

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 10 December 2020. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Boulton, Convener; Councillor Stewart, Vice Convener, the Depute Provost; and Councillors Allan, Cooke, Cormie, Greig, MacKenzie, Malik and Radley (as substitute for Councillor Copland).

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 5 NOVEMBER 2020

1. The Committee had before it the minute of the previous meeting of 5 November 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 Convener asked whether a Pre Determination Hearing date had been set for the application in regards to Bingham House and it was noted that this would be done following neighbour notifications, but a hearing would be held February/March 2021 at the earliest.

The Committee resolved:-

to note the information contained in the Committee business planner.

TILLYDRONE NURSERY, DILL ROAD ABERDEEN - 201125

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 formation of an access road and associated works at Tillydrone Nursery, Dill Road Aberdeen, be approved subject to the following conditions:-

Conditions

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1. Landscaping Schemes

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. The scheme shall include a community garden with seating.

Details of the scheme shall include:

- a) Existing and proposed finished levels;
- b) A schedule of planting to comprise species, plant sizes and proposed numbers and density;
- c) The location, design and materials of all hard landscaping works including seating and any walls, fences, gates, and play equipment;
- d) A programme for the implementation, completion and subsequent management of the proposed landscaping.

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.

2. Surface Water Drainage Systems

That no development shall take place unless a scheme has been submitted to, and approved in writing by, the planning authority for surface water drainage. The access road shall not be brought into use unless the surface water drainage system as so agreed has been installed and is fully operational. It shall be permanently retained thereafter in accordance with the approved maintenance scheme.

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

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

The Committee resolved:-

to approve the application conditionally, with an extra condition added to read:-

3. Footway

That no development hereby approved shall take place unless there has been submitted to and approved in writing by the planning authority, details of a suitable footway of at least 2.0m in width along the northern edge of the access road hereby

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approved. The access shall not be brought into use unless the footway as so approved is complete and ready for use on site, unless otherwise agreed in writing with the planning authority.

Reason: In the interests of road safety.

LAND EAST OF FALKLAND AVENUE, COVE, ABERDEEN - 200584

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 detailed planning permission for a residential development of 167 dwellings with associated infrastructure, subject to conditions and subject to the conclusion of a legal agreement securing payment of developer obligations and ensuring that the development was delivered exclusively as affordable housing.

Conditions**1. Glazing and Ventilation Details**

No works in connection with the development hereby approved shall commence unless details of the glazing and ventilation details to be provided on the east facades of the blocks of flats has been submitted to and approved in writing by the planning authority, with a view to demonstrating suitable mitigation from railway noise for residents. Once approved, no residential unit requiring such mitigation shall be occupied unless all the approved glazing and ventilation has been installed in the relevant residential unit. The approved glazing and ventilation shall thereafter be retained in perpetuity.

Reason: To ensure that the proposed development provides suitable amenity for future residents of the site.

2. Access Junctions

No unit within the development hereby approved shall be occupied until one of the access junctions shown in drawing A1-00-01-REV G has been fully constructed and made available for use. No more than 50 units within the development hereby approved shall be occupied until a second means of access has been provided for emergency access purposes. The details of any such emergency access shall be submitted to and approved in writing by the planning authority prior to its formation. Thereafter, no more than 100 units within the development hereby approved shall be occupied until both access junctions shown in drawing A1-00-01-REV G have been fully constructed and made available for use.

Reason: To ensure that the approved access junctions are delivered at an appropriate point to facilitate access to the development.

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3. Connection to remaining land within OP58 Stationfields

No development pursuant to this grant of Planning Permission shall be undertaken unless a scheme for the provision of a vehicular connection from the road network within the application site to the remainder of the OP58 Stationfields site has been submitted to and approved by the planning authority.

