

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 20 August 2020. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Boulton, Convener; Councillor Stewart, Vice Convener, the Depute Provost; and Councillors Allan, Allard (as substitute for Councillor Copland for items 4 to 7), Cooke, Greig, Hutchison (as substitute for Councillor Cormie for items 4 to 7), MacKenzie, Malik, Mennie (as substitute for Councillor Cormie for items 1 to 3) and Noble (as substitute for Councillor Copland for items 1 to 3).

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 2 JULY 2020

1. The Committee had before it the minute of the previous meeting of 2 July 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.

LAND TO EAST OF LADY HELEN PARKING CENTRE, ABERDEEN ROYAL INFIRMARY, FORESTERHILL ROAD, ABERDEEN - 191896

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

That the application for detailed planning permission for the erection of a four storey elective care centre with associated external works, at the land to the east of Lady Helen Parking Centre at Aberdeen Royal Infirmary Aberdeen, be approved subject to the following conditions:-

Conditions

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1. Cycle Parking (Short and Long Stay)

That the development hereby granted planning permission shall not be brought into use unless the cycle storage facilities as shown on drawing number ECP1-MRT-XX-XX-PL-A-90001_P01, have been fully installed and made available for use.

Reason: in the interests of encouraging sustainable travel, as required by policy T3 (Sustainable and Active Travel).

2. Site-Specific Pollution Prevention Plan

That no development pursuant to the development hereby granted planning permission shall be undertaken unless a site-specific pollution prevention plan has first been submitted to and agreed in writing by the planning authority, in consultation with SEPA. Thereafter, all works shall be carried out in accordance with the plan so agreed.

The required site-specific pollution prevention plan shall address the following matters:

- Confirm if new connections to the existing sewer are proposed and provide details of protection of the Gilcomston Burn;
- Pollution prevention
- Sediment management
- Environmental incidents
- Waste management

Reason: In order to minimise the impacts of necessary construction works on the environment.

3. Materials

No works in connection with the development hereby approved shall commence unless details of the specification and colour of all the materials to be used in the external finish of the development have been submitted to and approved in writing by the planning authority. The development shall not be brought into use unless the external finish has been applied in accordance with the approved details, specification and colour.

Reason: In the interests of the appearance of the development and the visual amenities of the area.

4. Foul and Surface Water Drainage Arrangements

The building hereby approved shall not be brought into use unless the proposed foul and surface water drainage arrangements have been provided in accordance with the approved plans and the Drainage Assessment (*Ramsay and Chalmers C3898 Rev A, dated 19.12.19*), or such other alternative submissions as have been submitted to and agreed in writing by the planning

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authority.

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

5. Bird Hazard Management Plan

Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Planning Authority in consultation with Aberdeen Airport. The submitted plan shall include details of:

- Management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and “loafing” birds. The management plan shall comply with Advice Note 3 – Wildlife Hazards (available at <https://www.aoa.org.uk/policy-campaigns/operations-safety/>)
- Maintenance of planted and landscaped areas

The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Aberdeen Airport.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Aberdeen Airport.

6. Landscaping Scheme

No works in connection with the development hereby approved shall commence unless a scheme of hard and soft landscaping works has been submitted to and approved in writing by the planning authority.

Details of the scheme shall include:

- An indication of existing trees, shrubs and hedges to be removed;
- The location of re-planted trees or compensatory planting;
- The location of new trees, shrubs, hedges and grassed areas;
- A schedule of planting to comprise species, plant sizes and proposed numbers and density;
- Measures for the protection of those trees to be retained during construction, including plans demonstrating the extent of any necessary tree protection fencing and a sample detail for that fencing;
- Existing and proposed finished levels;
- The location, design and materials of all hard landscaping works including walls, fences, gates, and play equipment;
- A programme for the implementation, completion and subsequent management of the proposed landscaping.

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All soft and hard landscaping proposals shall be carried out in accordance with the approved planting scheme and management programme. 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. Once provided, all hard landscaping works shall thereafter be permanently retained.

Reason: To ensure the implementation and management 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.

7. **Low and Zero Carbon Buildings and Water Efficiency**

The building hereby granted planning permission shall not be occupied unless an Energy Statement and Water Efficiency measures applicable to that building has been submitted to and approved in writing by the planning authority, and thereafter any measures agreed within that submission have been implemented in full.

The Energy Statement shall include the following items:

- Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development;
- 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 Policy R7 of the Aberdeen Local Development Plan 2017.

The Water Efficiency Statement shall include details of all proposed water saving technologies and techniques.

Reason: to ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and Policy R7 of the Aberdeen Local Development Plan 2017.

