

## LEGAL AND DEMOCRATIC SERVICES

### COMMITTEE DECISION SHEET

#### PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - THURSDAY, 1 DECEMBER 2022

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

	Item Title	Decision – approved, refused or site visit
1	<p><b><u>Minute of Meeting of the Planning Development Management Committee of 3 November 2022 - for approval</u></b></p>	<p>Minute approved as a correct record.</p>
2	<p><b><u>Committee Planner</u></b></p>	<p><b><u>The Committee resolved:-</u></b>                      (i) to agree to remove item 38 (Causewayend Pre Application Forum); and                      (ii) to otherwise note the planner.</p>
3	<p><b><u>Detailed Planning Permission for the demolition of existing residential building and erection of replacement building to create 20 co-house apartments with associated bin and bike store and other associated works at Caranoc Whithom, Cairnlee Road, Aberdeen</u></b></p> <p>Planning Reference – 220211</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:-</p> <p><a href="#">Link.</a></p> <p>Planning Officer: Gavin Clark</p>	<p>Application approved conditionally with a legal agreement with conditions 2 and 4 updated and an informative note added, to read:-</p> <p>(02) CAR PARKING</p> <p>That no units hereby approved shall be brought into use unless the approved areas of car parking, including the proposed EV parking and charging facilities have been constructed, drained, laid-out and demarcated in accordance with drawing No. 168 (L)90003 of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority. In addition, details shall be submitted to and approved in writing by the Planning Authority to demonstrate that all of the proposed parking spaces could be provided with passive provision for electric vehicles. 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.</p>

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		<p>Reason: in the interests of public safety and the free flow of traffic, and to ensure compliance with Policy T2 (Managing the Transport Impact of Development) of the Aberdeen Local Development Plan and the associated 'Transport and Accessibility' Supplementary Guidance.</p> <p>(04) LANDSCAPING SCHEME</p> <p>That no works in connection with the development hereby approved shall take place unless a scheme of hard and soft landscaping works has been submitted to and approved in writing by the Planning Authority.</p> <p>Details of the scheme shall include:</p> <ol style="list-style-type: none"> <li>i. Existing landscape features and vegetation to be retained.</li> <li>ii. The location of new trees, shrubs, hedges, grassed areas and water features</li> <li>iii. A schedule of planting to comprise species, plant sizes and proposed numbers and density.</li> <li>iv. Details of screening to be provided on the southern/ eastern boundary of the application site, to lessen the visual impact from Baillieswells Road.</li> <li>v. The location, design and materials of all hard landscaping works including [walls, fences, gates, street furniture and play equipment].</li> <li>vi. An indication of existing trees, shrubs and hedges to be removed.</li> <li>vii. A programme for the completion and subsequent maintenance of the proposed landscaping.</li> </ol> <p>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, 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.</p> <p>In addition, prior to the commencement of the implementation of the approved scheme, detailed proposals for a programme for the long-term management and maintenance of all the approved landscaped and open space areas within the development shall be submitted for the further written approval of the Planning Authority. Thereafter, all</p>

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		<p>management and maintenance of the landscaped and open space areas shall be implemented, in perpetuity, in accordance with the approved programme."</p> <p>Reason: To ensure the implementation of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area and to ensure that the landscaping is managed and maintained in perpetuity.</p> <p>INFORMATIVE</p> <p>For the avoidance of doubt, there will be no possibility of Cairnlee Road being closed via either the relevant Planning or Roads Acts during the construction of the proposed development.</p>
4	<p><b><u>Detailed Planning Permission for the change of use from class 2 (occupational health clinic) to class 11 (children's role play cafe) including installation of access ramp - 14 Victoria Street City Centre Aberdeen</u></b></p> <p>Planning Reference – 220613</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:-</p> <p><a href="#">Link.</a></p> <p>Planning Officer: Dineke Brasier</p>	<p>Application approved conditionally with condition 4 updated to read:-</p> <p>that the use hereby approved is not implemented until a detailed landscaping scheme for the area to the front of the building has been submitted in writing and approved by the Planning Authority. This shall include the finishing materials of the ramp and planting details, and cycle parking facilities. The agreed landscaping scheme shall subsequently be implemented in the first growing season following the implementation of the use hereby approved.</p>

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