The requisite scheme shall include:

- (a) a vehicular connection and pedestrian footpath to an adoptable standard from the road network through the application site to the remaining portion of OP58 lying to the north;
- (b) phasing and other arrangements for provision of the vehicular connection and pedestrian footpath to the relevant legal boundaries of the application site;
- (c) and will include, that no works beyond completion of the 100th unit will be undertaken unless the vehicular connection and pedestrian footpath are taken to the relevant legal boundaries of the application site.

Thereafter, no development shall occur otherwise than in full accordance with the agreed scheme.

Reason: in order to ensure the delivery of key road infrastructure and to ensure that the development of the wider OP58 Stationfields site is not precluded.

4. Dust Management

No works in connection with the development hereby approved shall commence unless the following has been submitted to and approved in writing by the planning authority in consultation with Environmental Health;

- (a) An Air Quality (Dust) Risk Assessment – which is to be carried out by a suitably qualified consultant. The assessment will predict likely site preparation works and construction dust levels and impact on air quality including determination of its significance.
- (b) A Dust Management Plan – which shall detail the necessary dust control measures (based on the results of the aforementioned Risk Assessment.)

Once approved no development shall take place unless all measures are being implemented in line with the approved Dust Management Plan.

Reason: In order to ensure suitable amenity for the surrounding residential properties.

5. Materials

No works in connection with the development hereby approved shall commence unless a sample and details (including the specification and colour) of all the materials/roofs/walls/windows/doors/garage doors/rainwater goods to be used in the external finishes of the approved development have been submitted to and approved in

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writing by the planning authority. The development shall not be occupied unless the external finishes have 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.

6. Fencing – Eastern Boundary

No residential unit hereby approved shall be occupied unless details of a suitable trespass proof fence, measuring at least 1.8m in height, to be erected along the eastern boundary adjacent to the Network Rail boundary, along with details of the fence's future maintenance, has been submitted to and approved in writing with the planning authority. Once erected, the fence shall thereafter be permanently retained and maintained in accordance with the approved details.

Reason: In the interests of the residential amenity and safety of the occupiers.

7. Construction Environment Management Plan (CEMP)

No works in connection with the development hereby approved (including demolition, ground works and vegetation clearance) shall commence unless a CEMP has been submitted to and approved in writing by the planning authority. The CEMP shall address following issues:

- (a) Pollution prevention;
- (b) Sediment management;
- (c) Environmental incidents; and
- (d) Waste Management

Details of the following should also be included:

- (a) Risk assessment of potentially damaging construction activities;
- (b) 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);
- (c) The location and timing of sensitive works to avoid harm to biodiversity features;
- (d) The times during construction when specialist ecologists need to be present on site to oversee works;
- (e) Responsible persons and lines of communication;
- (f) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; and
- (g) Use of protective fences, exclusion barriers and warning signs.

No work during the construction period shall be undertaken unless strictly in accordance with the approved CEMP.

Reason: In the interests of protecting the biodiversity of the environment.

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8. Environmental Enhancements

No works in connection with the development hereby approved shall commence unless a scheme of environmental enhancements including a timescale for their implementation has been submitted to and approved in writing by the planning authority in consultation with the Scottish Environmental Protection Agency. These shall be in line with Section 3 of SEPA's consultation response PCS/171516 dated 09 06 20. Once approved the scheme shall be implemented in full and in accordance with the approved timescale.

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

9. Breeding Birds

No removal of hedgerows, trees or shrubs or site clearance shall take place between 1st March and 31st August inclusive, unless a detailed check of the site for active birds' nests has been undertaken and written confirmation has been submitted to the planning authority that no birds will be harmed and that there are appropriate measures in place to protect nesting bird interest on the site. The check shall be undertaken no later than 14 days before the commencement of the development and no site clearance or other works in connection with the development hereby approved shall commence unless the written confirmation and protection measures have been submitted to and approved in writing by the planning authority. The development shall not be carried other than in accordance with the approved protection measures.

Reason: In the interest of safeguarding the habitat of local bird species.

