

LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL

ABERDEEN, 2 December 2024. Minute of Meeting of the LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL. Present:- Councillor , Convener; Councillor , Vice-Convener; and Councillors McRae, Boulton, Clark, Copland and Thomson.

The agenda, reports and recording associated with this meeting can be viewed [here](#).

57 SPITAL - CHANGE OF USE FROM DWELLINGHOUSE TO SHORT TERM LET ACCOMMODATION WITH MAXIMUM OCCUPANCY OF 12 PEOPLE

1. The Local Review Body (LRB) of Aberdeen City Council met on this day to consider review of the decision taken by an appointed officer under the Council's Scheme of Delegation for the refusal of the application for the change of use from dwellinghouse to short term let accommodation with maximum occupancy of 12 people at 57 Spital, Aberdeen, AB24 3HX.

Councillor McRae as Chair for the meeting, gave a brief outline of the business to be undertaken, advising that the LRB would be addressed by the Assistant Clerk, Mr Mark Masson with regards to the procedure to be followed and thereafter, by Ms Lucy Greene who would be acting as the Planning Adviser to the Body in the following case under consideration this day.

The Chairperson stated that although the Planning Adviser was employed by the planning authority, she had not been involved in any way with the consideration or determination of the application under review and was present to provide factual information and guidance to the Body only. He emphasised that the officer would not be asked to express any view on the proposed application.

The Local Review Body was then addressed by Mr Masson, Assistant Clerk in regard to the procedure to be followed, at which time reference was made to the procedure note circulated with the papers calling the meeting and to more general aspects relating to the procedure.

In relation to the application, the LRB had before it (1) a draft delegated report by the Appointed Officer, Aberdeen City Council; (2) an application dated 27 January 2024; (3) the Decision Notice dated 6 June 2024; (4) links to the plans showing the proposal and planning policies referred to in the draft delegated report; (5) the Notice of Review submitted by the applicant/agent; and (6) consultee correspondence from the Council's Environmental Health, Waste and Recycling and Roads Development Management Teams; and two letters of representation.

Ms Greene then described the site and outlined the appellant's proposal for detailed planning permission.

Ms Greene indicated that the appointed officer's reasons for refusal outlined in the draft report of handling was as follows:-

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- The change of use to short term let accommodation with a maximum occupancy of twelve people would have a significant adverse impact on the amenity afforded to the neighbouring residential occupants in the area in terms of noise and their actual or perceived impact on safety and security and would have a direct conflict with the adjacent land uses. The proposal conflicts with Policies 14 (Design, Quality and Place) of National Planning Framework 4, as well as H2 (Mixed Use Areas), D1 (Quality Placemaking) and D2 (Amenity) of the Aberdeen Local Development Plan 2023. There are no material considerations that would justify approval.

Ms Greene outlined the key points from the appellant's Notice of Review as follows:-

- Property had been managed by company on behalf of applicant since 2018;
- Previously operated as HMO for 6;
- It was large with 3 bathrooms/WC, large communal areas and garden;
- Queries whether other large properties were managed as guesthouses/ B&B and what was the difference in definition; and
- Applicant would be happy to provide further info and make case in person.

In terms of Consultation response, Ms Greene advised that the Waste Team had objected as there were no facilities shown and there was a large number of guests; the Roads Team had no objection and there was no comments received from Environmental Health. In relation to the Community Council, they expressed concerns due to the numbers of people and parking pressures and the bus stop adjacent was frequently full of parked cars. There was also concerns with community erosion and Aberdeen Planning Guidance did not limit STLs which it does for HMOs.

Ms Greene advised that the applicant had expressed the view that the review should not proceed on the basis of the information submitted and there should be one or more hearings as the applicant would like to make their case in person.

The Chairperson and Councillors Boulton, Copland, Clark and Thomson all indicated in turn that they each had enough information before them and therefore agreed that the review under consideration should be determined without any further procedure.

In terms of relevant policy considerations, Ms Greene referred to the National Planning Framework 4 and the Aberdeen Local Development Plan 2023.

Ms Greene responded to a question from a member relating to the occupancy number for the STL.

