

DEVELOPMENT MANAGEMENT SUB COMMITTEE

ABERDEEN, 17 January 2013. Minute of Meeting of the DEVELOPMENT MANAGEMENT SUB COMMITTEE. Present:- Councillor Milne, Convener; and Councillors Boulton, Corall, Delaney, Finlayson, Lawrence, MacGregor, McCaig, Jean Morrison MBE, Stuart (as substitute for Councillor Jaffrey), Thomson and Young (as substitute for Councillor Grant).

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

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=348&MId=2555&Ver=4>

ANNOUNCEMENTS

1. The Sub Committee heard from the Convener who explained that decisions on appeals relating to applications considered by the Sub Committee had been notified to him. He explained that the appeal against the refusal for an application at Jesmond Gardens (article 13 of the minute of meeting of the Sub Committee of 19 July, 2012) was upheld by the Scottish Government's Reporter whilst the appeal against the Sub Committee's decision to refuse the application at Earnsheugh Road had been refused and the Scottish Government's Reporter had also dismissed the application for expenses whilst the appeal against the refusal made by the Sub Committee in relation to 265B to 267 North Deeside Road (article 22 of the minute of meeting of the Sub Committee of 19 July, 2012) had been refused by the Scottish Government's Reporter.

With reference to article 1 of the minute of meeting of the Sub Committee of 6 December, 2012, the Sub Committee heard from the Head of Planning and Sustainable Development who explained that following Tesco's submission of an appeal to the Supreme Court against the decision of the Inner House of the Court of Session to refuse its application to quash the Aberdeen Local Development Plan, a date had been set for the appeal hearing, this being 1 and 2 July, 2013.

The Sub Committee resolved:-
to note the information.

MINUTE OF MEETING OF THE DEVELOPMENT MANAGEMENT SUB COMMITTEE OF 6 DECEMBER, 2012

2. The Sub Committee had before it the minute of its previous meeting of 6 December, 2012.

The Sub Committee resolved:-
to approve the minute.

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MINUTE OF MEETING OF THE DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS) OF 13 DECEMBER, 2012

3. The Sub Committee had before it the minute of meeting of the Development Management Sub Committee (Visits) of 13 December, 2012.

The Sub Committee resolved:-

to approve the minute.

LAND AT STONEYWOOD PAPER MILL, BUCKSBURN, ABERDEEN - 121281

4. 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 biomass combined heat and power (CHP) plant and associated works at the land at Stoneywood Paper Mill, Bucksburn, Aberdeen, withholding issue of the consent document subject to the signing of a legal agreement relating to developer contributions towards the strategic transport fund, core path and tree planting within the paper mill site, subject to the following conditions:-

- (1) 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 (including in areas to the west of the paper mill access road) 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;
- (2) 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;
- (3) 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;
- (4) that no development shall take place unless there has been submitted to and approved in writing by the planning authority a plan showing tree planting within the paper mill site, including on the retained mound, including details of species and size, together with a management plan for the area of the woodland to the west of the paper mill access road and the wooded area on the remaining mound. The planting within the woodland to the west shall be completed by the end of the first planting season following commencement of the development, and that to other areas shall take place within the first planting season following completion of the development, both unless otherwise agreed in writing with the planning authority. Any trees becoming diseased or dying

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within 5 years of completion of the development shall be replaced with trees of similar species and size. The management plan shall be implemented and regularly updated; (5) obstacle lights shall be placed on cranes or other construction equipment to be used in the development of the site. The obstacle lighting scheme shall be implemented for the duration of the construction period. These obstacle lights must be steady red lights with a minimum intensity of 200 candelas. Periods of illumination of obstacle lights, obstacle light locations and obstacle light photometric performance must all be in accordance with the requirements of 'CAP168 Licensing of Aerodromes' (available on the CAA website); (6) permanent obstacle lighting shall be placed on the chimney stack, at 104.3m AOD. The obstacle lights must be steady red with a minimum intensity of 200 candelas, and mounted as close to the top of the structure as possible. Such lighting shall be displayed during the hours of darkness, and visible from all directions. Whilst the structure is below 150m, and not officially considered an en-route obstacle, as set out in Article 219 of the UK Air Navigation Order 2009, after discussions with the Civil Aviation Authority (CAA) and due to the chimney's proximity to helicopter flights paths, we require the display of permanent obstacle lights on the tallest structure; (7) due to the nature of this development, it is likely that craneage will be used during construction; (8) development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the planning authority, in consultation with BAA. The submitted plan shall include details of: (a) monitoring of any standing water within the site, temporary or permanent; (b) sustainable urban drainage schemes (SUDS) – such schemes shall comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage schemes (SUDS); and (c) management of any flat / shallow pitched green roofs on buildings within the site which may be attractive to nesting, roosting and 'loafing' birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design. The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the local planning authority; (9) that no development shall take place unless there has been submitted to and approved in writing by, the planning authority, details of the location and design of cycle storage; (10) that no development shall take place unless it is carried out in full accordance with a scheme to deal with contamination on the site that has been approved in writing by the planning authority. The scheme shall follow the procedures outlined in planning Advice Note 33 Development of Contaminated Land and shall be conducted by a suitably qualified person in accordance with best practice as detailed in BS10175 Investigation of Potentially Contaminated Sites - Code of Practice and other best practice guidance and shall include: (a) an investigation to determine the nature and extent of contamination; (b) a site-specific risk assessment; and (c) a remediation plan to address any significant risks and ensure the site is fit for the use proposed. No building(s) on the development site shall be occupied unless (i) any long term monitoring and reporting that may

