

DEVELOPMENT MANAGEMENT SUB COMMITTEE

ABERDEEN, 16 February 2012. Minute of Meeting of the DEVELOPMENT MANAGEMENT SUB COMMITTEE. Present:- Councillor Dean, Convener; Councillor Corall, Vice-Convener; and Councillors Adam, Allan, Boulton, Cormie, Crockett, Jaffrey, MacGregor, Penny and Jennifer Stewart (as substitute for Councillor Yuill).

The agenda and reports associated with the minute can be found at:-

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=348&MId=2286&Ver=4>

MINUTE OF MEETING OF THE DEVELOPMENT MANAGEMENT SUB COMMITTEE OF 12 JANUARY 2012

1. The Sub Committee had before it the minute its previous meeting of 12 January, 2012.

The Sub Committee resolved:-
to approve the minute.

43-45 MARKET STREET - SHIPROW, ABERDEEN - 091221

2. With reference to article 4 (iv) of the minute of meeting of the Sub Committee of 28 April, 2011, the Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

That the Sub Committee approve the application for an amendment to a previous proposal (application number 091221) for the demolition of existing buildings and the erection of a hotel extension (17 new build bedrooms over 3 floors) including function/conference accommodation, the erection of office accommodation (over 9 floors) and 3 retail units at 43-45 Market Street/Shiprow, Aberdeen, subject to the following conditions and consent being withheld until such time as a developer's contribution has been secured towards public realm improvements in the Adelphi:-

- (1) That no development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work which shall include post-excavation and publication work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.
- (2) 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 samples 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.
- (3) That the development hereby approved shall not be occupied unless the car parking areas hereby granted planning permission have been constructed, drained, laid-out and demarcated in accordance with drawing nos. PL(20)011A and PL(20)012A of the plans hereby approved or such other drawing as may

DEVELOPMENT MANAGEMENT SUB COMMITTEE

16 February 2012

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 for servicing the development hereby granted approval. (4) That no development shall take place unless there has been submitted to and approved in writing a detailed Green Transport Plan, which outlines sustainable measures to deter the use of the private car, in particular single occupant trips and provides detailed monitoring arrangements, modal split targets and associated penalties for not meeting targets. (5) That the development hereby granted planning permission shall not be occupied unless a scheme detailing cycle storage provision has been submitted to, and approved in writing by the planning authority, and thereafter implemented in full accordance with said scheme. (6) That no development shall take place unless a scheme for the upgrading of the footway, street and streetlighting in the Adelphi has been submitted to and approved in writing by the planning authority or is being implemented by the planning authority and thereafter the development shall not be occupied unless the scheme has been implemented in its entirety; unless the planning authority gives written consent for a variation. (7) That no development shall take place unless a further detailed scheme for the servicing of the development (including commercial deliveries and uplifts) has been submitted to and approved in writing by the planning authority and thereafter the development shall not be occupied unless the scheme has been implemented in its entirety. For the avoidance of doubt, there shall be no deliveries or servicing of the development from the Adelphi unless with the further written agreement of the planning authority. (8) That no development shall take place unless a further detailed scheme for the entrance to the car park has been submitted to and approved in writing by the planning authority and thereafter the development shall not be occupied unless the scheme has been implemented in its entirety. (9) That, except as the planning authority may otherwise agree in writing, no construction or demolition work shall take place: (a) outwith the hours of 7.00am to 7.00pm Mondays to Fridays; (b) outwith the hours of 9.00am to 4.00pm Saturdays; or (c) at any time on Sundays, except (on all days) for works inaudible outwith the application site boundary. [For the avoidance of doubt, this would generally allow internal finishing work, but not the use of machinery]. (10) That no development shall take place unless there has been submitted to and approved in writing an environmental management plan addressing the potential impact from noise and the impact on local air quality during the demolition/construction operations and thereafter the plan shall be carried out in its entirety. (11) That the development hereby granted planning permission shall not be occupied unless provision has been made within the application site for refuse storage and disposal in accordance with a scheme which has been submitted to and approved in writing by the planning authority. (12) That no development pursuant to this planning permission shall take place nor shall the building be occupied unless there has been submitted to and approved in writing for the purpose by the planning

