

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 19 September 2019. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Boulton, Convener; and Councillors Allan, Copland, Cormie, Donnelly (as substitute for Councillor Stewart), Greig, Henrickson (as substitute for Councillor Cooke) and Avril MacKenzie.

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.

AGENDA

1. The Convener advised that item 7.6 on the agenda – 38 Cameron Street, had been withdrawn from the agenda.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 15 AUGUST 2019

2. The Committee had before it the minute of its previous meeting of 15 August 2019, 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 within the business planner.

112 HIGH STREET ABERDEEN - 191066

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

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That the application for the change of use of pavement to provide an external seating area outside the premises with associated enclosure at 112 High Street Aberdeen, be approved subject to the following conditions:-

Conditions

(1) HOURS OF OPERATION AND REMOVAL OF STREET FURNITURE

The outdoor seating area hereby approved shall only be used between the hours of 8am and 10pm on any given day and any tables, chairs and other street furniture including barriers for the purpose of, or associated with, facilitating outdoor seating shall be removed from the pavement outwith the hours of operation for the outdoor seating area.

Reason – In order to protect the amenity of the neighbouring residential properties and the character and appearance of the conservation area.

(2) AMPLIFIED MUSIC

No amplified music shall be played in the outdoor seating area at any time.

Reason – In order to protect the amenity of the neighbouring residential properties.

The Committee heard from Alex Ferguson, Planner, who spoke in furtherance of the application and answered questions from members.

The Committee resolved:-

to approve the recommendation and therefore approve the application conditionally.

LOIRSTON DEVELOPMENT FRAMEWORK 2019 - PLA/19/311

5. The Committee had before it a report by the Chief Officer – Strategic Place Planning, which presented an update to the Loirston Development Framework and sought approval to consult on the Draft Framework over a minimum of a 4 week period.

The Committee heard from Rebecca Kerr, Planner, who spoke in furtherance of the report and answered various questions from members.

The report recommended:-

that the Committee –

- (a) approves the content of the Draft Loirston Development Framework (2019);
- (b) instructs the Chief Officer - Strategic Place Planning to publish the Draft Loirston Development Framework (2019) for a minimum 4 week public consultation period; and

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- (c) instructs the Chief Officer – Strategic Place Planning to report the outcomes of the public consultation on the Draft Framework back to a future meeting of the Committee, within the next 6 months.

The Committee resolved:-

- (i) to request that officers continue to liaise with locality planning and community officers for Torry, as Torry Community Council was no longer in existence;
- (ii) to thank officers for their continued efforts regarding the framework; and
- (iii) to otherwise approve the recommendations contained within the report.

DRAFT TECHNICAL ADVICE NOTE - MATERIALS - PLA/19/306

6. The Committee had before it a report by the Chief Officer – Strategic Place Planning, which sought approval to consult on the content of a new Draft Technical Advice Note (TAN) entitled “Materials”: External building materials and their use in Aberdeen.

The Committee heard from Alex Ferguson and Rebecca Kerr, Planners, who spoke in furtherance of the report and answered various questions from members.

The report recommended:-

that the Committee –

- (a) approves the content of the Draft Technical Advice Note: Materials: External building materials and their use in Aberdeen for a minimum of 4 week period of public consultation; and
- (b) instructs the Chief Officer – Strategic Place Planning to report the findings of the public consultation back to a future meeting of the Committee within 6 months.

The Committee resolved:-

- (i) to thank officers for their work in this regard; and
- (ii) to otherwise approve the recommendations contained within the report.

DEVELOPMENT ALONG LANES - PLA/19/305

7. The Committee had before it a report by the Chief Officer – Strategic Place Planning, which sought approval to consult on the content of a new Draft Local Planning Policy: Development Along Lanes.

The Committee heard from Nigel McDowell, Senior Planner, who spoke in furtherance of the report and answered various questions from members.

The report recommended:-

that the Committee –

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- (a) approves the content of the Draft Local Planning Policy: Development Along Lanes (Appendix 1) and associated map, for a minimum four week period of public consultation; and
- (b) instructs the Chief Officer – Strategic Place Planning to report the findings of the public consultation, along with any recommended revisions to the draft policy, to this Committee within 6 months.

The Committee resolved:-

- (i) to thank officers for their continued hard work with the report; and
- (ii) to otherwise approve the recommendations.

ENFORCEMENT ACTION - 7 AIRYHALL PLACE ABERDEEN - PLA/19/374

8. The Committee had before it a report by the Chief Officer – Strategic Place Planning, which informed the Committee in respect of a breach of planning control which comprised the erection of unauthorised fencing to the front, side and rear of the dwellinghouse at 7 Airyhall Place, Aberdeen.

The report recommended:-

That the Committee –

- (a) authorises the serving of an Enforcement Notice upon the owner of the property at 7 Airyhall Place Aberdeen, to rectify the breach of planning control, where an application for planning permission was refused by the Local Review Body on 13 August 2019; and
- (b) agrees that the breach should be remedied by the removal of the unauthorised fencing.

The Committee resolved:-

to approve the recommendations.

ENFORCEMENT ACTION - 2 PARK BRAE - PLA/19/381

9. The Committee had before it a report by the Chief Officer – Strategic Place Planning, which informed the Committee in respect of a breach of planning control which comprised the failure to relocate security fencing in line with the approved planning application at 2 Park Brae, Cults, Aberdeen.

The report recommended:-

That the Committee –

- (a) authorises the serving of an Enforcement Notice upon the owner of the property at 2 Park Brae Aberdeen, to ensure compliance with the submitted plans; and
- (b) agrees that the breach should be remedied by either removing the security fencing, or locating it in line with the approved drawing associated with planning

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application 181248, to an extent that planning permission would not have been required and the works therefore constitute permitted development.

The Committee resolved:-

to approve the recommendations.

- **Councillor Marie Boulton, Convener**

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