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be required by the approved scheme of contamination or remediation plan or that otherwise has been required in writing by the planning authority is being undertaken; and (ii) a report specifically relating to the building(s) has been submitted and approved in writing by the planning authority that verifies that remedial works to fully address contamination issues related to the building(s) have been carried out, unless the planning authority has given written consent for a variation. The final building on the application site shall not be occupied unless a report has been submitted and approved in writing by the planning that verifies that completion of the remedial works for the entire application site, unless the planning authority has given written consent for a variation; (11) that trees shall not be removed other than during the winter months, in accordance with details to be submitted to, and approved in writing by the planning authority; (12) that no development shall take place unless there has been submitted to and approved in writing by, the planning authority, details of external lighting be provided taking into account the mitigation measures described in the ecological assessment dated January 2012 by Northern Ecological Services; (13) that no development shall take place unless there has been submitted to and approved in writing by, the planning authority, details of the design and location of bat boxes to be installed on trees within the paper mill site, taking into account the measures described in the ecological assessment dated January 2012 by Northern Ecological Services; (14) 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; (15) that except as the planning authority may otherwise agree in writing, no deliveries by HGV of wood to the biomass plant shall take place: (a) outwith the hours of 7.00 am to 5.30 pm Mondays to Fridays; (b) outwith the hours of 9.00 am to 12.30 pm Saturdays; or (c) at any time on Sundays, in the interests of residential amenity. (16) that no development takes place unless details have been submitted and approved in writing by the planning authority to prevent the contamination of the River Don from the residue and ash extraction systems from the silos and that the plant shall not operate unless all measures as so agreed are in place and fully operational; (17) that no development takes place unless details have been submitted to and agreed in writing with planning authority of measures to provide a wildlife corridor along the edge of the River Don in particular where the bank is formed by the wall of the mill lade. That the plant shall not operate unless these measures as so agreed are fully in place on site, unless otherwise agreed in writing with the planning authority; (18) that no development takes place unless details have been submitted to and agreed in writing with the planning authority of a construction phase SUDS Strategy; (19) that no development takes place unless details have been submitted to and agreed in writing with planning authority of details of works to lade including elevational and cross sectional drawings, a construction method statement, including in relation to aquatic life and any measures necessary to maintain conditions for aquatic life; (20) that no development takes place unless details

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have been submitted to and agreed in writing with planning authority of the area where the tree covered mound is to be removed, these must include treatment to the edge of the mill lade and cross sectional drawings together with retention of the remaining mound; (21) at least two (2) months prior to the commencement of any works, a site specific construction environmental management plan (CEMP) must be submitted for the written approval of the planning authority in consultation with SEPA (and other agencies such as SNH as appropriate) and all work shall be carried out in accordance with the approved plan; (22) prior to the commencement of any works, a site waste management plan shall be submitted for the written approval of the planning authority, in consultation with SEPA, and all work shall be carried out in accordance with the approved plan; (23) no construction works commence until the specific plant design, including mission abatement techniques to control emissions to the atmosphere, fuel type and plant maintenance systems are agreed in writing by the Council's Environmental Protection Section; (24) that unless agreed otherwise with the planning authority, within 12 months of ceasing operation, the biomass plant, including all buildings and plant shall be removed from the site and the site restored to a condition the details of which shall be submitted to and agreed in writing with the planning authority.

The Sub Committee resolved:-

to approve the recommendation contained in the report.

LAND TO SOUTH OF SHIELHILL ROAD, DUBFORD, BRIDGE OF DON - 120723

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 in respect of planning permission in principle for the erection of 550 units of residential development at the land to the south of Shielhill Road, Dubford, Bridge of Don, Aberdeen, subject to legal obligation and the following conditions:-

(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 condition and such approval has been granted; these matters being details of the:- (a) means of access; (b) siting; (c) design and external appearance of the buildings; and (d) the landscaping of the site; (2) that this planning permission in principle shall lapse unless a further application for approval of the matters specified in condition 1 attached to this grant of planning permission in principle has been made before whichever is the latest of the following:- (a) the expiration of 3 years from the date of this grant of planning permission in principle; (b) the expiration of 6 months from the date on which an earlier application for the requisite approval of matters specified in conditions was refused; (c) the expiration of 6 months from the date on which an appeal against such refusal

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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 no development shall take place unless there has been submitted to and agreed in writing by the planning authority detailed schemes for improvements to the junctions / roads as identified in the approved transport statement. Thereafter the development shall not be occupied unless the said junction improvements have been implemented in full; (5) that no development shall take place unless there has been submitted to and approved in writing by the planning authority a detailed Green Transport Plan, which outlines 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; (6) that no dwelling hereby approved shall be occupied unless the car parking associated with that particular dwelling has been constructed, drained, laid-out and demarcated in accordance with the approved layout drawing or such other drawing as may subsequently be submitted and approved in writing by the planning authority; (7) that no development shall take place unless it is carried out in full accordance with a scheme to deal with potential contamination on the site that has been approved in writing by the planning authority. The scheme shall follow the procedures outlined in Planning Advice Note 33 Development of Contaminated Land and shall be conducted by a suitably qualified person in accordance with best practice as detailed in BS10175 Investigation of Potentially Contaminated Sites - Code of Practice and other best practice guidance and shall include: (a) an investigation to determine the nature and extent of contamination; (b) a site-specific risk assessment; and (c) a remediation plan to address any significant risks and ensure the site is fit for the use proposed. No buildings on the development site shall be occupied unless (a) any long term monitoring and reporting that may be required by the approved scheme of contamination or remediation plan or that otherwise has been required in writing by the planning authority is being undertaken; and (b) a report specifically relating to the building(s) has been submitted and approved in writing by the planning authority that verifies that remedial works to fully address contamination issues related to the building(s) have been carried out, unless the planning authority has given written consent for a variation. The final building on the application site shall not be occupied unless a report has been submitted and approved in writing by the planning that verifies that completion of the remedial works for the entire application site, unless the planning authority has given written consent for a variation; (8) that no development pursuant to this planning permission shall take place nor shall the dwellings hereby approved 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 any dwelling, unless the planning authority has given prior written approval for a variation. The assessment shall be prepared by a suitably qualified independent noise

