

## PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 19 August 2021. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Boulton, Convener; Councillor Stewart, the Depute Provost, Vice Convener; Councillor Crockett, the Lord Provost (as substitute for Councillor Malik) and Councillors Allan, Cooke, Copland (for all items except item 7), Cormie, , Greig, MacKenzie and Radley (as substitute for Councillor Copland for item 7 only).

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.

### DECLARATIONS OF INTEREST

1. Councillor Cooke declared an interest in relation to item 7.2 on the agenda (article 9), a Guide to Planning Consents for the Aberdeen Inner-City Multis - Public Consultation Results, due to previously stating his view on the proposed listing of multi storey buildings in Aberdeen from Historic Environment Scotland. Councillor Cooke did not feel it was necessary to withdraw from the meeting during consideration of the item.

### MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 17 JUNE 2021

2. The Committee had before it the minute of the previous meeting of 17 June 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, 11 AND 11A WHITEHOUSE STREET ABERDEEN - 210540

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

**PLANNING DEVELOPMENT MANAGEMENT COMMITTEE**

19 August 2021

That the application for detailed planning permission to form a new vehicular access with remote gate, erection of fences, walls and three off-street car parking spaces at 9, 11 and 11A Whitehouse Street Aberdeen, be approved unconditionally.

The Committee heard from Aoife Murphy, Senior Planner, who spoke in furtherance of the application.

**The Committee resolved:-**

to approve the application unconditionally.

**CITY GATE, ALTENS FARM ROAD, ABERDEEN - 210114**

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

That the application for detailed planning permission for the erection of class 1 (shops), retail unit with associated car parking, access, landscaping and associated works at City Gate, Altens Farm Road Aberdeen, be approved subject to the following conditions:-

**Conditions****1. Materials/Finishes**

That no development shall take place unless a scheme detailing all external finishing materials to the roof and walls of the development hereby approved (including a physical sample board) has been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed.

Reason: in the interests of visual amenity and to ensure compliance with policy D1 (Quality Placemaking by Design) of the Aberdeen Local Development Plan.

**2. Convenience Floorspace**

No more than 25% of the net sales floorspace of the store hereby approved shall be dedicated to the sale and display of comparison goods.

Reason: In order to ensure that the store is principally meeting the convenience needs of the local community and to ensure compliance with policy NC4 (Sequential Approach and Impact) of the Aberdeen Local Development Plan.

**3. Surface Water Drainage**

The development hereby approved shall not be brought into use or first occupied unless provision has been made within the site for surface water drainage, in

**PLANNING DEVELOPMENT MANAGEMENT COMMITTEE**

19 August 2021

accordance with the approved drainage layout (3E Consulting Engineers drawing Ro\_50\_20\_11-1000-Rev P01) or such other drawing has been approved in writing by the planning authority for this purpose.

Reason: in order to safeguard water qualities and to ensure that the development can be adequately drained, in accordance with policy NE6: Flooding, Drainage & Water Quality of the Aberdeen Local Development Plan.

**4. Tree Protection**

No development shall take place other than in accordance with the hereby approved scheme of tree protection (Donald Rodger Associates Ltd., Arboricultural Implication Assessment and Tree Protection Proposals within report dated July 2021) or such other TPP as has been submitted to and approved by the planning authority prior to commencement of works.

Reason: In order to secure adequate protection for all trees to be retained on the site during construction works and to ensure compliance with Policy NE5 (Trees and Woodlands) of the Aberdeen Local Development Plan.

**5. Landscaping Works**

That 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 5 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: In order to ensure that the approved landscaping works are carried out at an appropriate time and to offset the impact of tree losses necessary for development to occur.

**6. Further Arboricultural Works**

Any tree work not specified in the submitted '*Arboricultural Implication Assessment and Tree Protection Proposals*', dated July 2021, which appears to become necessary during the implementation of the development shall not be undertaken without the prior written consent of the Planning Authority; any damage caused to trees growing on the site shall be remedied in accordance with British Standard 3998: 2010 "Recommendations for Tree Work" before the building hereby approved is first occupied.

