

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 2 July 2020. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Boulton, Convener; Councillor Stewart, Vice Convener; and Councillors Allan, Alphonse (as substitute for Councillor Cormie for items 4 to 7), Cooke, Copland, Greig, Henrickson (as substitute for Councillor Cormie for items 1 to 3), MacKenzie and Malik.

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 1 JUNE 2020

1. The Committee had before it the minute of the previous meeting of 1 June 2020, for approval.

The Committee resolved:-

to approve the minute as a correct record.

COMMITTEE PLANNER

2. The Committee had before it a planner of future Committee business.

The Committee resolved:-

to note the information contained in the Committee business planner.

REVIEW OF TWO-YEAR WAIVER ON AFFORDABLE HOUSING IN THE CITY CENTRE - PLA/20/100

3. The Committee had before it a report by the Chief Officer - Strategic Place Planning, which provided an initial review of the waiver on affordable housing requirements for developments within the city centre, which had been in place since September 2018, and sought to extend the affordable housing waiver for a period of eighteen months.

The report recommended:-

that the Committee approve an eighteen-month extension to the waiver on affordable housing requirements relating to planning applications for new build housing developments and changes of use to residential use within the city centre, such that the waiver will continue to apply for applications determined until 30th June 2022 subject to

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a direction applied to the grant of planning permission time limiting the duration of the relevant consent to 12 months.

The Committee heard from David Berry, Developer Obligation Team Leader, who spoke in furtherance of the report and answered various questions from members.

The Convener, seconded by the Vice Convener, moved:-
that the Committee approve the recommendation as contained within the report.

Councillor Cooke, seconded by Councillor Copland, moved as an amendment:-
that the Committee take no action.

On a division, there voted:- for the motion (6) – the Convener, the Vice Convener and Councillors Allan, Greig, MacKenzie and Malik; for the amendment (3) – Councillors Cooke, Copland and Henrickson.

The Committee resolved:-

to adopt the motion and therefore approve the recommendation contained in the report.

GREYFRIARS HOUSE, GALLOWGATE ABERDEEN - 200246

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

That there be a willingness to approve the application for planning permission in principle, subject to conditions and a legal agreement to secure developer obligations towards education, healthcare, Car Club and bus stop upgrades, for a residential development including demolition of existing buildings and associated access, parking, landscaping and infrastructure works at Greyfriars House, 54 Gallowgate, Aberdeen.

Conditions

(1) DESIGN AND LAYOUT OF ACCESSES, PATHS AND BUILDINGS

No development within any particular phase or block shall take place unless a matters specified in conditions application, including the detailed layout and design of access points, roads, parking areas, buildings and other structures for that particular phase or block, has been submitted to and approved in writing by the planning authority. The proposed development shall be in accordance with the overarching layout, siting, design, height and massing principles of roads, paths and buildings established by this grant of the planning permission in principle and comprise:

- a) details of existing and proposed site levels (including cross sections);
- b) details of the mix of residential unit numbers, type, size and tenure;
- c) details of layout, design and external appearance of –

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- (i) vehicular and pedestrian access points;
- (ii) all buildings and ancillary structures, to include improvement and refinement of design elements for all buildings, including to give the easternmost building a slender, vertical emphasis (e.g. by way of creating a tower feature to the eastern block via detailing, recessed and stepped sections to roofs and walls etc.)
- (iii) vehicular and motorcycle parking;
- (iv) short and long-term secure cycle parking;
- (v) storage and collection arrangements for waste and recyclables; and
- (vi) boundary enclosures around and within the site.

Thereafter the development shall not be implemented other than in full accordance with the approved details.

Reason – to ensure a satisfactory layout and design of the development and ensure provision of a suitable level of parking.

(2) LANDSCAPING

No development within any particular phase or block shall take place unless a matters specified in conditions application including a scheme of hard and soft landscaping covering all areas of public and private open/green space for that particular phase or block has been submitted to and approved in writing by the planning authority. The scheme shall include details of –

1. Those areas reserved as private space and those areas that will be freely accessible for all residents and the general public;
2. Existing and proposed finished ground levels;
3. Existing landscape features, trees, woodland and vegetation to be retained or removed and a scheme for the protection of all trees to be retained within and immediately adjacent to the site;
4. Existing and proposed services and utilities including cables and pipelines;
5. Proposed tree and shrub numbers, densities, locations, species, sizes and stage of maturity at planting.
6. Location, design and materials of walls, fences, gates and street furniture;
7. Arrangements for the management and maintenance of existing and proposed open space, and landscaped areas; and
8. Proposed hard surface finishing materials.

