

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 22 April 2021. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Boulton, Convener; Councillor Stewart, the Depute Provost, Vice Convener (for items 1 to 6); and Councillors Allan, Cooke, Copland, Cormie, Greig, Houghton (as substitute for the Vice Convener for items 7 to 10), 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 18 MARCH 2021

1. The Committee had before it the minute of the previous meeting of 18 March 2021, for approval.

The Committee resolved:-

to approve the minute as a correct record.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE DETERMINATION HEARING OF 25 FEBRUARY 2021

2. The Committee had before it the minute of the Pre Determination Hearing of 25 February 2021, for approval.

The Committee resolved:-

to approve the minute as a correct record.

COMMITTEE PLANNER

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

The Committee resolved:-

to note the information contained in the Committee business planner.

9 ROYFOLD CRESCENT ABERDEEN - 201627

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

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That the application for detailed planning permission for the erection of a one and a half storey extension to the rear of 9 Royfold Crescent Aberdeen, be approved unconditionally.

The Committee heard from Jamie Leadbeater, Planner, who spoke in furtherance of the application.

The Committee resolved:-

to approve the application unconditionally.

BAADS FARM, ANGUSTON ROAD ABERDEEN - 201480

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 a change of use of land for the erection of a temporary chalet/mobile home at Baads Farm Anguston Road Aberdeen, be approved subject to the following conditions:-

Conditions

1. That the caravan site hereby granted planning permission, shall not be occupied by any person other than a person employed full-time in the stud farm (approved under application Ref P110648 & P120873) and the dependants, widow or widower of such a person in accordance with the Planning Authority's policy of restricting isolated developments in the countryside unless specifically required in connection with an essential rural occupation.

Reason: to preserve the amenity and integrity of the Green Belt and in accordance with Policy NE2 (Green Belt) of the Aberdeen City Local Development Plan.

2. That the caravan site hereby granted planning permission shall be limited to one caravan/mobile home/chalet on site at any one time.

Reason: that the justification provided and deemed necessary to allow the stud farm to become fully operational would not support multiple homes on site, and in the interests of visual amenity and to suitably protect the landscape character and setting of the Green Belt, in accordance with Policy NE2 (Green Belt) of the Aberdeen City Local Development Plan.

3. That the caravan site hereby granted planning permission shall not be occupied unless a detailed scheme for the provision of foul sewerage facilities has been submitted to and approved in writing by the Planning Authority, and that the said scheme has been installed and is fully operational.

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Reason: in the interests of public health.

4. That prior to occupation of the caravan site hereby granted planning permission, details of all external finishing materials to the roof and walls of the caravan/mobile home/chalet unit to be located on site have been submitted to, and approved in writing by the Planning Authority and thereafter the approved material finish is maintained for the duration of the caravan/mobile home/chalet unit being located on site.

Reason: in the interests of visual amenity and to suitably protect the landscape character and setting of the Green Belt, in accordance with Policy NE2 (Green Belt) of the Aberdeen City Local Development Plan.

5. The following time limits and related conditions on the planning permission hereby granted shall apply:

- 5.1. The development permitted by this planning permission shall begin no later than six months from the date of this decision notice, and if not begun within those six months this planning permission shall expire.

- 5.2. The development permitted by this planning permission shall endure for a period of eighteen months from the date that the said development is begun, and for no longer period.

- 5.3. By the date on which that eighteen month period in condition 5.2 ends, the land on which the development permitted by this planning permission shall be reverted to its previous use (as land for the curtilage of the dwellinghouse or otherwise land clear of any structure permitted by this planning permission and any caravan/mobile home/chalet removed), and without prejudice to the foregoing generality, shall include the following works or operations:

- 5.3.1. Removal of any caravan/mobile home/chalet and associated structures permitted by this planning permission from the land for which this permission relates.

- 5.3.2. The completion of any works necessary to restore the land to its previous position before the use of the caravan site was begun.

- 5.3.3. Restoration of the land's use as curtilage to the dwelling house on the development site.

Reason: in the interests of visual amenity and to suitably protect the landscape character and setting of the Green Belt, in accordance with Policy NE2 (Green Belt) of the Aberdeen City Local Development Plan.

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

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The Committee resolved:-

to approve the application conditionally.