Reason: In order to ensure that existing trees are appropriately retained and protected where practicable.

**PLANNING DEVELOPMENT MANAGEMENT COMMITTEE**

19 August 2021

**7. Boundary Enclosures**

That the store hereby approved shall not be brought into use unless the boundary treatments shown on drawing SS\_45\_35\_00-0001 REV P03 have been delivered in full accordance with that plan, or any such substitute as has been submitted to and approved in writing by the planning authority for that purpose.

Reason: To ensure that boundary enclosures of an appropriate design, scale and materials to the local context are provided prior to first occupation, and to ensure compliance with policy D1 (Quality Placemaking by Design) of the Aberdeen Local Development Plan.

**8. External Lighting**

No development pursuant to this grant of planning permission shall be undertaken unless a scheme of external lighting for the building and car park has first been submitted to and approved in writing by the planning authority. Thereafter, development shall be carried out in full accordance with the scheme so agreed.

Reason: In order to ensure that lighting for the development does not result in significant impact on the amenity afforded to neighbouring residents.

**9. Car Parking**

That the store hereby approved shall not be brought into use unless the approved areas of car parking have been constructed, drained, laid-out and demarcated in accordance with drawing No. Zz\_70\_60\_00 0002 Rev-P04 of the plans hereby approved or such other drawing as may subsequently be 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 public safety and the free flow of traffic, and to ensure compliance with policy T2 (Managing the Transport Impact of Development) of the Aberdeen Local Development Plan and the associated 'Transport and Accessibility' Supplementary Guidance.

**10. Electric Vehicle (EV) spaces and infrastructure**

That the development hereby granted planning permission shall not be occupied unless Electric Vehicle spaces and associated infrastructure has been constructed, drained, laid-out and demarcated as shown on the approved site plan drawing No. Zz\_70\_60\_00 0002 Rev-P04.

Reason: in order to promote the decarbonisation of road transport and to ensure compliance with the Council's 'Transport and Accessibility' Supplementary Guidance.

**PLANNING DEVELOPMENT MANAGEMENT COMMITTEE**

19 August 2021

**11. 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 no. Zz\_70\_60\_00 0002 Rev-P04 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).

**12. Carbon Reduction and Water Efficiency**

The building hereby granted planning permission shall not 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 BREEAM standard has been achieved.

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.

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.

**SITE AT HAZLEHEAD AVENUE/ HAZLEDENE ROAD TO THE WEST OF QUEENS GROVE - 210688**

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

**PLANNING DEVELOPMENT MANAGEMENT COMMITTEE**

19 August 2021

That the application for detailed planning permission for the installation of a modular unit to provide nursery accommodation including forming an access road with associated parking and landscaping work the site at Hazlehead Avenue/Hazledene Road to the west of Queens Grove, be approved subject to the following conditions:-

**Conditions****1. Tree Protection Fencing**

No works in connection with the development hereby approved shall commence unless a tree protection plan has been submitted to and approved in writing by the planning authority. Tree protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:

- a) The location of the trees to be retained and their root protection areas and canopy spreads (as defined in BS 5837: 2012 Trees in relation to design, demolition and construction);
- b) The position and construction of protective fencing around the retained trees (to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction).
- c) The extent and type of ground protection, and any additional measures required to safeguard vulnerable trees and their root protection areas.

No works in connection with the development hereby approved shall commence unless the tree protection measures have been implemented in full in accordance with the approved tree protection plan. No materials, supplies, plant, machinery, soil heaps, changes in ground levels or construction activities shall be permitted within the protected areas without the written consent of the planning authority and no fire shall be lit in the position where the flames could extend to within 5 metres of foliage, branches or trunks. The approved tree protection measures shall be retained in situ until the development has been completed.

Reason: In order to ensure adequate protection for the trees and hedges on the site during the construction of development, and in the interests of the visual amenity of the area.

**2. Cladding**

Prior to the development hereby approved being brought into use, the modular unit shall be finished externally in the approved material, Slate Grey Cedral Lap cladding, unless otherwise agreed in writing by the planning authority.

