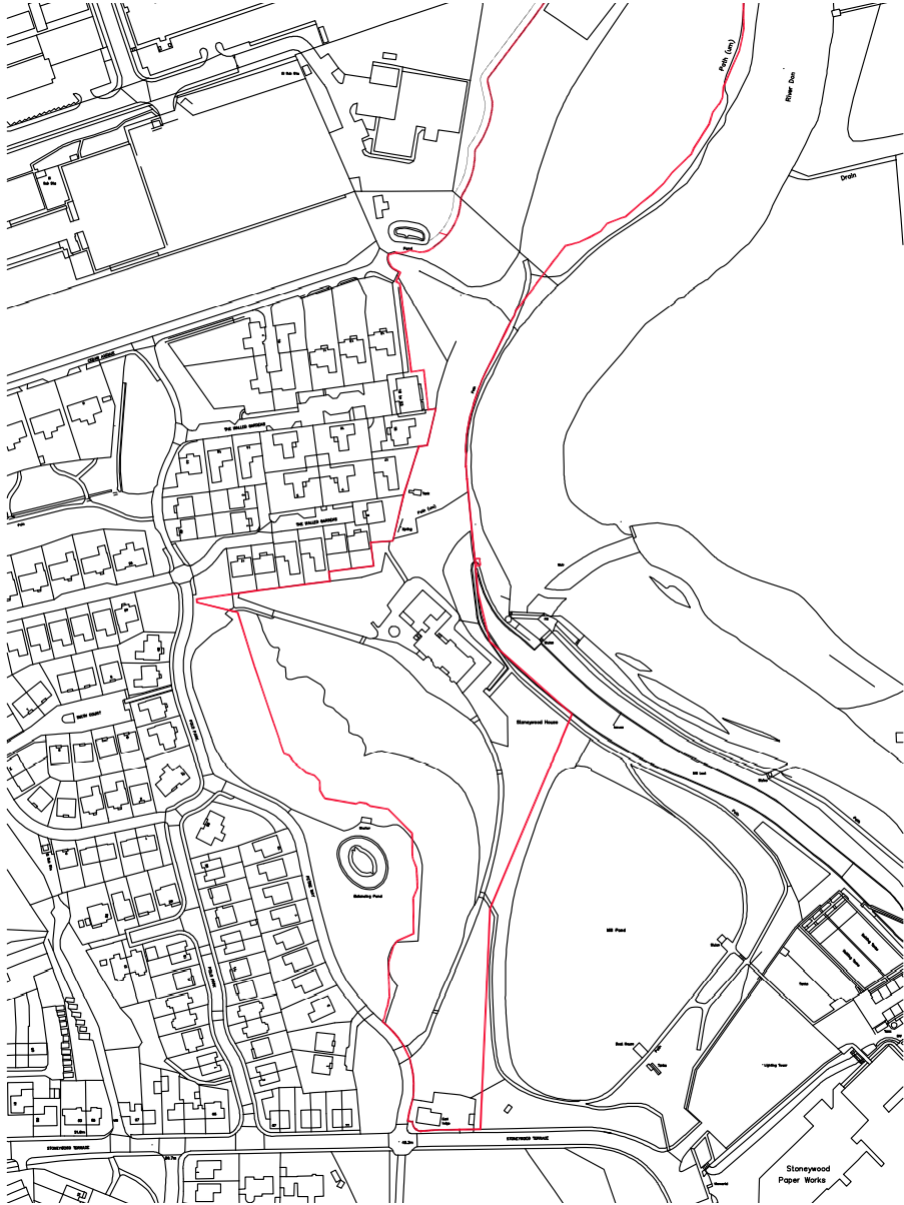


Description: Installation of CCTV (partially retrospective)

Address: Stoneywood House, Stoneywood Park,
Aberdeen, AB21 9LA

Type of application : Listed Building Consent
Application number: 201036/LBC

Plan



West elevation (front)



From south



South east corner



East elevation (to River Don)

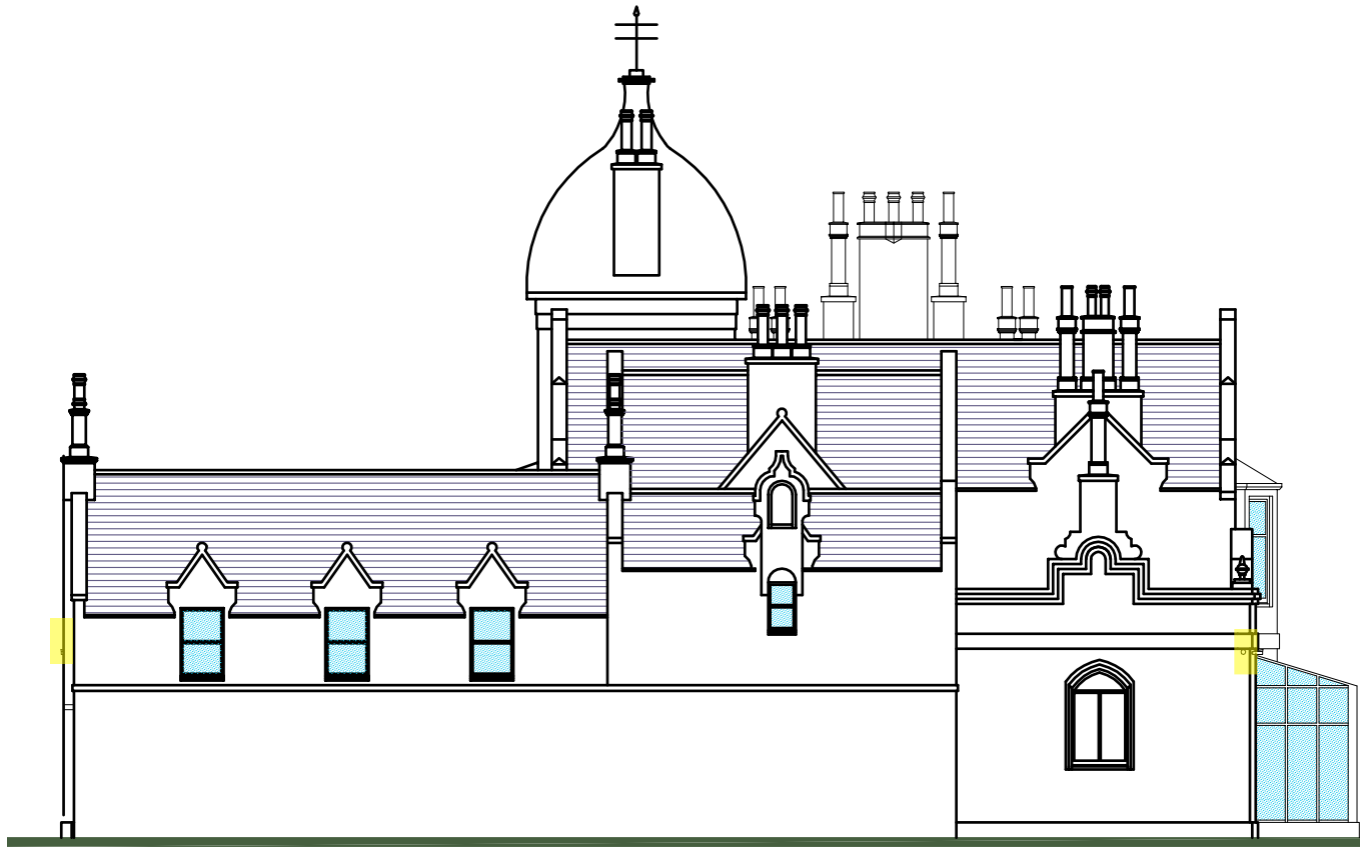


View from north



Camera locations and directions





PROPOSED NORTH WEST ELEVATION





PROPOSED SOUTH EAST ELEVATION





PROPOSED NORTH EAST ELEVATION





PROPOSED SOUTH WEST ELEVATION SCALE 1:100 @ A1

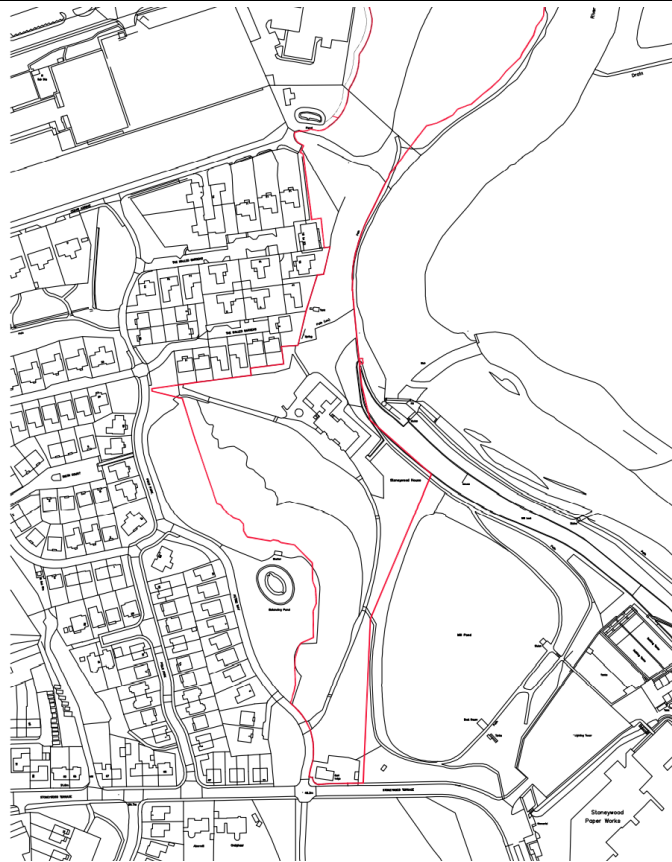


Planning Development Management Committee

Report by Development Management Manager

Committee Date: 18 February 2021

Site Address:	Stoneywood House, Stoneywood Park, Aberdeen, AB21 9LA
Application Description:	Installation of CCTV (partially retrospective)
Application Ref:	201036/LBC
Application Type	Listed Building Consent
Application Date:	17 September 2020
Applicant:	Investments Aberdeen Ltd
Ward:	Dyce/Bucksburn/Danestone
Community Council:	Dyce And Stoneywood
Case Officer:	Lucy Greene



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RECOMMENDATION

Approve conditionally

APPLICATION BACKGROUND

Site Description

The application relates to the Category B listed Stoneywood House, which lies within the Stoneywood area of Dyce. The house dates from 1850 and is of mass masonry granite construction, harled with exposed quoins and window surrounds. It is in Jacobean style and of two and half storeys in height. The house was originally built by and used by the owners of the Stoneywood Paper Mill, which lies to the south.

The house sits within its parkland style grounds, with a sweeping driveway (taking access from Polo Park to the north and Petrie Way at the southern end) and lawn to the front (west) and the River Don immediately to the east. The riverside and swath of land between the house and residential area, contain a large number of mature trees with rhododendron understorey. Much of the area to the north and west has been developed relatively recently as a residential area and contains detached houses.

Relevant Planning History

Application Number	Proposal	Decision Date
201037/DPP	Installation of security and deer fencing, and entrance gates.	Undetermined

APPLICATION DESCRIPTION

Description of Proposal

The proposal is the installation of CCTV cameras, which is partially retrospective. The cameras are relatively small, measuring approximately 30 cm by 10 cm. There are three cameras currently, all on the front elevation or close to the corners of the building to the front (west elevation) covering the area to the front of the building. A further three cameras are proposed, which would cover the areas to the south and east of the building. Originally eight cameras were proposed and the number was reduced following discussion with the planning authority and review by the applicant.

The individual cameras including bracket are approximately 385 × 190 × 180 mm and are encased in pale grey coloured metal. They are capable of being painted. The cameras are located between first and second floor level, with those on the front elevation being located just below a band of exposed slightly projecting stonework.

Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QFZDGRBZK2V00>

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because there are twenty nine objections to the application, which means that it falls outwith the Scheme of Delegation.

CONSULTATIONS

Historic Environment Scotland – Response received – no comments made.

Dyce and Stoneywood Community Council – no response received.

REPRESENTATIONS

Twenty nine (29 no.) letters of objection and one letter of support were received. The substance of the objections mainly relates to long standing public access to the grounds of Stoneywood House and state that the privacy sought, which is not normally required by offices, could be achieved by the addition of blinds rather than the fences proposed under application 201037/DPP (noted above) These matters are not relevant to this application for listed building consent and shall be considered in relation to application 201037/DPP that seeks planning permission, noted above in the Planning History section. The matters for consideration here are the impact of the proposed CCTV cameras on the character and setting of the listed building.

Objections to the CCTV cameras can be summarised as follows:

- That the CCTV cameras have already been installed (in early 2020) without permission and spoil the look of the listed building. The cameras are unsightly, would materially affect and have a negative impact on the listed buildings character and setting of Stoneywood Estate.
- There is no consideration given to the positioning, colour and fixings of the CCTV cameras, in terms of the historic fabric and that they would obstruct the principal elevation. They could be more sensitively located.
- That there is no justification for the CCTV cameras as there are no incidents that warrant this measure – the fire raising incident quoted by the applicant was in the woods 300 yards away.
- Objection queries the intention of the data collected by the cameras and how this relates to the General Data Protection Regulation (GDPR).
- That the cameras are intended to intimidate people and discourage walking in the grounds, not to prevent dog fouling and prevent vandalism.
- That public access to the area around Stoneywood House would result in passive surveillance, which negates the need for cameras that would compromise the integrity of the listed building.
- That proposal is contrary to Scottish Planning Policy, Historic Environment Scotland Policy Statement (HEPS) the Aberdeen Local Plan 2017 (LDP) and Proposed Local Development Plan (PLDP)- in particular, policies relating to design, built heritage, access, green space and amenity, the Stoneywood Development Framework and Masterplan Supplementary Guidance, the Land Reform Act and planning permissions that have been granted on the site.

