

PLANNING APPEALS PANEL

ABERDEEN, 8 November 2012. Minute of Meeting of the PLANNING APPEALS PANEL. Present:- Councillor Milne, Convener; and Councillors Boulton, Cormie and Jean Morrison MBE.

EXEMPT INFORMATION

Before proceeding to consider the business before it, the Panel resolved in terms of Section 50A(4) of the Local Government (Scotland) Act 1973, as amended by the Local Government (Access to Information) Act 1985, to exclude the public from the meeting on the grounds that it was likely, in view of the nature of the business to be transacted, that if the public were in attendance during consideration of the said business, there would be disclosure to them of exempt information as defined within Paragraph 12 of Schedule 7(A) to the 1973 act.

BROADFORD WORKS, MABERLY STREET

1. The Panel had under consideration information from the Head of Legal and Democratic Services that the decision of the Development Management Sub Committee at its meeting on 19 July, 2012 (article 5), to refuse the application (120048) in respect of planning permission for a proposed urban village (mixed development) including:- major restoration and conversion of important listed buildings formerly used as a textile mill; demolition of various industrial premises; construction of new build developments comprising 517 flats (of which 175 are conversions); 4,525m² of non-residential uses including a notional 1,975m² of ground floor retail; 1,900m² of storage; a 450m² nursery and a 200m² restaurant; 569 surface and basement car parking spaces and associated engineering works, was now the subject of an appeal against the refusal to the Scottish Ministers.

The Panel had before it a copy of the application report, a copy of the relevant article from the minute of the meeting of 19 July, 2012 and the grounds of appeal lodged by the applicant with the Directorate for Planning and Environmental Appeals.

The grounds for refusal for the application, as recorded within the minute article were:- that the proposed development (1) represented over-development of the site; (2) do not include any provision for affordable housing; (3) did not contribute towards gaining gain; (4) was lacking in the provision of community facilities; and (5) was likely to generate increased traffic to the detriment of the local road network and surrounding residential amenity.

The Legal Manager in attendance advised the Panel on the reasons for refusal and grounds for appeal.

Members of the Panel having received advice from the Legal Manager; the Development Management Manager; and the Team Leader (Roads Projects) on each of the points then discussed the reasons for refusal and grounds of appeal.

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The Panel resolved:-

to refer the matter to a future meeting of the Development Management Sub Committee with a recommendation that the Council do not resist the appeal in this case.

- **RAMSAY MILNE, Convener.**