10. 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:

- a) Existing landscape features and vegetation to be retained;
- b) Protection measures for the landscape features to be retained;
- c) Existing and proposed finished levels;
- d) The location of new trees, shrubs, hedges and grassed areas;
- e) A schedule of planting to comprise species, plant sizes and proposed numbers and density;
- f) The location, design and materials of all hard landscaping works including walls, fences, gates, street furniture and play equipment (to include a minimum of 4no items of play equipment in the central open space shown on drawing No. A1-00-01-REV G). This shall also include appropriate provision for the use of downtakings from the dry-stone wall along the western site boundary to the Coast Road to be re-used in the formation of boundary enclosures elsewhere on-site;
- g) An indication of existing trees, shrubs and hedges to be removed;

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- h) A programme for the implementation, completion and subsequent management of the proposed landscaping.

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.

11. Waste Provision

Prior to the occupation of the first unit, details of the waste provision, including the following shall be submitted to and approved in writing with the planning authority.

- a) Detailed information outlining where each dwelling will present their bins; and
- b) An outline of which bin stores are designated for use by specific flats.

No building within the development hereby approved shall be occupied unless the accompanying waste storage and collection facilities outlined in the relevant submissions have been delivered for that building and thereafter those facilities shall be retained in perpetuity.

Reason: In the interest of providing appropriate waste facilities for each of the approved units.

12. Surface Water Drainage

No residential unit hereby approved shall be occupied unless the proposed surface water drainage systems have been provided in accordance with the approved plans and the Drainage Assessment (Issue 5), prepared by Fairhurst, dated April 2020. The surface water drainage systems shall be permanently retained thereafter in accordance with the approved maintenance scheme.

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

13. Car, Cycle and Motorcycle Parking

None of the buildings hereby granted planning permission shall be occupied unless the car, cycle and motorcycle parking areas relevant to that plot and hereby granted planning permission have been constructed, drained, laid-out and demarcated in accordance with drawing No. A1-00-01- REV G of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the

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planning authority. Such areas shall not thereafter be used for any other purpose other than the purpose of the parking of cars ancillary to the development and use thereby granted approval - in the interests of public safety and the free flow of traffic.

14. Electric Vehicle Charge Points

No works in connection with the residential development hereby approved shall commence unless details of the required Electric Vehicle Charge points, including the two active and two passive points and a timescale for implementation, have been submitted to and approved in writing with the planning authority. This shall include details of the delivery of the Charge Points, relative to the phasing of the residential development. Details of ducting for other spaces is also required. Once approved, the provision as detailed within the approved submissions shall be implemented in accordance with the specified timescale and retained in perpetuity.

Reason: In order to provide the appropriate provision for sustainable means of travel.

15. Residential Travel Pack

No unit within the development shall be occupied unless a residential travel pack, aimed at encouraging use of modes of transport other than the private car, has first been submitted to and approved by the Planning Authority. Thereafter no individual unit shall be occupied unless the approved Residential Travel Pack has been provided to the unit in question.

Reason - In order to encourage use of more sustainable modes of transport.

16. Carbon Reduction and Water Efficiency

No building hereby granted planning permission shall be occupied unless an Energy Statement and Water Efficiency Statement 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, along with evidence that the required Building Standards Sustainability Label for domestic buildings has been achieved.

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Reason: to ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy, Policy R7 of the Aberdeen Local Development Plan 2017 and Aberdeen City Council's 'Resources for New Development' Supplementary Guidance.

17. Full-Fibre Broadband

No unit shall be occupied unless 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 ALDP.

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

The Committee resolved:-

- (i) to agree to add an extra informative note as below;
- (ii) to agree to reword condition 10, listed below; and
- (iii) to otherwise approve the application as per the recommendation.

INFORMATIVE

Secured by Design Award 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).

CONDITION 10

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:

- a) Existing landscape features and vegetation to be retained.