The applicant has provided a letter of support, which largely relates to matters outside the remit of this application for listed building consent, referring to matters such as public access and the application for fences. It is stated however, that the CCTV cameras are required to provide protection to the historic property and its close surrounding gardens.

MATERIAL CONSIDERATIONS

Legislative Requirements

Where a proposal affects a listed building, sections 14(2) and 59(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities in determining an application for Listed Building Consent to have special regard to the desirability of preserving the building or its setting and any features of special architectural or historic interest which it possesses. This is the primary consideration in the determination of applications for Listed Building Consent.

Relevant objection has been made on the following grounds:

- Access to the grounds for the public provides for passive surveillance and removes the need to compromise the integrity of the listed building with eight (8no.) CCTV cameras – *In response, the proposal has now been reduced to six (6no.) cameras.*

National Planning Policy and Guidance

Scottish Planning Policy,

Historic Environment Scotland Policy Statement (HEPS)

Aberdeen Local Development Plan (2017) (LDP)

Policy D4: Historic Environment

Policy H1: Residential Areas

Policy D5: Granite Heritage

OP17 Stoneywood

Proposed Aberdeen Local Development Plan (2020)

The Proposed Aberdeen Local Development Plan (Proposed ALDP) was approved at the Council meeting of 2 March 2020. The Proposed ALDP constitutes the Council's settled view as to what the final content of the next adopted ALDP should be, and is now a material consideration in the determination of planning applications. The Aberdeen Local Development Plan 2017 will continue to be the primary document against which applications are considered. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether –

- these matters have been subject to public consultation through the Main Issues Report; and,
- the level of objection raised in relation these matters as part of the Main Issues Report; and,
- the relevance of these matters to the application under consideration.

The foregoing can only be assessed on a case by case basis.

Other Material Considerations

HES Managing Change Guidance: External Fixings

EVALUATION

Principle of Development

Policy in the extant 2017 Local Development Plan, follows the SPP and HEPS in seeking the preservation of the character of the historic environment. The matters for consideration through this application are therefore the impact on the character, fabric and setting of the listed building, and whether the extent of any impact is justified.

Historic Environment Scotland's Managing Change Guidance: External Fixtures gives more specific non-statutory guidance. It states that new external fixtures should be sited to maintain the special architectural or historic interest, integrity and fabric of the building. Cumulative detrimental impact of

a number of small fixtures is highlighted, as well as routes for cabling. The guidance also states that means of new fixing should always be non-ferrous to prevent structural damage or staining.

The applicant has justified the installation of the cameras on the basis that they are required for security. Stoneywood House is located within its own grounds and is not normally occupied throughout twenty four hours a day, therefore the applicant's reasoning is accepted. It is understood that the property is used on a sporadic basis as commercial office and conference accommodation. However, there remains a need to ensure that fixtures are kept to a minimum. The number of cameras was reduced through negotiation and it is considered that their siting on the front elevation just below the stone plat course, and above on other elevations, allows the associated cabling to run along the top of the stone where it is more concealed. It is recommended to attach conditions that would require full details of cabling, fixings with non-ferrous materials and for the cameras to be painted in a colour to blend in with the background.

In terms of objections, the extent of public access within the area is not a matter for this application which relates only to the impact of the proposal on the character of the listed building. It is however, noted that cameras often exist in locations to which the public have access and they do not in themselves prevent access.

Proposed Aberdeen Local Development Plan

In relation to this particular application, the policies in the Proposed Aberdeen Local Development Plan 2020 (ALDP) substantively reiterate those in the adopted Local Development Plan and the proposal is acceptable in terms of both Plans for the reasons previously given.

RECOMMENDATION

Approve conditionally

REASON FOR RECOMMENDATION

That the proposal for installing and retaining CCTV cameras on this Category B listed building is acceptable. The number of cameras has been reduced from the original proposal and their siting on the building is acceptable in relation to the building's primary elevations and features. Conditions are proposed relating to the agreement of details of colour of units, cable routing and fixings. The proposal is considered to comply with policies D1 – Quality Placemaking, D4 – Historic Environment and D5 – Granite Buildings in the Aberdeen Local Development Plan 2017 and national policy in Scottish Planning Policy and Historic Environment Policy Statement (HEPS) that seek to protect the character and fabric of listed buildings.

CONDITIONS

1. That all camera fixings, and any other fixings relating to the cameras, shall be made with non-ferrous materials only.

Reason: In the interests of preserving the fabric of the listed building.

2. That the cabling routes on the building for all of the cameras shall be designed to minimise the visibility of that cabling, and cameras shall not be fixed, replaced or allowed to remain other than in accordance with details that have been submitted to, and approved in writing by the planning authority of the cabling routes.

Reason: In the interests of preserving the character and fabric of the listed building.

3. That no cameras shall be fixed, replaced or allowed to remain on the building unless they have been painted in a colour that has been agreed in writing with the planning authority and which blends with the colour of the building or other background in which each cameras is set.

Reason: In the interests of preserving the character and fabric of the listed building.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE



Description: Redevelopment of vacant hotel site to form 9 flats and 3 dwellinghouses, including alterations to site access and landscaping works

Address: Mariner Hotel, 349 Great Western Road

Type of application: Planning Permission in Principle (PPP)

Application number: 200794/PPP

Existing site arrangement



Existing building (1)



Source: Google Maps

Existing building (2)



Existing Building (3)



Indicative Site Plan



10908
Propo
Type
1 Bed
2 Bed
Total
3 Bed
Totals
Gross
Open
Car Pt

Indicative Street Elevations



Street Elevation - Section through Gray Street



Street Elevation - View of New Build Flats

Conclusion

- Residential use acceptable
- Indicative plans demonstrate proposed number of units is deliverable
- Objectors concerns about siting and design is understood
- Siting, scale and design of new buildings to be controlled by conditions
- Existing trees to be protected by use of conditions
- Council's Roads Service are accepting of proposal
- S75 legal agreement required to secure DOs and Affordable Housing
- Recommend approval, subject to conditions and completion of S75 agreement

Questions?

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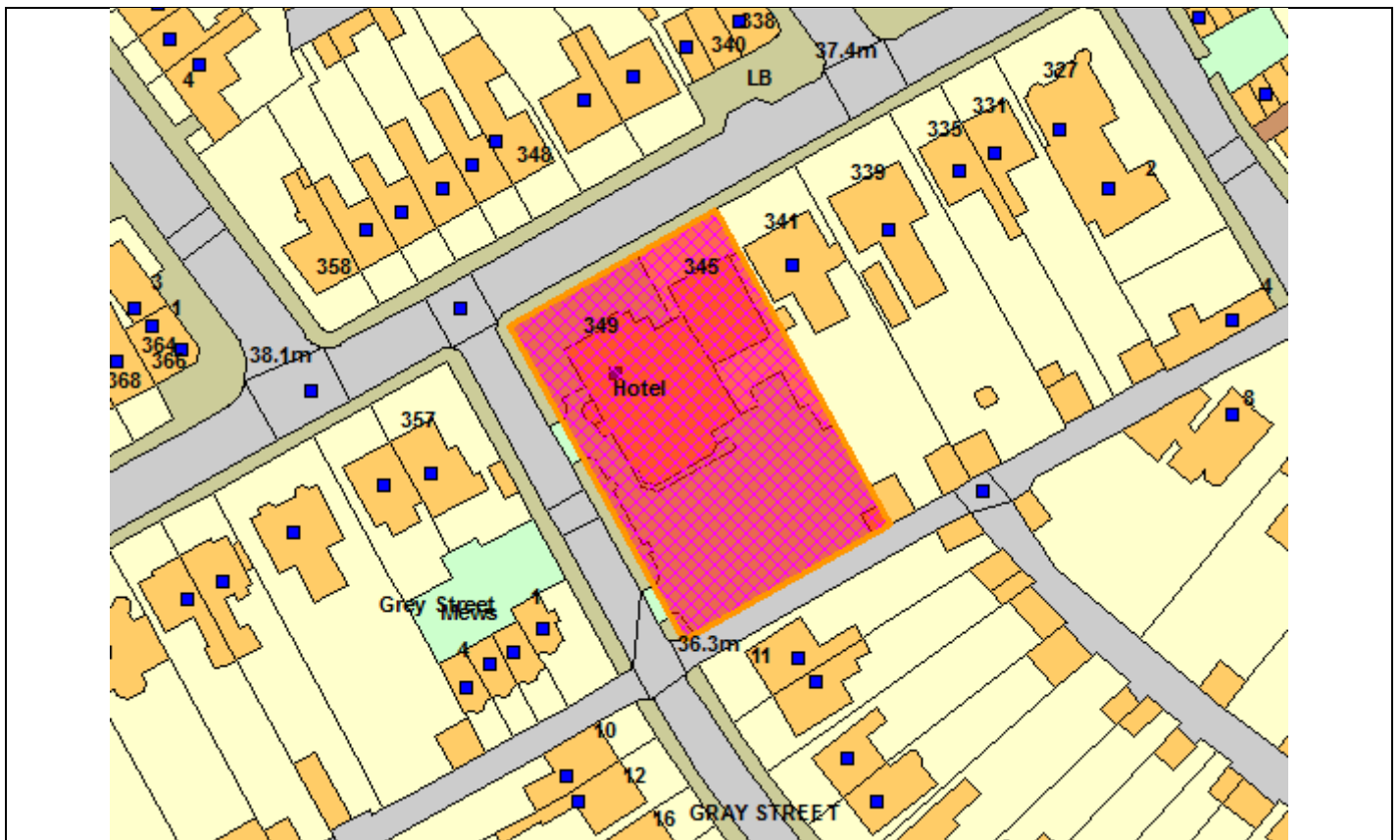


Planning Development Management Committee

Report by Development Management Manager

Committee Date: 18th February 2021

Site Address:	349 Great Western Road, Aberdeen, AB10 6NW,
Application Description:	Conversion and extension of existing two storey hotel building (Class 7) to form 9 no. flats, conversion of existing one and half storey hotel building (Class 7) to form detached dwellinghouse (Class 9), and erection of 2 no. semi-detached dwellinghouses with associated parking, open space and associated works in existing rear car parking area.
Application Ref:	200794/PPP
Application Type	Planning Permission in Principle
Application Date:	16 July 2020
Applicant:	Mr Michael Edwards
Ward:	Airyhall/Broomhill/Garthdee
Community Council:	Ashley And Broomhill
Case Officer:	Jamie Leadbeater



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RECOMMENDATION

Approve Conditionally. Consent to be withheld until a Section 75 legal agreement is secured to ensure the delivery of affordable housing and developer obligations

APPLICATION BACKGROUND

Site Description

The application site comprises a vacant hotel building and its associated extensive car parking area on the southern side of Great Western Road at its junction with Gray Street, which falls within the Great Western Road Conservation Area.

The existing hotel facility comprises two principal historic buildings, joined by a modern single storey building. The largest of the two historic buildings features a large two-and-a-half storey rear extension and smaller two storey side extension.

Mature trees, covered by Tree Preservation Order (TPO), are located within the site along its south-western boundary fronting Gray Street as well as single trees located along the north-west boundary to the front of the hotel and north-east boundary in the rear car park respectively.

The site boundaries along Great Western Road and Gray Street are principally defined by low-rise historic granite walls, the exception being that the car parking area accessed off Gray Street is screen by a c. 2m high granite wall. The south-eastern and north-eastern boundaries to the car park are bounded by similar height walls.

In terms of the surrounding context, the site is neighboured by a historic granite one-and-a-half storey detached office building to the east (341 Great Western Road). A lane runs down the southern boundary but beyond that sits a historic one-and-a-half storey semi-detached dwellinghouse (11 Gray Street). On the opposite side of Gray Street to the west lies a modern terrace comprising of 4 two storey dwellinghouses (1 – 4 Gray Street Mews) and Bright Horizons nursery (357 Great Western Road). On the opposite side of Great Western Road to the north lies two terraces of historic two storey townhouses (344 – 358 Great Western Road).

Relevant Planning History

None

APPLICATION DESCRIPTION

Description of Proposal

Planning Permission in Principle (PPP) is sought for the redevelopment of the hotel site to provide 9 flats (6 x 1 bedroom and 3 x 2 bedroom) in the main historic building and modern rear extension, a detached 3-bedroom dwellinghouse within the historic envelope of the existing smaller historic building, and the erection of 2 semi-detached dwellinghouses in the existing car parking area. The proposal also involves the creation of re-positioned vehicular entrance off Gray Street, the provision of a communal amenity space for the flats and a communal car park for all units in the existing car park area.

The indicative site layout shows 17 car parking spaces are to be provided within the site, thirteen of which would be positioned against the north-east boundary which would involve the removal of one existing tree adjacent to the north-east boundary. Bin storage is proposed to be positioned between two existing trees along the south-eastern boundary.

The indicative elevation drawings show that the replacement extension to the principal historic building would be two-and-a-half storeys in height with the eaves height mirroring the existing and the ridge of the extension sitting just under the existing. Hipped dormer windows would be incorporated into the roofspace and sit just off the wallheads on the south-east elevation. Gables would be incorporated on each of the side elevations. Windows would be located all floor levels across all three elevations. Communal amenity space would be provided to the front and rear of

the flat building, and in part, to both sides with some soft landscaping.

With regard to the proposed semi-detached dwellinghouses, the indicative proposal shows the pair of semis set back on the established building line on the eastern side of Gray Street. These would be one-and-a-half storeys in height with dormers to front and rear. Garden space would be provided to front and rear, with some reduction in the height of the existing c. 2m stone boundary wall undertaken to improve the outlook from these proposed dwellinghouses.

Supporting Documents

All drawings, and supporting documents listed below, can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QDI0SDBZIY300>

- Design Statement
- Drainage Assessment
- Planning Supporting Statement
- Tree Survey
- Tree Protection Plan
- Transport Assessment

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because 6 or more objections have been submitted to the proposals.

