

DEVELOPMENT MANAGEMENT SUB COMMITTEE

ABERDEEN, 14 June 2012. Minute of Meeting of the DEVELOPMENT MANAGEMENT SUB COMMITTEE. Present:- Councillor Milne, Convener; and Councillors Boulton, Corall, Finlayson, Grant, Greig (as substitute for Councillor Delaney), Jaffrey, Lawrence, MacGregor, McCaig, Jean Morrison MBE, Noble (as substitute for Councillor Cormie) and Thomson.

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

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=348&MId=2290&Ver=4>

MINUTE OF MEETING OF DEVELOPMENT MANAGEMENT SUB COMMITTEE OF 24 MAY 2012

1. The Sub Committee had before it the minute of its previous meeting of 24 May, 2012.

The Sub Committee resolved:-

- (i) to note that Councillor Boulton had been appointed as the Independent Alliance Group representative on the Planning Appeals Panel; and
- (ii) to otherwise approve the minute.

MINUTE OF MEETING OF DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS) OF 31 MAY 2012 - DETERMINATION OF CRAIGIEBURN HOUSE, 163 SPRINGFIELD ROAD - P120105

2. With reference to article 4 of the minute of meeting of the Development Management Sub Committee of 24 May, 2012, the Sub Committee had before it (1) the minute of meeting of the Development Management Sub Committee (Visits) of 31 May, 2012 and (2) 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 (a) restrict the age of the residents occupying the development; and (b) secure the planning gain contributions:-

- (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

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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. (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.

The Convener moved, seconded by Councillor Morrison MBE
that the recommendations contained in the report be approved.

Councillor Greig moved as an amendment, seconded by Councillor Thomson
that the application be refused due to insufficient parking; that the application goes against the policy for the use of granite properties; due to the application's

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adverse visual impact; and that the application would not be in keeping with the area.

On a division there voted:- for the motion (8) – The Convener; and Councillors Corall, Grant, Jaffrey, Lawrence, McCaig, Jean Morrison MBE and Noble.

For the amendment (4) – Councillors Boulton, Finlayson Greig and Thomson.

The Sub Committee resolved:-

to adopt the motion.

UNDER CENTRAL ARCH, UNION TERRACE GARDENS - P120427

3. 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 a proposed temporary café within a timber summerhouse and an external seating area, under the central arch, Union Terrace Gardens, Union Terrace, subject to the following conditions:-

- (1) That the temporary building hereby granted planning permission shall not remain on the site after a period of one year expiring on 14/06/13. (2) That following the expiry of the one year period hereby granted, the approved development must be removed and 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.

BIELDSIDE LODGE, NORTH DEESIDE ROAD, ABERDEEN - P120491

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

That the Sub Committee approves the application for the erection of a dwellinghouse at Bielside Lodge, North Deeside Road, Bielside, with the following conditions, and with the permission being withheld until the applicant has entered into a legally binding agreement preventing vehicular access being taken further into the site:-

- (1) That no development pursuant to the planning permission in principle hereby approved shall be carried out until such time as a further application has been made to the planning authority for approval of the matters specified in this

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condition and such approval has been granted; these matters being details of the (i) detailed design and external appearance of the building(s) the highest point of which shall be no more than 37.5m AOD and shall be planted with grass or other plants in accordance with a scheme to be agreed as required by other conditions; (ii) the landscaping of the site, including construction and laying out of the access and the installation of a swale or other measures in order to handle water from the former mill lade; (iii) details of the boundary treatment, including the hedge and temporary treatment to the boundary in the period before the hedge reaches its intended height; (iv) a construction method statement including details of how construction of the house and any retaining structures shall take place avoiding damage to the listed structures near to the site, including the garden wall and summerhouse; and, how construction vehicles and materials will be brought to and stored upon the site, including how these will be transferred onto the site taking into account the need to protect trees. (2) That this planning permission in principle shall lapse unless a further application for approval of the matters specified in condition(s) attached to this grant of planning permission in principle has been made before whichever is the latest of the following; (i) the expiration of 3 years from the date of this grant of planning permission in principle; (ii) the expiration of 6 months from the date on which an earlier application for the requisite approval of matters specified in conditions was refused; (iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed; (3) That this planning permission in principle shall lapse on the expiration of 2 years from the approval of matters specified in conditions being obtained (or, in the case of approval of different matters on different dates, from the requisite approval for the last such matter being obtained) unless the development to which the permission relates is begun before that expiration. (4) 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. [For the avoidance of doubt, this would generally allow internal finishing work, but not the use of machinery]. (5) That notwithstanding the provisions of Article 3 and Schedule 1, Parts 1, 2 and 3 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 no extensions, alterations or improvements which materially affect the external appearance of the dwellinghouse, nor any means of enclosure shall be erected or carried out either on, or in the curtilage, of the dwelling houses hereby approved without a further grant of planning permission from the planning authority. (6) That no development shall take place unless a scheme detailing all external finishing materials to the roof and walls of the development 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. (7) That no development shall take place unless a scheme of all drainage works