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- b) Protection measures for the landscape features to be retained.
- c) Existing and proposed finished levels.
- d) The location of new trees, shrubs, hedges and grassed areas.
- e) A schedule of planting to comprise species, plant sizes and proposed numbers and density.
- f) The location, design and materials of all hard landscaping works including walls, fences, gates, street furniture and play equipment (to include a minimum of 4no items of play equipment in the central open space shown on drawing No. A1-00-01-REV G). This shall also include (i) appropriate provision for the use of duntakings from the dry-stone wall along the western site boundary to the Coast Road to be re-used in the formation of boundary enclosures elsewhere on-site and (ii) specific details to demonstrate planting and/or boundary enclosures to safeguard amenity at East Lynne from adverse impact associated with use of the neighbouring area of car parking.
- g) An indication of existing trees, shrubs and hedges to be removed; and
- h) A programme for the implementation, completion and subsequent management of the proposed landscaping.

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.

ALBA GATE, STONEYWOOD PARK ABERDEEN - 200833

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

That there be willingness to approve the application subject to conditions and Legal Agreement to secure onsite affordable housing, restrict the tenure of the development to the private rented sector and to secure developer obligations towards the Car Club, Core Path Network, Secondary Education, Healthcare Facilities and Open Space. The application was for detailed planning permission for the redevelopment including the change of use and extension of the existing building to a mixed use unit which accommodated 50 residential units, co-working office space and cafe/bar and the erection of commercial unit to accommodate co-working and makers' space and a gym and associated works, at Alba Gate, Stoneywood Park Aberdeen.

Conditions

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(1) SINGLE PLANNING UNIT

The development shall form a single planning unit and excepting the affordable housing units, none of the residential units of the development shall be sold separately from the others.

Reason: In the interests of ensuring the provision of adequate amenity for all residents

(2) COMMUNAL FACILITIES

No residential unit shall be occupied unless the café/bar, gymnasium, co-working space and all internal and external communal amenity spaces shown on approved drawings PL(00)001H and PL(04)002I have been completed and are available for use by all residents.

Reason: In the interests of ensuring the provision of adequate amenity for all residents.

(3) MANAGEMENT PLAN

The development shall not be occupied unless a Management Plan detailing how all commercial and communal facilities (including café/bar, gymnasium, co-working space and communal amenity areas) would be provided and maintained for the benefit of the occupants of the residential units has been submitted to and agreed in writing by the Planning Authority and thereafter implemented.

Reason: in the interests of ensuring the provision of adequate amenity for all residents in perpetuity.

(4) RESTRICTION ON USE

That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) or the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) no part of the proposed development shall be used for a purpose within Use Class 5 (General Industrial) without an express grant of planning permission from the Planning Authority.

Reason: To enable the Planning Authority to consider the implications of any subsequent change of use on the amenities of the area.

(5) NOISE IMPACT ASSESSMENT MITIGATION

No residential unit shall be occupied, nor the commercial uses operated, unless the mitigation measures recommended in the hereby approved Noise Impact Assessments (Sandy Brown, 30 July 2020, 20243-R01-D and Sandy Brown, 16 November 2020, 20243-R02-A) have been implemented in full (with the exception of the installation of an acoustic fence along the site's western boundary), unless otherwise agreed in writing by the Council as planning authority.

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Reason: in order to preserve the amenity of existing residential properties and to ensure an adequate level of amenity for new residential properties.

(6) FURTHER NOISE IMPACT ASSESSMENT

No residential unit shall be occupied, nor any commercial use operated, unless a further Noise Impact Assessment containing the following has been submitted to and approved in writing by the Planning Authority:

- An assessment of the impact of the noise emissions from any plant and mechanical ventilation systems required in the development; and
- An assessment of the impact of noise emissions from the activities associated to the café/bar use within the main building, including noise from patrons.