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consultant and shall recommend any measures necessary to ensure a satisfactory noise attenuation for the residential use. No dwelling shall be occupied unless the said measures have been implemented in full; (9) that no development shall take place pursuant to this planning permission, other than site groundworks and provision of site infrastructure, nor shall the buildings 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 submitted to and approved in writing by the planning authority, or alternative energy conservation measures and supporting technical calculations have been provided and approved. The buildings hereby approved shall not be brought into use unless the required equipment or insulation / construction measures have been installed in complete accordance with those approved details; (10) that no development pursuant to this planning permission shall commence unless a detailed site specific construction method statement for the site has been submitted to and approved in writing by the planning authority. The method statement must address the temporary measures proposed to deal with surface water run-off during construction and prior to the operation of the final Sustainable Urban Drainage System (SUDS). Such statement shall be implemented in full for the duration of works on the site; (11) that no development shall take place unless a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems (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; (12) that no dwellings hereby granted planning permission shall be occupied unless the area/areas of public open space as identified on Drawing No. 1010 of the plans hereby approved (or such other drawing as may be subsequently approved) have been laid out in accordance with a scheme, including proposals for phased implementation, which shall be submitted to and approved in writing by the planning authority. No development pursuant to this planning permission shall take place, other than site groundworks and provision of site infrastructure, unless such a scheme detailing the manner in which the open space is to be managed and maintained has been submitted to and approved in writing by the planning authority. Such scheme shall include provision for a play area comprising at least five items of play equipment and a safety surface; (13) 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; (14) 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

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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; (15) no development shall take place pursuant to this permission unless details of the location and extent of the foul drainage infrastructure required to accommodate the development, as agreed with Scottish Water, including any pumping station, has been submitted to and approved in writing by the planning authority. The development hereby granted planning permission shall not be occupied unless all foul drainage infrastructure required has been installed in complete accordance with the said details and a related phasing plan; (16) 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; (17) 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; (18) that on each house plot there shall be planted two trees of species to be agreed in writing with the planning authority. These trees are to be planted at half-standard size or larger. Planting shall take place in the first planting season after completion of each house and any trees 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 similar size and species unless the planning authority gives written consent to any variation; (19) none of the dwellings hereby approved shall be occupied, other than in accordance with an agreed phasing plan or with the agreement in writing of the planning authority, unless the following infrastructure has been provided:- (a) footpath and cycle links to connect the dwellings with the existing path network as shown on an approved scheme; (b) the extension of Dubford Road northwards through the site and the provision of a bus turning facility at its northern end; (c) off site road / junction improvement works as detailed in the approved amended transport assessment produced by WSP dated March 2012; (d) waste-water / sewerage infrastructure, including the required pumping station; (e) peripheral strategic landscaping, including tree and shrub planting as detailed in an approved scheme; (f) radon gas protection measures for each individual dwelling / block, in accordance with an approved scheme; and (g) noise protection measures in accordance with the approved environmental noise assessment by RMP dated 10/4/12, including the required acoustic bunding. No development shall take place unless the required schemes for path links, strategic landscaping and radon protection have been submitted to and approved in writing by the planning authority. (20) no development shall take place in areas identified at risk of flooding until the culvert is removed. Following

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the removal of the culvert, development shall not be permitted in the areas identified to be at risk of flooding as indicated by the levels detailed in table 1 of letter from Envirocentre dated 4 September 2012 as shown on drawing 361998J-001. Any changes to the proposed landscaping of the site (old quarry area) or alterations other than removal of the culvert must be supported by a revision of the FRA to establish that there is no increased risk to any phases of the development or downstream of the site; (21) prior to the commencement of any works in any phase of the development, a full site specific Construction Environmental Management Document (CEMD) must be submitted for the written approval of the planning authority [in consultation with SEPA] [and other agencies such as SNH as appropriate] and all work shall be carried out in accordance with the approved CEMD; (22) that no development pursuant to this planning permission shall take place, nor shall any part of the development hereby approved be occupied, unless there has been submitted to and approved in writing by the planning authority, a detailed scheme of site and plot boundary enclosures for the entire development hereby granted planning permission. None of the buildings hereby granted planning permission shall be occupied unless the said scheme has been implemented in its entirety; (23) that no development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work which shall include post-excavation and publication work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.

The Sub Committee resolved:-

- (i) to approve the recommendations contained in the report whilst noting that the Section 75 Agreement would include an affordable housing element of 25% (15% onsite and 10% off site) which would be contained in the legal agreement;
- (ii) to ask the Education, Culture and Sport Service to look at the primary school zoning for these developments as part of the School Estate Strategy;
- (iii) to ask the Housing and Environment Service for a bulletin report on the general figures received in relation to commuted payments for affordable housing;
- (iv) to ask officers to review the Green Transport Plans requirements, to include how effective the Plans are and how to implement them; and
- (v) to note that officers would ask the Trinity Group to write to the new Minister for Local Government and Planning as a follow up to a meeting held with his predecessor to discuss suitable funding for Aberdeen to implement required infrastructure to help with the development process in the city.

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LAND TO SOUTH OF SHIELHILL ROAD, DUBFORD, BRIDGE OF DON - 120722

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 planning permission for the proposed residential development of 109 units (81 houses and 28 flats) at the land to the south of Shielhill Road, Dubford, Bridge of Don, subject to legal obligation and the following conditions:-

- (1) that no development shall take place unless there has been submitted to and agreed in writing by the planning authority detailed schemes for improvements to the junctions as detailed in the approved transport statement. Thereafter the development shall not be occupied, other than in agreement with the planning authority, unless the said junction improvements have been implemented in full;
- (2) that no development shall take place 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, in particular single occupant trips and provides detailed monitoring arrangements, modal split targets and associated penalties for not meeting targets;
- (3) that no dwelling hereby approved shall be occupied unless the car parking associated with that particular dwelling has been constructed, drained, laid-out and demarcated in accordance with the approved layout drawing or such other drawing as may subsequently be submitted and approved in writing by the planning authority;
- (4) that no development shall take place unless it is carried out in full accordance with a scheme to deal with contamination on the site that has been submitted to, and approved in writing by, the planning authority. The scheme shall follow the procedures outlined in Planning Advice Note 33 Development of Contaminated Land and shall be conducted by a suitably qualified person in accordance with best practice as detailed in BS10175 Investigation of Potentially Contaminated Sites - Code of Practice and other best practice guidance and shall include: (a) an investigation to determine the nature and extent of contamination; (b) a site-specific risk assessment; and (c) a remediation plan to address any significant risks and ensure the site is fit for the use proposed. No buildings on the development site shall be occupied unless (i) any long term monitoring and reporting that may be required by the approved scheme of contamination or remediation plan or that otherwise has been required in writing by the planning authority is being undertaken; and (ii) a report specifically relating to the building(s) has been submitted and approved in writing by the planning authority that verifies that remedial works to fully address contamination issues related to the building(s) have been carried out, unless the planning authority has given written consent for a variation. The final building on the application site shall not be occupied unless a report has been submitted and approved in writing by the planning that verifies that completion of the remedial works for the entire application site, unless the planning authority has given written consent for a variation;
- (5) that no development pursuant to this planning permission shall take place nor shall the dwellings hereby approved be occupied unless there has