Members each advised in turn and unanimously agreed to uphold the appointed officers decision and refuse the planning application.

In coming to their decision, the Local Review Body had regard to the provisions of the development plan as required by Sections 25 and 37 of the Town and Country Planning

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(Scotland) Act 1997 (as amended) and other material considerations in so far as these were pertinent to the determination of the application.

More specifically, the reasons on which the Local Review Body based this decision are as follows –

The change of use to short term let accommodation with a maximum occupancy of twelve people would have a significant adverse impact on the amenity afforded to the neighbouring residential occupants in the area in terms of noise and their actual or perceived impact on safety and security and would have a direct conflict with the adjacent land uses. The proposal conflicts with Policies14 (Design, Quality and Place) of National Planning Framework 4, as well as H2 (Mixed Use Areas), D1 (Quality Placemaking) and D2 (Amenity) of the Aberdeen Local Development Plan 2023. There are no material considerations that would justify approval.

KINGSWELLS HOUSE, SKENE ROAD - CHANGE OF USE FROM CLASS 10 (NON-RESIDENTIAL INSTITUTIONS) TO CLASS 4 (BUSINESS); ERECTION OF REPLACEMENT EXTENSION, ALTERATIONS TO DOOR AND ASSOCIATED WORKS

2. The LRB then considered the second request to review the decision taken by an appointed officer under the Council's Scheme of Delegation for the refusal of the application for the change of use from class 10 (non-residential institutions) to class 4 (business); erection of replacement extension, alterations to door and associated works at Kingswells House, Skene Road, Aberdeen AB15 8PJ.

The Chairperson advised that Ms Lucy Greene would again be acting as the Planning Adviser to the Body in the following case under consideration this day and reiterated that although the Planning Adviser was employed by the planning authority, she had not been involved in any way with the consideration or determination of the application under review and was present to provide factual information and guidance to the Body only. She emphasised that the officer would not be asked to express any view on the proposed application.

In relation to the application, the LRB had before it (1) a delegated report by the Appointed Officer, Aberdeen City Council; (2) an application dated 24 October 2023; (3) the decision notice dated 27 June 2024; (4) links to the plans showing the proposal and planning policies referred to in the delegated report; (5) the Notice of Review submitted by the applicant's agent; and (6) correspondence from Aberdeen City Council's Roads Development Management Team, Waste and Recycling Team, Scottish Water and Historic Environment Scotland.

Ms Greene then described the site and outlined the appellant's proposal.

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Ms Greene indicated that the appointed officer's reasons for refusal outlined in the report of handling was as follows:-

- Change of Use was acceptable in principle;
- Not accepted that granite structure needed to be demolished – contrary to Policy D7 – Our Granite Heritage in LDP and HEPS;
- Proposed extension located on principal elevation, projected 10m, not subordinate, nor sufficiently high quality design, not exemplary and harmonious – contrary to D1 & D6, Policy 7 & 14, HEPS & Managing Change: Extensions;
- Accorded in part with Policy 9 – Empty Buildings. Due to demo & lack of biodiversity enhancement, contrary to Policy 1, 2, 3 and 12 – Zero Waste. Conflict with Managing Change – Adaptation of LBs; and
- Road safety, due to poor visibility and no separate pedestrian route. Contrary to T2 – Sustainable Transport. Although parking provided, it could not be safely accessed.

Ms Greene outlined the key points from the appellant's Notice of Review as follows:-

- Compliance in terms of tree and natural heritage; principle of use; waste;
- LBC 231347/LBC was refused and had been appealed to DPEA (site visit taken place, decision target 18 December);
- Application for Class 10 (A6/0170) involved small meetings, with maximum of 12. Max people residing – 8, plus caretaker. Applicant equated this to 20 comings and goings from site, possibly more;
- 9m by 120m was required. Exiting junction could continue use. Due to sale by previous owner, ownership extended to only width of junction. Alternatives explored;
- Heritage and Design statements covered history and background in detail;
- Extensive justification had been given for demolition;
- Building no longer in residential use, however, extension was domestic in scale;
- Setting of house had completely changed with Prime Four etc;
- Unclear why contrary to Policies 1,2,3,4,5,9, 6 or 12 – it was reuse;
- Garage was without merit, whilst demo was least preferable, justification given;
- Materials would be reused in retaining wall;
- Justifications were given throughout the process and with reuse of granite the proposal complies with Policy D7, Managing Change on extensions and Historic Environment Scotland do not object to the LBC;
- Proposal secured long term future of the building, economic implications if the building was unable to adapt. The need of the business to occupy it should be recognised; and
- Amendments were made, including reducing the size of link and to the roof.

