

## DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS)

ABERDEEN, 30 August 2012. Minute of Meeting of the DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS). Present:- Councillor Milne, Convener; and Councillors Cormie, Finlayson, Grant, Greig (as substitute for Councillor Boulton), Jaffrey, Lawrence, MacGregor, McCaig, Jennifer Stewart (as substitute for Councillor Delaney) and Thomson.

The agenda and reports associated with this minute can be found at:-  
<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=152&MId=2631&Ver=4>

### 70 QUEENS ROAD, ABERDEEN - 120787

1. With reference to article 10 of the minute of meeting of the Development Management Sub Committee of 23 August, 2012, wherein the Sub Committee agreed to visit the site (and determine the application on site), 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 alterations and extension of an office at 70 Queens Road, Aberdeen, subject to the following conditions:-

(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. 100D 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 hard and soft 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 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

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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; (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, 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]; (7) That the extension 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; (8) That no development shall take place unless there has been submitted to and approved in writing a detailed Green Transport Plan, which identifies 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; (9) 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 occupied unless the drainage has been installed in complete accordance with the said scheme; (10) That the extension hereby approved shall not be occupied unless the opaque glazing has been installed to a height of 1600mm above floor level on the west elevation of the first and 1500mm above floor level on the west elevation of the second floors and the obscure glazing shall be retained in perpetuity unless otherwise agreed in writing by the planning authority; (11) 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 authority an assessment of the noise levels likely within the building, 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 building. The property shall not be occupied unless the said measures have been implemented in full.

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The Convener moved, seconded by Councillor McCaig:-  
that the recommendation contained in the report be approved and that officers ask the developer to consider preserving the stained glass window in the property.

Councillor Stewart moved as an amendment, seconded by Councillor Greig:-  
that the application be refused due to the proposed height of the application; the detrimental effect the application would have on neighbouring properties; the development would lead to an increase in traffic levels on Spademill Lane to its detriment; and the amount of car parking spaces proposed would not be sufficient.

On a division, there voted:- for the motion (8) – the Convener; and Councillors Cormie, Grant, Jaffrey, Lawrence, MacGregor, McCaig and Thomson. For the amendment (3) – Councillors Finlayson, Greig and Jennifer Stewart.

**The Sub Committee resolved:-**  
to adopt the motion.

**27 CROWN TERRACE, ABERDEEN - 120615**

2. The Convener informed the Sub Committee that the application for a proposed change of use and alterations on the first floor from an office to form seven flats at 27 Crown Terrace had been deferred so that neighbour notification could be undertaken and that the application would come back to a future meeting of the Sub Committee in due course.

**The Sub Committee resolved:-**  
to note the position.  
- **RAMSAY MILNE, Convener.**