

DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS)

ABERDEEN, 4 October 2012. Minute of Meeting of the DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS). Present:- Councillor Milne, Convener; and Councillors Boulton, Corall, Cormie, Delaney, Finlayson, Jaffrey, Lawrence, McCaig, Jean Morrison MBE and Thomson.

Also present:- Councillor Jennifer Stewart.

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

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=152&MId=2632&Ver=4>

68 SPRINGFIELD AVENUE - 120661

1. With reference to Article 16 of the minute of meeting of the Development Management Sub Committee of 27 September 2012, wherein the Sub Committee agreed to visit the 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 in respect of planning permission for the sub-division of the residential curtilage and the construction of a three bedroom detached house, subject to the following conditions:-

(1) 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]; (2) That no development shall take place unless a sample of the granite to be used on the walls and details of the colour of the window frames for the development hereby approved have 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 no development shall take place unless a scheme of all drainage works designed to meet the requirements of SUDS 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; (4) That the building(s) hereby approved shall not be brought into use unless details of the zero and low carbon equipment to be incorporated into the development and predicted carbon emissions, using SAP or SBEM calculations, have been approved in writing by the planning authority and unless the equipment has been installed in accordance with those approved details; and (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 (as amended by various orders including the Town and Country Planning (General Permitted Development)(Scotland) Amendment Order 2011) 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 dwellinghouse hereby approved without a further grant of planning permission from the planning authority.

DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS)

4 October 2012

The Convener moved, seconded by Councillor Corall:-

That the recommendation contained within the report be approved.

Councillor Delaney moved as an amendment, seconded by Councillor Jaffrey:-

That the application be refused on the grounds that the proposed development, by reason of scale and massing, represented overdevelopment of the site.

On a division, there voted:- for the motion (6) - the Convener; and Councillors Corall, Cormie, Lawrence, McCaig and Jean Morrison MBE; for the amendment (5) - Councillors Boulton, Delaney, Finlayson, Jaffrey and Thomson.

The Sub Committee resolved:-

to adopt the motion.

- **RAMSAY MILNE, Convener.**