In terms of consultation, the Roads Development Management Team had objected as access was far below current standards in terms of visibility splay onto the busy road with well used footpath and cycle path and there was a safety concern for vehicle entry and

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exit. There was no objection from the Waste Team or Scottish Water; there was no response from Aberdeen Airport and no comment from Kingswells Community Council.

Ms Greene advised that the applicant had indicated on the Notice of Review that there were new matters to be raised, however, these were comments on reasons for refusal, and would not fall into the definition of new matters. In terms of the procedure by which the review would be conducted, the applicant had expressed the view that it may proceed without site visit.

At this point in the proceedings, the LRB considered whether they had sufficient information before them to proceed to determine the review.

The Chairperson and Councillors Boulton, Copland, Clark and Thomson all indicated in turn that they each had enough information before them and therefore agreed that the review under consideration should be determined without any further procedure.

In terms of relevant policy considerations, Ms Greene referred to National Planning Framework 4 and the Aberdeen Local Development Plan 2023.

Ms Greene responded to various questions from members relating to extension, retaining wall and the concerns relating to the pathway and entrance/exit.

Members each advised in turn and unanimously agreed to reverse the appointed officer's earlier decision. Planning permission was therefore granted conditionally.

In coming to their decision, the Local Review Body had regard to the provisions of the development plan as required by Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (as amended) and other material considerations in so far as these were pertinent to the determination of the application.

More specifically, the reasons on which the Local Review Body based this decision are as follows:-

That the office use hereby granted permission would be acceptable in principle within this area zoned under Policy B2: Business Zones, within the Aberdeen Local Development Plan 2023 (ALDP).

The extension would be acceptable as its design would manifest an assertive contrast to the existing historic building, whilst through its scale and siting would be subservient. As such it would accord with Policy 7: Historic Assets and Places in National Planning Framework 7 (NPF4), Policy D6: Historic Environment and D7: Our Granite Heritage of the ALDP and Historic Environment Scotland's Historic Environment Policy for Scotland and Managing Change Guidance: Extensions.

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Vehicular access arrangements are considered acceptable, on the basis that a condition would require the closing off of the existing access across the central reservation of the A944 dual carriageway to ensure that vehicles would only be able to access and egress the site from the east bound carriageway. Pedestrian access is considered acceptable on the basis that lighting and a footpath are provided. With such conditions in place, the application would comply with Policy T2: Sustainable Transport in ALDP and Policy 13: Sustainable Transport in NPF4.

CONDITIONS

This permission is granted subject to the following 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) CLOSURE OF A944 CENTRAL RESERVATION CROSSING

The office hereby granted permission shall not be brought into use unless the existing opening in the central reservation directly opposite (to the south of) the driveway to Kingswells House has been closed off to prevent right turning into and out of the site.

Reason – In the interests of road safety.

(03) PEDESTRIAN FOOTPATH

The office hereby granted permission shall not be brought into use unless there has been laid out a pedestrian footpath alongside the access driveway serving Kingswells House, in accordance with a scheme that has been submitted to, and the approved in writing by the planning authority. Such a scheme shall include:

- a) A plan showing the route and dimensions of the path and root protection area of trees along the path route
- b) A methodology for laying a surface path using 'no dig' method or such other method that ensures no damage to trees;
- c) Details of surface finish to path, such as granite dust or similar.

Reason: In the interests of safety and encouraging sustainable travel.