CONSULTATIONS

ACC - Roads Development Management Team – No objection. The technical car parking requirement is for 22 spaces (including disabled space and visitor space), however, the proposal for 17 spaces (1 space per flat, 2 per house, 1 disabled, and 1 visitor parking space) is considered an acceptable minimum level of car parking within the site when factoring in the existing car parking pressures on Gray Street.

Parking spaces are of an acceptable size and the location of the cycle parking is considered acceptable. Specific details of the cycle facility should be submitted prior to site occupation.

All car parking spaces should have 'passive' provision for Electric Vehicle (EV) charging points to meet Scottish Government de-carbonisation targets by 2050 and therefore details of EV should be submitted prior to site occupation.

Objectives of the proposed Residential Travel Packs (RTP) are agreed but the finished RTP should be submitted and agreed prior to occupation of the first unit. The Safe Routes to School assessment is considered acceptable, as is the location of the proposed bin store.

ACC - Waste & Recycling – No objection. Each new house would be provided with different bins and the flats would be provided with communal waste bins. Waste collection vehicles should be able to get within 25m of the waste storage point for the flats. Bins pertaining to the proposed houses should be presented on the kerbside on the day of collection and removed quickly afterwards. A swept path analysis should be sought from the developer should the proposal progress to full planning stage.

Scottish Environment Protection Agency (SEPA) – No objection, on flood risk grounds.

ACC - Developer Obligations – The Council's Developer Obligations team has assessed the

proposal and issued an assessment for developer obligations and affordable housing to the applicant which can be summarised as follows:

- £2,635 – Secondary education
- £5,193 – Healthcare facilities
- £16,457 – Community Facilities
- £165,000 - Affordable Housing or 3no. affordable housing units to be provided on or off site.

Ashley & Broomhill Community Council – No response received.

REPRESENTATIONS

A total of 9 individual representation have been made, all of which object to the proposals and the matter raised can be summarised as follows:

- The two-and-a-half storey building is not in keeping with the character of nearby buildings;
- Parking and congestion on Gray Street is a major issue that would be exacerbated by the proposed development due to insufficient car parking within the site which would result in increased parking pressures and congestion;
- Change of use to the hotel would result in the loss of a local amenity;
- Proposal would have an adverse impact on the character and amenity of the Great Western Road Conservation Area;
- Invasion of privacy to 11 Gray Street from proposed new houses in existing car parking area;
- Unacceptable noise and environmental pollution during construction phase;
- Building frontages are out of keeping with existing ones on Gray Street and should be finished in granite blockwork and slate roofs to be in-keeping with the old buildings in the conservation area;
- Noise and disruption from construction activities in close proximity to no. 11 Gray Street would have a significant adverse impact on the ability of the property owner to lease out the building;
- People use existing car parking to drop children off at Bright Horizons nursery on Great Western Road and the loss of this parking for this purpose would worsen illegal parking on double yellow lines near the site which could present a dangerous road safety situation;
- The proposal should be designed to comply with the Council's policies for developing in conservation areas;
- The Design Statement doesn't account for the tree along the south-eastern boundary;
- When planning permission was granted consent for Bright Horizons nursery at 357 Great Western Road – across the road from the site – this was subject to The Mariner Hotel providing car parking for staff and parents of the nursery during the day.
- Proposal would be over-development in a conservation area;
- Lack of information on the external appearance of the proposed buildings, including information on proposed finishes.

MATERIAL CONSIDERATIONS

Legislative Requirements

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where, in making any determination under the planning acts, regard is to be had to the provisions of the Development Plan and that determination shall be made in accordance with the plan, so far as material to the application unless material considerations indicate otherwise.

National Planning Policy and Guidance

- Scottish Planning Policy

- Historic Environment Policy for Scotland (HEPS)
- Historic Environment Scotland (HES) – *Managing Change in the Historic Environment: Boundaries*
- Historic Environment Scotland (HES) – *Managing Change in the Historic Environment: Extensions*

Aberdeen Local Development Plan (ALDP) 2017

- Policy H1 – Residential Areas
- Policy H5 – Affordable Housing
- Policy D1 – Quality Placemaking by Design
- Policy D4 – Historic Environment
- Policy D5 – Our Granite Heritage
- Policy I1 – Infrastructure Delivery and Planning Obligations
- Policy NE5 – Trees and Woodlands
- Policy NE6 – Flooding, Drainage and Water Quality
- Policy T2 – Managing the Transport Impact of Development
- Policy T3 – Sustainable and Active Travel
- Policy CI1 – Digital Infrastructure
- Policy R6 – Waste Management Requirements for New Development
- Policy R7 – Low and Zero Carbon Buildings, and Water Efficiency

Supplementary Guidance (SG)

- Affordable Housing
- Flooding, Drainage and Water Quality
- Planning Obligations
- Resources for New Development
- Trees and Woodlands
- Transport and Accessibility

Proposed Aberdeen Local Development Plan (2020)

The Proposed Aberdeen Local Development Plan (Proposed ALDP) was approved at the Council meeting of 2 March 2020. The Proposed ALDP constitutes the Council's settled view as to what the final content of the next adopted ALDP should be and is now a material consideration in the determination of planning applications. The Aberdeen Local Development Plan 2017 will continue to be the primary document against which applications are considered. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether –

- these matters have been subject to public consultation through the Main Issues Report; and,
- the level of objection raised in relation these matters as part of the Main Issues Report; and,
- the relevance of these matters to the application under consideration.

The foregoing can only be assessed on a case-by-case basis. The following policies in the Proposed Plan are considered relevant:

- Policy H1 – Residential Areas
- Policy D1 – Quality Placemaking
- Policy D2 – Amenity
- Policy D6 – Historic Environment
- Policy D7- Our Granite Heritage
- Policy D8 – Windows and Doors
- Policy NE5 – Trees and Woodland

- Policy I1 – Infrastructure Delivery and Planning Obligations
- Policy T2 – Sustainable Transport
- Policy T3 – Parking
- Policy CI1 – Digital Infrastructure
- Policy R5 – Waste Management Requirements for New Development
- Policy R6 – Low and Zero Carbon Buildings, and Water Efficiency

EVALUATION

Principle of Development (Change of Use)

The site lies within a designated “residential area” on the ALDP 2017 Proposals Map and therefore Policy H1 in the ALDP 2017 is the starting point for considering the merits of a change of use for the existing vacant hotel facility. Policy H1 states that new development would be permissible in such designation providing it:

- 1) Does not constitute “overdevelopment”;
- 2) Does not have an unacceptable impact on the character and amenity of the surrounding area;
- 3) Does not result in the loss of valuable and valued open space; and,
- 4) Complies with supplementary guidance.

Residential use of the site would be acceptable in principle on the basis that it is an appropriate and compatible use for a site within an established residential area. The indicative proposals that have been submitted seek to demonstrate how the proposed level of development could be satisfactorily accommodated within the site. They give an indication of whether the proposal would ‘overdevelop’ the site, particularly whether the level of development could be delivered in a scale and form which has an acceptable impact on the character and amenity of the surrounding area in the Great Western Road Conservation Area. Ultimately, detailed compliance with this policy would be deferred to future consideration of applications for matters specified by condition related to layout and design. However, any stipulations related to establishing the maximum mass and scale that can be accommodated on the site or design parameters can be controlled through use of appropriate conditions should the indicative proposals demonstrate that the proposed level of development could be delivered within the site’s constraints. These matters are discussed in detail below.

For avoidance of doubt, the proposal would not result in the loss of valuable or valued open space as the site is set within a well-defined curtilage pertaining to the hotel.

Layout, Siting and Design (including impact on Great Western Road Conservation Area)

The applicant has submitted an indicative site layout and indicative elevations for new buildings to help demonstrate that the proposed number of residential units can be accommodated within the site and factoring in its constraints.

The most significant change to the historic original layout would be through the introduction of the proposed pair of semi-detached dwellinghouses in the existing car parking area. The other changes including removing existing unsightly modern linking structure between the two historic buildings to revert them back to separate buildings would have a welcomed positive visual impact on the character and appearance of the Great Western Road Conservation Area.

The indicative position and built envelope of the pair of semi-detached houses are considered acceptable in principle as they relate well to the established building line along Gray Street as well as the scale and form of neighbouring 11 Gray Street. However, it is considered that any deviation away from these key design characteristics would harm the character of the Great Western Road Conservation Area. Consequently, it is recommended that a suitable condition be attached to any

approval that restricts these siting and design characteristics to what is proposed in the indicative plans.

The footprint of the proposed replacement extension to the larger historic building on the site would be acceptable in principle as it would be smaller and less dominant than the modern extension which currently exists. The scale and form of the proposed indicative extension is considered reasonable and to represent an enhancement to the Conservation Area, however, the eaves and ridge heights shown should be considered as a maximum to ensure the extension reads as a subservient structure to the existing historic building. To this end, if approval is granted it is recommended that the respective eaves and ridge heights of the extension are controlled by use of condition to ensure the existing historic building maintains a visually prominent and positive contribution to the Great Western Road Conservation Area from the Great Western Road-Gray Street junction and Gray Street itself.

Details of all design features (including windows, doors and downpipes) and external finishes of all new buildings should be provided with any finalised design scheme to ensure that each individual building is appropriately finished to respect its street context and the wider Great Western Road Conservation Area. It is most likely that a full granite façade would be required for the proposed pair of semi-detached dwellinghouses to fit within the historic buildings along Gray Street. These details could be secured by use of condition if approval is granted, which should help to allay objectors' relevant concerns set out above and in the absence of such information in the indicative plans.

Policy R7 in the ALDP requires new standalone developments to have a low carbon and high-water efficiency usage through their design by including modern technological components to achieve a building standard which exceed current standards by approximately 20%. This would only be applicable to the proposed two new standalone buildings in the existing car park as per the terms of the policy. Given that such measures would not come to light until building warrant stage it would be reasonable to allow this policy requirement to be controlled through use of condition if the application is approved.

The indicative street elevations of the proposal from Gray Street propose that the height of the existing c. 2m high boundary wall to the car parking area be reduced to improve the outlook to the street from the proposed pair of semi-detached dwellinghouses and to cater for the re-positioned site access to the communal car park. The alteration of the existing wall can be supported on that basis but it is important that the detailing of the wall is carefully considered to avoid negative impacts on the character and appearance of Gray Street and the wider Great Western Road Conservation Area. Also, the loss of granite from the wall without its re-use would be at odds with the requirement of Policy D5 (Our Granite Heritage) in the ALDP 2017. Subsequently, it is considered that any approval of the application should be subject to a condition requiring approval of details of the wall alterations prior to commencement of development, including details of how the existing granite will be re-used as part of the proposal.

Amenity considerations

Amenity for prospective residents

The indicative floor plans for the flats and two dwellinghouses demonstrate that each of the proposed residential units could be afforded an adequate internal sense of space and that all habitable rooms can be served by windows to allow an outlook and the penetration of daylight into living spaces.

The proposed amount of communal outdoor amenity space would be of a minimal standard for the proposed 9 flats. Although the quantity of the space would be acceptable much of the space is

located to the front and rear where there is limited privacy. This, however, could be overcome by implementation of an acceptable soft and hard landscaping scheme that ensures that the space that is available is of high quality for sitting and has a level of privacy. Also, the footprint of the replacement rear extension to the existing principal building may help to increase privacy within the communal outdoor areas. Given this is not a finalised arrangement, the indicative proposal is considered acceptable in demonstrating that an acceptable quantity of amenity space to the flats could be delivered within the site. Should the application be approved a condition securing details of soft and hard landscaping is recommended to help maximise the quality, amenity and privacy of the available amenity space.

The rear garden spaces of the three proposed dwellinghouses are smaller in depth than most surrounding historic residential properties. However, the plans show that a minimum depth of 9m is achievable for all three dwellinghouses and this would be acceptable in affording an adequate level of residential amenity for prospective residents taking account of the site's constraints. Such approval be granted, it is recommended that the minimum depth of the garden spaces for each dwellinghouse is controlled by condition.

Impact on amenity of neighbouring residents

The indicative layout demonstrates that the proposed number of residential units could be accommodated within the confines of the site without unduly harming the level of residential amenity currently enjoyed by immediate neighbouring residents, taking into account the proximity and orientation of existing and proposed new buildings to neighbours windows and garden spaces. A further detailed assessment will be made on the basis of a detailed layout and design scheme as part of any matters specified by condition application. These details should be secured through use of condition should this application be approved.

Impact on Trees

The Council's Tree Officer has considered the findings of the submitted tree survey including potential impacts of existing protected trees within the site and measures to protect such trees in line with the indicative site layout drawing. In general, the Tree Officer is of the view that the proposed works would have limited impacts on the existing tree stock as the existing rooting environments for the majority of the trees will not be changed. However, if re-surfacing of the car park area is required, then a method statement detailing how the works could be undertaken without damage to the trees' root systems will be required. Furthermore, the Tree Officer is content with the loss of trees no. 7 and 11 as these are not suitable for long-term retention. Tree no. 6, adjacent to the proposed access, is the tree which is at the greatest potential threat of damage and loss and should be retained. Whilst the currently proposed tree protection measures are not acceptable it is considered that there are potential solutions which could be achieved by suitable design amendments at the matters specified by condition stage. A ground level Tree Protection and Management Plan is required to ensure protection of the mature trees 1- 6 which contribute significantly to the character of the site and wider Great Western Road Conservation Area and these can be secured now by way of condition on any planning permission in principle

Given that the submitted survey work is specifically tailored to the submitted indicative plans – which have no firm standing in the final development of the site – it would be necessary to seek a new tree survey, as well as the other information related to tree protection, as specified above upon submission of detailed site layout proposals. This information could be secured by use of condition if the application is approved, to ensure the existing trees of character and amenity valued are retained to ensure compliance with Policy NE5 in the ALDP 2017.