DEVELOPMENT MANAGEMENT SUB COMMITTEE

16 February 2012

authority an assessment by a suitably qualified noise consultant of the potential noise levels generated by external plant for the heating and ventilation systems in order to address any potential noise nuisance to residents in the Adelphi and Market Street. The assessment shall be prepared by a suitably qualified independent noise consultant and shall recommend any measures necessary to ensure a satisfactory noise attenuation for the building. The building shall not be occupied unless the said measures have been implemented in full. (13) That no change of use of retail floorspace to a Class 3 use or the provision of a street café shall be carried out without a further grant of planning permission from the planning authority. (14) That the development shall not be occupied unless the escalator link through the internal atrium from Adelphi to Shiprow is open to the public between the hours of 9.00am to 5.00pm on weekdays, unless the planning authority has given written consent for a variation.

The Sub Committee resolved:-

to approve the recommendation.

12 CARDEN PLACE, ABERDEEN - FORMATION OF AN ADDITIONAL FLOOR OF OFFICES TO REAR EXTENSION, RE-CLADDING OF EXISTING EXTENSION AND INSTALLATION OF RAILINGS AT FRONT BOUNDARY - 111480

3. The Sub Committee had before it a report from the Head of Planning and Sustainable Development **which recommended:-**

That the Sub Committee approve the application for the formation of an additional floor of offices to the rear extension; re-cladding of the existing extension and installation of railings at the front boundary of 12 Carden Place, Aberdeen, subject to the following conditions:-

(1) That no development shall take place unless a scheme detailing all external finishing materials (including samples) to the roof and walls of the extension hereby approved 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. (2) That the extension hereby approved shall not be occupied unless a scheme detailing cycle storage provision has been submitted to and approved in writing by the planning authority, and thereafter implemented in full accordance with said scheme. (3) That the extension hereby approved shall not be occupied unless the cast iron railings on the Carden Place elevation hereby granted planning permission have been installed in accordance with drawing No. 1318.PD.005 of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority. (4) That the windows as indicated on the east facing elevation of the extension hereby approved shall not be fitted otherwise than with obscure glass unless the planning authority has given prior written approval for a variation.

DEVELOPMENT MANAGEMENT SUB COMMITTEE

16 February 2012

(5) That, except as the planning authority may otherwise agree in writing, no construction or demolition work shall take place: (a) outwith the hours of 7.00am to 7.00pm Mondays to Fridays; (b) outwith the hours of 9.00am to 4.00pm Saturdays; or (c) at any time on Sundays, except (on all days) for works inaudible outwith the application site boundary. [For the avoidance of doubt, this would generally allow internal finishing work, but not the use of machinery].

The Sub Committee resolved:-

to defer consideration of the application meantime to enable members to visit the site.

12 CARDEN PLACE, ABERDEEN - FORMATION OF AN ADDITIONAL FLOOR OF OFFICES TO REAR EXTENSION - LISTED BUILDING CONSENT - 111481

4. The Sub Committee had before it a report from the Head of Planning and Sustainable Development **which recommended:-**

That the Sub Committee approve the listed building consent application (111481) for the formation of an additional floor of offices to the rear of the extension, re-cladding of the existing extension and installation of railings at the front boundary of 12 Carden Place, Aberdeen, subject to the following conditions:-

(1) That no development shall take place unless a scheme detailing all external finishing materials (including samples) to the roof and walls of the extension hereby approved 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. (2) That the extension hereby approved shall not be occupied unless the cast iron railings on the Carden Place elevation hereby granted planning permission have been installed in accordance with drawing No.1318.PD.005 of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority.

The Sub Committee resolved:-

to defer consideration of the application meantime to enable members to visit the site.