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

**3. Travel Plan**

**PLANNING DEVELOPMENT MANAGEMENT COMMITTEE**

19 August 2021

Within 6 months of the date of the building hereby approved being brought into use a Travel Plan for that building shall be submitted to and approved in writing by the planning authority in consultation with the Roads Development Management Team. The Travel Plan shall encourage more sustainable means of travel and shall include mode share targets. It shall identify measures to be implemented, the system of management monitoring review, reporting and duration of the incorporated measures designed to encourage modes other than the private car. Once approved the measures set out in the approved Travel Plan shall be implemented in full.

Reason: In the interests of encouraging a more sustainable means of travel to and from the proposed development.

**4. Landscaping Scheme**

The building hereby approved shall not be brought into use unless details of landscaping within the site, have been submitted to and approved in writing by the Planning Authority.

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.

**5. Compensatory Planting**

Within 6 months of the date of this permission a scheme of compensatory tree planting shall be submitted to and approved in writing by the planning authority. Details of the scheme shall include:

- a) The location of the compensatory tree planting;
- b) A schedule of planting to comprise species, plant sizes and proposed numbers and density.
- c) A programme for the implementation, completion and subsequent management of the proposed compensatory tree planting.

Once approved the compensatory tree planting shall be carried out in complete accordance with the scheme and any planting which, within a period of 5 years from the completion of the compensatory tree planting, in the opinion of the planning authority is dying, being severely damaged or becoming seriously

## PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 August 2021

diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

Reason: In order to maintain woodland cover in accordance with the aims of local and national planning policies.

### 6. Electric Vehicle Charge Points

The building hereby approved shall not be brought into use unless the underlying infrastructure for the required Electric Vehicle Charge Points have been provided. Once installed the infrastructure shall be retained in perpetuity.

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

### 7. Foul and Surface Water Drainage System

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 Drainage Assessment, prepared by Fairhurst, dated June 2021. The surface water drainage system 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.

### 8. Water Efficiency

The building hereby approved shall not be erected unless details of all water saving technologies and techniques within the proposed development have been submitted to and approved in writing by the planning authority. Thereafter, the development shall not be occupied unless all water saving technologies and techniques are in place and fully operational.

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.

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

The Convener moved, seconded by Councillor Copland:-  
that the application be approved in line with the recommendation.

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

- (i) that the proposal would be contrary to the wording of the Opportunity site allocation for the site (OP49) in the adopted local development plan which



## PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 August 2021

- envisages horticultural use and social enterprises specialising in nursery, horticulture and/or allotments and other associated uses;
- (ii) that the proposal would be contrary to Policy T2 in that the application had not demonstrated that sufficient measures have been taken to alleviate the adverse impacts of development and would have an adverse impact in term traffic safety and congestion on Hazlehead Avenue; and
  - (iii) that the proposal would be contrary to policy D2 in that the design and materials were not considered to be compatible with the surrounding environment.

On a division, there voted – for the motion (7) – the Convener, the Vice Convener, the Lord Provost and Councillors Allan, Copland, Cormie and MacKenzie – for the amendment (2) – Councillors Cooke and Greig.

### **The Committee resolved:-**

to adopt the motion and therefore approve the application conditionally.

## **FORMER KINCORTH ACADEMY SITE ABERDEEN - 210185**

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

That there be a willingness to approve the application conditionally with a legal agreement and to notify Scottish Ministers, for an application for detailed planning permission for a residential development of 212 social rented accommodation comprising a mix of unit types with associated roads, shared residential streets, parking, landscaping and external amenity at the former Kincorth Academy site Aberdeen.

### **Conditions**

#### **1. Materials**

That no development pursuant to an individual building shall take place unless a scheme and/or samples detailing all external finishing materials to the roof and walls of that individual building hereby approved has been submitted to, and approved in writing, by the Planning Authority. Sample panels of the external brick finishes, including mortar, shall be provided. Thereafter the development shall be carried out in accordance with the details so agreed.

