

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS)

ABERDEEN, 14 November 2024. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS). Present:- Councillor McRae, Convener; Councillor Greig, Vice Convener; and Councillors Alphonse, Boulton, Clark, Copland, Lawrence and Macdonald.

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.

JANEFIELD, 43 HILLVIEW ROAD, CULTS ABERDEEN - 240368

1. With reference to article 8 of the minute of the Planning Development Management Committee of 7 November 2024, whereby it was agreed to hold a site visit before determination, the Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for Detailed Planning Permission for the erection of a replacement 2 storey dwelling house with verandah and detached double garage with all associated works, at Janefield, 43 Hillview Road, Cults Aberdeen, be approved subject to the following conditions:-

Conditions

(01) DURATION OF PERMISSION

The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.

Reason - in accordance with section 58 (duration of planning permission) of the 1997 act.

(02) MATERIALS

That no development shall take place unless the specification, details and colour of the proposed render material to be used in the external finish of the approved development, has been submitted to and approved in writing by the Planning Authority. Thereafter the approved external finishes must be applied in accordance with the approved details.

Reason - In the interests of the appearance of the development and the visual amenity of the area.

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(03) GRANITE REUSE

That no development shall take place unless details of, and a methodology statement for the reuse of the granite (resulting from the dountaking of the existing dwelling and detached garage) in the construction and finishing of the hereby approved proposed new dwelling and detached garage, and in landscaping of the new development, have been submitted to and approved in writing by the Planning Authority. Thereafter prior to the development hereby approved being brought into use, the details as approved shall be implemented in full.

Reason: In the interests of retaining existing granite stone on the site and ensuring compliance with Policy D5 (Our Granite Heritage) of the Aberdeen Local Development Plan 2023.

(04) TREE PROTECTION AND SOIL INVESTIGATION

No development shall take place unless a scheme for the protection of all trees to be retained on the site during construction works, including details of tree protection fencing that complies with British Standard 5837: 2012 'Trees in Relation to Design, Demolition and Construction' has been submitted to, and approved in writing by, the Planning Authority. Once approved, the scheme shall be implemented in full and retained for the duration of the works hereby approved.

No development of the hereby approved proposed double garage shall take place until a soil investigation methodology has been submitted to and agreed in writing by the Planning Authority, detailing how the soil investigations would be undertaken and in what locations, to detail what extent the existing eastern boundary wall has impacted upon root growth into the proposed development site.

No materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the aforementioned scheme of tree protection without the written consent of the Planning Authority and no fire shall be lit in a position where the flames could extend to within 5 metres of foliage, branches or trunks.

Reason: in order to ensure adequate protection for the trees on and immediately adjacent to the site (covered by Tree Preservation Order) during the construction of the development.

(05) BIODIVERSITY ENHANCEMENT, TREE PLANTING AND LANDSCAPING

That no demolition or construction works pursuant to this development shall take place unless a scheme of soft landscaping, tree planting and biodiversity enhancement measures has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:

- i. Existing landscape features / vegetated areas to be retained.

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- ii. The location of new trees, shrubs, hedges, grassed / wildflower areas and water features / sustainable urban drainage systems.
- iii. A schedule of planting to comprise species, plant sizes and proposed numbers and density.
- iv. The location, design and specification of biodiversity enhancement measures.
- v. A programme for the implementation and subsequent maintenance of the proposed landscaping.

All soft landscaping, tree planting and biodiversity enhancement 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. The development shall not be occupied unless evidence of implementation of the scheme has been submitted to and approved by 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 and biodiversity enhancement, and in the interests of visual amenity, ecology and climate change mitigation.

(06) DRAINAGE DETAILS

That no development shall take place unless a full investigation and details of the condition, specification, repair/reinstatement (if required) and route of the land drain system at its whole length through the site have been submitted to, and approved in writing, by the Planning Authority. The land drain system shall be permanently retained thereafter, in accordance with the approved details.

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

(07) APPROVED DRAINAGE SYSTEM CARRIED OUT

The dwelling house hereby approved shall not be occupied unless the proposed foul and surface water drainage systems have been provided in accordance with the approved plans (Drawing Ref: 231054-000-CAM-DR-C-400 REV C and 231054-000-CAM-RP-C-001 REV 3). The foul and surface water drainage systems shall be permanently retained thereafter, in accordance with the approved maintenance scheme.

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

(08) PATIO PRIVACY SCREENING

The dwelling house hereby approved shall not be occupied unless all associated privacy screening relating to the proposed external patio has been fully implemented in accordance with approved plans (Drawing Ref: PL02 Rev J, PL03 Rev H, and PL05 Rev H), and thereafter retained in perpetuity unless otherwise agreed in writing with the Planning Authority.

Reason: To ensure that the residential amenity enjoyed by adjacent property is suitably maintained.

(09) STREET FRONTAGE BOUNDARY WALL AND ACCESS

The dwelling house hereby approved shall not be occupied unless the proposed front boundary wall, including gate piers and access, has been constructed in accordance with the hereby approved plans (Drawing Ref: PL02 Rev J, PL07 Rev I, and PL06 Rev G), or unless otherwise agreed in writing by the Planning Authority.

Reason - In the interests of the appearance of the development and the visual amenity of the area.

Following the site visit, Members returned to deliberate the application and heard from Rebecca Kerr, Planner, who spoke in furtherance of the application and answered various questions from Members.

The Convener moved, seconded by the Vice Convener:-

That the application be approved conditionally in line with the officer's recommendation.

Councillor Boulton moved as an amendment:-

That the application be refused.

Councillor Boulton's amendment failed to attract a seconder and was therefore not put to the vote, in accordance with Standing Order 29.14.

The Committee resolved:-

to approve the application conditionally.

- **COUNCILLOR CIARAN MCRAE, Convener**