Access, Parking, Road Safety and Connectivity

The Council's Roads Development Management (RDM) Team has been consulted on the proposals to assess the indicative site access, parking arrangement proposals and the findings of

the submitted Transport Assessment (TA). This is of particular relevance to the local residents' concerns set out in the summary of objections above regarding perceived existing parking and congestion problems on Gray Street.

Following review of the submitted information and the existing car parking situation on Gray Street, the RDM Team is content that the proposed level of car parking would be the minimum acceptable to provide for the proposed number of residential units and anticipated bedroom numbers. This judgement takes account of the fact the proposed development is highly accessible due to its location on a main bus route, its ready accessibility on foot to nearby services for pedestrians and the fact that it could accommodate an appropriate level of bicycle parking. All of these factors would minimise the dependency of prospective residents on private vehicles and the concomitant need for residents to own vehicles and for parking provision within the site. Given the proposed car parking numbers would be considered as a minimum, this specific number should be controlled through use of condition if the consent is granted. Finalised details of proposed cycle parking and a Residential Travel Pack (RTP) should also be secured through condition to ensure the development would have a minimum dependency on the use of private vehicles and to ensure that the transport impact of development is minimised to achieve compliance with policies T2 and T3 in the ALDP 2017. The concerns of objectors related to increased parking pressure on surrounding streets are understood, however, taking into account the foregoing evaluation, the final indicative proposal is considered to be one that would not result in a significant additional adverse impact on on-street parking provision.

In an effort to reduce carbon emissions, all car parking spaces should be formed to permit easy installation of Electric Vehicle (EV) charging points to ensure the proposal complies with the thrust of Policy T3 in the ALDP. Details of how this could be achieved would be secured through use of an appropriately worded condition if consent is granted.

In terms of the site's wider connectivity to key public facilities, the Roads Development Management team have also considered the site's access to schools and are content that a safe route to primary and secondary education is achievable.

Other site servicing requirements (including drainage and flooding)

The applicant has submitted a Drainage Assessment to verify that appropriate surface water and foul water drainage infrastructure could be installed in line with ground conditions to serve the proposed dwellinghouse. The submitted site plan identifies this infrastructure can be accommodated within the site. Collectively this information is considered sufficient to satisfy the relevant requirements of Policy NE6 in the ALDP. If the application is approved, implementation of SUDS (Sustainable Urban Drainage System) infrastructure prior to occupation shall need to be controlled by condition. On a related matter, SEPA has been consulted on the proposal given the site sits close to a historical flood risk boundary but they are content the proposal would not pose, or be subject to, significant flood risk and therefore have no objection to the proposal.

Under Policy C11 in the ALDP all new residential developments in the city are required to demonstrate that they would have access to modern, up-to-date high-speed communications infrastructure e.g. fibre optic broadband. The applicant has not demonstrated that these units could be served by this infrastructure but given the site is located within an established urban area there is a strong possibility that such infrastructure would be forthcoming and therefore it would be reasonable to secure this information through use of condition if consent is granted.

Affordable Housing and Developer Obligations

Affordable Housing

Policy H5 in the ALDP requires housing developments of 5 or more units to contribute no less than

25% of the total number of units proposed as affordable housing.

The Developer Obligations assessment issued to the applicant confirms that there is a requirement of 3 affordable housing. This requirement could be met by providing the units either on the site, off-site at an agreed location or through payment of a commuted sum of £165,000 (£55,000 per unit). The applicant has agreed to meet this requirement to ensure compliance with the policy. Consequently, should this application be approved it is recommended that consent is withheld until a legal agreement is secured that ensures delivery of affordable housing.

Developer Obligations

Policy I1 in the ALDP requires developments to be accompanied by appropriate level of infrastructure, and where development either individually or cumulatively would place additional demands on community facilities or infrastructure that would necessitate or exacerbate deficiencies in existing provision, the Council will require the developer to meet or contribute to the cost of providing or improving such infrastructure.

The Council's Developer Obligations team has been consulted on the proposal and have identified potential impacts of the development. A Developer Obligations assessment has been issued to the applicant outlining the following list of contributions required to mitigate the impact of the development:

- £2,635 – Secondary education
- £5,193 – Healthcare facilities
- £16,457 – Community Facilities
- £165,000 - Affordable Housing commuted sum or 3no. affordable housing units to be provided on or off site at agreed locations.

In order to ensure compliance with Policy I1, the applicant has agreed to enter into a Section 75 legal agreement to secure payment of these monies. Consequently, should this application be approved it is recommended that consent is withheld until such a legal agreement is secured to ensure delivery of these developer obligations.

Other matters raised in representations not yet addressed

- Change of use to the hotel would result in the loss of a local amenity - It is acknowledged that some of the objectors feel that changing the use of the hotel (resulting in its subsequent loss) would result in the loss of a local amenity. However, the application property is not defined as a community facility and has become vacant as a result of a failing hotel business driven by significant reduced demand for its commercial services. There is no adopted policy restriction prohibiting the change of use.
- Unacceptable noise and environmental pollution during construction phase – Whilst this may occur on a short-term basis, this is not a material consideration as the merits of the proposal are assessed upon the long-term impact of the proposed development;
- Noise and disruption from construction activities in close proximity to no. 11 Gray Street would have a significant adverse impact on the ability of the property owner to lease out the building – As stated above, any noise and environmental disruption would be short term. Notwithstanding, the impact on the ability of the property owner to lease out their premises is a civil matter and therefore not a material planning consideration.
- People use existing car parking to drop children off at Bright Horizons nursery on Great

Western Road and the loss of this parking for this purpose would worsen illegal parking on double yellow lines near the site which could present a dangerous road safety situation – Should the parking arrangement between the site and Bright Horizons exist, it is not planned and is informal. Subsequently, whilst the loss of the car parking may impact nursery drop offs, the nursery is positioned at a completely different address and therefore this should not prejudice redevelopment of the application site. For this reason, whilst the concerns are understood, it could not be regarded as material in assessing this application.

- When planning permission was granted consent for Bright Horizons nursery at 357 Great Western Road – across the road from the site – this was subject to The Mariner Hotel providing car parking for staff and parents of the nursery during the day – The planning decision to grant consent for the nursery under application 110989 contained no planning condition to this effect, nor did the report of handling take this into account in reaching a decision. As such, this statement is not considered accurate in terms of the planning consent for the Bright Horizons Nursery. Any such arrangement would have been made outside of the planning process and cannot be considered as a material consideration in determining the outcome of this application.

Proposed Aberdeen Local Development Plan

In relation to this particular application, the policies in the Proposed Aberdeen Local Development Plan 2020 (ALDP) substantively reiterate those in the adopted Local Development Plan and the proposal is acceptable in terms of both Plans for the reasons previously given.

Heads of Terms of any Legal Agreement

As set out above, the applicant has agreed to enter into a Section 75 legal agreement to allow the Council to secure developer obligations to mitigate the impact of the development and to secure affordable housing in one form or another proportionate to the scale of the development in line with national and local policy. The following would form the heads of terms of any such agreement:

- £2,635 – Secondary education
- £5,193 – Healthcare facilities
- £16,457 – Community Facilities
- £165,000 - Affordable Housing commuted sum or 3no. affordable housing units to be provided on or off site at agreed locations.

Conclusion

Overall, whilst a number of concerns have been raised about the indicative residential development from objectors, residential use of the existing buildings and wider site is considered acceptable in the context of the criteria applicable to the relevant H1 Policy zoning of the site in the Adopted Local Development Plan. Given the application merely seeks to establish the principle of development, it is considered the concerns can be competently overcome through use of appropriately worded conditions. The Council's the Roads Development Management Team is satisfied that the proposed access and parking numbers coupled with the site's good accessibility to public transport and other amenities would ensure the development not have an unduly detrimental impact on the local road network or on on-street parking provision. Remittance of developer contributions set out in the Developer Obligations assessment would mitigate any additional impacts of the development on established public facilities and infrastructure and delivery of affordable housing requirements through one means or another set out in the same assessment would satisfy the affordable housing requirements for the proposed level of development. Both these requirements can be secured through a legal agreement. Taking these considerations into account, the proposal is considered compliant with all relevant policies in the current and proposed ALDP and well as other relevant national policy and guidance for purposes of establishing the principle of development. In the absence of any other overriding material

considerations, the application is recommended for approval subject to conditions and completion of a S75 legal agreement.

RECOMMENDATION

Approve Conditionally. Consent to be withheld until a Section 75 legal agreement is secured to ensure the delivery of affordable housing and developer obligations.

REASON FOR RECOMMENDATION

The proposed residential use of the site would be compatible with surrounding uses and therefore is considered acceptable in principle in line with the outlined provisions of Policy H1 (Residential Areas) in the Aberdeen Local Development Plan 2017. Furthermore, it has been demonstrated that the proposed number of residential units and house types would be deliverable on the site in terms of layout, built envelope, and with regard to providing a satisfactory level of residential amenity to prospective occupants without unduly prejudicing the current level of amenity enjoyed by neighbouring residents. Further layout, siting and design details shall be required to ensure the development would not cause unacceptable harm to the character and appearance of the Great Western Road Conservation Area but it is considered there is a strong prospect that a more detailed scheme of works could cause no such harm and could be delivered within the constraints of the site, without comprising existing mature trees within the site which heavily contribute to the site's setting and the character and appearance of the Great Western Road Conservation Area. Providing satisfactory layout and design details are provided which safeguard the existence of existing trees, the proposal would be compliant with policies H1 (Residential Areas), D1 (Quality Placemaking by Design), D4 (Historic Environment) and NE5 (Trees and Woodland) in the Aberdeen Local Development Plan 2017. The site is located on a main bus corridor running through the west of the city and there is scope in the site to deliver cycle parking which also minimises reliance on the private transport, this the proposed level of car parking reflects this and is considered to strike the balance between encouraging use of sustainable transport modes and minimising the impact on road safety on surrounding streets, including Gray Street. The altered position of the site's vehicular access is not considered to give rise to any road safety concerns and is considered acceptable in principle, subject to it not giving rise to the loss of the southernmost tree on the south-west boundary. As such, the proposal is considered compliant with policies T2 (Managing the Transport Impact of Development) and Policy T3 (Sustainable and Active Travel) in the Aberdeen Local Development Plan 2017. It has been demonstrated that surface water and foul water could be appropriately dealt with within the site's confines to avoid undue localised flooding and therefore the proposal is considered compliant with Policy NE6 (Flooding, Drainage and Water Quality) in the Aberdeen Local Development Plan 2017. Other serving requirements such a waste storage and high-speed telecommunications connection are considered to be deliverable with the site mindful of the site's indicative arrangement and urban location respectively to ensure compliance with policies R6 (Waste Management Requirements for New Development) and Policy CI1 (Digital Infrastructure) in the Aberdeen Local Development Plan 2017. The proposed development would have impacts on public services and facilities within the local catchment area, but this impact could be mitigated developer contributions/obligations. Compliance with Policy I1 (Infrastructure Delivery and Planning Obligations) in the Aberdeen Local Development Plan 2017 would be predicated on the applicant/developer making payment of such obligations which could be secured through a legal agreement. Likewise, the delivery of 25% affordable housing could also be secured through a legal agreement to ensure compliance with Policy H5 (Affordable Housing) in the Aberdeen Local Development Plan 2017 and Scottish Planning Policy. In the absence of any other overriding material considerations, it is considered reasonable to permit planning permission in principle for 9 flats and 3 dwellinghouses on the site.

CONDITIONS

1. No development shall take place unless a Matters Specified in Condition (MSC) application, including the detailed layout and design of access points, roads, parking areas, buildings and other structures, has been submitted to and approved in writing by the planning authority.

The proposed development shall be in accordance with the overarching layout, siting, design, height and massing principles of roads, paths and buildings established by this grant of the planning permission in principle and comprise:

- a) details of existing and proposed site levels (including cross sections);
- b) details of the mix of residential unit numbers, type, size and tenure;
- c) details of layout, design and external appearance of –
 - (i) vehicular and pedestrian access points;
 - (ii) all buildings and ancillary structures,
 - (iii) vehicular and motorcycle parking;
 - (iv) short and long-term secure cycle parking;
 - (v) storage and collection arrangements for waste and recyclables; and
 - (vi) boundary enclosures around and within the site.

Thereafter the development shall not be implemented other than in full accordance with the approved details.

Reason – To ensure a satisfactory layout and design of the development and ensure provision of a suitable level of parking.

2. That the 2 no. dwellinghouses to be erected in the rear curtilage shall be semi-detached, with frontages on the same building line at 11 and 13 Gray Street and be one-and-a-half storey in scale.

Reason: To ensure the development would tie in with the existing character of properties on the eastern side of Gray Street, that the development has an acceptable impact on the character and appearance of the Great Western Road Conservation Area and to ensure compliance with Policy D4 (Historic Environment) in the Aberdeen Local Development Plan 2017.

3. That the 2 no. semi-detached dwellinghouses and converted detached dwellinghouse shall each have rear garden spaces with a minimum depth of 9 metres.

Reason: To ensure that prospective residents are afforded an adequate level of residential amenity within the development to ensure compliance with Policy D1 (Quality Placemaking by Design) in the Aberdeen Local Development Plan 2017.

4. That the proposed replacement extension to the principal historic building on the site (349 Great Western Road) shall be set no closer to Gray Street than the existing building and should be no higher to eaves than the existing building and the ridge height of the extension shall be lower than the ridge of the existing historic building.

Reason: To ensure the development would have an acceptable impact on character and

appearance on the Gray Street streetscene and the wider Great Western Road Conservation Area to ensure compliance with Policy D4 (Historic Environment) in the Aberdeen Local Development Plan 2017.

5. That the development shall incorporate the following minimum provision of car parking spaces: 1 space per flat, 2 spaces per house, plus 1 disabled space and 1 visitor parking space.