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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 residential use. The property shall not be occupied unless the said measures have been implemented in full; (6) that no development shall take place pursuant to this planning permission, other than site groundworks and provision of site infrastructure, nor shall the buildings 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 submitted to and approved in writing by the planning authority, or alternative energy conservation measures and supporting technical calculations have been provided and approved. The buildings hereby approved shall not be brought into use unless the required equipment or insulation / construction measures have been installed in complete accordance with those approved details; (7) that no development pursuant to this planning permission shall commence unless a detailed site specific construction method statement for the site has been submitted to and approved in writing by the planning authority. The method statement must address the temporary measures proposed to deal with surface water run-off during construction and prior to the operation of the final Sustainable Urban Drainage System (SUDS). Such statement shall be implemented in full for the duration of works on the site; (8) that no development shall take place unless a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems (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; (9) that no dwellings hereby granted planning permission shall be occupied unless the area/areas of public open space as identified on Drawing No. 1010 of the plans hereby approved (or such other drawing as may be subsequently approved) have been laid out in accordance with a scheme, including proposals for phased implementation, which shall be submitted to and approved in writing by the planning authority. No development pursuant to this planning permission shall take place, other than site groundworks and provision of site infrastructure, unless such a scheme detailing the manner in which the open space is to be managed and maintained has been submitted to and approved in writing by the planning authority. Such scheme shall include provision for a play area comprising at least five items of play equipment and a safety surface; (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,

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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) no development shall take place pursuant to this permission unless details of the location and extent of the foul drainage infrastructure required to accommodate the development, as agreed with Scottish Water, including any pumping station, has been submitted to and approved in writing by the planning authority. The development hereby granted planning permission shall not be occupied unless all foul drainage infrastructure required has been installed in complete accordance with the said details and a related phasing plan; (13) 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; (14) 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; (15) that on each house plot there shall be planted two trees of species to be agreed in writing with the planning authority. These trees are to be planted at half-standard size or larger. Planting shall take place in the first planting season after completion of each house and any trees 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 similar size and species unless the planning authority gives written consent to any variation; (16) none of the dwellings hereby approved shall be occupied, other than in accordance with an agreed phasing plan or with the agreement in writing of the planning authority, unless the following infrastructure has been provided :- (a) footpath and cycle links to connect the dwellings with the existing path network as shown on an approved scheme; (b) the extension of Dubford Road northwards through the site and the provision of a bus turning facility at its northern end; (c) off site road / junction improvement works as detailed in the approved amended transport assessment produced by WSP dated March 2012; (d) waste-water / sewerage infrastructure, including the required pumping station; (e) peripheral strategic landscaping, including tree and shrub planting as detailed in an approved scheme; (f) radon gas protection measures for each individual dwelling / block, in accordance with an approved scheme; and (g) noise protection measures in accordance with the approved environmental noise assessment by RMP dated 10/4/12, including the required acoustic bunding. No

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development shall take place unless the required schemes for path links, strategic landscaping and radon protection have been submitted to and approved in writing by the planning authority; (17) no development should take place in areas identified at risk of flooding until the culvert is removed. Following the removal of the culvert, development shall not be permitted in the areas identified to be at risk of flooding as indicated by the levels detailed in table 1 of letter from Envirocentre dated 4 September 2012 as shown on drawing 361998J-001 a copy of which is attached to this planning permission. Any changes to the proposed landscaping of the site (old quarry area) or alterations other than removal of the culvert must be supported by a revision of the FRA to establish that there is no increased risk to any phases of the development or downstream of the site; (18) prior to the commencement of any works in any phase of the development, a full site specific Construction Environmental Management Document (CEMD) must be submitted for the written approval of the planning authority [in consultation with SEPA and other agencies such as SNH as appropriate] and all work shall be carried out in accordance with the approved CEMD; (19) that no development pursuant to this planning permission shall take place, nor shall any part of the development hereby approved be occupied, unless there has been submitted to and approved in writing by the planning authority, a detailed scheme of site and plot boundary enclosures for the entire development hereby granted planning permission. None of the buildings hereby granted planning permission shall be occupied unless the said scheme has been implemented in its entirety; (20) that no development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work which shall include post-excavation and publication work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.

The Sub Committee resolved:-

to approve the recommendation contained in the report.