Reason: In the interest of visual amenity and to ensure a satisfactory finish of the development.

#### **2. Boundaries (details)**

**PLANNING DEVELOPMENT MANAGEMENT COMMITTEE**

19 August 2021

That no development shall take place until a detailed scheme of plot and boundary enclosures for the entire development, including the perimeter surrounding the development site, has been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be carried out in accordance with the details so agreed.

Reason: In the interest of visual and residential amenity, and to ensure a satisfactory finish of the development.

**3. Play areas**

That no development shall take place until a scheme providing additional details on the proposed play spaces has been submitted to and approved in writing by the Planning Authority. Thereafter, these play spaces shall be incorporated in the approved landscaping scheme, and shall not be implemented other than in accordance with the agreed details.

Reason: In the interest of residential amenity.

**4. Landscaping (details)**

That no development shall take place until a detailed landscaping scheme has been submitted to and approved in writing by the Planning Authority. Thereafter, all planting, seeding and turfing of the agreed detailed landscaping scheme 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 5 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.

Reason: In the interest of visual and residential amenity.

**5. Landscaping (maintenance)**

That no development shall take place until a scheme for maintenance of the agreed detailed landscaping scheme has been submitted and approved in writing. Thereafter, maintenance of the landscaping shall be undertaken in accordance with the approved scheme.

Reason: In the interest of visual and residential amenity.

**6. Tree protection measures (1)**

That no development shall take place unless a plan showing those trees to be removed and those to be retained and a scheme for 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. Thereafter, the agreed scheme shall be implemented.

## PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 August 2021

Reason: To ensure adequate protection for the trees on site during the construction of the development.

### **7. Tree protection measures (2)**

That no materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the aforementioned scheme of tree protection without the written consent of the Planning Authority and no fire shall be lit in a position where the flames could extend to within 5 metres of foliage, branches or trunks.

Reason: To ensure adequate protection for the trees on site during the construction of the development.

### **8. Cycle storage (details)**

That no development shall take place until detailed drawings of the proposed cycle storage have been submitted and agreed in writing by the Planning Authority. Thereafter, the agreed scheme shall be implemented.

Reason: In the interest of visual amenity and to promote sustainable transport methods.

### **9. Bin stores (implementation)**

That no flat within any individual block shall be occupied unless the relevant bin store as shown on drawing ACCKIN-ATK-ZZ-ZZ-DR-AR-110001/RevT03 or such other drawing as may subsequently be submitted to and approved in writing by the Planning Authority, have been made available for use.

Reason: In the interest of public health.

### **10. Car parking (implementation)**

That no flat within any individual block shall be occupied unless the relevant car parking areas hereby granted planning permission have been constructed, drained, laid-out and demarcated in accordance with drawing ACCKIN-ATK-ZZ-ZZ-DR-AR-110001/RevT03 of the plans hereby approved or such other drawing as may subsequently be submitted to and approved in writing by the Planning Authority. Such areas shall not thereafter be used for any other purpose than the purpose of the parking of cars ancillary to the development and use thereby granted approval.

Reason: In the interest of public safety and the free flow of traffic.

### **11. Safe routes to school**

That no part of the development shall be occupied until a scheme setting out 'Safe

**PLANNING DEVELOPMENT MANAGEMENT COMMITTEE**

19 August 2021

Routes to School' has been submitted and approved in writing by the Planning Authority. This scheme shall identify the most direct route and any missing links or upgrades required towards the nearest schools.

Reason: To promote sustainable transport methods, and to ensure that a safe route to school is available for children living within the hereby approved development.

**12. Travel Plan**

That no part of the development hereby approved shall be occupied until a Residential Travel Pack has been submitted and approved in writing by the Planning Authority. Such approved packs shall subsequently be issued to the first occupiers of each residential unit.

Reason: To promote sustainable travel methods.

**13. Electric Vehicle Charging**

That no development shall take place until a scheme detailing underground cabling for future electric charging equipment has been submitted to and approved in writing by the Planning Authority. Subsequently, the development shall not be carried out other than in accordance with the details so agreed.