Any mitigation measures recommended in the Noise Impact Assessment required to ensure a satisfactory level of amenity for the new residential units and to preserve the amenity of the existing, neighbouring residential properties, shall be implemented in full prior to the occupation of the residential units.

Reason: in order to preserve the amenity of existing residential properties and to ensure an adequate level of amenity for new properties.

(7) EXTERNAL FINISHING MATERIALS

No development associated with the external finishing materials of any building shall take place for unless a scheme detailing all external finishing materials to the roof and walls of the proposed buildings (including samples) has been submitted to and approved in writing by the planning authority. Thereafter the development shall be finished in complete accordance with the approved scheme unless a written variation has been approved by the planning authority.

Reason - In the interests of visual amenity.

(8) PROVISION OF ACCESS ROAD AND CAR PARKING

No residential or commercial use shall be occupied unless the vehicular access, internal road and all car parking has been constructed, drained, laid-out and demarcated and is available for use in accordance with approved drawing Site Plan drawing PL(90)001 REV L, or such other drawing as may subsequently be submitted to and agreed in writing by the planning authority. Details of the materials, including samples where appropriate, to be used for the access road and car parking areas, shall be submitted to and agreed in writing with the Council, as planning authority and thereafter the works shall be carried out in accordance with the agreed details.

Reason - in the interests of public safety, provision of adequate car parking and the free flow of traffic.

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(9) EV CHARGE POINTS

No residential or commercial use shall be occupied until such time as full details of the active Electric Vehicle (EV) charging points have been submitted to and agreed in writing by the Council as planning authority, along with a phasing plan setting out the timescales for their installation. Thereafter the works shall be implemented in accordance with the agreed details and phasing plan. All other spaces shall be fitted with passive EV provision prior to occupation of the development.

Reason: in the interests of promoting and encouraging sustainable travel.

(10) CAR CLUB CARS

The development shall not be occupied unless two Car Club cars and any associated infrastructure, as indicatively shown on approved drawing PL(90)001 REV L, have been installed and made available for use.

Reason: in the interests of promoting and encouraging sustainable travel and mitigating for a shortfall in car parking spaces within the development.

(11) CYCLE PARKING

No residential or commercial use shall be occupied unless full details of the proposed cycle parking facilities indicatively shown on approved drawing PL(90)001 REV L have been submitted to and agreed in writing by the Council as planning authority and thereafter the cycle stores have been constructed and are available for use.

Reason - in order to encourage cycling as an alternative and sustainable mode of travel.

(12) DRAINAGE

The site shall be drained in accordance with the details and measures outlined in the hereby approved Drainage Impact Assessment (Cameron and Ross, July 2020, X200507-CAM-ZZ-XX-RP-C-001 Rev A), or similar proposals as may be agreed in writing with the Council as planning authority.

Reason – in the interests of ensuring the site is adequately drained.

(13) WASTE MANAGEMENT & BIN STORES

No residential or commercial use shall be occupied unless a waste management plan for the development, setting out how all waste generated on the site would be adequately stored and collected, and details of the bin store structures have been submitted to and agreed in writing by the Planning Authority. Thereafter the approved waste management plan shall be implemented and the waste storage areas shown on

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approved drawing PL(90)001 REV L, or similar as has been agreed in writing with the Planning Authority, shall be provided prior to the occupation of the development.

Reason - In order to ensure suitable waste storage facilities are available for residents and the commercial uses and to protect public health.

(14) COOKING RESTRICTIONS

No cooking or frying operations (including, but not limited to: deep fat frying, shallow frying, oven cooking, boiling, stewing, grilling or broiling) shall be carried out within the ground floor commercial café/bar use unless full details of suitable local extract ventilation equipment, capable of filtering and dispersing cooking fumes without harm to amenity, have been submitted to, and agreed in writing by the Planning Authority and that equipment has thereafter been installed in accordance with the approved details.

