

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

21 January 2021

ABERDEEN, 21 January 2021. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Boulton, Convener; Councillor Stewart, the Depute Provost, Vice Convener; and Councillors Allan, Cooke, Copland, Cormie, Greig, 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 10 DECEMBER 2020

1. The Committee had before it the minute of the previous meeting of 10 December 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 Clerk provided an update in regard to future Pre-Determination Hearings and advised that a date had been set for the Silverburn House application Pre Determination Hearing for Thursday 25 February 2021 at 10am. The hearing would be held remotely.

In regards to the Binghill House application, arrangements were being finalised and would be shared with members in due course.

Councillor Cooke also enquired about a recent Historic Environment Scotland decision for various multi-storey buildings in Aberdeen to become Listed Buildings. The Chief Officer – Strategic Place Planning, advised that a report was due to go to City Growth and Resources Committee in this regard and it would not be for the planning authority or this Committee to comment on, due to any future Listed Building Consent applications coming before them for consideration and determination.

The Committee resolved:-

(i) to note the verbal updates received; and

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- (ii) to otherwise note the information contained in the Committee business planner.

UNITS 1, 2 AND 3 UNION GLEN ABERDEEN - 191857

3. 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 demolition of the existing industrial units and erection of a 5/6 storey building to form 33 flats at units 1, 2 and 3 Union Glen Aberdeen, subject to conditions and subject to the conclusion of a legal agreement securing payment of developer obligations and ensuring that the development delivered a minimum of 25% as affordable housing.

Conditions

(1) RESIDENTIAL TRAVEL PACK

No unit of the residential development hereby approved shall be occupied unless a Residential Travel Pack in accordance with the agreed Travel Plan framework has been submitted to and approved in writing by the planning authority. Each travel pack shall identify details of different travel options available in the area in order to discourage the use of the private car. 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 and reduce dependency on the private car for travel.

(2) SOUND INSULATION

No unit of the residential development hereby approved shall be occupied unless achievement of the facade sound insulation performance requirements stipulated within Table 5 of Section 8.1 of the NIA (Ref 20031-RO1-C, dated 17 December 2020) is achieved, through:-

- I. application of suitable glazing units throughout the development as per the example glazing configuration provided within Table 6 of section 8.2, or equivalent (as demonstrated).
- II. application of ventilator units throughout the development which provide the minimum ventilator performance as detailed within Table 6 of section 8.2.

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

(3) MECHANICAL VENTILATION

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No unit of the residential development hereby approved shall be occupied unless suitable mechanical ventilation has been installed in rooms overlooking Union Glen which comply with NR25 as per the stated mechanical through-the-wall ventilators manually controlled (by occupants) Titon Sonair units advised within section 9 of the NIA (Ref 20031-RO1-C, dated 17 December 2020), or equivalent (as demonstrated).

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

(4) 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:

1. Existing and proposed finished levels.
2. The location of new trees, shrubs, hedges and grassed areas.
3. A schedule of planting to comprise species, plant sizes and proposed numbers and density.
4. The location, design and materials of all hard landscaping works including walls, fences and gates.
5. 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 in the interests of the visual amenity of the area.

(5) CONTAMINATED LAND

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:

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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
4. verification protocols to demonstrate compliance with the remediation plan

No building(s) 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.

(6) CARBON REDUCTION AND WATER EFFICIENCY

The development hereby granted planning permission shall not be occupied unless an Energy Statement and Water Efficiency Statement applicable 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:

1. Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development;
2. 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 as required under Policy R7 (Low and Zero Carbon Buildings and Water Efficiency) of the Aberdeen Local Development Plan 2017.

(7) FULL FIBRE BROADBAND

No unit of the residential development hereby approved 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 ALDP.

(8) SURFACE WATER DRAINAGE

The residential development hereby approved shall not be occupied unless the proposed surface water drainage systems have been provided in accordance with the approved plans and the Drainage Assessment (Issue 1), prepared by Fairhurst, dated December 2019, or such other detail as may subsequently be submitted and approved in writing by the planning authority. 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.

(9) CONSTRUCTION MANAGEMENT SCHEME

No development pursuant to this planning permission shall take place unless a detailed site specific construction method statement for the site has been submitted to and approved in writing by the planning authority. The method statement must address (i) surface water management including construction phase SUDS; (ii) site waste management including details of disposal of demolition materials; and (iii) appropriate dust abatement measures. Such statement shall be implemented in full for the duration of works on the site.

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

(10) CYCLE & CAR PARKING

No unit of the residential development hereby approved shall not be occupied unless the assisted car parking spaces and cycle parking has been provided in accordance with drawing No. L(00) 003 REV P06 or such other drawing as may subsequently be

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submitted and approved in writing by the planning authority. Such areas shall not thereafter be used for any other purpose other than the purpose of the parking of cars ancillary to the development and use thereby granted approval.

