

DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS)

ABERDEEN, 31 May 2012. Minute of Meeting of DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS). Present:- Councillor Milne, Convener; and Councillors Corall, Finlayson, Grant, Greig (as substitute for Councillor Delaney), Jaffrey, Lawrence, McCaig, Jean Morrison, MBE, Jennifer Stewart (as substitute) and Thomson.

The agenda and report associated with this minute can be found at:-

<http://councilcommittees/ieListDocuments.aspx?CId=152&MId=2454&Ver=4>

CRAIGIEBURN HOUSE, 163 SPRINGFIELD ROAD - 120105

1. Reference was made to the minute of meeting of the Development Management Sub Committee of 24 May, 2012, wherein the Sub Committee agreed to visit the following site and determine the application at its next meeting on 14 June, 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 for the proposed demolition of Craigieburn House, the provision of 44 sheltered apartments for the elderly together with communal facilities, car parking and landscaping, subject to the following conditions, and the withholding of the issue of the consent document until the applicant has entered into a legal agreement with the Council to (1) restrict the age of the residents occupying the development; and (2) secure the planning gain contribution:-

(1) 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 No. 1812.PL1.03 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; (2) that all planting, seeding and turfing comprised in the scheme of landscaping shown on Drawing No. 1812.PL1.10 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; (3) that no development shall take place unless the scheme for the protection of all trees to be retained on the site during construction works, as shown on Drawing No. 7701/02A or any other such scheme as may have been approved by the planning authority, has been implemented in full; (4) 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; (5) that any tree work 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; (6) that no part of the development hereby approved shall be occupied unless a plan and report illustrating appropriate management proposals for the care and maintenance of all trees to be retained and any new areas of planting (to include timing of works and inspections) has been submitted to and approved in writing by the Planning Authority. The proposals shall be carried out in complete accordance with such plan and report as may be so approved, unless the planning authority has given prior written approval for a variation; (7) that, except as the Planning Authority may otherwise agree in writing, no construction or demolition work shall take place: (a) outwith the hours of 7.00 am to 7.00 pm Mondays to Fridays; (b) outwith the hours of 9.00 am to 4.00 pm Saturdays; or (c) at any time on Sundays, Except (on all days) for works inaudible outwith the application site boundary; and (8) that the development hereby approved shall not be brought into use until the carbon dioxide reduction measures in the NHBC Report, dated 30 March 2012 (reference ERHTA25476) have been installed in full accordance with the details specified in the said report - to ensure this development complies with the on-site carbon emissions target outlined in Scottish Planning Policy (SPP) and specified in the City Council's adopted Supplementary Guidance, 'Low and Zero Carbon Buildings'.

The Sub Committee were addressed by the Development Management Manager and the Principal Engineer (Quality Standards), Enterprise, Planning and Infrastructure on the planning and traffic impacts of the application.

There then followed a number of questions from Members of the Sub Committee relating to the application which were answered by the officers in attendance.

The Convener concluded the meeting of the Sub Committee by reminding Members that the determination of the application would be undertaken by the Sub Committee at its next meeting on 14 June, 2012.

- **RAMSAY MILNE, Convener**.