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designed to meet the requirements of Sustainable Urban Drainage Systems has been submitted to and approved in writing by the planning authority and thereafter no part of the development shall be occupied unless the drainage has been installed in complete accordance with the said scheme. (8) That the dwellinghouse hereby granted planning permission shall not be occupied unless a scheme for the provision of foul sewerage and wholesome water facilities has been submitted to and approved in writing by the planning authority and that the said scheme has been implemented. (9) That the developer shall afford access at all reasonable times to any archaeologists nominated by the planning authority and shall allow them to observe work in progress and record items of interest and finds. No development pursuant to this planning permission shall take place unless written notification of the commencement date has been given to the Keeper of Archaeology, Aberdeen City Council not less than 14 days before development commences. (10) That no development pursuant to the planning permission hereby approved shall be carried out unless there has been submitted to and approved in writing for the purpose by the planning authority a further detailed scheme of landscaping for the site, which scheme shall include indications of all existing trees and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of development, and the proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting. (11) 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. (12) That no development shall take place unless a plan showing those trees to be removed and those to be retained and a scheme for the 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 and any such scheme as may have been approved has been implemented. (13) 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. (14) 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

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with British Standard 3998: 1989 "Recommendation for Tree Works" before the building hereby approved is first occupied. (15) 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. (16) That notwithstanding the provisions of Article 3 and Schedule 1, Parts 1, 2 and 3 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as amended no extensions, alterations or improvements which materially affect the external appearance of the dwellinghouse, nor any hard surface be laid, nor any means of enclosure shall be erected or carried out either on, or in the curtilage, of the dwelling house, hereby approved without a further grant of planning permission from the planning authority.

The Sub Committee then heard the Legal Manager explain that a valid land certificate had now been submitted for the property area and as a result, there would be a need to re-notify the application to all interested parties.

The Sub Committee then heard the Convener suggest that the application be deferred pending a site visit.

Councillor Corall moved as a procedural motion that the Sub Committee determine the application this day.

Councillor Corall failed to receive a seconder for his procedural motion, therefore, the procedural motion was not put to the vote.

The Sub Committee resolved:-

to defer consideration of the application meantime to enable members to visit the site on 21 June, 2012, with the application being determined on 19 July, 2012.

BEECHGROVE CHURCH, BEECHGROVE AVENUE - P111463

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 the conversion of an existing church to 18 residential units and the provision of an underground car parking at Beechgrove Church, Beechgrove Avenue, Aberdeen, subject to the following conditions and withholding the issue of the consent document until the applicant has entered into appropriate arrangements with the Council for making the planning gain contribution negotiated between the 2 parties:-

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(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 Nos. 04/K and 03-1/K 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 no development pursuant to the planning permission hereby approved shall be carried out unless there has been submitted to and approved in writing for the purpose by the planning authority a further detailed scheme of landscaping for the site, which scheme shall include indications of all existing trees and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of development, and the proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting.

(3) 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.

(4) 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. [For the avoidance of doubt, this would generally allow internal finishing work, but not the use of machinery].

