

LEGAL AND DEMOCRATIC SERVICES

COMMITTEE DECISION SHEET

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - THURSDAY, 12 JANUARY 2023

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>Members are requested to intimate any declarations of interest or connections</u>	Councillor Alphonse advised that in relation to item 7.2 on the agenda (26 Hollybank Place) that she knew the agent for the application, who was due to make a presentation to the Committee and therefore would leave the meeting when the application was being considered and would take no part in the deliberation or determination of the application.
2	<u>Minute of Meeting of the Planning Development Management Committee of 1 December 2022 - for approval</u>	Minute agreed as a correct record.
3	<u>Committee Planner</u>	Planner noted.
4	<u>Notice of Motion by Councillor Boulton</u>	That the Committee request that the Chief Officer – Strategic Place Planning, in consultation with the Interim Chief Officer – Governance, submit a report to this Committee in two cycles, which reviews the constitution and operation of the Local Review Body to include all matters.
5	<u>Detailed Planning Permission for the formation of a driveway to front and alterations to a boundary wall - 45 Stockethill Way Aberdeen</u> Planning Reference – 221055	Application approved conditionally.

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	<p>All documents associated with this application can be found at the following link and enter the reference number above:-</p> <p>Link.</p> <p>Planning Officer: Samuel Smith</p>	
6	<p><u>Detailed Planning Permission for the installation of electric substations, transformers, feeder pillars, chargers, acoustic fences and associated works - First Aberdeen, 395 King Street Aberdeen</u></p> <p>Planning Reference – 221328</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:-</p> <p>Link.</p> <p>Planning Officer: Robert Forbes</p>	Application approved conditionally.
7	<p><u>Planning Permission in Principle for the erection of nursery, including car parking, landscaping and associated infrastructure - site west of Northcote Lodge Care Home, Craigton Road, Aberdeen</u></p> <p>Planning Reference – 220772</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:-</p> <p>Link.</p>	Application refused.

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	<p>Planning Officer: Aoife Murphy</p>	
<p>8</p>	<p><u>Detailed Planning Permission for the demolition of an existing commercial unit and erection of 9 residential apartments over 3 storeys with associated cycle storage and hard and soft landscaping works - 26 Hollybank Place Aberdeen</u></p> <p>Planning Reference – 211807</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:-</p> <p>Link.</p> <p>Planning Officer: Roy Brown</p>	<p>Approve conditionally and a legal agreement.</p> <p><u>Head of terms of legal agreement</u></p> <p>Contributions are required towards the car club, primary education, secondary education, the core path network, healthcare facilities, open space and community facilities. Additionally, affordable housing contributions are required by way of commuted payments or on-site or off-site provision.</p> <p><u>Conditions</u></p> <ol style="list-style-type: none"> 1) That no development pursuant to this planning permission shall take place unless a scheme detailing dust suppression measures to be employed during demolition and construction, which includes the use of water sprays, has been submitted to, and approved in writing by the Planning Authority. Thereafter, all measures shall be implemented in accordance with this approved scheme during demolition and construction. <p>Reason - In the interests of protecting residential amenity.</p> <ol style="list-style-type: none"> 2) That no demolition, site preparation and construction operations pursuant to this planning permission that creates noise audible at the site boundary shall take place outside the hours of: <ol style="list-style-type: none"> (a) 0700 Hrs to 1900 Hrs from Mondays to Fridays; and (b) 0800 Hrs to 1300 Hrs on Saturdays. <p>Reason - In the interests of protecting residential amenity.</p> <ol style="list-style-type: none"> 3) That no development pursuant to this planning permission shall take place unless samples of materials and a scheme of the finalised details of the finishes to the walls of both the principal and rear elevations, wallhead gable, pitched roof

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		<p>dormers and roof of the approved residential building has been submitted to, and approved in writing by the Planning Authority. The scheme shall include the details of materials, texture, colours, dimensions and detailing. Thereafter, the development shall be implemented in accordance with these approved details.</p> <p>Reason - In the interests of the character and visual amenity of the surrounding area.</p> <p>4) That the approved development shall not be brought into residential use unless the following alterations to the public road have been implemented in their entirety:</p> <ul style="list-style-type: none"> (a) The existing dropped kerb to the immediate northeast of the building has been replaced with a footway level with the existing footway; and (b) The Controlled Parking Zone parking restrictions to the north of the building have been altered to remove the 'no waiting' restrictions to the north of the building and increase the on-street parking spaces adjacent to the site. <p>Reason - To minimise the impact of this development on the availability of public parking provision in the surrounding area, to minimise the impact of the development on the local transport network and to protect residential amenity .</p> <p>5) That the approved development shall not be brought into residential use unless a Residential Travel Pack has been submitted to, and approved in writing by the Planning Authority. This Residential Travel Pack shall include:</p> <ul style="list-style-type: none"> (a) local walking, cycling and bus infrastructure / facilities; (b) car club car information; and (c) a walking map which shows local schools and amenities. <p>Thereafter, the approved Residential Travel Pack shall be distributed to all new residents of the approved development.</p> <p>Reason - To encourage sustainable and active travel and minimise impact on the local transport network.</p>

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		<p>6) That the approved building shall not be brought into residential use unless the cycle storage infrastructure has being implemented in accordance with the approved plans (with reference: 3882 P(04)003 B and 3882 PL(00)004 A), confirmation of which shall be submitted in writing with the Planning Authority upon their implementation.</p> <p>Reason - To encourage sustainable and active travel and minimise impact on the local transport network.</p> <p>7) That no development shall take place unless a scheme detailing how surface water will be handled to prevent water discharging onto the public road has been submitted to, and approved in writing by the Planning Authority and thereafter all identified necessary mitigation measures have been implemented in accordance with this scheme.</p> <p>Reason - To prevent water discharging onto the road, in the interests of public safety.</p> <p>8) That the building shall not brought into residential use unless confirmation of the implementation of additional on-street communal bin storage has been submitted to, and approved in writing by the Planning Authority. This shall include confirmation from the Aberdeen City Council Waste and Recycling Team.</p> <p>Reason - To ensure that the development has sufficient waste storage and ensure to offset any impact on existing on-street communal bin storage.</p> <p>9) That no development relating to this planning permission shall take place unless a scheme detailing:</p> <ul style="list-style-type: none"> (a) the Standard Assessment Procedure Assessment Procedure energy rating (SAP) in accordance with the Resources for New Development Supplementary Guidance; and (b) details and plans of all proposed low and zero carbon generating technology, <p>has been submitted to, and approved in writing by the Planning Authority, which demonstrates that the development would achieve:</p>

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		<p>(i) At least 25% of the building regulations carbon dioxide emissions reduction target;</p> <p>(ii) A 'Platinum Standard for Energy' Building Standards Sustainability Label; and</p> <p>(iii) A 'Platinum Standard' for Domestic Buildings Building Standards Sustainability Label for Water Usage.</p> <p>Thereafter, the development and all low and zero generating technology shall be implemented in accordance with this approved scheme prior to the building being brought into residential use.</p> <p>Reason - To ensure that the development meets current water and energy efficiency targets.</p> <p><u>Advisory Note</u> Section 56 Roads Consent and changes to the Controlled Parking Zone Traffic Regulation Order are required separately for the works specified in Condition (4) (a) and (b).</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