

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 9 December 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, Greig, Hutchison (as substitute for Councillor Cormie), Macdonald (as substitute for Councillor Malik) and MacKenzie.

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. At this juncture, Councillor Hutchison advised that in the interest of transparency, that he was a resident in the local area in relation to item 6.1 on the agenda, 31 St Andrews Street, however lived outwith the neighbour notification area for this application.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 4 NOVEMBER 2021

2. The Committee had before it the minute of the previous meeting of 4 November 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.

31 ST ANDREWS STREET ABERDEEN - 211263

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

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that the application for detailed planning permission for a change of use from class 7 (hotels and hostels) to student accommodation sui generis at 31 St Andrews Street Aberdeen, be approved subject to the following conditions:-

Conditions

1. **Student Accommodation Restrictions/occupancy.** The student accommodation hereby granted planning permission shall not be occupied other than by students. In this case students are defined as those persons attending higher educational institutions within the City of Aberdeen.

Reason: The development is not suitable in planning terms for use as permanent residential accommodation due to the absence of provision of affordable housing, amenity areas, and car parking.

2. **Management Plan.** The student accommodation hereby granted planning permission shall not be occupied unless it is being operated in full accordance with all measures identified within the Management Plan, hereby approved or any other draft submitted to and approved in writing by the planning authority.

Reason - In the interests of ensuring the provision of adequate amenity for occupants of the development and avoiding conflict with nearby uses.

3. **Travel Plan.** The building shall not be occupied unless a Travel Plan for the use hereby approved has been submitted to and approved in writing by the planning authority. 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. The building shall not be occupied unless the measures set out in its approved Travel Plan have been implemented in full.

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

4. **Car Parking.** That the 17 car parking spaces associated with the building shall only be used for purposes relating to the student accommodation hereby granted planning permission and should not be for any other purpose.

Reason: In order to ensure that the spaces are only used for the use hereby approved.

5. **Cycle Parking.** The student accommodation hereby granted planning permission shall not be occupied unless the cycle storage provision, as shown on drawing 4035 101 B and subsequent details shown on drawing 4035 105 and 4035 106, has been implemented in full accordance with said scheme, unless otherwise agreed in writing with the planning authority, and retained in perpetuity.

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Reason: In the interests of encouraging more sustainable modes of travel.

6. **Communal Facilities.** The student accommodation hereby granted planning permission shall not be occupied unless the communal facilities (i.e. cinema, laundry, gym and games area etc.) as shown on the approved basement and ground floors, drawing references 4035 100 B and 4035 101 B or such other facilities as may be approved in writing by the planning authority have been implemented and are thereafter available for use.

Reason: In order to ensure provision of a live street frontage and ensure provision of adequate amenity for occupants.

7. **Waste.** That the building shall not be brought into use unless the communal recycling/food waste/residual waste bin storage area shown on the following drawings, reference 4035 100 B, 4035 101 B, 4035 107 and 4035 108, hereby approved has been provided in accordance with the approved details. Once provided, the communal storage area shall thereafter be permanently retained.

Reason: To ensure that suitable provision is made for the storage of recycling, food waste and residual waste bins.

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

The Committee resolved:-

to refuse the application unanimously for the following reasons:-

that the application was contrary to Policy H2 of the Aberdeen Local Development Plan and the Technical advice note on student accommodation by virtue of the inadequate size of the student rooms, lack of suitable communal spaces and concerns about security and lack of external amenity space within the development.

LEGGART BRAE (LAND TO THE SOUTH AND SOUTH WEST OF DEESIDE BRAE), ABERDEEN - 201558

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 residential development (100 units) with associated landscaping and parking and supporting ancillary infrastructure at land to the south and south west of Deeside Brae, be refused.

The Committee resolved:-

to agree that the application be deferred in order for a site visit to take place on Thursday 16 December 2021.

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BAADS FARM ABERDEEN - 211469

6. 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 change of use of land for siting of 2 caravans for a temporary period (retrospective) at Baads Farm Aberdeen, be refused for the following reasons:-

1. The proposed development, which was retrospective in nature, comprised a change of use of land to caravan site for two residential caravans for a period of up to 18 months. No justification had been provided to demonstrate that there were special or exceptional circumstances which would support the need for additional residential accommodation on the Baads Farm site. This was a stand-alone application, which if approved, would allow for the change of use to caravan site and subsequent residential occupancy of that site to occur.

It was the considered opinion of the planning authority that provision of additional residential accommodation on the site would undermine the policies which sought to protect the integrity of the green belt, and safeguard against unsustainable development and suburbanisation of the area. Such development would have an adverse effect on the character of the area and the landscape setting within which the site lay.

The proposal would be contrary to the expectations of Scottish Planning Policy (SPP) and to the requirements of Policy NE2 (Green Belt) and Policy D1 (Quality Placemaking by Design) of the Aberdeen City Local Development Plan. The proposal would address the expectations of Policy NE6 (Flooding, Drainage & Water Quality), and largely comply with those of Policy T2 (Managing the Transport Impact of Development).

2. That the proposal, if approved, would set an undesirable precedent for applications of a similar nature which would result in the proliferation of sporadic, temporary residential accommodation in the green belt, and in turn lead to the erosion of the character of the green belt and further adversely affect the landscape setting of the City.

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

The Committee resolved:-

to refuse the application.

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PRIME FOUR BUSINESS DEVELOPMENT FRAMEWORK - PLA/21/316

7. The Committee had before it a report by the Interim Chief Officer – Strategic Place Planning, which presented an update to the Prime Four Business Park Development Framework and sought approval to consult on the Draft Framework over a six week period.

The report recommended:-

that the Committee –

- a) approve the content of the Draft Prime Four Business Park Development Framework (2021) (Appendix 1)
- b) instruct the Interim Chief Officer Strategic Place Planning to publish the Draft Prime Four Business Park Development Framework (2021) for a 6-week public consultation period; and,
- c) instruct the Interim Chief Officer Strategic Place Planning to report the outcomes of the public consultation on the Draft Framework back to a future meeting of this Committee, within the next 6 months.

The Committee heard from Laura Robertson, Senior Planner, who spoke in furtherance of the report.

The Committee resolved:-

to approve the recommendations.

- **Councillor Marie Boulton, Convener**