(5) That no development shall take place unless there has been submitted to and agreed in writing by the planning authority a noise assessment by a suitably qualified person that ascertains the Noise Exposure Category (NEC) (Pan 56, Annex 1) that the residential units will fall within. The assessment shall identify the likely sources of noise and indicate the measures to be taken to protect the amenity of the residents from all such sources of noise that have been identified. An adequate level of protection will be commensurate with Category A levels (PAN 56, Sections 50/51) and the advice given in BS8233:1999 - Sound Insulation and Noise Reduction in Buildings. Thereafter none of the residential units shall be occupied unless the noise attenuation measures have been implemented.

(6) That no development shall take place unless a scheme detailing cycle storage provision has been submitted to, and approved in writing by the planning authority, and thereafter none of the residential units shall be occupied unless the said scheme has been implemented in full.

(7) That no development shall take place unless there has been submitted to and approved in writing a scheme

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for the provision of railings along the site frontages with Beechgrove Avenue and Midstocket Road and thereafter none of the residential units hereby approved shall be occupied unless the railings have been installed. (8) That no development shall take place unless a programme for the revision of the traffic order for the necessary alterations to the controlled parking on Beechgrove Avenue required to form the access to the car park and for the alterations to waiting restrictions on Midstocket Road deemed necessary to implement the development hereby approved have been submitted to and agreed in writing by the planning authority and thereafter the said measures shall be implemented prior to first occupation of the development or any other such timescale agreed by the planning authority, the total cost of all works and the revision of the traffic order being met by the applicant. (10) That no development shall take place unless a scheme for the protection of the tree on the site next to the Beechgrove Avenue frontage during construction works has been submitted to, and approved in writing by, the planning authority and any such scheme as may have been approved has been implemented. (11) 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.

The Sub Committee resolved:-

to approve the recommendation contained within the report.

15 STOCKET PARADE, ABERDEEN - P120302

6. 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 change of use of the premises from class 1 (shop) to hot food takeaway at 15 Stocket Parade, 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 no cooking/frying operations or hot food preparation shall be carried out on the premises other than those detailed in the supporting letter received 17/5/12: a pizza oven, small griddle, single kebab machine and a small (non- commercial) chip fryer unless the planning authority has given prior written approval for a variation. (3) That the use hereby granted planning permission shall not take place unless provision has been made within

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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. (4) That hot food shall not be sold from the premises other than during the hours from 8.00 am until 11.00 pm, Mondays to Saturdays inclusive. Hot food shall not be sold from the premises at any time on a Sunday.

The Sub Committee resolved:-

to approve the recommendation contained in the report.

DECLARATIONS OF INTEREST

The Convener and Councillor Jean Morrison MBE declared interests in relation to the following item by virtue of their membership of the Board of Aberdeen Heat and Power Limited. Both members considered that the nature of their interests required them to leave the meeting and took no part in the deliberations thereon.

In the absence of the Convener, Councillor Thomson took the Chair.

BALNAGASK CIRCLE, ABERDEEN - P120539

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 erection of a boiler house and installation of a district heating mains between the boiler house and existing tower blocks at Morvern Court, Brimond Court and Grampian Court, Balnagask Circle, Aberdeen, subject to the following conditions:-

- (1) That no development shall take place unless a scheme detailing all external finishing materials to the roof and walls of the development 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 no development pursuant to the planning permission hereby approved shall be carried out unless there has been submitted to and approved in writing for the purpose by the planning authority a further detailed scheme of landscaping for the open space adjacent to the site, which scheme shall include indications of all existing trees and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of development, and the proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting.
- (3) That all planting, seeding and turfing comprised in the approved scheme of

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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.

The Sub Committee resolved:-

to approve the recommendation contained in the report.

Councillor Thomson vacated the Chair in favour of the Convener upon his return.

ASHGROVE HOUSE, 49 BEATTIE AVENUE, ABERDEEN - P120434

8. 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 conversion of 3 existing flats to create 5 supported one bedroom flats and staff accommodation within the existing building envelope at Ashgrove House, 49 Beattie Avenue, Aberdeen.

The Sub Committee resolved:-

to approve the recommendation contained in the report.