Reason: in order to protect the amenity of neighbouring uses from cooking odours.

(15) 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/>)

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: In order to minimise the site’s attractiveness to birds which could endanger the safe movement of aircraft and the operation of Aberdeen Airport.

(16) LANDSCAPING – IMPACT ON AIRCRAFT SAFETY

No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Planning Authority in consultation with Aberdeen Airport. Details must comply with Advice Note 3 – Wildlife Hazards (available at <https://www.aoa.org.uk/policy-campaigns/operations-safety/>). These details shall include:

- the species, number and spacing of trees and shrubs

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No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Aberdeen Airport. The scheme shall be implemented as approved.

Reason: To avoid endangering the safe movement of aircraft and the operation of Aberdeen Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

(17) EXTERNAL LIGHTING

No development shall take place unless details of all new external lighting proposed for the site 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 existing or proposed residential properties.

(18) SOFT LANDSCAPING SCHEME

No works in connection with the development hereby approved shall take place unless a scheme of soft landscaping works has been submitted to and approved in writing by the Planning Authority.

Details of the scheme shall include:

- (i) Existing landscape features and vegetation to be retained;
- (ii) The location of new trees, shrubs, hedges and grassed areas;
- (iii) A schedule of planting to comprise species, plant sizes and proposed numbers and density;
- (iv) An indication of existing trees, shrubs and hedges to be removed;
- (v) A programme for the completion and subsequent maintenance of the proposed landscaping.

All 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 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 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.

In addition, prior to the commencement of the implementation of the approved scheme, detailed proposals for a programme for the long-term management and maintenance of all the approved landscaped areas within the development shall be submitted for the further written approval of the Planning Authority. Thereafter, all management and maintenance of the landscaped and open space areas shall be implemented, in

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perpetuity, in accordance with the approved programme.

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 adequate replacement tree planting is secured to mitigate the loss of existing trees on the site.

(19) TREE PROTECTION

All construction works in close proximity to existing trees to be retained shall take place in full accordance with the protective measures noted in paragraph 4.3 (Tree Protection Barriers) of the approved Tree Survey (Struan Dalgleish Arboriculture, June 2020).

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

(20) CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN (CEMP)

No development (including site stripping, service provision or establishment of site compounds) associated to the construction of the new commercial building as shown on approved Site Plan drawing PL(90)001 REV L shall take place unless a site specific construction environment 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 measures for ensuring that the root protection areas and canopies of all trees in the neighbouring site to the east would not be adversely affected by the works. Thereafter development shall be undertaken in accordance with the approved CEMP.

Reason – to minimise the impacts of the construction works on the protected trees within the neighbouring site.

(21) BOUNDARIES

No residential unit shall be occupied unless a scheme of boundary enclosures for the private garden areas (including elevations, sections and proposed materials for all boundaries, fences and walls) has been submitted to and approved in writing by the planning authority. Thereafter no unit shall be occupied unless the approved scheme has been implemented.

Reason - in order to create a suitable residential and visual amenity.

(22) RESIDENTIAL TRAVEL PACK

No unit shall be occupied unless details of a residential travel pack to be provided to the occupants of each unit have 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 on occupation.

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Each Travel Pack 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.

(23) WATER EFFICIENCY

No development shall take place associated to the new commercial building unless a water efficiency statement for that building 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 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.

(24) LOW AND ZERO CARBON BUILDINGS

No development associated to the new commercial building shall take place unless 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, the new 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.

(25) CONTAMINATED LAND ASSESSMENT

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:

- 1) An investigation to determine the nature and extent of contamination;
- 2) A site-specific risk assessment;
- 3) A remediation plan to address any significant risks and ensure the site is fit for the use proposed; and
- 4) Verification protocols to demonstrate compliance with the remediation plan.

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

(26) CONTAMINATED LAND – REMEDIATION

No building on the development site shall be occupied unless:

- 1) 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
- 2) 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 issues related to the building(s) have been carried out, unless the planning authority has given written consent for a variation.