Reason: In the interests of ensuring the proposed development is served by an acceptable level of car parking for prospective residents, to ensure that the development does not give rise to further on-street car parking pressures to ensure compliance with Policy T2 (Transport and Accessibility)

6. No development shall take place unless a Matters Specified in Condition (MSC) application including a scheme of hard and soft landscaping covering all areas of public and private open/green space has been submitted to and approved in writing by the planning authority. The scheme shall include details of:

- 1) Those areas reserved as private space and those areas that will be freely accessible for all residents and the general public;
- 2) Existing and proposed finished ground levels;
- 3) Existing landscape features, trees, woodland and vegetation to be retained or removed and a scheme for the protection of all trees to be retained within and immediately adjacent to the site;
- 4) Existing and proposed services and utilities including cables and pipelines;
- 5) Proposed tree and shrub numbers, densities, locations, species, sizes and stage of maturity at planting.
- 6) Location, design and materials of walls, fences, gates and street furniture;
- 7) Arrangements for the management and maintenance of existing and proposed open space, and landscaped areas; and
- 8) Proposed hard surface finishing materials.

All soft and hard landscaping proposals shall be carried out in accordance with the approved scheme and shall be completed during the planting season immediately following the commencement of the development or such other date as may be agreed in writing with the Planning Authority.

Any planting which, within a period of 5 years from the completion of the development, is in the opinion of the Planning Authority 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.

Reason: In order to integrate the development into the surrounding historic landscape, increasing the biodiversity and recreational value of the site and creating a suitable living environment for future residents.

7. That no development shall take place until a Tree Survey (including Arboricultural Impact Assessment) and Tree Protection Plan (including ground level tree protection details) have been submitted to the Planning Authority by way of a Matters Specified in Condition (MSC) application. Once approved, all tree protection measures shall be implemented in full prior to commencement of development. Furthermore, should the redevelopment of the site entail the removal of the existing car park surface, a Method Statement shall need to be submitted with the aforementioned documents which details how the existing trees Root Protection Area (RPAs) will not be damaged as a result of the development. Once agreed, the development shall not be carried out other than in full accordance with the method statement.

Reason: To ensure all protected trees within the site (and Great Western Road Conservation Area) which are character and amenity value to the site and wider surrounding area would not be unduly lost or damaged as a result of the development, to ensure compliance with Policy NE5 (Trees and Woodland) in the Aberdeen Local Development Plan 2017.

8. That any granite down-takings from within the site, including the wall along the south-west boundary, are re-used within the development. Details of where the granite shall be re-used will need to be submitted to the Planning Authority for approval by way of a Matters Specified in Condition (MSC) application prior to commencement of development.

Reason: To ensure the city's granite heritage is maintained for future generations, to ensure compliance with Policy D5 (Our Granite Heritage) in the Aberdeen Local Development Plan 2017.

9. No development shall take place until the applicant/developer has provided full details of the proposed SuDS (Sustainable urban Drainage System) for dealing with surface water to and obtained approval from the Planning Authority by way of a Matters Specified in Condition (MSC) application. Specifically, this should cover means of treating surface water discharged from the site and other measures to be incorporated into the landscaping scheme to minimise surface water build-up. Once approved, all SuDS shall be implemented in full and maintained in use for the lifetime of the development.

Reason: In the interests of preventing localised flooding to the detriment of neighbouring residents' general amenity, to ensure compliance with Policy NE6 (Flooding, Drainage and Water Quality) in the Aberdeen Local Development Plan 2017.

10. No development shall take place in relation to the 2 no. semi-detached dwellinghouses unless a scheme of water efficiency within the construction of the buildings has been submitted to and approved in writing by the Planning Authority by way of a Matters Specified in Condition (MSC) application. The statement should take into account the advice provided in CIRIA publication C723 (Water sensitive urban design in the UK) and specify the measures proposed to incorporate water saving technology into the development so as to achieve gold standard for water use efficiency in domestic buildings and BREEAM Level 5 for commercial developments as appropriate. Thereafter the development shall be occupied unless the approved measures have been implemented in the construction of the development.

Reason: in order to reduce pressure on water abstraction from the River Dee and the impact on water infrastructure to ensure compliance with Policy R7 (Low and Zero Carbon Buildings, and Water Efficiency) in the Aberdeen Local Development Plan 2017.

11. No development pertaining to the 2 no. semi-detached dwellinghouse shall take place until it has been demonstrated that these dwellinghouses would be constructed to a level of carbon-efficiency which exceeds 20% of building standards at the time of development through the installation of low and zero carbon generating technology.

Reason: To ensure the new standalone set of semi-detached dwellinghouses would be zero or local carbon emitting for the betterment of the natural environment, to ensure compliance with Policy R7 (Low and Zero Carbon Buildings, and Water Efficiency) in the Aberdeen Local Development Plan 2017.

12. Prior to occupation of the development, the development will be served by a modern, up-to-date high-speed communications infrastructure, details of which have been submitted to and approved in writing by the planning authority by way of a Matters Specified in Condition (MSC)

application.

Reason: To ensure compliance with Policy CI1 (Digital Infrastructure) in the Aberdeen Local Development Plan 2017.

13. Prior to commencement of development, details of how all car parking spaces shall be served be at minimum served by a 'passive' Electric Vehicle (EV) charging connection shall be submitted to the Planning Authority by way of a Matters Specified in Condition (MSC) application. Once approved, all car parking spaces shall be implemented in line with the agreed EV connection prior to occupation of the first flat unit or dwellinghouse, whichever is first.

Reason: To ensure the development would be served by appropriate Electric Vehicle charging connection, to ensure compliance with Policy T3 (Sustainable and Active Travel) in the Aberdeen Local Development Plan 2017.

14. Prior to occupation of the first unit, a Residential Travel Pack (RTPI) shall be submitted to the Planning Authority by way of a Matters Specified in Condition (MSC). The development shall not be occupied unless the RTP thereby approved has been issued to each new household

Reason: To ensure compliance with Policy T3 (Sustainable and Active Travel) in the Aberdeen Local Development Plan 2017.

ADVISORY NOTES FOR APPLICANT

1. Prior to making a new connection to the public water supply and/or public sewer, separate consent is required to be obtained from Scottish Water in advance of making a connection. Scottish Water is contactable on 0800 389 0379 or email at DeveloperOperations@scottishwater.co.uk
2. The vehicular footway crossing required for the proposed new access must be constructed by Aberdeen City Council. The applicant is responsible for all costs involved and should contact footwaycrossings@aberdeencity.gov.uk or telephone 01224 241500, at least 6 weeks prior to any works starting on site to arrange for an estimate for the cost of works.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

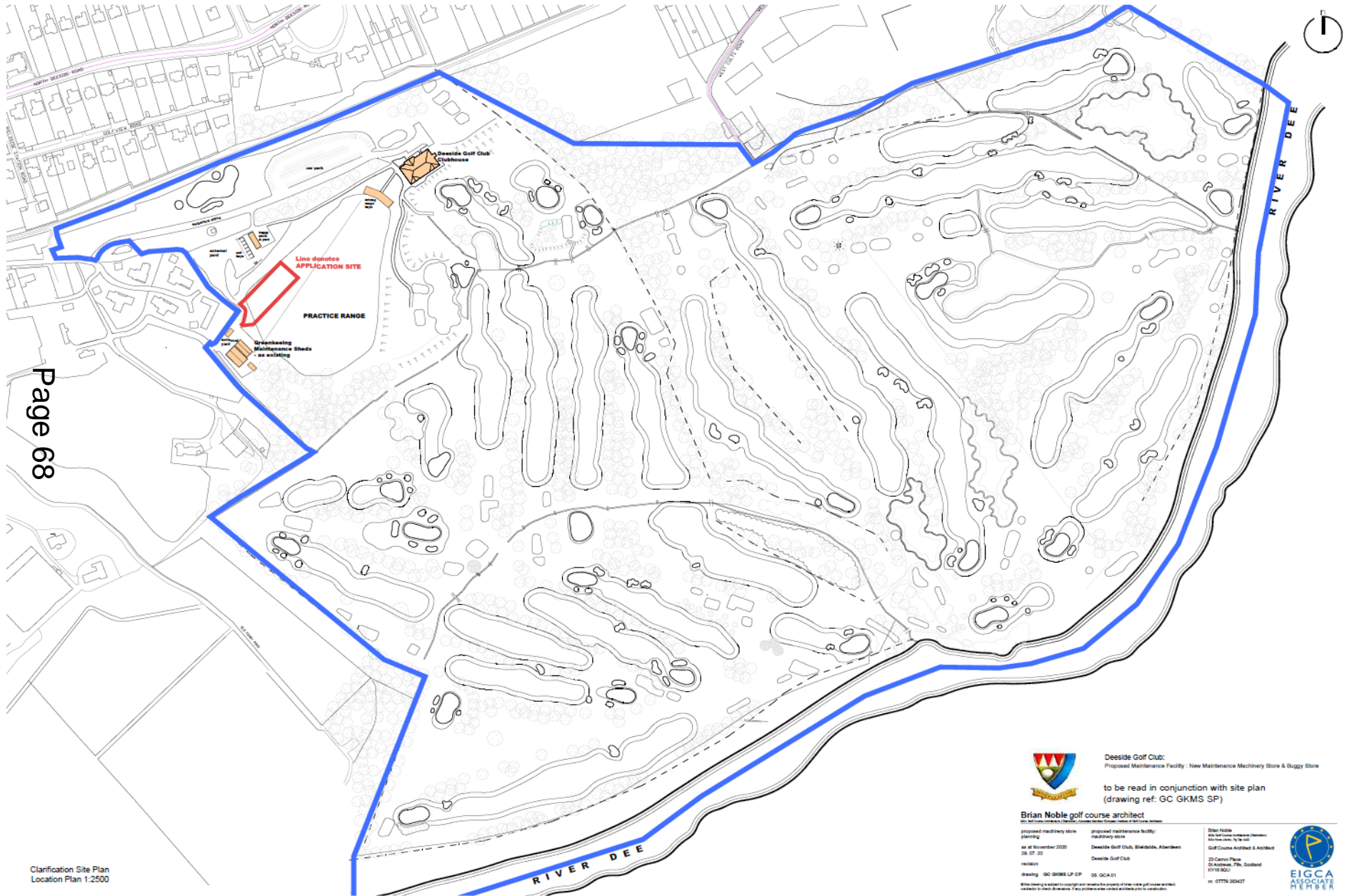


Erection of single storey maintenance store and formation of perimeter fence and screening bund with associated works to access and yard

Deeside Golf Club
Golf Road
Bielside

Detailed Planning Permission
201511/DPP

Location Plan



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Deeside Golf Club:
Proposed Maintenance Facility: New Maintenance Machinery Store & Buggy Store

to be read in conjunction with site plan
(drawing ref: GC GKMS SP)

Brian Noble golf course architect

900 Millers Lane, Deeside, Dundee, Dundee, Dundee, Dundee, Dundee

proposed machinery store

planning

as of November 2020

28.07.20

revision

drawing: GC GKMS LP CP 05_GCA-01

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proposed maintenance facility

machinery store

Deeside Golf Club, Deeside, Aberdeen

Deeside Golf Club

23 Canon Place

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Other titles

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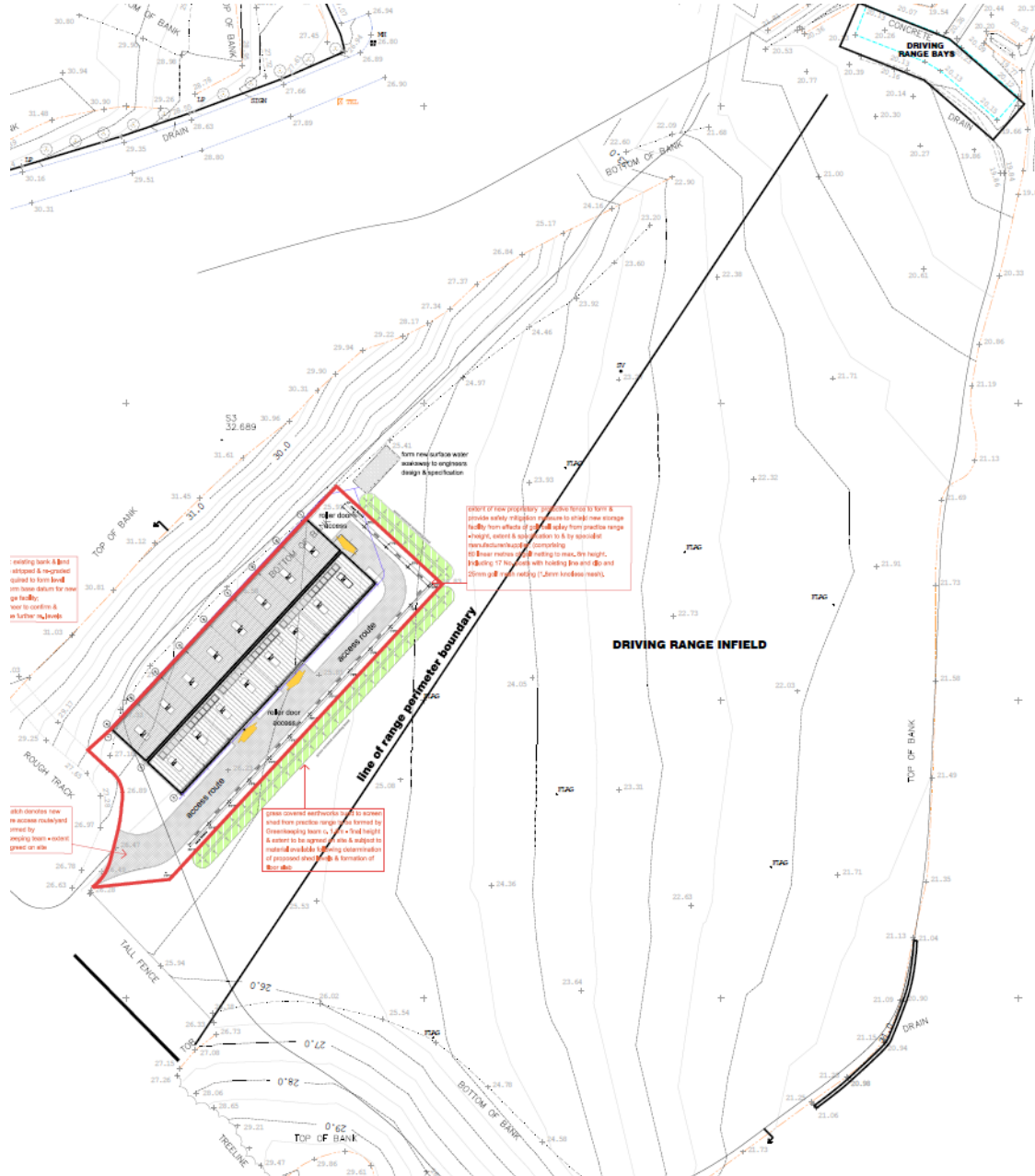