Reason: In the interests of promoting sustainable and safe travel and ensuring provision of a suitable level of secure on site parking.

(11) 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 roof, wall, window and door materials to be used in the external finishes of the approved development have been submitted to and approved in 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.

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

Councillor Cooke moved, seconded by Councillor Copland:-

that the application be approved in line with the recommendation, with an extra condition added in relation to electric vehicle charging points.

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

that the application be refused due to the following reasons:-

- (1) that the proposal would be contrary to Policy D1 of the LDP due to the mass, scale and height of the development which would be incompatible with its context and would constitute overdevelopment; and
- (2) that the proposal would be contrary to policy H2, Policy T5 and Policy NE4 of the LDP, due to the height, scale and location, the lack of private amenity space for the development and its close proximity to traffic noise on Holburn Street would be detrimental to the residential amenity of the prospective new residents and adjoining residents on Union Glen.

On a division, there voted:- for the motion (5) – the Convener and Councillors Cooke, Copland, Cormie and Malik; for the amendment (4) – the Vice Convener and Councillors Allan, Greig and MacKenzie.

The Committee resolved:-

to adopt the motion and therefore approve the application conditionally with an extra condition to read:-

That prior to development commencing, details of the type of electric vehicle charging points to be installed in association with the 2 assisted car parking

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spaces have been submitted to and approved in writing by the planning authority, and thereafter the charging points are installed in accordance with the agreed detail prior to the occupation of any residential unit

Reason - In order to encourage the use of electric vehicles.

STONEYWOOD ESTATE ABERDEEN - 200196

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

That the application be approved for approvals of matters specified in conditions (1), (10) and (14) for planning permission in principle 110790 for the erection of a café (class 3) with outdoor seating area at Stoneywood Estate Aberdeen, 200196, subject to the following conditions:-

Conditions

1. Benches, Refuse and Cycle storage

That the café shall not be brought into use unless the benches, refuse storage and cycle storage are provided as shown on the approved drawings, or others as may be subsequently agreed in writing with the planning authority.

Reason: To ensure the provision of seating within the public space.

2. Low and Zero Carbon Equipment

That the building hereby approved shall not be occupied unless a scheme detailing compliance with the Council's 'Low and Zero Carbon Buildings' supplementary guidance and Policy R7 of the Aberdeen Local Development Plan 2017 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 the City Council's relevant published Supplementary Guidance document, 'Low and Zero Carbon Buildings'.

3. Parking Restrictions

That the use shall not take place unless there have been implemented on site parking restrictions "at any time" on this stretch of Beech Manor between the southern extremity of the unit to the south of the site (M&S) and the northern extremity of the unit to the north (Co-op and office) or thereabouts, in accordance

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with a plan to be submitted to and approved in writing by the planning authority, unless otherwise agreed in writing.

Reason: In the interests of road safety.

4. Trees

That no development shall take place unless a plan showing the protection of all trees to be retained on the site during construction works has been submitted to, and approved in writing by, the Planning Authority and any such scheme as may have been approved has been implemented. Any trees which within a period of 5 years from the date of this approval, 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: in the interests of the amenity of the area and to ensure adequate protection for the trees on site during the construction of the development.

5. Noise

That the café shall not be used unless the conclusions and recommendations of the Noise Impact Assessment by CSP Acoustics, dated 24th May 2018 have been implemented in full and remain operational and in place, unless otherwise agreed in writing with the planning authority.

Reason: in the interests of the amenity of the occupiers of nearby buildings.

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.

DRAFT CITY CENTRE CONSERVATION AREA CHARACTER APPRAISAL - PLA/21/002

5. The Committee had before it a report by the Chief Officer – Strategic Place Planning, which sought approval to consult on an update to the City Centre Conservation Area Character Appraisal.

The report recommended:-

that the Committee -

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- (a) approves the content of the Draft City Centre Conservation Area Character Appraisal (CACA) (Appendix 1) and proposed boundary changes (Appendix 2) for a minimum 6-week period of public consultation;
- (b) approves a minimum 6-week period of public consultation on the proposed Regulation 11 Direction (Appendix 3) for the Proposed City Centre Conservation Area; and
- (c) instructs the Chief Officer – Strategic Place Planning to report the findings of the public consultation exercises back to a future meeting of this Committee (within 12 months).

The Committee heard from Ross Wilson, Senior Planner (Conservation), who spoke in furtherance of the report and answered various questions from members.

The Committee resolved:-

to approve the recommendations.

- **Councillor Marie Boulton, Convener**