The final building on the application site shall not be occupied unless a report has been submitted and approved in writing by the planning authority that verifies that the remedial works have been carried out in full accordance with the remediation plan, 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

(27) BUS STOP UPGRADE

No residential or commercial use shall be occupied unless details of a scheme for the upgrade of the bus stop nearest to the site on Stoneywood Road has been submitted to and agreed in writing by the Planning Authority and the works have thereafter been carried out in accordance with the agreed scheme.

Reason: in order to upgrade the existing sub-standard bus stop to an acceptable standard, to encourage the use of sustainable (public) modes of transport

(28) FULL FIBRE BROADBAND

No unit shall be occupied unless a scheme for the provision of a full fibre broadband connection to each flat 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.

(29) BALCONY AND ROOF TERRACE SCREENING

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Flats 01-11, 01-12 and 02-07 as shown on approved drawings PL(00)002I & PL(00)003I shall not be occupied unless a scheme for the erection of privacy screening to the southern edges of the associated balconies and roof terrace respectively has been submitted to and agreed in writing by the Planning Authority and the agreed works have been implemented prior to occupation. Thereafter the flats shall not be occupied unless the agreed screening is in place.

Reason: in order to protect the privacy of the existing neighbouring dwelling to the south.

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

The Committee resolved:-

to approve the application.

15 MABERLY STREET ABERDEEN - 200621

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 redevelopment of an existing site for the erection of 17 residential flats over four storeys including demolition and all associated works at 15 Maberly Street Aberdeen, be refused.

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

The Convener, seconded by Councillor Greig, moved:-
that the application be refused.

Councillor Cormie, seconded by Councillor Cooke, moved as an amendment:-
that the application be approved as the development is considered to be appropriate for this mixed use area, whilst meeting the aims of the City Centre Masterplan in terms of promoting City Centre living and the significant demand for affordable one bedroom flats. It will have no impact on the amenity of the area in terms of siting, noise, overlooking, or overshadowing. As such, the development complies with Policy NC1 - City Centre Development – Regional Centre, Policy H2 - Mixed Use Areas, Policy D1 - Quality Placemaking by Design, Policy H3 – Density and Policy T5 – Noise.

Whilst there will be a loss of a traditional granite building, it is considered that there is sufficient reuse of granite within the site for the development to be acceptable in terms of Policy D5 - Our Granite Heritage especially given the context whereby a mix of materials would not be out of keeping given the mix of materials in surrounding buildings such as Broadford Works and the Bastille.

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Overall, the development is considered acceptable when assessed against all relevant policies of the Aberdeen Local Development Plan 2017 and applicable Supplementary Guidance Planning Obligations, Transport and Accessibility, Flooding, Drainage and Water Quality, Green Space Network and Open Space, Resources for New Development. There is no material consideration which warrant refusal in this instance.

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

The Committee resolved:-
to refuse the application.

ABERDEEN PLANNING GUIDANCE: DRAFT LOIRSTON DEVELOPMENT FRAMEWORK (2020) - CONSULTATION RESULTS - PLA/20/233

7. The Committee had before it a report by the Chief Officer – Strategic Place Planning, which presented an updated Loirston Development Framework, the findings of the public consultation and additional landowner engagement exercises and sought approval to adopt the document as Aberdeen Planning Guidance (non-statutory planning guidance).

The report recommended:-
that the Committee –

- (a) approves the responses proposed by Officers to those consultation responses that were received on the Loirston Development Framework, as approved for public consultation by the Planning and Development Management Committee on 19 September 2019 (Appendix 2); and
- (b) approves the content of the Loirston Development Framework (2020) (Appendix 1) as Aberdeen Planning Guidance (non-statutory planning guidance).

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

The Committee resolved:-
to approve the recommendations.

- **Councillor Marie Boulton, Convener**