EIGCA
ASSOCIATE
MEMBER

Aerial Photo

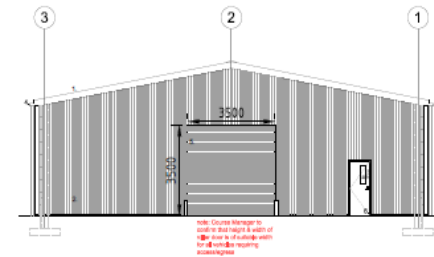
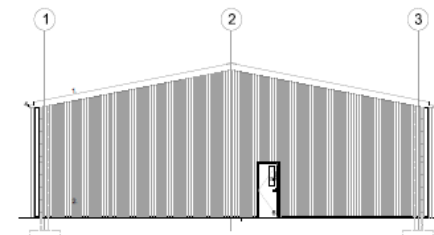
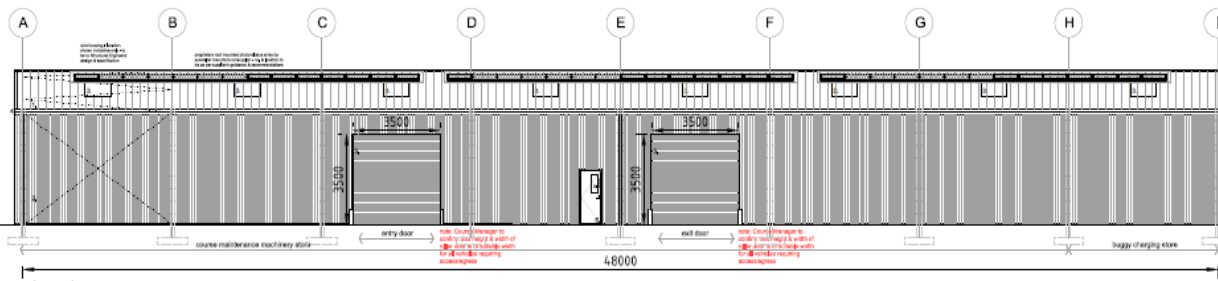
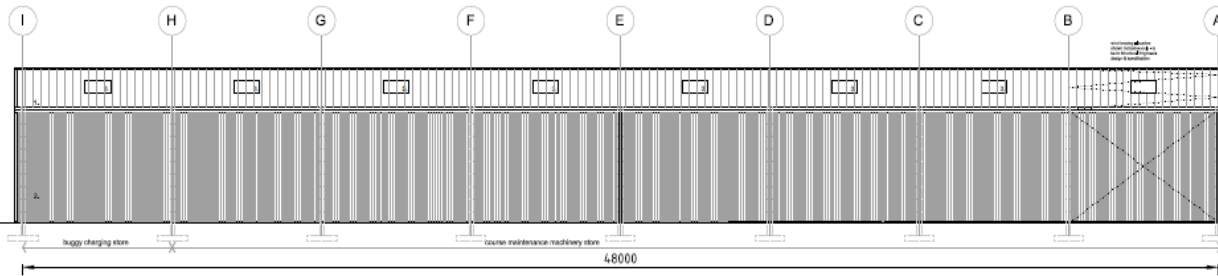


Proposed Site Plan

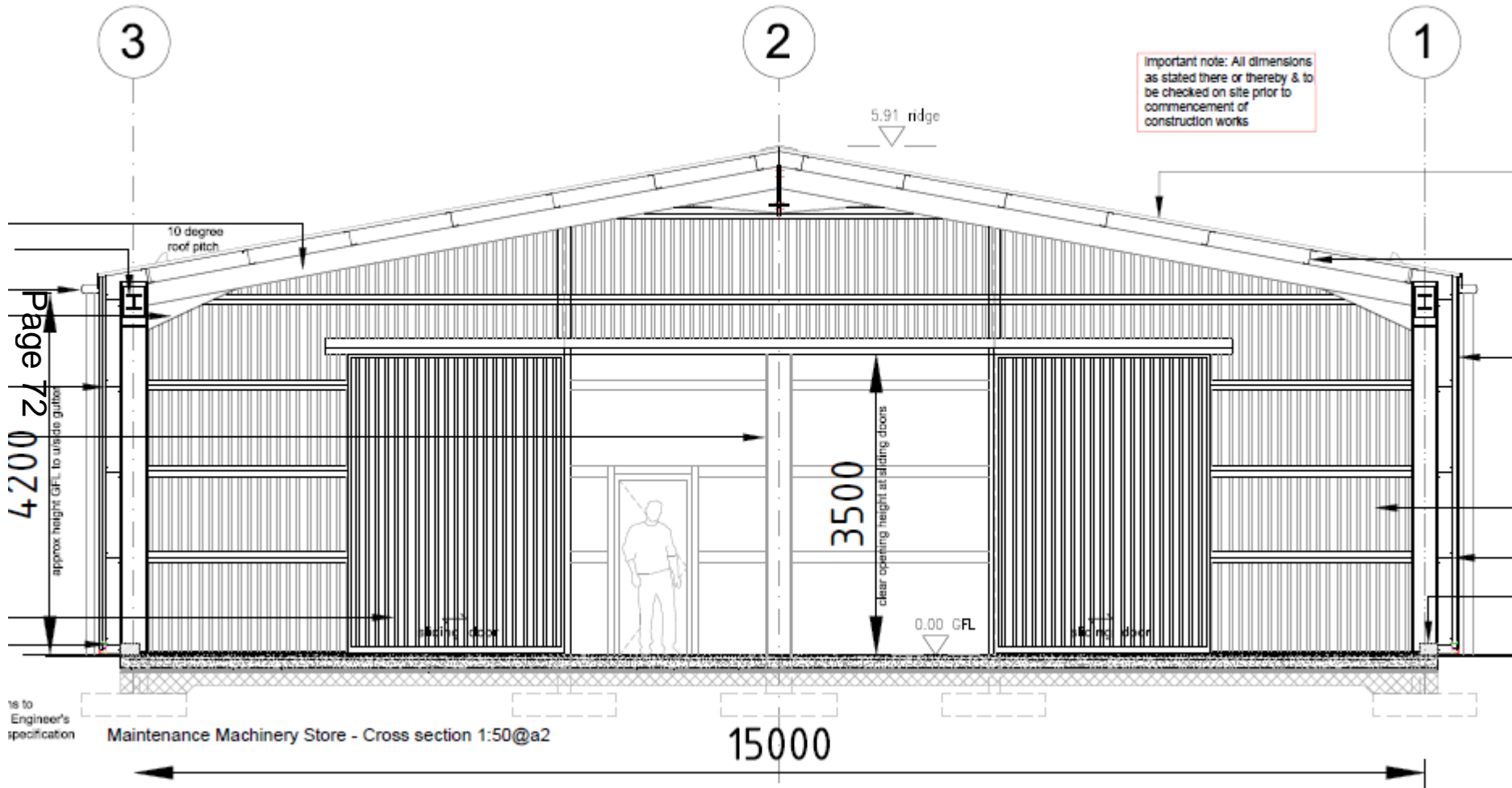


Proposed Elevations

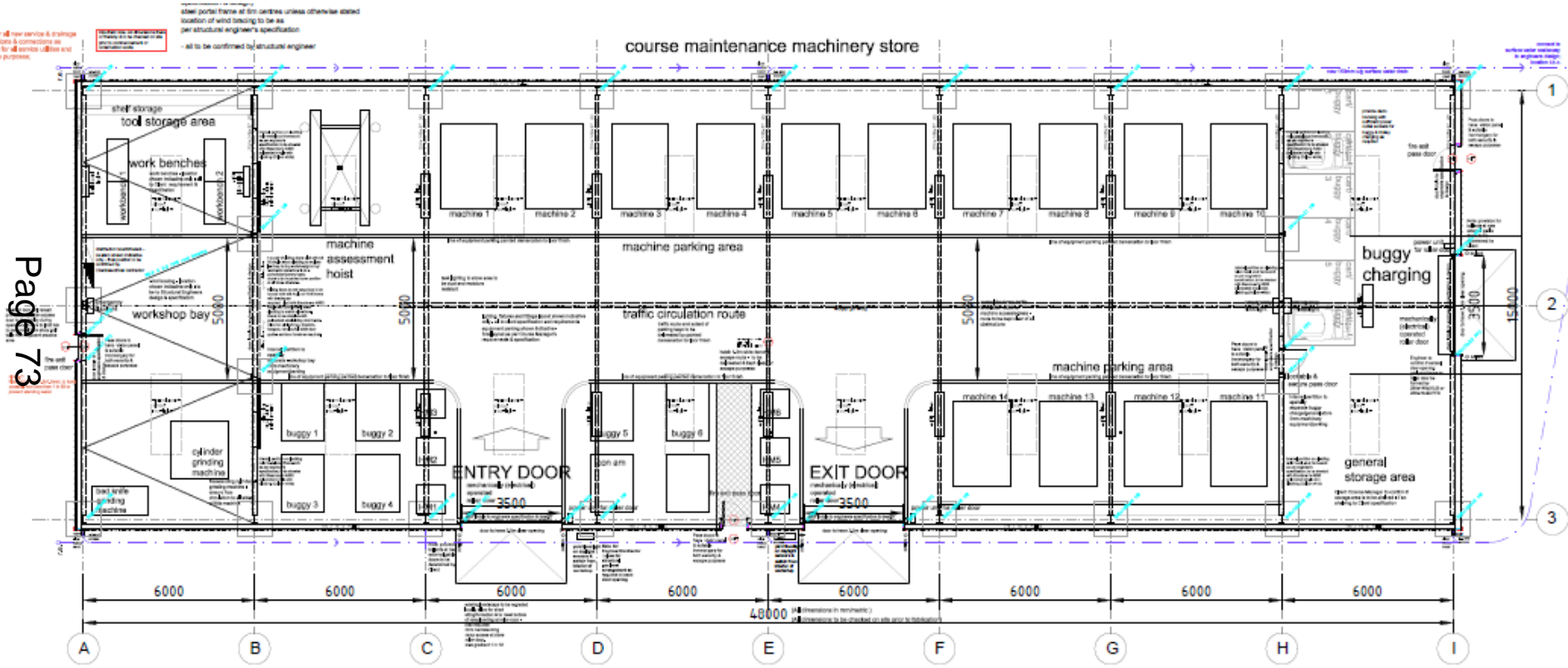
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Proposed Cross-Section



Proposed Floor Plan

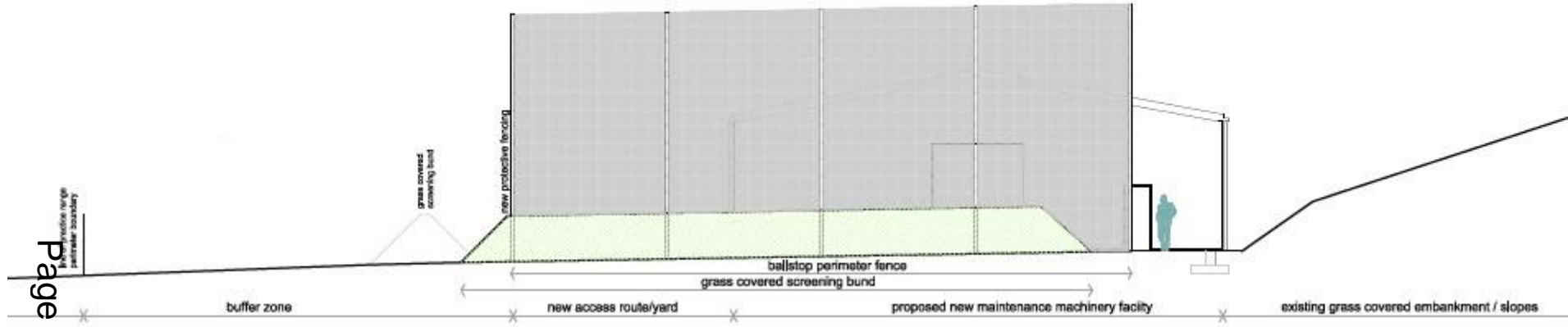


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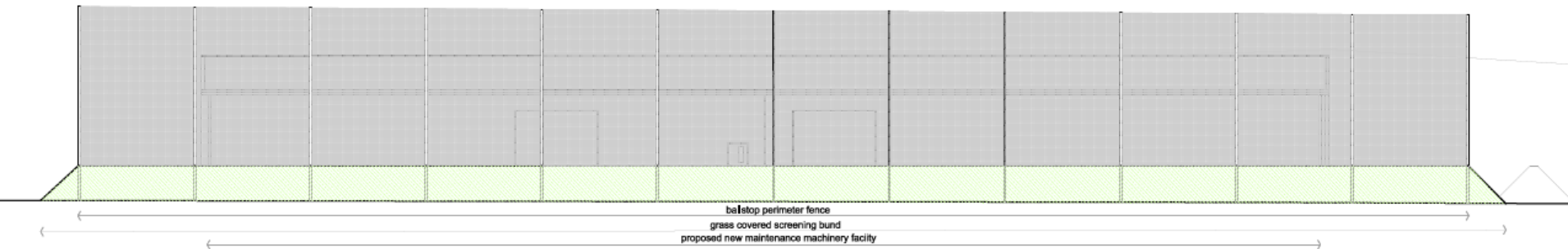
Maintenance Machinery Store - Floor Plan 1:100@a1

