

DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS)

ABERDEEN, 15 November 2012. Minute of Meeting of the DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS). Present:- Councillor Milne, Convener; and Councillors Corall, Cormie, Delaney, Dickson (as substitute for Councillor Jaffrey), Finlayson, Lawrence, McCaig, Jean Morrison MBE, Stuart (as substitute for Councillor MacGregor) and Thomson.

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

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=152&MId=2633&Ver=4>

27 CROWN TERRACE, ABERDEEN - 120615

1. With reference to article 10 of the minute of meeting of the Development Management Sub Committee of 8 November, 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 proposed change of use and alterations on the first floor from an office to form seven flats at 27 Crown Terrace, Aberdeen, 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 7.00 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];
- (2) 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;
- (3) 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;
- (4) That none of the flats hereby granted planning permission shall be occupied unless the cycle storage facilities as shown on drawing no. 120615-001 have been provided;
- (5) That prior to the date of occupation of each unit hereby approved, the developer shall provide evidence that it has paid for and provided two annual memberships of a car club for a period of two years the first owner of each flat;
- and (6) That prior to the commencement of any works on site, an options analysis and appraisal relating to the increasing security at the entrance to the building and within the building itself shall be submitted for the further written

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approval by the planning authority and thereafter the agreed measures shall be put in place in consultation with the property owner and other tenants.

The Sub Committee resolved:-

to refuse the application as it was contrary to the Aberdeen Local Development Plan Policy H2 (Mixed Use Areas), specifically that the development would impact negatively on the current non-residential uses (offices) within the same building and as a result, raise security issues throughout the building which would have an impact on the viability of these businesses and that the development would not create a satisfactory residential environment by virtue of its location above restaurants.

In the absence of the Convener, the Sub Committee appointed Councillor Thomson as Chair for the following article.

37 BROOMHILL AVENUE, ABERDEEN - 120691

2. With reference to article 12 of the minute of meeting of the Development Management Sub Committee of 8 November, 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 erection of a garage at 37 Broomhill Road, Aberdeen, subject to the following condition:-

That the garage hereby granted planning permission shall not be used for any purpose other than that which is ancillary to the domestic use of the dwelling house.

The Sub Committee resolved:-

to approve the recommendation.

- COUNCILLOR RAMSAY MILNE, Convener and COUNCILLOR ROSS THOMSON (as Chair for article 2 above).