STONEYWOOD HOUSE, STONEYWOOD PARK ABERDEEN - 201037

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 installation of entrance gates and CCTV camera at Stoneywood House, Stoneywood Park, be approved subject to the following conditions:-

Conditions

1. That no development shall take place unless there has been submitted to, and approved in writing by, the planning authority, the following details:
 - (a) A tree survey showing the location of the gate posts and all trees within 12m of the gate posts, this shall include plotting tree root protection areas;
 - (b) Details, including plan and dimensions, of the foundations of the gateposts and methodology for the excavation;
 - (c) Details of tree protection measures, including plan and specification including barriers fixed into the ground, where these are identified as necessary following the tree survey.

Development shall be carried out only in accordance with the details as so agreed.

Reason: In the interests of minimising damage to trees.

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 section of the condition added, to read:-

“(d) Details, including a plan, showing an accessible route to the side of the gates, suitable for use by wheelchairs and pushchairs.”

81 CHARLESTON ROAD NORTH ABERDEEN - 201397

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 class 3 (food and drink) to hot food takeaway (sui generis) and installation of extract duct at 81 Charleston Road North Aberdeen, be approved subject to the following conditions:-

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Conditions**(1) OPERATIONAL HOURS**

The hereby approved use shall operate between the hours of 9am and 10pm only on any given day in the week, and at no other time whatsoever.

Reason: In order to preserve the amenity of neighbouring residential properties during the more sensitive late evening and early morning hours.

(2) NOISE MITIGATION

The hereby approved use shall not commence unless the mitigation measures recommended in the approved Noise Impact Assessment (Reference: Project Number: P8322, Issue 4.0, Date: 14 April 2021) have been implemented in full. These must include:

- a) The installation of a local Extract Ventilation (LEV) fan with a sound power level across the frequency spectrum which complies with that detailed within section 4.0 Table 1 (and appendix 2 page 18)
- b) The installation of a fan silencer with sound attenuation across the frequency spectrum at least equivalent to that of the 80/1200 model detailed within section 4.0 Table 2 (and appendix 2 page 17).
- c) The termination point for the LEV aligns with the position detailed within the report.

Thereafter the mitigation measures, or similar as may be agreed in writing with the Planning Authority, shall remain in place for the duration of the use.

Reason: In order to preserve the amenity of neighbouring residential properties from noise emissions associated to the new use.

(3) ODOUR MITIGATION

The hereby approved use shall not commence unless the mitigation measures recommended in the approved Odour Assessment (Reference: Project Number: P8332.02, Issue 3.0, Date: 14 April 2021) have been implemented in full. These must include:

- a) The ventilation requirements detailed within section 4.7.1
- b) The odour mitigation requirements detailed within section 4.7.2
- c) Installation of the rooftop kitchen extract duct shown on hereby approved drawing no. 102 Rev B

Thereafter the mitigation measures, or similar as may be agreed in writing with the Planning Authority, shall remain in place for the duration of the use.

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Reason: In order to preserve the amenity of neighbouring residential properties from odour emissions associated to the new use.

(4) LITTER BIN PROVISION

The hereby approved use shall not commence unless internal and external litter bins are provided by the operator during hours of operation, in accordance with the details set out in the 'Customer Waste' section of the hereby approved Supporting Statement (ref: 201397-01 Rev A). Thereafter litter bins shall be provided in accordance with the agreed details and shall remain in place for the duration of the use.

Reason: In order to minimise the risk of litter from customers and to preserve the amenity of the area.

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 conditionally.

19 SOUTH AVENUE ABERDEEN - 201630

8. 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 residential units (3 apartments and 1 house) with associated works at 19 South Avenue Aberdeen, be refused.

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

The Committee resolved:-

to refuse the application.

CHESTER HOTEL, QUEENS ROAD ABERDEEN - 201454

9. The Convener advised that the application had been withdrawn by the applicant.

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PLANNING ENFORCEMENT ACTIVITY REPORT - PLA/21/102

10. The Committee had before it a report by the Chief Officer – Strategic Place Planning, which informed members of the planning enforcement work that had been undertaken by the Planning Service from 1 April 2020 to 31 March 2021.

The report recommended:-

that the Committee note the content of the report.

The Committee heard from Gavin Clark, Senior Planner, who spoke in furtherance of the report and answered questions from members.

The Committee resolved:-

- (i) to request that officers investigate the overuse of window advertising on Victoria Road, Torry; and
 - (ii) to otherwise note the enforcement report.
- **Councillor Marie Boulton, Convener**