LAND TO SOUTH OF SHIELHILL ROAD, DUBFORD, BRIDGE OF DON - 121422

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 in respect for planning permission for a mixed use development comprising 41 residential units and 5 commercial units at the land to the south of Shielhill Road, Dubford, Bridge of Don, Aberdeen, subject to legal obligation and the following conditions:-

- (1) that no development shall take place unless there has been submitted to and agreed in writing by the planning authority detailed schemes for improvements to the junctions / roads as identified in the approved transport statement. Thereafter the development shall not be occupied unless the said junction improvements have been implemented in full;
- (2) that no development shall

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take place unless there has been submitted to and approved in writing by the planning authority a detailed Green Transport Plan, which outlines 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; (3) that no dwelling hereby approved shall be occupied unless the car parking associated with that particular dwelling has been constructed, drained, laid-out and demarcated in accordance with the approved layout drawing or such other drawing as may subsequently be submitted and approved in writing by the planning authority; (4) that no development shall take place unless it is carried out in full accordance with a scheme to deal with potential contamination on the site that has been submitted to and approved in writing by the planning authority. The scheme shall follow the procedures outlined in Planning Advice Note 33 Development of Contaminated Land and shall be conducted by a suitably qualified person in accordance with best practice as detailed in BS10175 Investigation of Potentially Contaminated Sites - Code of Practice and other best practice guidance and shall include: (a) an investigation to determine the nature and extent of contamination; (b) a site-specific risk assessment; and (c) a remediation plan to address any significant risks and ensure the site is fit for the use proposed. No buildings on the development site shall be occupied unless (i) any long term monitoring and reporting that may be required by the approved scheme of contamination or remediation plan or that otherwise has been required in writing by the planning authority is being undertaken; and (ii) a report specifically relating to the building(s) has been submitted and approved in writing by the planning authority that verifies that remedial works to fully address contamination issues related to the building(s) have been carried out, unless the planning authority has given written consent for a variation. The final building on the application site shall not be occupied unless a report has been submitted and approved in writing by the planning that verifies that completion of the remedial works for the entire application site, unless the planning authority has given written consent for a variation; (5) that no development pursuant to this planning permission shall take place nor shall the dwellings hereby approved 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 any dwelling, 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 residential use. No dwelling shall be occupied unless the said measures have been implemented in full; (6) that no development shall take place pursuant to this planning permission, other than site groundworks and provision of site infrastructure, nor shall the buildings 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 submitted to and approved in writing by the planning authority, or alternative energy conservation measures and supporting technical calculations have been provided and approved. The buildings hereby

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approved shall not be brought into use unless the required equipment or insulation / construction measures have been installed in complete accordance with those approved details; (7) that no development pursuant to this planning permission shall commence unless a detailed site specific construction method statement for the site has been submitted to and approved in writing by the planning authority. The method statement must address the temporary measures proposed to deal with surface water run-off during construction and prior to the operation of the final Sustainable Urban Drainage System (SUDS). Such statement shall be implemented in full for the duration of works on the site; (8) that no development shall take place unless a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems (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; (9) that no dwellings hereby granted planning permission shall be occupied unless the area/areas of public open space as identified on Drawing No. 1010 of the plans hereby approved (or such other drawing as may be subsequently approved) have been laid out in accordance with a scheme, including proposals for phased implementation, which shall be submitted to and approved in writing by the planning authority. No development pursuant to this planning permission shall take place, other than site groundworks and provision of site infrastructure, unless such a scheme detailing the manner in which the open space is to be managed and maintained has been submitted to and approved in writing by the planning authority. Such scheme shall include provision for a play area comprising at least five items of play equipment and a safety surface; (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) no development shall take place pursuant to this permission unless details of the location and extent of the foul drainage infrastructure required to accommodate the development, as agreed with Scottish Water, including any pumping station, has been submitted to and approved in writing by the planning authority. The development hereby granted planning permission shall not be occupied unless all foul drainage infrastructure

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required has been installed in complete accordance with the said details and a related phasing plan - in order to safeguard water qualities in adjacent watercourses and to ensure that the proposed development can be adequately drained; (13) 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; (14) 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; (15) that on each house plot there shall be planted two trees of species to be agreed in writing with the planning authority. These trees are to be planted at half-standard size or larger. Planting shall take place in the first planting season after completion of each house and any trees 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 similar size and species unless the planning authority gives written consent to any variation; (16) none of the dwellings hereby approved shall be occupied, other than in accordance with an agreed phasing plan or with the agreement in writing of the planning authority, unless the following infrastructure has been provided :- (a) footpath and cycle links to connect the dwellings with the existing path network as shown on an approved scheme; (b) the extension of Dubford Road northwards through the site and the provision of a bus turning facility at its northern end; (c) off site road / junction improvement works as detailed in the approved amended transport assessment produced by WSP dated March 2012; (d) waste-water / sewerage infrastructure, including the required pumping station; (e) peripheral strategic landscaping, including tree and shrub planting as detailed in an approved scheme; (f) radon gas protection measures for each individual dwelling / block, in accordance with an approved scheme; and (g) noise protection measures in accordance with the approved environmental noise assessment by RMP dated 10/4/12, including the required acoustic bunding. No development shall take place unless the required schemes for path links, strategic landscaping and radon protection have been submitted to and approved in writing by the planning authority; (17) no development shall take place in areas identified at risk of flooding until the culvert is removed. Following the removal of the culvert, development shall not be permitted in the areas identified to be at risk of flooding as indicated by the levels detailed in table 1 of letter from Envirocentre dated 4 September 2012 as shown on drawing 361998J-001. Any changes to the proposed landscaping of the site (old quarry area) or alterations other than removal of the culvert must be supported by a revision of the FRA to establish that there is no increased risk to any phases of the development or downstream of the site; (18) prior to the commencement of any works in any phase of the development, a full site specific Construction

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Environmental Management Document (CEMD) must be submitted for the written approval of the planning authority [in consultation with SEPA] [and other agencies such as SNH as appropriate] and all work shall be carried out in accordance with the approved CEMD; (19) that no development pursuant to this planning permission shall take place, nor shall any part of the development hereby approved be occupied, unless there has been submitted to and approved in writing by the planning authority, a detailed scheme of site and plot boundary enclosures for the entire development hereby granted planning permission. None of the buildings hereby granted planning permission shall be occupied unless the said scheme has been implemented in its entirety; (20) that no development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work which shall include post-excavation and publication work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.

The Sub Committee resolved:-

to approve the recommendation contained in the report.

