

LEGAL AND DEMOCRATIC SERVICES

COMMITTEE DECISION SHEET

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - THURSDAY, 30 SEPTEMBER 2021

Please let the Committee Officer know as soon as possible if you do not agree with any action proposed in this decision sheet. These are decisions of the Committee and there is an expectation that action will be taken. If for any reason it is apparent that you will not be able to act on these instructions in full or in part or that there will be a delay, please let the Committee Officer know as it may be necessary to advise the Committee or seek further instructions from the Committee.

	Item Title	Decision – approved, refused or site visit
1	<u>Minute of Meeting of the Planning Development Management Committee of 19 August 2021 - for approval</u>	Minute approved as a correct record.
2	<u>Committee Planner</u>	Planner noted.
3	<u>Detailed Planning Permission for the erection of energy storage facility with associated works - site At Farburn Place, Dyce, Aberdeen</u> Planning Reference – 210665 All documents associated with this application can be found at the following link and enter the reference number above:- Link. Planning Officer: Gavin Clark	Application approved conditionally.
4	<u>Detailed Planning Permission for change of use to class 3 (food and drink) with outdoor seating area including alterations to a shop</u>	Application refused for the following reasons:- 1. The proposal would result in a scale of development that would be excessive for the site, constituting overdevelopment and intensification in the use of the site

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	<p><u>front; re-cladding; installation of doors, rooflights and roof repairs with associated works - Former Cults Railway Station, Station Road, Cults Aberdeen</u></p> <p>Planning Reference – 210140</p> <p>All documents associated with this application can be found at the following link:- Link.</p> <p>Planning Officer: Jane Forbes</p>	<p>that would introduce additional noise and disturbance to the area especially in the evening and in relation to the introduction of outdoor seating, food serving van and play area. The proposal is, therefore, considered to be contrary to Policy H1 (Residential Areas) of the Aberdeen Local Development Plan in that it would not be complementary to residential use and in as far as it would conflict with, and result in nuisance to, the enjoyment of existing nearby residential amenity.</p> <p>2. The proposed development would create a pedestrian safety hazard in that there would be no direct, safe and segregated footway access to the site from the main residential community of Cults and public transport on North Deeside Road. The proposal would, therefore, be contrary to Policy T3 (Sustainable and Active Travel) of the Aberdeen Local Development Plan which specifies that development must be accessible by a range of transport modes, with an emphasis on active and sustainable transport, and that links between residential, employment, recreation and other facilities must be protected or improved for non-motorised transport users, making it quick, convenient and safe for people to travel by walking and cycling</p>
5	<p><u>Detailed Planning Permission for the redevelopment of an existing site, including change of use to class 3 (food and drink) with erection of 2 drive thru restaurants (sui generis) with associated infrastructure and car parking - Craigshaw House, Craigshaw Road, Aberdeen</u></p> <p>Planning Reference – 210015</p> <p>All documents associated with this application can be found at the following link:- Link.</p> <p>Planning Officer: Gavin Clark</p>	Application approved conditionally.
6	<p><u>Approval of Matters Specified in Condition - Approval of matters specified in conditions: 1(phasing) 2(detailed design) 3(landscaping)</u></p>	Application approved conditionally.

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	<p><u>4(drainage) 5(archaeology) 6(contaminated land(i)) 8(safe routes to school) 9(residential travel pack) 15(noise) 16(dust) 17(species surveys) 18(water) 19(watercourses) 20(SUDS) 21(trees) 22(tree care) 23(carbon reduction and water efficiency) 25(sports pitch) 26(street design, parking) 27(CEMP)28(flood risk) of 191171/PPP in relation to the erection of 536 homes with associated landscaping, open space and infrastructure - Land At East Of A92 Ellon Road At Cloverhill, Murcar, Bridge Of Don, Aberdeen</u></p> <p>Planning Reference – 210884</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:- Link.</p> <p>Planning Officer: Gavin Evans</p>	
7	<p><u>Detailed Planning Permission for the erection of residential development comprising 35 flats/apartments over 3 and 4 storeys, including erection of ancillary structures and demolition of existing redundant building; formation of car parking area, landscaping works and alterations to site access - Forestgait, 22 King's Gate, Aberdeen</u></p> <p>Planning Reference – 210592</p> <p>All documents associated with this application can be found at the following link:- Link.</p>	<p>Application approved conditionally. Consent to be withheld until completion of a Section 75 legal agreement to secure developer obligations towards community facilities/sport and recreation, open space, healthcare and transportation as specified in the Committee Report.</p> <p>Conditions:- <u>Tree Protection measures</u></p> <p>(01) No development shall take place until all tree protection measures set out in the submitted Tree Protection Plan (Struan Dalgleish Arboriculture, August 2021) have been put in place. Once in place, they shall remain in situ until construction of the hereby approved development has been completed and all plant and machinery has been removed from the site. The said tree protection measures include utilising a 'no-dig' construction methodology for the formation of car parking spaces to the east of Richmondhill Court as set out in the Tree Survey Report.</p>