108 CORNHILL ROAD, ABERDEEN - P120456

9. 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 change of use from Class 1 (Shop) to Class 3 (Coffee Shop) at 108 Cornhill Road, Aberdeen, subject to the following conditions:-

- (1) That no frying shall be carried out on the premises unless written approval for a variation has been obtained from the planning authority.
- (2) That the premises shall not be open for business outwith the hours of 07.00 am and 8.00 pm on any day of the week.

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The Sub Committee resolved:-

to approve the recommendation contained in the report.

FRANKIE & BENNY'S, UNIT 5, QUEENS LINKS LEISURE PARK, ABERDEEN - P120471

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

That the Sub Committee approve the formation of an external licensed seating area, a removable screen enclosure and 4 removable parasols at Frankie and Benny's, Unit 5, Queens Links Leisure Park, Aberdeen.

The Sub Committee resolved:-

to approve the recommendation contained in the report.

SITE 70, SOUTERHEAD ROAD, ALTENS INDUSTRIAL ESTATE, ABERDEEN - P120476

11. 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 erection of a 21m high joint operator lattice type telecommunications tower incorporating 12 antennae, 3 RRU elements, 3 lighting finials, 1 equipment cabinet, 1 meter cabinet and all ancillary development required at Site 70, Souterhead Road, Altens Industrial Estate, Aberdeen subject to the following condition:-

- (1) 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 contained in the report.

EAST END FOOTBALL CLUB SOCIAL CLUB, GOLF ROAD, ABERDEEN - P120442

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

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That the Sub Committee approve the application for the upgrading of an existing grass football pitch to a floodlit 3G synthetic grass pitch and all associated fencing and lighting at East End Football Club Social Club, Golf Road, Aberdeen, subject to the following condition:-

(1) That no development shall take place unless a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems has been submitted to and approved in writing by the planning authority and thereafter no part of the development shall be used unless the drainage has been installed in complete accordance with the said scheme.

The Sub Committee resolved:-

- (i) to add an additional condition, this being the activities (including the usage of the floodlights) be limited to 11.00 pm at the latest, in order to reduce the impact on residents; and
- (ii) to otherwise approve the recommendation contained in the report.

ROSEWELL OLD PEOPLE'S HOME, KINGS GATE, ABERDEEN - P120536

13. 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 installation of solar photovoltaic (PV) panels on the south facing roof of Rosewell Old People's Home, Kings Gate, Aberdeen.

The Sub Committee resolved:-

to approve the recommendation contained in the report.

BRIDGE OF DON ACADEMY, BRAEHEAD WAY, BRIDGE OF DON, ABERDEEN - P120527

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

That the Sub Committee approve the installation of solar photovoltaic (PV) panels on the roof of the Bridge of Don Academy, Braehead Way, Bridge of Don, Aberdeen.

The Sub Committee resolved:-

to approve the recommendation contained in the report.

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THE JESMOND CENTRE, JESMOND DRIVE, BRIDGE OF DON, ABERDEEN - P120532

15. 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 installation of solar photovoltaic (PV) panels on 2 south facing roofs of the main building of the Jesmond Centre, Jesmond Drive, Bridge of Don, Aberdeen.

The Sub Committee resolved:-

to approve the recommendation contained in the report.

OLDMACHAR ACADEMY, JESMOND DRIVE, BRIDGE OF DON, ABERDEEN - P120535

16. 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 installation of solar photovoltaic (PV) panels on 3 west facing roofs of the main building of Oldmachar Academy, Jesmond Drive, Bridge of Don, Aberdeen.

The Sub Committee resolved:-

to approve the recommendation contained in the report.

MILLTIMBER PRIMARY SCHOOL, MONEARN GARDENS, ABERDEEN - 120533

17. 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 installation of solar photovoltaic (PV) panels on 3 roofs of Milltimber Primary School, Monearn Gardens, Milltimber, Aberdeen.

The Sub Committee resolved:-

to approve the recommendation contained in the report.

