

## **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE**

ABERDEEN, 5 December 2019. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Boulton, Convener; Councillor Stewart, the Depute Provost – the Vice Convener; and Councillors Allan, Cooke, Copland, Cormie, Macdonald (as substitute for Councillor Malik), MacKenzie and Yuill (as substitute for Councillor Greig).

**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.**

### **MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 31 OCTOBER 2019**

1. The Committee had before it the minute of the previous meeting of 31 October 2019, for approval.

**The Committee resolved:-**

to approve the minute as a correct record.

### **MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS) OF 7 NOVEMBER 2019**

2. The Committee had before it the minute of the Planning Development Management Committee (Visits) of 7 November 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.

### **OLD STONEYWOOD CHURCH, BANKHEAD ROAD, ABERDEEN - 191405**

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 detailed planning permission for the change of use of ground and first floor from class 4 (offices) to class 10 (non-residential institutions) – Old Stoneywood Church, Bankhead Road Aberdeen, 191405, be approved subject to the following conditions:-

**Conditions****(1) Noise Impact**

No development shall take place pursuant to this planning permission unless a further detailed assessment of the likely sources and levels of noise arising within, and those audible outwith, the premises has been submitted to, and approved in writing by, the planning authority. The noise assessment shall be carried out by a suitably qualified independent noise consultant. All noise attenuation measures identified by the noise assessment which are required in order to prevent any adverse impacts on the amenity of residents in the surrounding area shall be installed prior to commencement of the use hereby approved, unless the planning authority has given prior written approval for a variation.

Reason - in the interests of residential amenity.

**(2) Provision of Cycle Parking**

No development shall take place pursuant to this planning permission unless a scheme detailing secure cycle parking provision on site has been submitted to, and approved in writing by the planning authority. The use hereby granted planning permission shall not take place unless the scheme is implemented in full.

Reason - In the interests of encouraging more sustainable modes of travel.

**(3) On Street Parking Restriction**

No development shall take place pursuant to this planning permission unless there has been submitted to and agreed in writing by the planning authority a scheme for implementation of on street parking restriction on the east side of Bankhead Avenue in the vicinity of the site (car park) access. Thereafter the development shall not be occupied unless the said restrictions have been implemented in full.

Reason - In the interests of public road safety and the free flow of public transport.

**(4) Car Parking Layout**

The development hereby approved shall not be occupied unless the ancillary car parking spaces have been demarcated in accordance with drawing No. 421(PA)002 Rev E of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority. Such areas shall not thereafter be used for any other purpose other than the purpose of the parking of vehicles ancillary to the development and use thereby granted approval.

Reason – In order to reduce the risk of overspill car parking in the adjacent residential area.

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### (5) Restriction of Use

The class 10 (temple) use of the site hereby approved shall be restricted to the interior of the building only. The ancillary external landscaping areas within the site, including the planted area at the east edge of the building frontage, shall be retained as landscaped areas and shall not be removed / hard surfaced or used for any active purpose associated with the class 10 (temple) use hereby authorised.

Reason – in order to minimise any potential disturbance to residential amenity and in the interest of visual amenity / sustainable development.

The Committee heard from Robert Forbes, Senior Planner, who spoke in furtherance of the application and answered questions from members.

### **The Committee resolved:-**

to approve the application conditionally.

### **MARCLIFFE AT PITFODELS, ABERDEEN - 191074**

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

That the application for the detailed planning permission for the erection of a 65-bed care home over 2, 3 and 4 storeys with associated landscaping, car parking and infrastructure, at the Marcliffe at Pitfodels, Aberdeen, 191074 be approved conditionally and subject to the conclusion of a legal agreement.

### **Conditions**

1. That no development shall take place until there has been submitted to and approved in writing a detailed Green Travel Plan, which outlines sustainable measures to deter the use of private car and advises of sustainable travel choices to and from the site. Thereafter the measures within the said Green Travel Plan shall be implemented in their entirety. Reason: in order to encourage more sustainable forms of travel to and from the development.
2. No works in connection with the development hereby approved shall commence unless a tree protection plan has been submitted to and approved in writing by the planning authority. Tree protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:
  - a) The location of the trees to be retained and their root protection areas and canopy spreads (as defined in BS 5837: 2012 Trees in relation to design, demolition and construction);

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- b) The position and construction of protective fencing around the retained trees (to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction).
- c) The extent and type of ground protection, and any additional measures required to safeguard vulnerable trees and their root protection areas.
- d) An arboricultural impact assessment which evaluates the direct and indirect impacts of the proposed development on the trees to be retained and proposed mitigation.
- e) An arboricultural method statement to demonstrate that operations can be carried out with minimal risk of adverse impact on trees to be retained.
- f) A method statement for any works proposed within the root protection areas of the trees shown to be retained.

No works in connection with the development hereby approved shall commence unless the tree protection measures have been implemented in full in accordance with the approved tree protection plan. No materials, supplies, plant, machinery, soil heaps, changes in ground levels or construction activities shall be permitted within the protected areas without the written consent of the planning authority and no fire shall be lit in the position where the flames could extend to within 5 metres of foliage, branches or trunks. The approved tree protection measures shall be retained in situ until the development has been completed. Reason: In order to ensure adequate protection for the trees and hedges on the site during the construction of development, and in the interests of the visual amenity of the area.