(04) EXTERNAL LIGHTING

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The office hereby granted permission shall not be brought into use unless there has been provided external lighting along the pedestrian route from the A944 to the building entrance, in accordance with a scheme that has been submitted to, and the approved in writing by the planning authority. Such a scheme shall include:

- a) A site plan showing the lighting in conjunction with the pedestrian route;
- b) Details of the lighting units, for example, solar powered bollard type lights, including dimensions, finish, and manufacturer specification
- c) Details of any cabling and method of fixing to ground.

Reason: In the interests of safety and encouraging sustainable travel.

81 GRAY STREET - INSTALLATION OF REPLACEMENT SINGLE STOREY EXTENSION TO REAR

3. The LRB then considered the third request to review the decision taken by an appointed officer under the Council's Scheme of Delegation for the refusal of the application for the installation of a replacement single storey extension to rear at 81 Gray Street, Aberdeen, AB10 6JD.

The Chairperson advised that Ms Lucy Greene would again be acting as the Planning Adviser to the Body in the following case under consideration this day and reiterated that although the Planning Adviser was employed by the planning authority, she had not been involved in any way with the consideration or determination of the application under review and was present to provide factual information and guidance to the Body only. She emphasised that the officer would not be asked to express any view on the proposed application.

In relation to the application, the LRB had before it (1) a delegated report by the Appointed Officer, Aberdeen City Council; (2) an application dated 26 June 2024; (3) the decision notice dated 22 August 2024; (4) links to the plans showing the proposal and planning policies referred to in the delegated report; (5) the Notice of Review submitted by the applicant's agent; and (6) two letter of representation.

Ms Greene then described the site and outlined the appellant's proposal.

Ms Greene indicated that the appointed officer's reasons for refusal outlined in the report of handling was as follows:-

- The proposed single storey extension, due to its projection on the north-west elevation, would far exceed the criteria outlined in the Council's Householder Development Guide Aberdeen Planning Guidance for the projection of extensions along mutual boundaries in terraced properties;
- The projection of the extension would result in an overbearing impact and unacceptable tunnelling effect on the neighbouring property at 79 Gray Street,

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whilst also creating further overshadowing of that property, therefore the works did not comply with the criteria set out in Policy 14 (Design, Quality and Place) and Policy 16 (Quality Homes) of National Planning Framework 4 (NPF4); and

- Due to the significant adverse impact on the amenity of the neighbouring property, the proposal also conflicted with the criteria detailed within Policy H1 (Residential Areas), Policy D1 (Quality Placemaking) and Policy D2 (Amenity) of the Aberdeen Local Development Plan 2023.

Ms Greene outlined the key points from the appellant's Notice of Review as follows:-

- Summarised the issue of disagreement as whether proposal would be overbearing and would have tunnelling impact on number 79;
- Noted recent application at number 79;
- Extension on north side, to number 79, was not considered excessive and would improve daylight;
- Neighbours at 79 had written in support, however, this was received after the decision was issued, therefore not considered; and
- Approved extension at number 79 would remove the gap between properties, however, this was disregarded by Planning, as it had not been constructed.

In terms of consultation there was no comments submitted by the Community Council.

Ms Greene advised that the applicant had expressed the view that a site visit should take place in order to fully understand the site situation and the review should not proceed on the basis of the information submitted.

At this point in the proceedings, the LRB considered whether they had sufficient information before them to proceed to determine the review.

Councillors Boulton, Copland, Cooke and Thomson all indicated in turn that they each had enough information before them and therefore agreed that the review under consideration should be determined without any further procedure.

In terms of relevant policy considerations, Ms Greene referred to National Planning Framework 4 and the Aberdeen Local Development Plan 2023.

Ms Greene responded to various questions from members relating to shadowing and tunnelling concerns.

Members each advised in turn and unanimously agreed to reverse the appointed officer's earlier decision. Planning permission was therefore granted.

In coming to their decision, the Local Review Body had regard to the provisions of the development plan as required by Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (as amended) and other material considerations in so far as these were pertinent to the determination of the application.

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More specifically, the reasons on which the Local Review Body based this decision are as follows:-

That although the proposed single storey extension, due to its projection along the boundaries, would exceed the criteria outlined in the Householder Development Guide Aberdeen Planning Guidance, it is considered acceptable in its impact on the neighbouring properties as it would result in a reduction in the height of the structure on the shared boundary with no. 79 Gray Street when compared with the existing structures and also taking into account planning permission 240739/DPP relating to that property.