All soft and hard landscaping proposals shall be carried out in accordance with the approved scheme and shall be completed during the planting season immediately following the commencement of each respective phase of the development or such other date as may be agreed in writing with the Planning Authority. Any planting which, within a period of 5 years from the completion of each phase 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.

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Reason – in order to integrate the development into the surrounding landscape, increasing the biodiversity and recreational value of the site and creating a suitable living environment for future residents.

(3) LOCALISED PUBLIC REALM IMPROVEMENTS

No development shall take place unless a matters specified in conditions application comprising details of the localised improvements to the public realm (as indicatively set out on CDA plan ref: (PL)018) within and adjacent to the site (including the Gallowgate footpath, the footpath between the buildings and the Gallowgate car park and the Seamount steps [within the ownership of Aberdeen City Council]) has been submitted to and approved in writing by the planning authority. Thereafter the works shall take place in accordance with the agreed details.

Reason: In order to ensure that the development enhances the local public realm for the benefit of the development's occupants and the wider existing community, in lieu of Developer Obligations payments toward Open Space, Sports & Recreation and Community Facilities.

(4) NOISE IMPACT ASSESSMENT

No development within any particular phase or block shall take place unless a matters specified in conditions application including a noise impact assessment (NIA) by a suitably qualified noise consultant has been submitted to and approved in writing by the Planning Authority. The NIA is required in order to ascertain the predicted impacts of likely noise sources on residential properties and to suggest necessary mitigation measures. The assessment shall:

- a) Be in accordance with Planning Advice Note (PAN) 1/2011 Planning and Noise and its accompanying Technical Advice Note;
- b) Identify the likely sources of noise potentially impacting on the local residences;
- c) Establish the level of noise impact associated with the development through application of relevant guidance;
- d) Detail the noise mitigation measures to reduce noise from the existing noise sources to an acceptable level to reasonably protect the amenity of the occupants of the proposed residences;
- e) The methodology for the noise assessment should be submitted and agreed in writing with the Council's Environmental Health Service in advance of the assessment.

Reason: In order to ensure that a satisfactory residential environment can be created for the occupants of the proposed development.

(5) CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

No development (including site stripping, service provision or establishment of site compounds) within any part of the site shall take place unless a matters specified in conditions application comprising a site specific construction environmental

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management plan (CEMP) for that particular part of the site has been submitted to and approved in writing by the planning authority. The CEMP shall detail the site-specific management of surface water run-off and pollution prevention through the construction period and measures for final site surface water drainage should be given appropriate consideration through a site-specific Pollution Prevention Plan (PPP), which should be included within the site-specific CEMP. Thereafter development shall be undertaken in accordance with the approved CEMP.

Reason – to minimise the impacts of necessary demolition / construction works on the environment and on the amenity of neighbouring land uses.

(6) DUST MANAGEMENT PLAN

No development (including site stripping, service provision or establishment of site compounds) within any part of the site shall take place unless a matters specified in conditions application comprising a Dust Management Plan has been submitted to and approved in writing by the planning authority. The Dust Management Plan shall include the following;

1. An 'Air Quality (Dust) Risk Assessment' by a suitably qualified consultant carried out in line with the IAQM 2014 Guidance entitled 'Guidance on the Assessment of Dust from Demolition and Construction' (or equivalent as demonstrated) to predict the likely dust levels and impact on air quality including a determination of its significance; and
2. A plan for dust management produced in line with the aforementioned guidance and based on the outcome of the Dust Risk Assessment, detailing the necessary dust control measures to be implemented.

Reason – to control air pollution from dust associated with the construction of the development and to protect the amenity of neighbouring land uses.