8. **Environmental enhancements as part of detailed design**

No works in connection with the development hereby approved shall commence unless a scheme of environmental enhancements has been submitted to and approved in writing by the planning authority in consultation with the Scottish Environmental Protection Agency.

Once approved the scheme shall be implemented in full.

Reason: To ensure the offset of environmental impacts and contribute to and enhance the natural environment and support Policy D1 – Quality Placemaking by Design.

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The Committee heard from Gavin Evans, Senior Planner, who spoke in furtherance of the application and answered various questions from members.

The Committee resolved:-

to approve the application conditionally, with the Informative included in the Committee report, and an extra one added to read:-

2. 'Secured by Design' scheme - Attention is drawn to the consultation response from Police Scotland's Architectural Liaison Officer, which strongly encourages the applicants to seek the 'Secured By Design' award in order to demonstrate that safety and security have been proactively considered and that the development will achieve high standards in these respects. 'Secured by Design' (SBD) is a police initiative to encourage the building industry to adopt crime prevention measures in development design to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment. 'Secured by Design' is endorsed by the Association of Chief Police Officers (ACPO) and has the backing of the Home Office Crime Reduction Unit. It has been drawn up in consultation with the Department of Transport, Local Government and the Regions (DTLR, formerly DTLR).

BERRYDEN CORRIDOR BETWEEN ASHGROVE ROAD AND ST MACHAR DRIVE, ABERDEEN - 200366

4. 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 formation of a road with associated footways, cycle tracks, street lighting, drainage, landscaping, earthworks and associated works at road corridor between Ashgrove Road and St Machar Drive Aberdeen, be approved subject to the following conditions:-

Conditions

(1) PHOTOGRAPHIC SURVEY

No development (including demolition or site clearance) shall take place unless a photographic survey of the existing buildings, structures, roads, routeways and their overall setting 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, structures and routeway and any unusual features of the existing buildings, structures and routeway 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.

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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.

(2) TREE PROTECTION

No development shall take place (including demolition or site clearance) unless the construction exclusion zones and associated protective fences have been established on site in accordance with Alan Motion Tree Consultant drawings SW-ACC-TP-04 and SW-ACC-TP-05. Thereafter, unless otherwise agreed in writing by the planning authority, the exclusion zones shall remain in place for the duration on the construction of the road.

Reason – to protect trees during the construction of the development.

(3) BAT SURVEY

No development shall take place (including demolition or site clearance) unless a further bat survey has been submitted to and approved in writing by the planning authority. The scope of the survey will be dictated by the recommendations in section 5.3.1 of Preliminary Ecological Appraisal Report ref: 65200891 by Sweco. Thereafter, development shall be undertaken in accordance with the approved bat survey.

Reason – to ensure the protection of bats.

(4) DUST MANAGEMENT

No development shall take place unless a Dust Management Plan detailing the necessary dust control measures to be implemented during development has been submitted to and approved in writing by the planning authority. The Dust Management Plan shall include and be based on an 'Air Quality (Dust) Risk Assessment' by a suitably qualified consultant to predict the likely dust levels and impact on air quality including a determination of its significance.

Thereafter, unless otherwise agreed in writing by the planning authority, the measures contained within the Dust Management Plan shall remain in place for the duration on the construction of the road.

Reason – to protect the surrounding receptors from dust.

(5) DRAINAGE

No development shall take place unless a detailed scheme of all drainage works, in accordance with the principles contained within the Flood Risk and Drainage Impact Assessment (ref: 70062072 (Rev.2) by WSP), has been submitted to and approved in writing by the planning authority. Thereafter, unless otherwise

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agreed in writing by the planning authority, the northern leg of the road (approved by this application) shall not be brought into use unless development has been undertaken in accordance with the approved scheme.

Reason – to ensure surface water associated with the development can be adequately dealt with.

(6) STREET FURNITURE

No development shall take place unless a scheme of street furniture (e.g. street lights, barriers, traffic signals) has been submitted to and approved in writing by the planning authority. Thereafter development shall be undertaken in accordance with the approved details unless otherwise agreed in writing by the planning authority.

Reason – to satisfactorily integrate the development into the surrounding environment and maintain the visual amenity of the area.

(7) LANDSCAPING

No development shall take place unless a detailed landscaping scheme has been submitted to and approved in writing by the planning authority. The scheme shall include the proposed areas of tree, shrub and turf planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting

Thereafter, unless otherwise agreed in writing by the planning authority, all planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority.

Reason – to satisfactorily integrate the development into the surrounding environment and maintain the visual amenity of the area.