The proposal is considered to align with Policy 14 (Design, Quality and Place), Policy 16 (Quality Homes) of National Planning Framework 4 (NPF4) and Policy H1 (Residential Areas), Policy D1 (Quality Placemaking) and Policy D2 (Amenity) of the Aberdeen Local Development Plan 2023.

CONDITIONS

This permission is granted subject to the following 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.

Prior to consideration of the fourth review, Councillor Boulton left the meeting, for the reason that the property was located within her Electoral Ward, therefore she took no part in the proceedings.

LAND ADJACENT TO OLDFOLD FARMHOUSE, MILLTIMBER - ERECTION OF TWO-STOREY DETACHED DWELLING HOUSE WITH INTEGRAL GARAGE AND ASSOCIATED WORKS

4. The LRB then considered the fourth request to review the decision taken by an appointed officer under the Council's Scheme of Delegation for the refusal of the application for the erection of a two-storey detached dwelling house with integral garage and associated works at land adjacent to Oldfold Farmhouse, Milltimber, Aberdeen AB13 0HQ.

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The Chairperson advised that Ms Lucy Greene would again be acting as the Planning Adviser to the Body in the following case under consideration this day and reiterated that although the Planning Adviser was employed by the planning authority, she had not been involved in any way with the consideration or determination of the application under review and was present to provide factual information and guidance to the Body only. She emphasised that the officer would not be asked to express any view on the proposed application.

In relation to the application, the LRB had before it (1) a delegated report by the Appointed Officer, Aberdeen City Council; (2) an application dated 12 April 2024; (3) the decision notice dated 25 September 2024; (4) links to the plans showing the proposal and planning policies referred to in the delegated report; (5) the Notice of Review submitted by the applicant's agent; and (6) consultee responses from the Council's Environmental Health Team, Contaminated Land Team, Roads Development Management Team and Waste and Recycling Team; Scottish Water and a letter of representation.

Ms Greene then described the site and outlined the appellant's proposal.

Ms Greene indicated that the appointed officer's reasons for refusal outlined in the report of handling was as follows:-

- The proposed development would by virtue of its design and layout have a harmful impact in the following ways: It would visually intrude upon the existing Oldfold Farmhouse, to the detriment of its historic character and that of the wider setting of the area; by erecting a dwellinghouse where the majority of habitable rooms were excessively overshadowed by neighbouring woodland, it would provide inadequate amenity to the residential development and thereby place undue pressure on woodland, in particular to the south-west of the site; and
- Was contrary to Policy 7 (Historic Assets and Places) & Policy 14 (Design, Quality and Place) of NPF4, Policy D1 (Quality Placemaking), Policy D5 (Landscape Design) and Policy D6 (& Historic Environment), Policy D2 (Amenity), NPF4 Policy 6 (Forestry, Woodland and Trees) and ALDP Policy NE5 (Trees and Woodland).

Ms Greene outlined the key points from the appellant's Notice of Review as follows:-

- Oldfold Farmhouse was not listed, its significance was overstated. Surroundings heavily influenced by housing estate;
- Quality architecture – dispute that the house would not be distinctive and pleasant;
- House would occupy 15% of plot, plenty of space for landscaping and plan was not requested;
- Materials - Aberdeen Planning Guidance did not contain preference against white / off-white render;
- No healthy trees would be felled. Trees were deciduous; and
- Planning Permission in Principle existed on the site, including plot within Zone of Influence.

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In terms of consultee responses, there were no objections from the Roads, Waste, Environmental Health and Contaminated Land Teams. Scottish Water had no objection and there was no comments received from Cults, Bieldside and Milltimber Community Council. There was one letter of representation which objected to the application due to dust and construction noise.

Ms Greene advised that the applicant had expressed the view that the review may proceed on the basis of the information submitted.

At this point in the proceedings, the LRB considered whether they had sufficient information before them to proceed to determine the review.