(7) EXTERNAL LIGHTING

No development within any particular phase or block shall take place unless a matters specified in conditions application including details of the external lighting for that particular phase or block has been submitted to and approved in writing by the planning authority. Thereafter the external lighting shall be implemented in accordance with the approved details.

Reason – to ensure that the site would be adequately lit at night in the interest of safety, and without detriment to the amenity of any neighbouring residential properties or protected species.

(8) SITE WASTE MANAGEMENT

No development shall take place unless a matters specified in conditions application including a Site Waste Management Plan, detailing how construction-phase waste

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would be minimised and disposed of, has been submitted to and approved in writing by the planning authority.

Reason – in order to minimise waste at source on the construction site, in accordance with Scottish Planning Policy (paragraph 218).

(9) SURFACE WATER DRAINAGE

No development within any particular phase or block shall take place unless a matters specified in conditions application including a detailed scheme for surface water drainage for that particular phase or block has been submitted to and approved in writing by the planning authority.

Reason – in order to ensure adequate protection of the water environment from surface water runoff and to ensure that the site can be adequately drained without increasing flood risk.

(10) SAFE ROUTES TO SCHOOL

No development shall take place unless a matters specified in conditions application, including an assessment of, and scheme for securing, safe pedestrian routes to Aberdeen Grammar and Gilcomstoun Primary School (or such as other school as pupils from the site may be zoned to should circumstances change), has been submitted to and approved in writing by the planning authority. Thereafter no residential unit shall be occupied unless any associated work identified by the approved scheme to create the safe routes has been completed.

Reason - in order to promote sustainable and safe travel and ensure compliance with policy T3 (Sustainable and Active Travel) of the Aberdeen Local Development Plan.

(11) RESIDENTIAL TRAVEL PACK

No unit shall be occupied unless a matters specified in conditions application including a residential travel pack for that phase or block has been submitted to and approved in writing by the planning authority. Each residential travel pack shall identify details of different travel options available in the area in order to discourage the use of the private car. The approved travel pack shall be supplied to the occupants of every residential unit within that block or phase on occupation. Each Travel Plan shall identify measures to be implemented in order to discourage the use of the private car as well as the duration of the plan, system of management, monitoring, review and reporting and thereafter shall be implemented as approved.

Reason – in order to reduce dependency on the private car for travel.

(12) ELECTRIC VEHICLE CHARGING POINTS

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No unit shall be occupied unless a matters specified in conditions application including:

- i. details of the type and location of electric vehicle charging points and bays;
- ii. markings and signage to identify the bays; and
- iii. a phasing plan for their provision, have been submitted to and approved in writing by the planning authority. Thereafter the charging points and bays shall be provided in accordance with the agreed phasing plan prior to the occupation

Reason – to provide for and encourage the use of electric vehicles.

(13) WATER EFFICIENCY STATEMENT

No development within any particular phase or block shall take place unless a matters specified in conditions application including a water efficiency statement for that particular phase or block has been submitted to and approved in writing by the planning authority. The statement should take into account the advice provided in CIRIA publication C723 (Water sensitive urban design in the UK) and specify the measures proposed to incorporate water saving technology into the development so as to achieve gold standard for water use efficiency in domestic buildings or BREEAM level 5 for non-domestic buildings. Thereafter the approved measures shall be implemented in the construction of the development.

Reason – in order to help minimise water abstraction from the River Dee.

(14) LOW AND ZERO CARBON BUILDINGS

No development within any particular phase or block shall take place unless a matters specified in conditions application comprising a scheme detailing compliance with the Council's 'Low and Zero Carbon Buildings' supplementary guidance for the buildings within that particular phase or block has been submitted to and approved in writing by the planning authority. Thereafter, each building shall not be occupied unless the approved measures have been implemented in full and are available for use.

Reason – in order to ensure that the development complies with the 'Low and Zero Carbon Buildings' Supplementary Guidance.

(15) WASTE-WATER CONNECTIONS

No development within any particular phase or block shall take place unless a matters specified in conditions application including a scheme for the connection of buildings to the public waste water system for that particular phase or block has been submitted to and approved in writing by the planning authority. The scheme shall include confirmation from Scottish Water that connections can be made and any necessary upgrades to the public waste-water system are in place. Thereafter no building shall be occupied unless connection has been made to the public waste-water network in accordance with the approved details.