OLD BANK BAR, 220 NORTH DEESIDE ROAD, PETERCULTER - 111827

5. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

That the Sub Committee approve the application for a rear ground and first floor extension and change of use to first floor flat at the Old Bank Bar, 220 North Deeside Road, Peterculter, subject to the following conditions:-

DEVELOPMENT MANAGEMENT SUB COMMITTEE

16 February 2012

(1) That no development pursuant to this planning permission shall take place nor shall the upper floor be occupied for residential purposes unless there has been submitted to and approved in writing for the purpose by the planning authority an assessment of the noise levels likely within the approved flat, unless the planning authority has given prior written approval for a variation. The assessment shall be prepared by a suitably qualified independent noise consultant and shall recommend any measures necessary to ensure a satisfactory noise attenuation for the upper-floor flat. The approved flat shall not be occupied unless the said measures have been implemented in full. (2) That, except as the planning authority may otherwise agree in writing, no construction or demolition work shall take place: (a) outwith the hours of 7.00am to 7.00pm Mondays to Fridays; (b) outwith the hours of 9.00am to 4.00pm Saturdays; or (c) at any time on Sundays, except (on all days) for works inaudible outwith the application site boundary. [For the avoidance of doubt, this would generally allow internal finishing work, but not the use of machinery]. (3) That the use hereby granted planning permission shall not take place unless provision has been made within the application site for refuse storage and disposal in accordance with a scheme which has been submitted to and approved in writing by the planning authority.

The Sub Committee resolved:-
to approve the recommendation.

151 HOLBURN STREET, ABERDEEN - CHANGE OF USE FROM CLASS 1 - 111747

6. The Sub Committee had before it for approval a report by the Head of Planning and Sustainable development **which recommended:-**

That the Sub Committee approve the application for the change of use from Class 1 to incorporate the preparation of hot and cold food to be sold/served as "take away service only" at 151 Holburn Street, Aberdeen, subject to the following conditions:-

(1) That the use hereby granted planning permission shall not take place unless a scheme showing the proposed means of filtering, extracting and dispersing cooking fumes from the premises has been submitted to and approved in writing by the planning authority and that the said scheme has been implemented in full and is ready for operation. (2) That the use hereby granted planning permission shall not take place unless provision has been made within the application site for litter disposal and, if appropriate, recycling facilities in accordance with a scheme which has been submitted to and approved in writing by the planning authority. (3) That hot food shall not be sold from the premises other than during the hours from 7.00am until 3.00pm, Mondays to Fridays inclusive, unless the planning authority has given prior written approval for a variation. (4) That no cooking shall take place other than required for the making and re-heating of

DEVELOPMENT MANAGEMENT SUB COMMITTEE

16 February 2012

baguettes, baked potatoes, soup, teas and coffees, unless the planning authority has given prior written approval for a variation. For the avoidance of doubt no frying or deep fat frying is permitted on the premises. (5) That the use hereby granted planning permission shall not take place unless provision has been made within the application site for refuse storage and disposal in accordance with a scheme which has been submitted to and approved in writing by the planning authority.

The Sub Committee resolved:-
to approve the recommendation.

CAMMACH BUSINESS CENTRE, EAST TULLOS INDUSTRIAL ESTATE - CHANGE OF USE FROM STORAGE (CLASS 6) - 111742

7. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

That the Sub Committee approve the application for the change of use from a storage (Class 6) unit to permit use as a hot-food takeaway (Sui Generis) at the Cammach Business Centre, Site 34, Greenbank Road, East Tullos Industrial Estate, Aberdeen, subject to the following conditions:-

(1) That the use hereby granted planning permission shall not take place unless a scheme showing the proposed means of filtering, extracting and dispersing cooking fumes from the premises has been submitted to and approved in writing by the planning authority and that the said scheme has been implemented in full and is ready for operation. (2) That hot food shall not be sold from the premises other than during the hours from 7.00am until 7.00pm inclusive, unless the planning authority has given prior written approval for a variation

The Sub Committee resolved:-

to approve the recommendation with the following additional condition:-

That the use hereby granted planning permission shall not take place unless provision has been made within the application site for refuse storage and disposal in accordance with a scheme which has been submitted to and approved in writing by the planning authority.