The Chairperson and Councillors Copland, Clark and Thomson all indicated in turn that they each had enough information before them and therefore agreed that the review under consideration should be determined without any further procedure.

In terms of relevant policy considerations, Ms Greene referred to National Planning Framework 4 and the Aberdeen Local Development Plan 2023.

Ms Greene responded to various questions from members relating to the trees and orientation of the proposed building.

Members each advised in turn and unanimously agreed to reverse the appointed officer's earlier decision. Planning permission was therefore granted conditionally.

In coming to their decision, the Local Review Body had regard to the provisions of the development plan as required by Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (as amended) and other material considerations in so far as these were pertinent to the determination of the application.

More specifically, the reasons on which the Local Review Body based this decision are as follows:-

The principle of development is acceptable, with extant Planning Permission in Principle for a house having been granted, under application reference 220261/PPP.

The siting and design of the proposal would result in an adequate level of amenity for future occupants, with the deciduous trees to the west providing shading in summer, helping with climate change mitigation, whilst allowing sunlight to reach the house during winter. This would align with Policy 2 (Climate mitigation and adaptation) of National Planning Framework 4 (NPF4).

The character of the surrounding area has been significantly impacted by the relatively recent erection of housing to the north, south and east. There would be no significant impact on the amenity of the occupants of the existing Oldfold

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Farmhouse, nor an adverse impact on its character. As such the application proposal would align with Policy D2 (Amenity) and Policy D6 (Our Historic Environment) in Aberdeen Local Development Plan 2023 (ALDP) and Policy 7 (Historic Assets and Places) in NPF4.

The development would be distinctive and pleasant and would align with Policy 14 (Design, Quality and Place) in National Planning Framework 4 (NPF4) and Policy D1 (Quality Placemaking) in ALDP.

No healthy trees would be lost as a result of the development and with conditions requiring tree protection during construction, a landscape plan and biodiversity enhancement, it is considered that the proposal would be acceptable in terms of trees and landscaping, complying with Policy 1 Policy 3 (Biodiversity), Policy 6 (Forestry, Woodland and Trees) in National Planning Framework 4 (NPF4), Policy NE5 (Trees and Woodland) and Policy D5 (Landscape Design) in the ALDP.

CONDITIONS

This permission is granted subject to the following 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) LANDSCAPE PLAN AND BIODIVERSITY PLAN

That no development pursuant to the planning permission hereby approved shall be carried out unless there has been submitted to and approved in writing for the purpose by the planning authority:

- (a) a detailed scheme of landscaping for the site, which scheme shall include indications of all existing trees and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of development, and the proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting
- (b) a detailed biodiversity protection and enhancement plan, which shall include an assessment of existing habitats and biodiversity interest, the impact of the development on this, the mitigation proposed and measures for enhancing biodiversity, including consideration given to surrounding habitats and strengthening connectivity.

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Reason - in the interests of the amenity of the area and to enhance biodiversity.

(03) LANDSCAPE SCHEME AND BIODIVERSITY MEASURES

All soft landscaping proposals and biodiversity measures identified in the plans approved under condition 2 shall be carried out in accordance with the approved schemes and shall be completed during the planting season immediately following the commencement of the development or as otherwise 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 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. To ensure that biodiversity enhancement is achieved.

(04) TREE PROTECTION

That no development shall take place unless the tree protection measures as agreed in relation to condition 2 have been erected on site and remain in place for the entirety of the construction period, unless otherwise agreed in writing with the planning authority.

Reason – In order to protect trees on, and near to, the site.

(05) TREES – PREVENTION OF DAMAGE

that 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 - in order to ensure adequate protection for the trees on site during the construction of the development.

(06) TREES – FURTHER WORKS

that any tree work which appears to become necessary during the implementation of the development shall not be undertaken without the prior written consent of the Planning Authority; any damage caused to trees growing on the site shall be remedied in accordance with British Standard 3998: 2010 "Recommendations for Tree Work" before the building hereby approved is first occupied.

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- Reason - in order to preserve the character and visual amenity of the area.
COUNCILLOR CIRAN MCRAE, Chairperson.