Proposed Screening Bund and Ballstop Fence

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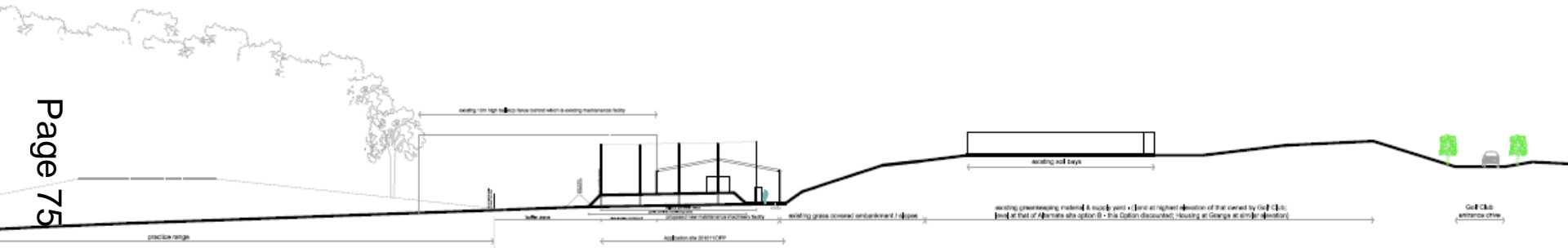
East Elevation



South Elevation

Site Cross-Section

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Site Photos



Site Photos

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Site Photos

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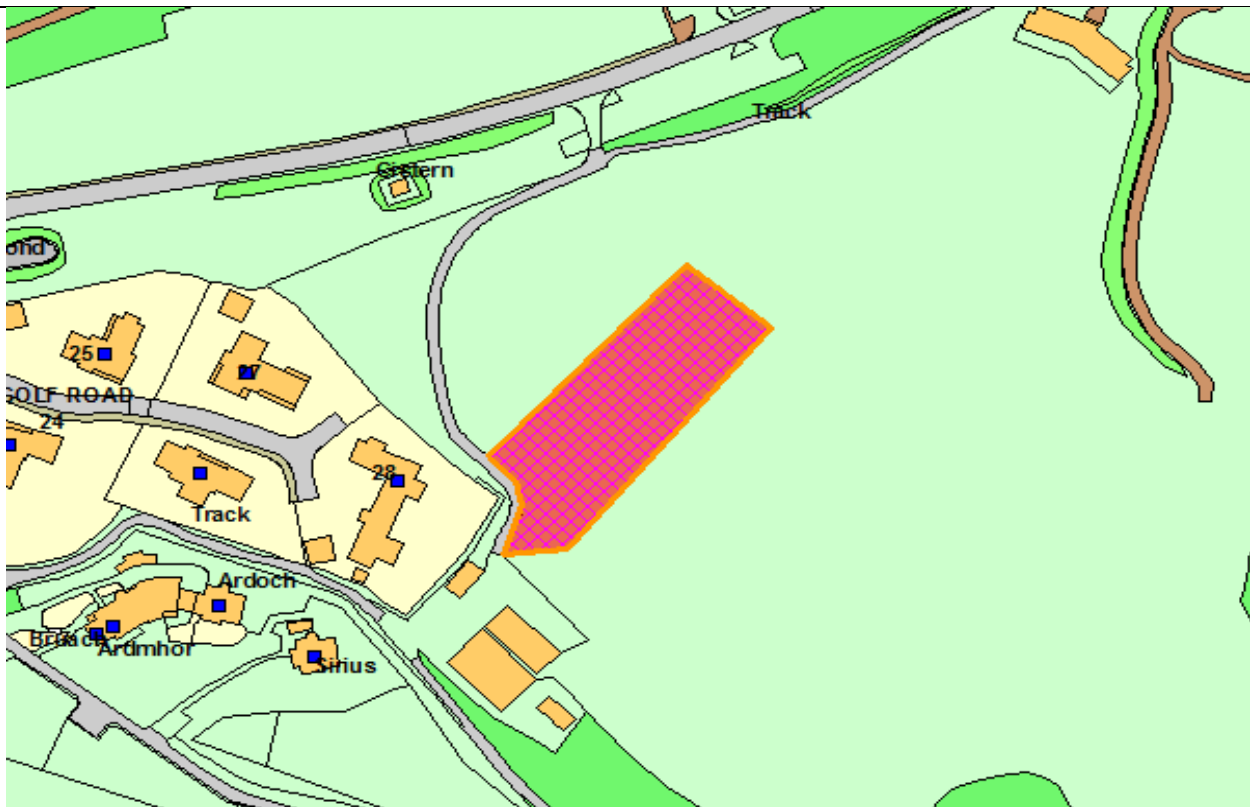


Planning Development Management Committee

Report by Development Management Manager

Committee Date: 18th February 2021

Site Address:	Deeside Golf Club, Golf Road, Bieldside, Aberdeen, AB15 9DL
Application Description:	Erection of single storey maintenance store and formation of perimeter fence and screening bund with associated works to access and yard
Application Ref:	201511/DPP
Application Type	Detailed Planning Permission
Application Date:	10 December 2020
Applicant:	Deeside Golf Club
Ward:	Lower Deeside
Community Council:	Cults, Bieldside and Milltimber
Case Officer:	Jemma Tasker



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RECOMMENDATION

Approve Conditionally.

APPLICATION BACKGROUND

Site Description

The application relates to an area of land set along the western boundary within Deeside Golf Club, located between North Deeside Road to the north and the River Dee to the south. To the west of the site, there is a small development of 5 dwellings known as The Grange, built upon land formally owned by the golf club. Beyond this lies Newton Dee Village (Camphill Village Trust).

The application site itself comprises a 1653sqm area, located directly adjacent to the driving range infield. There are existing ancillary buildings located to the south-west of the application site. They comprise a machinery and workshop shed and a smaller stone building with associated welfare and office facilities. To the north of the site there is an existing buggy and store area. Access to these facilities is taken from the entrance drive, leading to the car park, down the western boundary of the application site.

Relevant Planning History

Application Number	Proposal	Decision Date
141733	Construction of an unheated shed for the storage and charging of electric golf carts	09.01.2015 Status: Approved Unconditionally.
130102	Form new boundary wall	25.03.2013 Status: Approved Unconditionally.
130250	Erection of on course ladies & gents toilets	09.04.2013 Status: Approved Conditionally.
120363	Erection of on course ladies & gents toilets	10.05.2012 Status: Approved Conditionally.
090360	Floodlighting to existing driving range	11.06.2010 Status: Approved Unconditionally.

APPLICATION DESCRIPTION

Description of Proposal

Detailed Planning Permission (DPP) is sought for the erection of a single storey maintenance store and the formation of a perimeter fence and screening bund, with associated works to the access and yard.

The building would measure approximately 15.8m x 48.5m and would have an eaves height of approximately 4.2m and overall ridge height of 5.9m. Two roller shutter doors are to be located on the south elevation, providing an entry and exit door, and one standard pass door. On the east elevation there would be one roller shutter door and one standard pass door. Lastly, a standard pass door is to be located on the west elevation, providing access to the workshop bay. A total of 16 rooflights are to be installed across both roofslopes. Finishing materials would include an insulated and profiled roof sheeting coloured dark green, with matching cladding for the walls; uPVC rainwater goods; galvanised steel roller shutters; and aluminium clad pass doors.

A grass covered screening bund, approximately 1.6m in height, and a ballstop perimeter fence, approximately 8m in height, would be located along the south and east elevations of the proposed store, approximately 60.1m and 20m in length, respectively.

Access to the proposed store is to be linked to the existing road serving the existing greenkeeping facilities.

Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QKR7LXBZMR200>

Design and Access Statement by Brian Noble (December, 2020) – provides background of the site; a description of the proposal; a brief of the project; and elaborates on the details of the proposal such as materials, form and landscaping.

Further Information and Justification Statement, including Appendix 1, by Brian Noble (January, 2021) – provides information relating to the machinery that will be stored on site; why the application site was chosen; and alternative sites that were considered for the development.

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because more than 6 timeous letters of objection have been received and thus falls out with the Council's Scheme of Delegation.

CONSULTATIONS

ACC - Roads Development Management Team – No objection. Note that the proposal will be accessed via existing service/access roads to the existing maintenance sheds which are un-adopted and lie within the land owned by the golf club.

ACC - Environmental Health – An assessment by the Environmental Protection Section was carried out. It is noted that the proposal introduces a change to the facilities and a potential change in the soundscape which may impact on existing sensitive receptors; therefore, request the submission of a Noise Impact Assessment. This can be submitted prior to, or after, the determination of the application.

Cults, Bielside and Milltimber Community Council – No comments received.

REPRESENTATIONS

A total of 7 timeous objections have been received, the matters raised can be summarised as follows:

1. The location of the new shed would only exacerbate the disturbance caused by noise already being experienced from the existing maintenance sheds.
2. Not all neighbours and residents of the Grange received notice of the development.
3. There must be alternative sites in the vast surroundings of the golf course that is not close to a residential area which can be a better solution for all concerned.

4. A bespoke 7,750sq.ft development is inappropriately large for the environment.
5. The development will have an adverse effect on the residential amenity of neighbours by reason of noise, disturbance, overlooking and loss of privacy.
6. The visual impact of the development is unacceptable, being 48m long and 6m high. This is out-of-scale and out of character in terms of its appearance compared with existing development in the vicinity.
7. The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners.
8. The development may adversely affect road safety during construction as the site is only served by a single lane bridge.
9. Increase in noise disturbance and dust, chemical and air pollution within close proximity to residential properties.
10. The proposed structures will adversely affect the special character and amenity of the Grange development and the associated 5 houses.
11. No. 28 Golf Road is elevated above the site so will have clear views of the maintenance store and fence from the rear and side gardens.
12. Unclear what work will be taking place on the site, how many employees will be using the facility and the hours of operation.
13. Have the proposed machines (including grinding machines) been assessed for installation from a noise level perspective.
14. Does the new maintenance store have insulation from noise.
15. Concerns regarding dust – how this will be ventilated from the proposed maintenance store.
16. What chemicals will be stored and used within the store.
17. What is the emergency response plan if a fire were to occur at either the existing or proposed maintenance store.
18. Concerns regarding smell pollution created by the maintenance vehicles and other chemical substances.
19. Concerns regarding additional light pollution – lighting for the new store has not been mentioned.
20. A graphic or 3D modelling illustrating the 'view' of the proposal from the cul-de-sac at the end of Golf Road would show clearly the visual impact of the shed and fencing.

MATERIAL CONSIDERATIONS

Legislative Requirements

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where, in making any determination under the planning acts, regard is to be had to the provisions of the Development Plan and that determination shall be made in accordance with the plan, so far as material to the application unless material considerations indicate otherwise.

National Policy

Scottish Planning Policy (SPP)

Aberdeen Local Development Plan (2017) (ALDP)

Policy D1 – Quality Placemaking by Design

Policy NE1 – Green Space Network

Policy NE2 – Green Belt

Proposed Aberdeen Local Development Plan (2020) (PALDP)

The Proposed Aberdeen Local Development Plan (Proposed ALDP) was approved at the Council meeting of 2 March 2020. The Proposed ALDP constitutes the Council's settled view as to what the final content of the next adopted ALDP should be and is now a material consideration in the determination of planning applications. The Aberdeen Local Development Plan 2017 will continue to be the primary document against which applications are considered. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether –

- these matters have been subject to public consultation through the Main Issues Report; and,
- the level of objection raised in relation these matters as part of the Main Issues Report; and,
- the relevance of these matters to the application under consideration.

The foregoing can only be assessed on a case by case basis. Policies of relevance include:

Policy D1 – Quality Placemaking

Policy D2 – Amenity

Policy NE1 – Green Belt

Policy NE2 – Green & Blue Infrastructure

EVALUATION

Principle of Development

No development will be permitted in the Green Belt for purposes other than those essential for agriculture; woodland and forestry; recreational uses compatible with an agricultural or natural setting; mineral extraction/quarry restoration; or landscape renewal. The following exception apply to this policy:

1. Proposals for development associated with existing activities in the green belt will be permitted but only if all of the following criteria are met:
 - a) The development is within the boundary of the existing activity;
 - b) The development is small-scale;
 - c) The intensity of activity is not significantly increased; and
 - d) Any proposed built construction is ancillary to what exists.

SPP set out in para. 49 the purpose of green belts as part of the spatial strategy of the development plan, by directly development to the most appropriate locations, protecting and enhancing the character, landscape setting and identity of settlements and protecting and providing access to open space. Para 56 of SPP states that design is a material consideration in

determining planning applications and that planning permission may be refused solely on design grounds. Paras. 202 and 203 states that the siting and design of development should take account of local landscape character and that planning permission should be refused where the nature of scale of development would have an unacceptable impact on the natural environment. The criteria contained in Policy NE2, as listed above, are entirely consistent with the purpose of green belts, by seeking to ensure that the character and landscape setting of the City is maintained by limiting the scale and form of development.

The proposal will be located within the boundaries of the golf club and would not significantly increase the intensity of activity on the site, given that the store is to provide storage for existing machinery. The proposal satisfies the criteria listed a) and c) above. The scale of the proposal will be discussed in further detail below.

The golf course is also identified as Green Space Network, whereby Policy NE1 applies. It states that the Council will protect, promote and enhance the wildlife, access, recreation, ecosystem services and landscape value of the Green Space Network. It states further that proposals that are likely to destroy or erode the character and/or of function of the Green Space Network will not be permitted. The location of the proposed building is currently an area of mown grass set alongside the driving range. It has limited ecological value, other than being part of the much larger area of Green Space Network. Being part of that larger area means that the loss of this green area would not unduly reduce the ecological and wildlife value of the golf course, nor significantly erode its landscape character. It would not unduly impact on the connectivity of habitats or the ecosystems existing on the golf course. The proposed development is directly related to and would support the continued recreational use of the golf course. Whilst the proposal would result in the loss of an area of Green Space Network, it would be only some 0.1% of the total area of the golf course and it would not unduly adversely affect the function of the surrounding Green Space Network.