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	<p>Planning Officer: Jamie Leadbeater</p>	<p>Reason: To ensure the proposal complies with Policy T5 (Trees and Woodland) in the Aberdeen Local Development Plan 2017.</p> <p><u>Cycle Parking and Bin Storage</u></p> <p>(02) No flats shall be occupied until all car parking spaces, bin and cycle stores laid out in drawing 11760-HFM-ZZ-ZZ-DR-A-P(90)004 REV I have been implemented in full. Reason: In order to ensure the development is served by appropriate supporting infrastructure and encourages residents to make use of sustainable and active travel, to ensure compliance with policies R6 (Waste Management Requirements for New Development) and T3 (Sustainable and Active Travel) in the Aberdeen Local Development Plan 2017.</p> <p><u>EV charging points</u></p> <p>(03) No development shall take place until a scheme for EV (Electric Vehicle) charging points has been submitted to and approved by the Planning Authority. Once approved, no units shall be occupied until all EV charging points identified in the agreed scheme have been fully implemented and are operational. Reason: To ensure the development encourages use of sustainable means of transport from the outset.</p> <p><u>Details of wall alteration</u></p> <p>(04) No development shall take place, until a detailed methodology for the dismantling of the section of wall identified on Drawing No. 11760-HFM-ZZ-ZZ-DR-A-P(00)022 REV B and its re-assembly, including details of where the down-takings are to be stored in the interim. The methodology should include pointing details and the type of mortar to be used. Reason: To ensure compliance with Policy D4 and D5 in the Aberdeen Local Development Plan 2017.</p> <p><u>Samples of finishing materials</u></p> <p>(05) No units shall be occupied until, details/samples of the proposed external renders, granite and cladding have been submitted to and approved in writing by the Planning Authority. Once approved, the agreed finishes shall be implemented in accordance with approved plans.</p>

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		<p>Reason: To ensure the proposed development would be sympathetic to the site’s setting in the Albyn Place/Rubislaw Conservation Area, to ensure compliance with Police D1 (Quality Placemaking by Design) in the Aberdeen Local Development Plan 2017.</p> <p><u>Energy-saving measures in construction and Water Saving Technologies</u></p> <p>(06) No units shall be occupied until full details of the energy efficiency rating of the building and details of water efficient technology to be installed in the built fabric of the hereby approved building have been submitted to and approved in writing by the Planning Authority. Once approved, the construction of the building shall be carried out to a standard which ensures the approved energy efficiency levels can be achieved.</p> <p>Reason: To ensure compliance with Policy R7 (Low and Zero Carbon Buildings, and water efficiency) in the Aberdeen Local Development Plan 2017 and its associated Supplementary Guidance.</p> <p><u>Residential Travel Pack</u></p> <p>(07) No units shall be occupied until a Residential Travel Pack (RTP) shall be submitted to and approved in writing by the Planning Authority following consultation with the Roads Service. The RTP shall then be issued to the occupants of each flat.</p> <p>Reason: To ensure compliance with Policy T3 (Sustainable and Active Travel) in the Aberdeen Local Development Plan 2017.</p> <p><u>Soft Landscaping</u></p> <p>08) No units shall be occupied until all details of soft landscaping, including the soft landscaping buffers around the perimeter of the site, as well as details of the management and maintenance of the landscaping have been submitted to and approved in writing by the Planning Authority. Once approved, the scheme of soft landscaping shall be implemented in full prior to occupation of any unit. Any planting (including replacement trees planting), 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 or trees of similar size and species to those originally required to be planted.</p> <p>Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies D1 and NE5 of the Aberdeen Local Development Plan 2017.</p>

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		<p><u>Digital Infrastructure</u></p> <p>(09) No flats shall be occupied until the applicant/developer has submitted details to the Planning Authority demonstrating that the hereby approved flats could be served by up-to-date highspeed digital communications infrastructure. Reason: To ensure compliance with Policy C11 (Digital Infrastructure) in the Aberdeen Local Development Plan 2017.</p> <p><u>Drainage</u></p> <p>(10) No units shall be occupied until the SUDS (Sustainable Urban Drainage System) scheme has been implemented in full. Reason: To ensure the development is served by appropriate surface water drainage infrastructure to prevent localised flooding to neighbouring properties, to ensure compliance with Policy NE6 (Flooding, Drainage and Water Quality) in the Aberdeen Local Development Plan 2017.</p>
8	<p><u>Detailed Planning Permission for change of use of land for siting of 2 caravans for temporary period (retrospective) - Baads Farm, Anguston Road, Peterculter, Aberdeen</u></p> <p>Planning Reference – 210998</p> <p>All documents associated with this application can be found at the following link:- Link.</p> <p>Planning Officer: Jane Forbes</p>	Application withdrawn.

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