LAND TO SOUTH OF SHIELHILL ROAD, DUBFORD, BRIDGE OF DON - 121387

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 in respect of planning permission for the erection of 191 dwellings at the land to the south of Shielhill Road, Dubford, Bridge of Don, Aberdeen subject to legal obligation and the following conditions:-

(1) that no development shall take place unless there has been submitted to and agreed in writing by the planning authority detailed schemes for improvements to the junctions and roads as specified in the agreed transport statement. Thereafter the development shall not be occupied, other than with the agreement of the planning authority, unless the said junction improvements have been implemented in full; (2) that no development shall take place 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, in particular single occupant trips and provides detailed monitoring arrangements, modal split targets and associated penalties for not meeting targets; (3) that no dwelling hereby approved shall be occupied unless the car parking associated with that particular dwelling has been constructed, drained, laid-out and demarcated in accordance with the approved layout drawing or such other drawing as may subsequently be submitted and approved in writing by the planning authority; (4) that no development shall take place unless it is carried out in full accordance with a scheme to deal with contamination on the site, that has been submitted to and approved in writing by the planning authority. The scheme shall follow the procedures outlined in planning Advice Note 33

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Development of Contaminated Land and shall be conducted by a suitably qualified person in accordance with best practice as detailed in BS10175 Investigation of Potentially Contaminated Sites - Code of Practice and other best practice guidance and shall include: (a) an investigation to determine the nature and extent of contamination; (b) a site-specific risk assessment; and (c) a remediation plan to address any significant risks and ensure the site is fit for the use proposed. No buildings on the development site shall be occupied unless (i) any long term monitoring and reporting that may be required by the approved scheme of contamination or remediation plan or that otherwise has been required in writing by the planning authority is being undertaken; and (ii) a report specifically relating to the building(s) has been submitted and approved in writing by the planning authority that verifies that remedial works to fully address contamination issues related to the building(s) have been carried out, unless the planning authority has given written consent for a variation. The final building on the application site shall not be occupied unless a report has been submitted and approved in writing by the planning that verifies that completion of the remedial works for the entire application site, unless the planning authority has given written consent for a variation; (5) that no development pursuant to this planning permission shall take place nor shall the dwellings hereby approved 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 proposed dwellings, 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 residential use. Individual dwellings shall not be occupied unless the said measures have been implemented in full; (6) that no development shall take place pursuant to this planning permission, other than site groundworks and provision of site infrastructure, nor shall the buildings 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 submitted to and approved in writing by the planning authority, or alternative energy conservation measures and supporting technical calculations have been provided and approved. The buildings hereby approved shall not be brought into use unless the required equipment or insulation / construction measures have been installed in complete accordance with those approved details; (7) that no development pursuant to this planning permission shall commence unless a detailed site specific construction method statement for the site has been submitted to and approved in writing by the planning authority. The method statement must address the temporary measures proposed to deal with surface water run-off during construction and prior to the operation of the final Sustainable Urban Drainage System (SUDS). Such statement shall be implemented in full for the duration of works on the site; (8) that no development shall take place unless a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems (SUDS) has been submitted to and approved in writing by the planning authority and

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thereafter no part of the development shall be occupied unless the drainage has been installed in complete accordance with the said scheme; (9) that no dwellings hereby granted planning permission shall be occupied unless the area/areas of public open space as identified on Drawing No. 1010 of the plans hereby approved (or such other drawing as may be subsequently approved) have been laid out in accordance with a scheme, including proposals for phased implementation, which shall be submitted to and approved in writing by the planning authority. No development pursuant to this planning permission shall take place, other than site groundworks and provision of site infrastructure, unless such a scheme detailing the manner in which the open space is to be managed and maintained has been submitted to and approved in writing by the planning authority. Such scheme shall include provision for a play area comprising at least five items of play equipment and a safety surface; (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) no development shall take place pursuant to this permission unless details of the location and extent of the foul drainage infrastructure required to accommodate the development, as agreed with Scottish Water, including any pumping station, has been submitted to and approved in writing by the planning authority. The development hereby granted planning permission shall not be occupied unless all foul drainage infrastructure required has been installed in complete accordance with the said details and a related phasing plan; (13) that no development shall take place, including formation of any temporary site works, access roads and compounds, 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 adjacent to 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; (14) 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;

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(15) that on each house plot there shall be planted two trees of species to be agreed in writing with the planning authority. These trees are to be planted at half-standard size or larger. Planting shall take place in the first planting season after completion of each house and any trees 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 similar size and species unless the planning authority gives written consent to any variation; (16) none of the dwellings hereby approved shall be occupied, other than in accordance with an agreed phasing plan or with the agreement in writing of the planning authority, unless the following infrastructure has been provided:- (a) footpath and cycle links to connect the dwellings with the existing path network as shown on an approved scheme; (b) the extension of Dubford Road northwards through the site and the provision of a bus turning facility at its northern end; (c) off site road / junction improvement works as detailed in the approved amended transport assessment produced by WSP dated March 2012; (d) waste-water / sewerage infrastructure, including the required pumping station; (e) peripheral strategic landscaping, including tree and shrub planting as detailed in an approved scheme; (f) radon gas protection measures for each individual dwelling / block, in accordance with an approved scheme; (g) noise protection measures in accordance with the approved environmental noise assessment by RMP dated 10/4/12, a copy of which is attached to this planning permission, including the required acoustic bunding. No development shall take place unless the required schemes for path links, strategic landscaping and radon protection have been submitted to and approved in writing by the planning authority; (17) no development should take place in areas identified at risk of flooding until the culvert is removed. Following the removal of the culvert, development shall not be permitted in the areas identified to be at risk of flooding as indicated by the levels detailed in table 1 of letter from Envirocentre dated 4 September 2012 as shown on drawing 361998J-001 a copy of which is attached to this planning permission. Any changes to the proposed landscaping of the site (old quarry area) or alterations other than removal of the culvert must be supported by a revision of the FRA to establish that there is no increased risk to any phases of the development or downstream of the site; (18) prior to the commencement of any works in any phase of the development, a full site specific Construction Environmental Management Document (CEMD) must be submitted for the written approval of the planning authority [in consultation with SEPA and other agencies such as SNH as appropriate] and all work shall be carried out in accordance with the approved CEMD; (19) that no development pursuant to this planning permission shall take place, nor shall any part of the development hereby approved be occupied, unless there has been submitted to and approved in writing by the planning authority, a detailed scheme of site and plot boundary enclosures for the entire development hereby granted planning permission. None of the buildings hereby granted planning permission shall be occupied unless the said scheme has been implemented in its entirety; (20) that no development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work which

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shall include post-excavation and publication work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.