Reason – in order to ensure that sewage is satisfactorily treated and disposed of.

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(16) BAT SURVEY RECOMMENDATIONS

No development shall take place unless a matters specified in conditions application including details as to how the recommended measures in the approved Bat Survey would be implemented has been submitted to and approved in writing by the planning authority. Thereafter the works shall take place in accordance with the agreed details.

Reason: in order to adequately mitigate the impact of the development on bats, as a protected species.

(17) PROGRAMME OF ARCHAEOLOGICAL WORKS

No works in connection with the development hereby approved shall commence unless an archaeological written scheme of investigation (WSI) has been submitted to and approved in writing by the planning authority as part of a matters specified in condition application and a programme of archaeological works has been carried out in accordance with the approved WSI. The WSI shall include details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the written scheme of investigation will be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis the development hereby approved shall not be occupied unless a post-excavation research design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted to and approved in writing by the planning authority. The PERD shall be carried out in complete accordance with the approved details.

Reason: To safeguard and record the archaeological potential of the area.

(18) PHOTOGRAPHIC SURVEY

No demolition or any other works in connection with the development hereby approved shall commence unless a photographic survey of the existing buildings and structures on the application site has been submitted to and approved in writing by the planning authority. All external elevations of the buildings and structures together with the setting of the buildings and structures and any unusual features of the existing buildings and structures shall be photographed. The photographic viewpoints must be clearly annotated on a plan to accompany the survey. The photographs and plan must be in a digital format and must be clearly marked with the planning reference number.

Reason: To ensure that a historic record of the building is made for inclusion in the National Monuments Record for Scotland and in the local Historic Environment Record.

(19) DISTRICT HEAT NETWORK CONNECTION

No development shall take place unless a matters specified in conditions application comprising a scheme for the connection of the development into the Aberdeen Heat

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and Power district heating network has been submitted to and approved in writing by the planning authority. Thereafter the works shall take place in accordance with the agreed scheme.

Reason: In order to maximise the potential for more sustainable heating provision, in accordance with Policy R8 (Heat Networks) of the Proposed ALDP.

DURATION OF CONSENT – DIRECTION

In accordance with the power granted to it under section 58 of the Town and Country Planning (Scotland) Act 1997, the planning authority direct that section 58(2) shall apply in respect of this planning permission, with the substitution of the period of three years with that of one year. This planning permission therefore lapses on the expiration of one year, beginning with the date on which the permission is granted, unless the development to which the permission relates is begun before that expiration.

The Committee heard from Alex Ferguson, Planner, who spoke in furtherance of the application and answered various questions from members. Scott Leitch, Team Leader, also provided a verbal update in regards to the proposed time limit period set out in the report.

The Committee resolved:-

- (i) to approve the application conditionally as set out in the report;
- (ii) to agree that the time limit direction set out in the report was to be removed, allowing the Planning Permission in Principle to revert to the standard three year period for the submission of applications for Matters Specified in Conditions. The 12 month period in which the affordable housing waiver applies following the date of the issue of Planning Permission in Principle will be set out in a clause within the associated Section 75 legal agreement; and
- (iii) to agree that an extra condition be added, to read:-

(20) FULL FIBRE BROADBAND

No unit shall be occupied unless a matters specified in conditions application detailing a scheme for the provision of a full fibre broadband connection to each flat for that phase or block has been submitted to and approved in writing by the planning authority. Thereafter the scheme shall be implemented as approved and all flats provided with a full fibre broadband connection.

Reason – in order to provide all flats with access to high-speed communications infrastructure, in accordance with the requirements of Policy CI1 (Digital Infrastructure) of the Aberdeen Local Development Plan.

10 THE CHANONRY ABERDEEN - 200391

5. 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 alterations to convert to a single dwelling, erection of a single storey extension and installation of rooflights to the rear, alterations to windows and doors, alterations to boundary wall, alterations to the doors and partitions with associated works at 10 The Chanonry Aberdeen, be approved, subject to the following conditions:-

Conditions

1. No works in connection with the development hereby approved shall commence unless an archaeological written scheme of investigation (WSI) has been submitted to and approved in writing by the planning authority and a programme of archaeological works has been carried out in accordance with the approved WSI. The WSI shall include details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the written scheme of investigation will be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis the development hereby approved shall not be occupied unless a post-excavation research design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted to and approved in writing by the planning authority. The PERD shall be carried out in complete accordance with the approved details.