(8) BOUNDARY TREATMENTS

No development shall take place unless a scheme of boundary treatments showing typical elevations and construction detail of each boundary type has been submitted to and approved in writing by the planning authority. Thereafter, unless otherwise agreed in writing by the planning authority, the northern leg of the road shall not be brought into use unless development has been undertaken in accordance with the approved scheme.

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Reason – to satisfactorily integrate the development into the surrounding environment and maintain the visual amenity of the area.

(9) RE-USE OF GRANITE

The northern leg of the road shall not be brought into use unless a scheme quantifying the amount of salvageable granite (from buildings, structures and kerbs) along the route has been submitted to and approved in writing by the planning authority. The scheme shall indicate where within the development (either within the application boundary or as part of the wider project) such granite will be re-used. Thereafter, unless otherwise agreed in writing by the planning authority, the northern leg of the road shall not be brought into use unless development has been undertaken in accordance with the approved scheme.

Reason – to satisfactorily integrate the development into the surrounding environment and maintain the visual amenity of the area.

(10) NOISE BARRIERS

The northern leg of the road shall not be brought into use unless (i) the noise barriers shown on figures C.5 and C.6 within the Noise and Vibration Assessment (ref: 60528418 (Rev.03) by AECOM) have been installed; and (ii) the walls acting as noise barriers which are identified have remained in place or have been replaced by barriers of the same height as identified in the assessment, unless otherwise agreed in writing by the planning authority.

Reason – to mitigate the impact of noise from the operation of the road on surrounding properties.

The Committee heard from Matthew Easton, Senior Planner, who spoke in furtherance of the application and answered various questions from members.

The Committee resolved:

to approve the application conditionally.

LAND OPPOSITE 39 BLOOMFIELD ROAD ABERDEEN - 200484

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

That the application for detailed planning permission for the erection of a two storey dwellinghouse with integral double garage, terrace, external steps, partial excavation and releveling including construction of retaining walls/fencing and associated landscaping at land opposite 39 Bloomfield Road Aberdeen, be approved subject to the following conditions:-

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Conditions

1. No development shall take place unless it is carried out in full accordance with a scheme to address any significant risks from contamination on the site that has been approved in writing by the planning authority.

The scheme shall follow the procedures outlined in "Planning Advice Note 33 Development of Contaminated Land" and shall be conducted by a suitably qualified person in accordance with best practice as detailed in "BS10175 Investigation of Potentially Contaminated Sites - Code of Practice" and other best practice guidance and shall include:

- (a) an investigation to determine the nature and extent of contamination and any ground gases;
- (b) a site-specific risk assessment;
- (c) a remediation plan to address any significant risks and ensure the site is fit for the use proposed; and
- (d) verification protocols to demonstrate compliance with the remediation plan

Reason: To ensure that the site is suitable for use and fit for human occupation

2. No building(s) on the development site shall be occupied unless
- a. any long term monitoring and reporting that may be required by the approved scheme of contamination or remediation plan or that otherwise has been required in writing by the planning authority is being undertaken and
 - b. a report specifically relating to the building(s) has been submitted and approved in writing by the planning authority that verifies that remedial works to fully address contamination and ground gas issues related to the building(s) have been carried out, unless the planning authority has given written consent for a variation.

Reason: To ensure that the site is suitable for use and fit for human occupation

3. The building hereby approved shall not be occupied unless a scheme detailing compliance with the Council's 'Resources for New Development' Supplementary Guidance has been submitted to and approved in writing by the planning authority, and any recommended measures specified within that scheme for the reduction of carbon emissions have been implemented in full.

Reason: To ensure that this development complies with requirements for reductions in carbon emissions specified in Policy R7 of the 2017 Aberdeen Local Development Plan.

4. The building hereby approved shall not be occupied unless the boundary treatment as specified in drawing 02E have been installed, and shall be retained as such or replaced with a fence/screening of a similar height unless otherwise agreed in writing by the Planning Authority.

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Reason: In the interest of residential amenity.

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.

19 SOUTH AVENUE ABERDEEN - 200533

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

That the application for detailed planning permission for the erection of four detached dwelling houses at 19 South Avenue Aberdeen, be refused.

The Committee heard from Dineke Brasier who spoke in furtherance of the application.

The Committee resolved:-

to refuse the application.

TYREBAGGER QUARRY, CLINTERTY ABERDEEN - 200498

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 formation of an aggregate recycling facility, installation of wash pod and generator with all associated works at Tyrebagger Quarry, Clinterty Aberdeen, be refused.

The Committee heard from Gavin Clark, Senior Planner, who spoke in furtherance of the application.

The Committee resolved:-

to refuse the application.

- **Councillor Marie Boulton, Convener**