The Sub Committee resolved:-

to approve the recommendation contained in the report.

105-107 URQUHART ROAD, ABERDEEN - 120640

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 in respect of planning permission for the demolition of the existing buildings and the erection of 100 flats with associated car parking and landscaping at 105-107 Urquhart Road, Aberdeen, withholding with the applicant securing legal agreements with the Council to secure affordable housing and developer contributions towards community facilities, recreation, libraries, core path network, education, local transport improvements and the strategic transport fund, to ensure that parking within the site remains unallocated and to safeguard land within the site for a potential link to the residential development to the north, subject to the following conditions:-

(1) that no development shall take place unless it is carried out in full accordance with a scheme to deal with contamination on the site that has been approved in writing by the planning authority. The scheme shall follow the procedures outlined in Planning Advice Note 33 Development of Contaminated Land and shall be conducted by a suitably qualified person in accordance with best practice as detailed in BS10175 Investigation of Potentially Contaminated Sites - Code of Practice and other best practice guidance and shall include: (a) an investigation to determine the nature and extent of contamination, (b) a site-specific risk assessment; (c) a remediation plan to address any significant risks and ensure the site is fit for the use proposed. No building(s) on the development site shall be occupied unless (i) any long term monitoring and reporting that may be required by the approved scheme of contamination or remediation plan or that otherwise has been required in writing by the planning authority is being undertaken; and (ii) a report specifically relating to the building(s) has been submitted and approved in writing by the planning authority that verifies that remedial works to fully address contamination issues related to the building(s) have been carried out, unless the planning authority has given written consent for a variation. The final buildings on the application site shall not be occupied unless a report has been submitted and approved in writing by the planning that verifies that completion of the remedial works for the entire application site, unless the planning authority has given written consent for a variation; (2) that no development shall take place unless a scheme detailing the proposed site boundary enclosures for the development site which should including reuse of existing granite for the boundary wall along Urquhart Road.

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Thereafter no unit within either phase shall be occupied unless the boundaries for that phase have been provided in accordance with the said scheme and the approved phasing plan (drawing 120629-01) or such other drawing as may subsequently be submitted and approved in writing by the planning authority; (3) that no development shall take place unless a scheme detailing all external finishing materials to the roof and walls of the development has been submitted to and approved in writing by the planning authority. Thereafter the development shall be finished in complete accordance with the said scheme unless a written variation has been approved by the planning authority; (4) that no unit within either phase shall be occupied unless car parking provision for that phase has been made in accordance with drawing A4748/P(-)02(Rev.G) and the approved phasing plan (drawing 120629-01) or such other drawing as may subsequently be submitted and approved in writing by the planning authority. Thereafter, such areas shall not be used for any other purpose other than for the parking of cars ancillary to the development; (5) that no unit within either phase shall be occupied until such time as all drainage works for that phase have been installed and are operational in accordance with Drainage Assessment 92267 (April 2012) by Fairhurst and the approved phasing plan (drawing 120629-01) or such other details as may subsequently be submitted and approved in writing by the planning authority; (6) that no development shall take place unless a further detailed scheme of hard and soft landscaping for the site (which includes indications of all existing trees and landscaped areas on the land, 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, all hard landscaping including proposed materials and street furniture) has been submitted to and approved in writing for the purpose by the planning authority; (7) 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 that particular phase of the development (in accordance with drawing 120629-01) 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; (8) that no development shall take place unless a further detailed scheme of refuse and recycling storage has been submitted to and approved in writing by the planning authority. Thereafter no unit within either phase shall be occupied unless the refuse and recycling storage for that phase has been provided in accordance with the said scheme and the approved phasing plan (drawing 120629-01) or such other drawing as may subsequently be submitted and approved in writing by the planning authority; (9) that no unit within either phase shall be occupied until such time unless the cycle storage facilities for that phase have been provided and are available for use in accordance with drawings A4748/P(-)02(Rev.G) and A4748/L(8)01) and the approved phasing plan (drawing 120629-01) or such

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other drawing as may subsequently be submitted and approved in writing by the planning authority; (10) that no development shall take place 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 submitted to and approved in writing by the planning authority. Thereafter no unit within either phase shall be occupied unless the equipment has been provided in accordance with the said scheme and the approved phasing plan (drawing 120629-01) or such other drawing as may subsequently be submitted and approved in writing by the planning authority; (11) 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.

The Sub Committee resolved:-

to approve the recommendation contained in the report with the addition of the following condition "that the finish be either natural granite or suitable artificial equivalent".

QUEEN'S LINKS, QUEEN'S LINKS LEISURE PARK - 120909

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 application in respect of planning permission for a proposed drive-through restaurant at the Queen's Links Leisure Park, Queen's Links, Aberdeen, subject to legal obligation and the following conditions:-

(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 occupied unless the drainage has been installed in complete accordance with the said scheme; (2) that no development shall take place pursuant to this planning permission unless a scheme detailing cycle storage provision has been submitted to, and approved in writing by the planning authority. The building hereby granted planning permission shall not be occupied unless the approved scheme has thereafter been implemented in full; (3) 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; (4) 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. 2250/1000 E 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

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used for any other purpose other than the purpose of the parking of cars ancillary to the development and /or the use of the wider leisure park; (5) that the building 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; (6) 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; (7) 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.

The Sub Committee resolved:-

to refuse the application due to the loss of car parking spaces and the consequent impact of overflow parking would have on the amenity of the neighbourhood.