- 3. No works in connection with the development hereby approved shall commence unless samples and details of all the material (walls, windows, doors and roofing materials) to be used in the external finish for the approved development have been submitted to and approved in writing by the planning authority. The development shall not be occupied unless the external finish has been applied in accordance with the approved details. Reason: In the interests of the appearance of the development and the visual amenities of the area.
- 4. The building hereby approved shall not be erected unless an Energy Statement applicable to that building has been submitted to and approved in writing by the planning authority. The Energy Statement shall include the following items:
  - a) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development.
  - b) Calculations using the SAP or SBEM methods, which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with the Council's Supplementary Planning Guidance on Carbon Neutrality in New Developments.

The development shall not be occupied unless it has been constructed in full accordance with the approved details in the Energy Statement. The carbon

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reduction measures shall be retained in place and fully operational thereafter. Reason: To ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and the Council's Supplementary Planning Guidance - Resources for New Development.

5. No development in connection with the planning permission hereby granted shall commence unless full details of the proposed lighting for the footpath associated with the development have been submitted to and approved in writing by the planning authority. All lighting shall be provided and thereafter retained in accordance both with the approved scheme. Reason: In order to minimise the amount of obtrusive lighting from the development in the interests of the amenity of the surrounding area.
6. The development hereby approved shall not be occupied unless its driveway, turning and parking areas has been provided and surfaced in accordance with the details shown on the approved plans (Ref: 11380 - HFM - ZZ - ZZ - DR - A - P(00) – 004). Once provided, all parking and turning areas shall thereafter be permanently retained as such. Reason: To ensure the timely completion of the driveway to an adequate standard to prevent the carriage of loose driveway material on to the public road in the interests of road safety.
7. The development hereby approved shall not be occupied unless all mitigation measures as detailed within the submitted Noise Impact Assessment (Ref: 19335-R01-A) have been implemented in their entirety. Once implemented, all mitigation measures shall be permanently retained as such. Reason: to ensure that an appropriate level of residential amenity can be provided.
8. No works in connection with the development hereby approved (including demolition, ground works and vegetation clearance) shall commence unless a construction environmental management plan (CEMP) has been submitted to and approved in writing by the planning authority. The CEMP shall include the following.
  - a. Risk assessment of potentially damaging construction activities;
  - b. Identification of "biodiversity protection zones";
  - c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
  - d. The location and timing of sensitive works to avoid harm to biodiversity features
  - e. The times during construction when specialist ecologists need to be present on site to oversee works;
  - f. Responsible persons and lines of communication;
  - g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; and
  - h. Use of protective fences, exclusion barriers and warning signs.

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All works carried out during the construction period shall be undertaken strictly in accordance with the approved CEMP. Reason: In the interests of protecting the biodiversity of the environment.

9. That all works shall be undertaken in accordance with the submitted Drainage Statement (Fairhurst Ref: 130573) and unless otherwise agreed in writing by the Planning Authority. Reason: to ensure that the site can be adequately drained and reduce potential for flood risk.

The Convener requested that a site visit take place before any deliberation and determination of the application.

### **The Committee resolved:-**

to agree that the application be deferred for a site visit which would take place on Wednesday 18 December 2019.

### **SOUTH ESPLANADE WEST, ABERDEEN - 181702**

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

That the application for planning permission in principle for the residential led development comprising approximately 258 residential flats set over 4 and 7 stories, 616 sqm of class 1 (retail) riverside park/open space and associated infrastructure at South Esplanade West Aberdeen, 181702, have a willingness to approve subject to conditions and securing a legal agreement to deliver affordable housing and developer obligations towards community facilities, sports and recreation, open space and healthcare.

Councillor Allan requested that a site visit take place before any deliberation and determination of the application.

### **The Committee resolved:-**

to agree that the application be deferred for a site visit which would take place on Wednesday 18 December 2019.

### **NORTHCOTE HOUSE, NORTHCOTE ROAD ABERDEEN - 191574**

7. 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 sub-division of existing ground floor flat into two flats including conversion and alterations of existing garage to form living space, car parking and associated works at Northcote House, Northcote Road Aberdeen, 191574, be approved subject to the following conditions:-

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**Conditions****(1) CONSTRUCTION OF PARKING AREA**

Prior to the occupation of the hereby approved new flat, the extended car parking area as shown in drawings 100 Rev F and 3955\_102a shall be constructed and laid out in full accordance with the approved plans, or similar as may be agreed in writing with the Council, as Planning Authority.

Reason: In the interests of ensuring adequate off-street car parking is provided within the site.

**(2) BIN PROVISION**

The hereby approved flat shall not be occupied until such time as a scheme for the storage of waste generated by the new flat has been agreed in writing with the Council as Planning Authority and thereafter the agreed scheme has been implemented.

Reason: In the interests of ensuring the adequate storage of waste and protecting amenity.

The Convener requested that a site visit take place before any deliberation and determination of the application.

**The Committee resolved:-**

to agree that the application be deferred for a site visit which would take place on Wednesday 18 December 2019.

- **Councillor Marie Boulton, Convener**

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