Reason: To future proof the site to increase the use of electric vehicles.

**14. Bus stops**

That no development shall take place until a scheme detailing relocation of the existing bus stops on Cairngorm Drive has been submitted to and approved in writing by the Planning Authority. Subsequently, the development shall not be occupied until the approved scheme has been implemented.

Reason: In the interest of public safety.

**15. Low and Zero Carbon Building and Water Efficiency**

No development shall take place until a scheme detailing compliance with policy R7 (Low and Zero Carbon Building and Water Efficiency) of the 2017 Aberdeen Local Development Plan has been submitted to and approved in writing by the Planning Authority. Thereafter, any recommended measures specified in that scheme for the reduction of carbon emissions and water efficiency have been implemented in full.

Reason: To ensure that the development complies with requirements for reductions in carbon emissions and water efficiency as specified in policy R7 (Low and Zero Carbon Building and Water Efficiency) of the 2017 Aberdeen Local Development Plan.

**16. Digital Infrastructure**

**PLANNING DEVELOPMENT MANAGEMENT COMMITTEE**

19 August 2021

That no individual flat or house shall be occupied unless satisfactory evidence has been submitted to and approved in writing by the Planning Authority that the development will be connected into the existing digital infrastructure surrounding the site, with the preferred option being fibre optic cabling to the premises where available, and subsequently the development shall be implemented in accordance with the agreed details.

Reason: To ensure good digital connectivity for the hereby approved residential units and to ensure compliance with policy CI1 (Digital Infrastructure) of the 2017 Aberdeen Local Development Plan.

**17. Earth Works/ Foundation Strategy**

That no development shall take place until an earth works/ foundation strategy has been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, this earth works/ foundation strategy shall include details of any plans to excavate, process and rework the made ground, and a soil testing regime for the purpose of verifying the suitability of processed materials on-site.

Reason: To ensure the site is suitable for human occupation.

**18. Gas Protection Measures**

That no building shall be occupied until all gas protection measures have been inspected by a suitably qualified engineer and a validation report has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this Validation Report shall detail the gas protection measures that have been installed and should provide adequate verification.

Reason: To ensure the site is suitable for human occupation.

**19. Noise Mitigation Measures**

That no building shall be occupied until noise mitigation measures as specified in section 7 'Mitigation' of the Noise Impact Assessment by CSP Acoustics and dated 14<sup>th</sup> July 2021 have been implemented.

Reason: In the interest of residential amenity.

**20. Air Quality Assessment**

That no development shall take place until an Air Quality Assessment has been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, this assessment shall include:

- a. An assessment of the impact of emissions to air from or associated with the development, carried out in accordance with the IAQM land-use

## PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 August 2021

Planning and Development Control: planning for Air Quality Guidance 2017 with a method agreed by the Environmental Health Service. The assessment shall consider the potential impact of road traffic associated with the proposed development itself and other permitted/committed developments in the area on air quality within the nearby AQMAs and adjacent areas; and

- b. Other developments to be considered shall include, but are not limited to: planned housing developments at Heatherwick Road and Leggart Brae; and significant residential developments constructed and nearing construction on Abbotswells Road.

Reason: In the interest of public health.

### 21. Construction Environment Management Plan

That no development shall take place until a Construction Environment Management Plan has been submitted to and approved in writing by the Planning Authority. As a minimum, this should cover:

- (a) An 'Air Quality (Dust) Risk Assessment' by a suitably qualified consultant is carried out to predict the likely dust levels resulting from the proposed development and its impact on air quality including a determination of it significant; and
- (b) A 'Dust Management Plan', which shall be based on the results of the 'Air Quality (Dust) Risk Assessment'
- (c) A 'Construction Noise Impact Assessment', which should:
  - i. Be undertaken by a suitably qualified noise consultant
  - ii. Demonstrate adherence to the guidance contained within: BS8228 - 1:2009+A1:2014 Code of practice for noise and vibration control on construction sites and open sites - Part 1 Noise and Part 2: Vibration
  - iii. Identify the sources of construction noise likely to impact on the existing residences.
  - iv. predict the impacts of the noise sources on the proposed residential development
  - v. Detail the noise mitigation measures to reduce noise from the construction noise sources to an acceptable level to reasonably protect the amenity of the occupants of the proposed residences.
  - vi. The methodology for the noise assessment should be submitted and agreed in writing with the Environmental Protection Team in advance of the assessment.