SHIELHILL, BRIDGE OF DON, ABERDEEN - 121292

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 in respect of planning permission for proposed offices and workshop, an open storage yard and the erection of a boundary fence at Shielhill, Bridge of Don, Aberdeen, subject to legal obligation and the following conditions:-

(1) 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; (2) that all planting, seeding and turfing comprised in the approved scheme of landscaping shall be

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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 pursuant to this planning permission shall take place, nor shall any part of the development hereby approved be occupied, unless there has been submitted to and approved in writing by the Planning authority, a detailed scheme of site and yard boundary enclosures for the development hereby granted planning permission. The buildings hereby granted planning permission shall not be occupied unless the said scheme has been implemented in its entirety; (4) 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; (5) that no deliveries to or uplifts from the premises shall take place, nor shall any operations take place within the building or yard, other than during the hours from 7.00 am until 7.00 pm, Mondays to Fridays and from 8.00am until 1.00pm on Saturdays, nor at any time on Sundays, unless the planning authority has given prior written approval for a variation; (6) all noise attenuation measures identified by the approved noise assessment report which are required in order to prevent any adverse impacts on the amenity of residents in the surrounding area shall be installed prior to operation of the building hereby approved, unless the planning authority has given prior written approval for a variation; (7) that the building 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; (8) that no development pursuant to this planning permission shall take place unless a plan showing an area within which large commercial vehicles may turn, in order to enter and leave the site in a forward gear, has been submitted to and approved in writing by the planning authority. Such a plan shall include details of surfacing, drainage and demarcation of the said area. The development hereby granted planning permission shall not be used unless the turning area has been laid out in complete accordance with the plan approved pursuant to this condition or such other plan as maybe subsequently approved in writing for the purpose. The said turning area shall not be used for any purpose other than the turning of motor vehicles or for gaining access to areas beyond the limits of the turning area.

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The Sub Committee resolved:-

to approve the recommendation with agreement that an oil receptor be part of the Sustainable Urban Drainage System (SUDS) Scheme (as detailed in condition 4 above).

INCHYRA, MURTLE DEN ROAD, MILLTIMBER - 120919

12. 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 two dwelling houses at Inchyra, Murtle Den Road, Milltimber, Aberdeen, subject to the following conditions:-

(1) that no development shall take place unless further details of the proposed waste water treatment units and soakaways have been submitted to and approved in writing by the planning authority. Thereafter no part of the development shall be occupied unless the drainage scheme has been installed in complete accordance with the approved details and Drainage Impact Assessment B8599 (Nov. 2012) by Ramsay & Chalmers; (2) that no development pursuant to this planning permission shall take place, nor shall any part of the development hereby approved be occupied, unless there has been submitted to and approved in writing by the planning authority, a detailed scheme of site and plot boundary enclosures for the entire development hereby granted planning permission. None of the buildings hereby granted planning permission shall be occupied unless the said scheme has been implemented in its entirety; (3) 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; (4) 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; (5) that no development shall take place unless construction details and method of construction of both the proposed driveways has been submitted to and approved in writing by the planning authority. The construction method should utilise the principles described in Arboricultural Practice Note 12 (Through the Trees to Development) by the Tree

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Advice Trust. Thereafter construction shall take place in accordance with the agreed details; (6) that no development shall take place unless the tree protection fencing shown in Appendix F of Tree Report MDM-1211-TR (6 December 2012) and on drawing MDR-1211-TP (6 December 2012) of the plans hereby approved has been erected. Thereafter the tree protection fencing shall remain in place until the completion of development unless the planning authority give written consent for a variation; (7) that no materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the approved scheme of tree protection (drawing MDR-1211-TP (6 December 2012) 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; (8) that the dwellinghouses hereby approved shall not be occupied unless all tree work and woodland management on the site has been completed in accordance with Tree Report MDM-1211-TR (6 December 2012); (9) that any tree work which appears to become necessary during the implementation of the development and which is not already identified within Tree Report MDM-1211-TR (6 December 2012) 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; (10) that the dwellinghouses hereby approved shall not be occupied 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; (11) 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; (12) 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.

Councillor McCaig moved, seconded by Councillor Corral –
that the recommendations contained in the report be approved.

Councillor Boulton moved as an amendment, seconded by Councillor Finlayson –
that the application be deferred and that officers be instructed to contact the applicant/developer and indicate that the members would be mindful to approve a suitable single house development on the site if applied for.

On a division, there voted:- for the motion (5) – Councillors Corral, Delaney, MacGregor, McCaig and Stuart; for the amendment (7) – The Convener; and Councillors Boulton, Finlayson, Lawrence, Jean Morrison, MBE, Thomson and Young.

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The Sub Committee resolved:-

to adopt the amendment.

MULTI STOREY CAR PARK, FREDERICK STREET, ABERDEEN - 121617

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 in respect of planning permission for the erection of lighting columns to the top storey of the multi storey car park at Frederick Street, Aberdeen, subject to the following condition:-

that the lights hereby approved shall not be used unless a scheme for cowling / angling of the light sources in order to prevent spillage of light outwith the site has been submitted to and approved in writing by the planning authority, and thereafter implemented in full accordance with said scheme.

The Sub Committee resolved:-

to approve the recommendation contained in the report.

31 HILLVIEW TERRACE, CULTS, ABERDEEN - 121504

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 application in respect of planning permission for the erection of a single storey extension to the rear, the formation of new dormers, the erection of a porch to the front elevation and straightening of the roof hips at 31 Hillview Terrace, Cults, Aberdeen.

The Sub Committee resolved:-

to approve the recommendation contained in the report.

PLANNING DIGEST - EPI/13/001

15. The Sub Committee had before it a report by the Director of Enterprise, Planning and Infrastructure which provided information on recent appeal decisions, recent updates on Scottish Government planning advice and other aspects of the planning service.

The Sub Committee resolved:-

to note the report.

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DATE OF NEXT MEETING

16. The Convener explained to the Sub Committee that as the Council Budget meeting was now to be held on 14 February, 2013 at 2.00pm he proposed that the next meeting of the Sub Committee (which was due to meet at 10.00am on 14 February, 2013) now be moved to 15 February, 2013 at a time to be determined.

The Sub Committee resolved:-

to note the details and to note that the Head of Legal and Democratic Services would inform members of the time of the meeting of the Sub Committee on 15 February, 2013.

- **RAMSAY MILNE, Convener.**