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CULTS PRIMARY SCHOOL, EARLSWELLS ROAD, CULTS, ABERDEEN - P120529

18. 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 installation of solar photovoltaic (PV) panels on 3 roofs at Cults Primary School, Earlswells Road, Cults, Aberdeen.

The Sub Committee resolved:-

to approve the recommendation contained in the report.

SITE 33, CRAIGSHAW DRIVE, WEST TULLOS DEPOT, ABERDEEN - P120686

19. 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 installation of solar photovoltaic (PV) panels on the roof of Site 33, Craigshaw Drive, West Tullos Depot, Aberdeen.

The Sub Committee resolved:-

to approve the recommendation contained in the report.

ABERDEEN AIRPORT SPORTS AND SOCIAL CLUB, FARBURN TERRACE, DYCE, ABERDEEN - P120481

20. 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 external alterations including, the overcladding of the existing frontage, replacement windows and doors, the formation of 2 new openings and internal fit out of the existing building and change of use from leisure facility (Class 11) to a passenger terminal at Aberdeen Airport Sports and Social Club, Farburn Terrace, Dyce, Aberdeen, subject to the following conditions:-

- (1) That the development hereby approved shall not be occupied unless the car parking and drop-off area hereby granted planning permission have been constructed, drained, laid-out and demarcated in accordance with drawing No. 002(Rev.B) 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 for the purpose of the parking of cars and as a drop-off and collection point for passengers using the terminal.
- (2) That the terminal shall not be used unless

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there has been submitted to and approved in writing for the purpose by the planning authority a further detailed scheme of landscaping for the site, which scheme shall include indications of all existing trees and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of development, and the proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting. (3) 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. (4) That the terminal shall not be occupied unless a scheme for external lighting has been submitted to and approved in writing by the planning authority, and thereafter implemented in full accordance with said scheme. (5) That the development hereby approved shall not be occupied 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, and provides detailed monitoring arrangements, modal split targets and associated penalties for not meeting targets.

The Sub Committee resolved:-

to defer consideration of the application meantime to enable members to visit the site on 21 June, 2012, with the application being determined on 9 July, 2012.

BAD APPLE, 2 JUSTICE MILL LANE, ABERDEEN - P120490

21. 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 existing storage area to form a new roof terrace at Bad Apple, 2 Justice Mill Lane, Aberdeen, subject to the following conditions:-

(1) That no development shall take place unless details have been submitted to the planning authority and agreed in writing which demonstrates that the doors between the proposed terrace and existing club would close automatically behind customers entering and exiting the terrace. (2) That no development shall take place unless details of the position of any re-located mechanical plant has been submitted to and agreed in writing by the planning authority.

DEVELOPMENT MANAGEMENT SUB COMMITTEE

14 June 2012

The Sub Committee heard from the Development Management Manager who advised that an additional condition could be added if required which would prevent any music or noise emanating from the property on to the proposed roof terrace.

Councillor Corall moved, seconded by Councillor McCaig:-
that the recommendation contained in the report be approved.

Councillor Boulton moved as an amendment, seconded by Councillor Greig:-
that the application be refused due to the impact the proposal would have on local residents.

On a division, there voted:- for the motion (6) – Councillors Corall, Lawrence, MacGregor, McCaig, Jean Morrison MBE and Noble.

For the amendment (7) – The Convener; and Councillors Boulton, Finlayson, Grant, Greig, Jaffrey and Thomson.

The Sub Committee resolved:-
to adopt the amendment.

FORMER DAVIDSON'S MILL, MUGIEMOSS, PHASE 1 MASTERPLAN REPORT - EPI/12/134

22. The Sub Committee had before it a report by the Director of Enterprise, Planning and Infrastructure which sought approval of the Masterplan report for the former Davidson's Mill, Mugiemoos, which detailed Phase 1 of the proposed development.

The report recommended:-

that the Sub Committee –

- (a) approve the Masterplan for Phase 1 for the former Davidson's Mill site at Mugiemoos as interim planning advice; and
- (b) instruct officers to implement the process to ratify the Masterplan as supplementary guidance by the Scottish Government.

The Sub Committee resolved:-

to approve the recommendations contained in the report.

- RAMSAY MILNE, Convener.