Reason: To safeguard and record the archaeological potential of the area.

2. No window installation shall take place until such time as the detail of the window on the west elevation at basement level, indicated on Drawing: A1466 02 05 REV E, in all its detail including 1:10 elevations, vertical and horizontal sections, has been submitted to and agreed in writing by the Planning Authority, thereafter the works carried out in accordance with the agreed details.

Reason: To ensure an appropriate design in the interest of preserving the special character and setting of the Listed Building and Conservation Area.

3. Construction of the hereby approved rear extension shall not begin unless a sample of all materials to be used on the external walls and roof of the extension has been submitted to and agreed in writing by the Planning Authority. Thereafter, the extension shall be constructed utilising the agreed materials, or others as agreed in writing by the Planning Authority.

Reason: In the interest of preserving the special character and setting of the Listed Building and Conservation Area.

4. That no development shall take place unless details of the finalised external wall finishes on the west elevation of the dwelling, after the removal of the cement render, have been submitted to and agreed in writing by the Planning Authority.

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Thereafter, development shall be carried out in accordance with the agreed details.

Reason: In the interest of preserving the special character and setting of the Listed Building and Conservation Area.

5. Prior to commencement of the following works, a detailed methodology for the formation of all new slappings should be submitted to and approved in writing by the Planning Authority. Thereafter, works shall be carried out in accordance with the agreed details.

Reason: In the interests of safeguarding the building's special architectural and historical interest.

6. That the removal of sections of granite wall from the rear elevation shall not be undertaken unless finalised details of the re-use of the granite on the site has been submitted to and approved in writing by the Planning Authority. Thereafter, the development shall be carried out in accordance with the details so agreed.

Reason: In the interests of retaining historic granite on the site and to ensure the special architectural and historic interest of the Listed Building would not be adversely affected.

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

The Committee resolved:-

to approve the application conditionally.

LISTED BUILDING CONSENT, 10 THE CHANONRY - 200392

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

That the application for listed building consent for alterations to convert to a single dwelling, the erection of a single storey extension and installation of rooflights to rear, alterations to windows and doors, alterations to boundary wall; removal of cement render and internal alterations to doors and partitions with associated works at 10 The Chanonry, be approved subject to the following conditions:-

Conditions

- (1) No works in connection with the development hereby approved shall commence unless an archaeological written scheme of investigation (WSI) has been submitted to and approved in writing by the planning authority and a programme of archaeological works has been carried out in accordance with the approved WSI. The WSI shall include details of how the recording and recovery of

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archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the written scheme of investigation will be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis the development hereby approved shall not be occupied unless a post-excavation research design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted to and approved in writing by the planning authority. The PERD shall be carried out in complete accordance with the approved details.

Reason: To safeguard and record the archaeological potential of the area.

- (2) No window installation shall take place until such time as the detail of the window on the west elevation at basement level, indicated on Drawing: A1466 02 05 REV E, in all its detail including 1:10 elevations, vertical and horizontal sections, has been submitted to and agreed in writing by the Planning Authority, thereafter the works carried out in accordance with the agreed details.

Reason: To ensure an appropriate design in the interest of preserving the special character and setting of the Listed Building and Conservation Area.

- (3) Construction of the hereby approved rear extension shall not begin unless a sample of all materials to be used on the external walls and roof of the extension has been submitted to and agreed in writing by the Planning Authority. Thereafter, the extension shall be constructed utilising the agreed materials, or others as agreed in writing by the Planning Authority.

Reason: In the interest of preserving the special character and setting of the Listed Building and Conservation Area.

- (4) That no development shall take place unless details of the finalised external wall finishes on the west elevation of the dwelling, after the removal of the cement render, have been submitted to and agreed in writing by the Planning Authority. Thereafter, development shall be carried out in accordance with the agreed details.