219 UNION STREET, ABERDEEN - CHANGE OF USE FROM CLASS 1 - 1119036

8. The Sub Committee had before it for approval a report by the Head of Planning and Sustainable Development **which recommended:-**

DEVELOPMENT MANAGEMENT SUB COMMITTEE

16 February 2012

That the Sub Committee approve the application for the change of use from Class 1 (Shops) to Class 2 use (Financial, Professional and Other Services) at 219 Union Street, Aberdeen.

The Sub Committee resolved:-
to approve the recommendation.

NEW LIBRARY, ELPHINSTONE ROAD/BEDFORD ROAD, OLD ABERDEEN - CONSTRUCTION OF FULL BUS TURNING CIRCLE - 110991

9. The Sub Committee had before it for approval a report by the Head of Planning and Sustainable Development **which recommended:-**

That the Sub Committee approve the application for the construction of a full bus turning circle, access road and additional four parking bays with drop off point at the New Library, Elphinstone Road/Bedford Road, Old Aberdeen.

The Sub Committee resolved:-
to approve the application.

DECLARATION OF INTEREST

The Vice-Convenor declared an interest in the following item of business by virtue of his membership of the Aberdeen and District Angling Association. The Vice-Convenor did not consider that the nature of his interest required him to leave the meeting.

BOTHY, RIVERSIDE DRIVE, ABERDEEN - ALTERATIONS TO STORE AT BOTHY - 111761

10. The Sub Committee had before it for approval a report by the Head of Planning and Sustainable Development **which recommended:-**

That the application in respect of planning permission for alterations to the store at the bothy for Riverside Drive, Aberdeen, be approved.

The Sub Committee resolved:-
to approve the recommendation.

DEVELOPMENT MANAGEMENT SUB COMMITTEE

16 February 2012

WHITEHALL TERRACE/82 WHITEHALL PLACE, ABERDEEN - INSTALLATION OF 1 TELECOMMUNICATIONS BROADBAND CABINET - 111634

11. With reference to article 29 of the minute of meeting of the Sub Committee of 12 January, 2012, the Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

That the Sub Committee approve the application in respect of planning permission for the installation of a DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm), subject to the following condition:-

- (1) That in the event that any part of this equipment becomes obsolete or redundant, it must be removed within 6 months of such event. In the event that all of this equipment is removed, the site shall be made good, in accordance with a scheme to be submitted and approved in writing by the planning authority, within 1 month of such removal.

The Sub Committee resolved:-

to approve the recommendation.

4 HILLVIEW ROAD, PETERCULTER - CONSTRUCTION OF GABLE EXTENSION - 111140

12. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

That the Sub Committee refuse the application for the construction of a 1.5 storey gable extension at 4 Hillview Road, Peterculter for the following reasons:-

1. The proposed development would, by virtue of its inappropriate use of unsympathetic materials on the principal elevation of a traditional granite property, represent a failure to demonstrate due regard for its context, and is therefore considered to be contrary to policy 1 (design) of the Aberdeen Local Plan (2008).
2. The visual impact of the proposed extension, which is exacerbated by its prominent location and the presence of better considered and more sympathetic extensions of a similar type in the immediate area, is considered likely to result in an adverse impact on the character of the surrounding residential area, contrary to policy 40 of the Aberdeen Local Plan (2008).
3. The approval of this extension would risk setting an unwelcome precedent for similar proposals involving poorly chosen materials, potentially resulting in a cumulative erosion of the character of the townscape in the surrounding area.

DEVELOPMENT MANAGEMENT SUB COMMITTEE

16 February 2012

The Sub Committee resolved:-

to defer consideration of the application meantime to enable members to visit the site.

PLANNING DIGEST - EPI/12/60

13. The Sub Committee had before it a report by the Head of Planning and Sustainable Development which advised of recent appeal decisions, updates on Scottish Government planning advice and other aspects of the planning service.

The report recommended:-

that the Sub Committee note the outcome of the appeal decisions.

The Sub Committee resolved:-

to approve the recommendation.

- **Katharine Dean, Convener.**