Design and Scale

Development must ensure high standards of design and have a strong and distinctive sense of place which is a result of context appraisal, detailed planning, quality architecture, craftsmanship and materials in compliance with criteria as set out in Policy D1. Additionally, Policy NE2 states that all proposals for development in the Green Belt must be of the highest quality in terms of siting, scale, design and materials.

The proposed maintenance store would be located within close proximity of the existing maintenance sheds, forming a relatively cohesive grouping in conjunction with the upkeep and repairs associated with the golf course. It has been explained within additional supporting information provided that alternative locations were explored for the siting of the proposed maintenance store. Overall, much of the site was discounted due to the majority of the site forming part of the lower River Dee floodplain and thus, sites were required to be considered on higher ground. As for other potential sites, three potential locations were considered; next to the entrance into the golf course, on the existing external yard (to the north west of the application site, close to the boundary with the house at No. 27 Golf Road) and where there are existing greenkeeping and maintenance sheds (to the south of the application site and south east of the house at No. 28 Golf Road). They were deemed unsuitable due to concerns regarding the adverse landscape impact; road safety; visual amenity; proximity to the house at No. 27 Golf Road; the loss of a swathe of mature woodland; and practicability. The options appraisal by the applicant has resulted in the identification of land next to the driving range as being the only viable option. Nevertheless, the Planning Authority is required to consider and assess the current siting submitted.

The maintenance store would measure 15.8m x 48.5m, creating a total footprint of 767sqm, with a maximum height of 5.9m, which is undoubtedly a large building. While of a large footprint, when considered within the context of the site owned by the golf club, which spans some 69.5 hectares, the proposed maintenance store equates to 0.11% of the entire site. Within the immediate area,

the proposed store would be within the context of existing maintenance sheds. While of smaller footprints, the combined footprint of the two existing stores total 393sqm. Additionally, the existing maintenance stores have a height of approximately 5.5m. This is in comparison to the proposed store at a maximum height of 5.9m. Overall, the proposed store would not be completely subservient to the existing; however, would not be completely at odds with the scale of the existing ancillary buildings. While the maintenance store would be larger in comparison to the existing buildings nearby within the golf course – not being completely subservient to the existing buildings by way of footprint and height and in that regard, having a degree of tension with the criteria specified in Policy NE2 in relation to the requirement for development to be small-scale – given the purpose of the building to house larger machinery that is currently uncovered on the site and too large to fit into current storage facilities, the need for a building of this size has been justified by the applicant. Additionally, when considered within the entire site of the golf course, the development would be relatively small scale. The proposed store would be ancillary in the sense that it would be providing the necessary support to the primary activities of the golf club. The applicant has confirmed that the proposed store is only to house equipment which does not fit within the existing storage facilities; thus, it is not to store additional machinery and increase activity in the area.

The building has a simple design, which is acceptable taking account of its proposed use and reflects the use of the immediate area. Due to the colours and materials proposed, the maintenance store would relate well with the other buildings within the area. It is suggested that a condition be attached to the grant of consent, ensuring that the proposed building would be coloured dark green, to tie in with the existing environment. The existing grass covered embankment would sufficiently screen the view of the proposed store from the north, with the embankment sitting just 0.4m below the ridge of the building. However, to the west, it is noted that the proposal would be visible from essentially two dwellings within The Grange development – No. 27 and No. 28 Golf Road. It is noted that houses at The Grange are elevated above the application site by approximately 6m. While the proposal would result in an outlook for these dwellings – predominately No. 28 Golf Road – of maintenance stores to both the south (existing stores) and east (proposed store), it should be noted that, from a planning perspective, there is no right to a view. Given the existing use of this area of the golf course currently, as mentioned above, the principle of a maintenance building in this location is acceptable. Due to the change in levels between the application site and neighbouring properties, the proposed building is not considered to be unduly dominant or visually intrusive within the landscape from this perspective and would not have an unacceptable impact on the visual amenity of the area. Notwithstanding the above, views of the proposed store from all other angles would be predominately contained to within the golf course. Any other view of the proposed store out with the golf course would be seen within the context of the golf course, beside other maintenance buildings and against the embankment to the north. Overall, it is considered that the proposal would have no significant adverse impact on the landscape.

In terms of the screening bund and perimeter fence, it has been stated to be required for safety purposes given the close proximity of the driving range. This would protrude approximately 2m higher than the proposed store along the east and south elevations. It would be appropriate in relation to the site as a golf course and given that there is a ballstop fence covering the existing maintenance sheds. Due to level changes, the fence would sit approximately 2m above ground level of the neighbouring residential properties. While it would sit considerably above ground level here, being visible within the landscape and possibly further emphasising the scale of the development, the fence is not considered to be overly dominant due to the wire mesh material. This is not considered to give the same effect as a high fence constructed of a solid material, such as timber; therefore, lessening the visual impact. Overall, it is not considered to result in an overbearing impact next to the dwellings, covering the two elevations furthest from the residential properties. It is suggested that a condition be attached to the grant of consent requiring this to also be coloured dark green.

Lastly, in regard to the access, the proposal would be accessed via existing service/access roads to the existing maintenance sheds. There would be little change to the existing road layout, which is un-adopted and lies within the land owned by the golf club. Due to there being no increase in machinery to the site, it is not considered that machinery using this road would increase in any significant way. Colleagues within Roads Development Management have no objection to the proposal.

The proposal would comply with Policy D1 requiring the scale, design and form of such development to be appropriate to its context and not detract from the visual amenity of the surrounding area. While the maintenance store would not be entirely subservient to the existing buildings, it is directly associated with the existing maintenance sheds relating to the golf course, and when considered within the context of the entire site of the golf course, would relate to a very minor proportion of the land, and therefore, the proposal generally accords with Policy NE2 of the Aberdeen Local Development Plan.

Impact on Residential Amenity

No development should result in a situation where amenity is “borrowed” from a neighbouring property, or there is an impingement on the amenity enjoyed by others. Given that the neighbouring residential properties in question sit some 6m above the application site, the proposed maintenance store would not be overly dominant in terms of height and is not considered to result in any significant adverse impacts in terms of background and daylight receipt, or loss of privacy.

In terms of noise disturbance, the Environmental Health Service have requested the submission of a Noise Impact Assessment. No other concerns were raised regarding dust, smell, etc. However, it is noted that the applicant has confirmed that no additional machinery will be housed in the proposed store; it is predominantly to store equipment that cannot be stored within current facilities and thus, is stored outside. The proposed store should reduce the visual clutter within the existing external yard and contain noise to within the existing and proposed stores, possibly reducing external noise disturbance already present.

Overall, it is considered that there would be no significant adverse impacts in terms of background and daylight receipt, or loss of privacy as a result of the development. Any concerns regarding noise will be identified and mitigated through the forthcoming Noise Impact Assessment prior to the commencement of the development.

Proposed Aberdeen Local Development Plan (2020) (PALDP)

In relation to this particular application, the Policies D1, NE1 and NE2 in the Proposed Aberdeen Local Development Plan 2020 (PALDP) substantively reiterate those in the Adopted Local Development Plan. Policy D2 states that buildings must be fit for purpose and meet the needs of users and occupiers, with consideration given to neighbouring properties to ensure there are no unreasonable impacts on daylight, sunlight, noise, air quality and outlook. Overall, the requirement for the proposed store has been justified, with other potential sites discounted due to the impact on neighbouring properties. While the outlook for two properties would change, this would not be to an unacceptable degree. Other amenity considerations would not be significantly adversely affected, and the proposal is generally acceptable in terms of both Plans for the reasons previously given.

Matters Raised in Letters of Representation

1. The location of the new shed would only exacerbate the disturbance caused by noise already being experienced from the existing maintenance sheds.

A Noise Impact Assessment will be required to be carried out and submitted to the Planning Authority for approval prior to the commencement of the development, in order to ensure noise will not reach unacceptable levels.

2. Not all neighbours and residents of the Grange received notice of the development.

The Planning Authority are legally required to notify neighbours who are located within 20 metres of the proposed development as shown in red on the location plan accompanying the application. In this case, the only house within 20 metres of the proposed development is No. 28 Golf Road.

3. There must be alternative sites in the vast surroundings of the Golf course that is not close to a residential area which can be a better solution for all concerned.

Alternative sites were considered by the golf club and have been detailed within the 'Further Information and Justification Statement' submitted December 2020 and discussed above.

4. A bespoke 7,750sqft development is inappropriately large for the environment.

The scale of the proposed development has been assessed in the foregoing evaluation 'Design and Scale'.

5. The development will have an adverse effect on the residential amenity of neighbours, by reason of noise, disturbance, overlooking and loss of privacy.

Noise disturbance will be assessed via a Noise Impact Assessment. Given that the site sits below residential dwellings, there is not considered to be any significant privacy issues.

6. The visual impact of the development is unacceptable, being 48m long and 6m high. This is out-of-scale and out of character in terms of its appearance compared with existing development in the vicinity.

The scale of the development has been discussed in the foregoing evaluation: 'Design and Scale'.

7. The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners.

Loss of view is not a material planning consideration.

8. The development may adversely affect road safety during construction as the site is only served by a single lane bridge.

Safety on construction sites is considered within Health and Safety regulations, and is not a material planning consideration.

9. Increase in noise disturbance and dust, chemical and air pollution within close proximity to residential properties.

The Environmental Health Service were consulted on the application and only raised matters relating to noise. Dust, chemicals and air pollution is not considered to worsen to a significant level given that the overall activity on the site is not proposed to increase.

10. The proposed structures will adversely affect the special character and amenity of the Grange development and the associated 5 houses.

Visual amenity has been discussed in the foregoing evaluation: 'Design and Scale'.

11. No. 28 Golf Road is elevated above the site so will have clear views of the maintenance store and fence from the rear and side gardens.

Visual amenity has been discussed in the foregoing evaluation: 'Design and Scale'. Loss of view is not a material planning consideration.

12. Unclear what work will be taking place on the site, how many employees will be using the facility and the hours of operation.

The applicant has confirmed that the proposed store is predominantly for the additional accommodation of machinery, including the re-location of the existing grinding and workshop area. No additional activity is proposed to be undertaken; thus, work that usually occurs within the vicinity of the site shall not be intensified and will be undertaken during existing hours of operation.

14. Have the proposed machines (including grinding machines) been assessed for installation from a noise level perspective.

A Noise Impact Assessment will be required to be carried out and submitted to the Planning Authority for approval prior to the commencement of the development. It will identify any noise mitigation measures required to address noise disturbance.

15. Does the new maintenance store have insulation from noise.

Any mitigation measures that may be required in order to address noise emanating from the building, such as noise attenuation measures, will be identified in the Noise Impact Assessment.

16. What chemicals will be stored and used within the store.

The agent has confirmed that there are no new chemicals storage proposed as part of the proposed maintenance store. All chemicals stored are those stored on site as existing as part of current golf course maintenance operations.

17. What is the emergency response plan if a fire were to occur at either the existing or proposed maintenance store.

This is not a material planning consideration. Proposed drawings state that the golf club is to confirm the category of system to be installed within their fire risk assessment.

19. Concerns regarding smell pollution created by the maintenance vehicles and other chemical substances.

No concerns have been raised regarding this from an environmental health perspective.

20. Concerns regarding additional light pollution – lighting for the new store has not been mentioned.

Lighting will be near the entrance doors only. No additional flood lighting has been proposed.

21. A graphic or 3D modelling illustrating the 'view' of the proposal from the cul-de-sac at the end of Golf Road would show clearly the visual impact of the shed and fencing.

3D graphics are not required with the submission of a planning application.

RECOMMENDATION

Approve Conditionally.

REASON FOR RECOMMENDATION

The proposal would be associated with the wider use of the golf course and directly associated with existing maintenance buildings. While the maintenance store would be larger in scale compared to the existing buildings, this is required in order to store larger machinery which exists within the site and has been sited to ensure as minimal visual impact on its landscape setting as possible. Additionally, the proposal would equate to, and be ancillary to, the entire golf course which it relates to. The proposal is therefore considered to comply with Scottish Planning Policy and with the principles and general requirements of Policies D1 (Quality Placemaking by Design), NE1 (Green Space Network) and NE2 (Green Belt) of the Aberdeen Local Development Plan; Policies D1, D2, NE1, and NE2 of the Proposed Aberdeen Local Development Plan, being acceptable in terms of scale, design, location and materials; there would be an acceptable impact on the visual quality of its setting and the character and function of the Green Belt would not be

harmful. On the basis of the above and following on from the evaluation under policy and guidance, it is considered that there are no material planning considerations of sufficient weight that would warrant refusal of the application. The application is therefore recommended for conditional approval.

CONDITIONS

1. That no development pursuant to this planning permission shall take place nor shall the building be occupied unless there has been submitted to and approved in writing for the purpose by the Planning Authority an assessment of the noise levels likely within the building, unless the Planning Authority has given prior written approval for a variation. The assessment shall be prepared by a suitably qualified independent noise consultant and shall recommend any measures necessary to ensure a satisfactory noise attenuation for the building. The property shall not be occupied unless the said measures have been implemented in full.

Reason: In the interests of residential amenity.

2. The maintenance store hereby approved shall be coloured dark green in its entirety and remain that colour for as long as it is in situ, unless otherwise agreed in writing.

Reason: In the interest of protecting the visual amenity of the area.

3. The ballstop fence hereby approved shall be coloured dark green in its entirety and remain that colour for as long as it is in situ, unless otherwise agreed in writing.

Reason: In the interest of protecting the visual amenity of the area.

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