Reason: In the interest of preserving the special character and setting of the Listed Building and Conservation Area.

- (5) Prior to commencement of the following works, a detailed methodology for the formation of all new slappings shall be submitted to and approved in writing by the Planning Authority. Thereafter, works shall be carried out in accordance with the agreed details.

Reason: In the interests of safeguarding the building's special architectural and historical interest.

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- (6) That the removal of sections of granite wall from the rear elevation shall not be undertaken unless finalised details of the re-use of the granite on the site has been submitted to and approved in writing by the Planning Authority. Thereafter, the development shall be carried out in accordance with the details so agreed.

Reason: In the interests of retaining historic granite on the site and to ensure the special architectural and historic interest of the Listed Building would not be adversely affected.

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

The Committee resolved:-

to approve the application conditionally.

FERRYHILL TAVERN, 124 SOUTH COLLEGE STREET ABERDEEN - 200094

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 change of use from a public house (sui generis) to hot food takeaway (sui generis), alterations to the shop front and installation of ventilation and extraction system, at Ferryhill Tavern, 124 South College Street Aberdeen, be refused.

The Committee heard from Dineke Brasier, 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 for the following reasons.

It is acknowledged that there is a tension with policies T2, H1 and T3 of the Aberdeen Local Development Plan due to restricted on street parking for delivery drivers and customers, service vehicles and heavy traffic movement on South College Street. Nevertheless, it is considered that other material planning considerations such as the accessibility on foot of the property for customers from the immediately adjoining residential area and the increasing use of bikes and scooters to carry out deliveries would mitigate the traffic impact of the proposal. Furthermore, prospective traffic movement is considered not to be significantly greater than that generated by the pre-existing and consented use of the property as a public house and a restaurant respectively. These considerations, taken in conjunction with the weight to be given to bringing back into a viable use of a premises which has been empty for a significant length of time, and the contribution this would make to promoting sustainable economic growth in line with Scottish Planning Policy are considered, collectively, to be

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material planning considerations that weigh in favour of approval of the application in this instance.

Conditions:-

1. No works pursuant to the application hereby approved shall be undertaken on site, unless an augmented Noise Impact Assessment (NIA) in accordance with a methodology agreed in writing with this Council's Environmental Health Service has been approved in writing by the planning authority. Subsequently, prior to the commencement of the use, any noise mitigation measures proposed by the approved NIA should be implemented in full and demonstrated by verification in writing and demonstration of the installation by a professional noise consultant based on agreed inspection checks during and after work on site.

This NIA must:

- (i) Be in accordance with Planning Advice Note (PAN) 1/2011 Planning and Noise and its accompanying Technical Advice Note and demonstrate compliance with appropriate noise standards, including; BS4142:2014 and WHO Guideline Values for Community Noise.
- (ii) Identify all the likely noise sources associated with the proposed development and their impact on neighbouring properties
- (iii) Include comprehensive details of any necessary noise mitigation measures using best practical means, including physical noise insulation methods required to achieve compliance with relevant standards within the development to reasonably protect the amenity of the occupants of neighbouring properties

Reason: To ensure no adverse impact on the residential amenity of neighbouring properties.

2. That hot food shall not be sold from the premises unless a servicing and delivery management plan for the use hereby approved has been submitted to and approved in writing by the planning authority and unless the plan thereby approved is being implemented in full.

Reason: To ensure no adverse impact on local highway conditions.

3. That hot food shall not be sold from the premises other than during the hours from 11.00 am until 11.00 pm, Sundays to Thursdays inclusive, and during the hours from 11 am until midnight on Fridays and Saturdays, unless the planning authority has given prior written approval for a variation.

Reason: To ensure no adverse impact on the residential amenity of neighbouring properties.

Councillor Greig, moved as an amendment, seconded by Councillor Cooke:-

That the application be refused.

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On a division, there voted:- for the motion (8) – the Convener, the Vice Convener and Councillors Allan, Alphonse, Cooke, Copland, MacKenzie and Malik; for the amendment (1) – Councillor Greig.

The Committee resolved:-

to adopt the motion and therefore approve the application conditionally.

- **Councillor Marie Boulton, Convener**