

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 4 November 2021. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Boulton, Convener; and Councillors Allan, Cooke, Greig, Henrickson (as substitute for Councillor Cormie), Macdonald (as substitute for Councillor Malik), MacKenzie, Radley (as substitute for Councillor Copland and Wheeler (as substitute for the Vice Convener, Councillor Stewart, the Depute Provost).

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 30 SEPTEMBER 2021

1. The Committee had before it the minute of the previous meeting of 30 September 2021, for approval.

The Committee resolved:-

to approve the minute as a correct record.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE DETERMINATION HEARING OF 9 SEPTEMBER 2021

2. The Committee had before it the minute of the Pre Determination Hearing of 9 September 2021, for approval.

The Committee resolved:-

to approve the minute as a correct record.

COMMITTEE PLANNER

3. The Committee had before it a planner of future Committee business.

The Committee resolved:-

to note the information contained in the Committee business planner.

COMMITTEE ANNUAL EFFECTIVENESS REPORT - COM/21/260

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

4 November 2021

4. The Committee had before it the annual committee effectiveness report, which presented the annual report for this Committee, to enable Members to provide comment on the data contained within.

The report recommended:-

that the Committee –

- (a) provide comments and observations on the data contained with the annual report; and
- (b) to note the annual report of the Planning Development Management Committee.

Members discussed the annual report and highlighted that reports presented to this committee were always written clearly and were easy to understand and digest.

The Committee resolved:-

- (i) to offer their gratitude to officers for providing clear and concise reports that were easy to read and understand, for their consideration; and
- (ii) to otherwise approve the recommendations contained in the report.

PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN 2020 - DRAFT ABERDEEN PLANNING GUIDANCE (MASTERPLANS AND DEVELOPMENT FRAMEWORKS) - PLA/21/256

5. The Convener advised that this item had been withdrawn from the agenda and would be presented at a future meeting of the committee.

1 MOUNTHOOLY WAY ABERDEEN - 211054

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

That the application for detailed planning permission for the formation of an external access stair with balustrade at 1 Mounthooly Way, Aberdeen, be approved subject to the following conditions:-

Conditions

1. Finishes / construction details

No development shall take place pursuant to this planning permission unless construction details and finishes/colours of the proposed metal stair/balustrade; any relocated gas meter enclosure; the proposed glazed door / framing on the building facade, including detailed cross sections and demonstrating the relationship with the masonry, have been submitted to, and approved in writing, by the Planning Authority. Thereafter the development shall be carried out in accordance with the details so agreed.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

4 November 2021

Reason: In the interest of visual amenity and to ensure a satisfactory design quality of the development.

2. Boundary Treatment / Landscaping

No development shall take place pursuant to this planning permission unless a further scheme of soft landscaping/boundary treatment works for the site has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:-

- The location / extent of new tree / shrub / hedge / soft ground cover planting;
- A schedule of planting to comprise species, plant sizes and proposed numbers and density;
- Details of any boundary treatments (e.g. walling / railing / gate / fencing);
- Proposed hard landscaping (e.g. paviers) associated with the access path;
- A programme for the completion and subsequent establishment of the proposed landscaping / boundary works.

All 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, 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.

Reason: To ensure the implementation of a satisfactory scheme of landscaping/boundary treatment which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area.

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

The Committee resolved:-

to approve the application conditionally.

1E BANK STREET ABERDEEN - 210905

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

That the application for detailed planning permission for the change of use to a hot food takeaway (sui generis) at 1E Bank Street Aberdeen, be refused for the following reasons:-

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

4 November 2021

The proposed change of use, relative to the existing road layout and parking situation was considered to have a detrimental impact on the local highway conditions on Bank Street and its junction with South College Street – a main thoroughfare, especially in relation to parking, servicing and deliveries to and from the unit. The increased pressure on existing parking spaces by visitors, delivery drivers and delivery/servicing vehicles would reduce capacity for parking for existing residents living in nearby properties, thus resulting in a detrimental impact on their residential amenity.

The proposal was thus considered to be contrary to policies T2 (Managing the Transport Impact of Development) and H1 (Residential Areas) of the 2017 Aberdeen Local Development Plan; policies T2 (Managing the Transport Impact of Development); T3 (Parking); H1 (Residential Areas) and D2 (Amenity) of the 2020 Proposed Local Development Plan and Supplementary Guidance: Transport and Accessibility.

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

The Committee resolved:-
to refuse the application.

GRANDVILLE, 58 VICTORIA STREET DYCE - 210815

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

That the application for detailed planning permission for the partial change of use of the existing guest house to form class 3 (food and drink) and the installation of a flue at Grandville 58 Victoria Street, Dyce, be refused for the following reason:-

That the proposal, would be contrary to Policy H1 – Residential Areas of the Aberdeen Local Development Plan 2017 for the reason that the proposed use would be unacceptability located within and not suited to an existing residential area whereby it would have an adverse impact on the general residential amenity of the area and specifically a significant adverse impact on the level of amenity currently enjoyed by the occupants of the adjacent property, namely 56 Victoria Street, due to the increased and significant level of activity and thus disturbance, arising from customers entering and leaving the premises, including during the evening and night time.

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

The Committee resolved:-
to refuse the application.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

4 November 2021

4 MILLTIMBER BRAE EAST ABERDEEN - 210717

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

That the application for detailed planning permission for splitting of a feu and the erection of a two storey dwelling house with garage and canopy, including access and car parking with associated works, at 4 Milltimber Brae East Aberdeen, be refused for the following reasons:-

The proposal would not respect the existing building line nor the overall density or the established pattern of development of the immediate area; would be detrimental as a single development to the character of the area; and would set an unwelcome precedent for similar developments in the immediate area which would cumulatively erode the existing character and amenity of the area.

Furthermore, the proposal fails to leave sufficient space between the existing tree stock and the proposed dwelling to allow for future retention. On the basis of the above, it is considered that the proposal fails to accord with Policies D1 (Quality Placemaking by Design), H1 (Residential Areas), and NE5 (Trees and Woodlands) of the Aberdeen Local Development Plan 2017; the associated Supplementary Guidance: 'The Sub-Division and Redevelopment of Residential Curtilages' and 'Trees and Woodlands'; and Policies D1, H1 and NE5 of the proposed Aberdeen Local Development Plan 2020. It is considered that there are no material planning considerations of sufficient weight that warrant approval of the application contrary to the above policy and guidance.

The Committee heard from Jemma Tasker, Planner, who spoke in furtherance of the application and answered various questions from members,

The Committee resolved:-

to refuse the application

- **Councillor Marie Boulton, Convener**