Any such scheme as has been approved shall subsequently be implemented during the construction works.

**PLANNING DEVELOPMENT MANAGEMENT COMMITTEE**

19 August 2021

Reason: In the interest of public health.

**22. Occupation**

The development hereby approved shall not be occupied other than as social rented housing (as defined in Aberdeen City Council's 'Affordable Housing' Supplementary Guidance), managed and operated by either Aberdeen City Council or by a Registered Social Landlord (RSL).

Reason: In order to ensure compliance with local plan policy H5 and Aberdeen City Council's 'Affordable Housing' Supplementary Guidance and because the level of car parking provision within the approved development is based on standards for social rented housing specifically, as opposed to other forms of affordable housing.

**23. Deevale Gardens Access**

That prior to the commencement of development, and notwithstanding any information contained within the hereby approved drawings, further details of the Deevale Gardens access shall be submitted to and approved in writing by the Planning Authority. The development shall be constructed in accordance with the agreed details thereafter.

Reason: In the interest of public safety.

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 approve the recommendation.

**CITY CENTRE CONSERVATION AREA CHARACTER APPRAISAL - PLA/21/157**

8. With reference to article 5 of the minute of this Committee of 21 January 2021, the Committee had before it a report by the Interim Chief Officer – Strategic Place Planning, which presented an updated City Centre Conservation Area Character Appraisal, the findings of the recent public consultation period, 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 City Centre Conservation Area Character Appraisal, as approved for public consultation by the Planning and Development Management Committee on 21st January 2021 (Appendix 2);

**PLANNING DEVELOPMENT MANAGEMENT COMMITTEE**

19 August 2021

- (b) approves the content of the updated City Centre Conservation Area Character Appraisal (Appendix 1) as Aberdeen Planning Guidance (non-statutory planning guidance);
- (c) approves the change in name from Union Street Conservation Area to City Centre Conservation Area to better reflect the geographical extent of the area; and
- (d) instructs the Interim Chief Officer – Strategic Place Planning to make an application for a Regulation 11 Direction representation to the Scottish Government for the removal of deemed consent for Class 3 (1) ‘advertisements relating to the availability for sale or letting of the land on which they are displayed’ - specifically large projecting ‘To Let / For Sale’ signs in the City Centre Conservation Area.

**The Committee resolved:-**

to approve the recommendations.

**A GUIDE TO PLANNING CONSENTS FOR THE ABERDEEN INNER-CITY MULTIS - PUBLIC CONSULTATION RESULTS - PLA/21/162**

- 9. With reference to article 3 of the minute of this Committee of 18 March 2021, the Committee had before it a report by the Interim Chief Officer – Strategic Place Planning, which presented an updated “A Guide to Planning Consents for the Aberdeen Inner-City Multis’ and presented the findings of the recent public consultation, and sought approval to adopt the document as Aberdeen Planning Guidance (non-statutory planning guidance).

**The report recommended:-**

that the Committee –

- (a) notes and consider the comments from the consultation on ‘A Guide to Planning Consents for the Aberdeen Multis’, as detailed in Appendix 3;
- (b) notes and consider the responses of officers to the comments received in the consultation, as detailed in Appendix 2; and
- (c) approves the change to the title of the guidance to ‘A Guide to Planning Consents for the Aberdeen Inner-City Multis’, but otherwise approve the adoption of the guidance unchanged as Aberdeen Planning Guidance (non-statutory planning guidance), as contained in Appendix 1.

**The Committee resolved:-**

to approve the recommendations.

- **Councillor Marie Boulton, Convener**