

DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS)

ABERDEEN, 21 February 2013. Minute of Meeting of the DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS). Present:- Councillor Milne, Convener; and Councillors Corall, Cormie, Finlayson, Forsyth (as substitute for Councillor Grant), Jaffrey, Lawrence, MacGregor, Jean Morrison MBE, Stuart (as substitute for Councillor McCaig) and Thomson. Also in attendance:- Councillor May, as a local member.

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

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=152&MId=2636&Ver=4>

3 ELMFIELD PLACE, ABERDEEN - 121582

1. With reference to article 3 of the minute of the meeting of the Development Management Sub Committee of 15 February, 2013, wherein the Sub Committee agreed to visit the site, the Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

that the Sub Committee approve the application in respect of planning permission for a residential development of 2 houses at 3 Elmfield Place, Aberdeen, subject to the following conditions:-

(1) that no development shall commence on site until the boundary wall along Elmfield Place has been reduced in height to no higher than 1.0 metre in height over the first 1.0 metre of its length measured back from its point nearest Elmfield Avenue; (2) that no development shall commence on site until full details of the surfacing of Elmfield Place and the car parking and turning area has been submitted to and approved in writing by the planning authority. For the avoidance of doubt Elmfield Place shall be designed as a shared use surface. The development shall be fully completed in accordance with the approved details prior to first occupation of any one of the houses hereby approved; (3) that notwithstanding the details submitted, no development shall commence until full details of the external materials, including type and colour, have been submitted to and approved in writing by the planning authority, including samples as may be required. The development shall be fully completed in accordance with the approved details; (4) that no development shall commence until full details of the proposed boundary treatments, including walls and fences, have been submitted to and approved in writing by the planning authority. Boundary treatments shall also include those between the plots. Details shall include height, specification and materials of the boundary treatment(s). The development shall be fully completed in accordance with the approved details prior to first occupation of any one of the houses hereby approved; (5) that, except as the planning authority may otherwise agree in writing, no construction or demolition work shall take place: (a) outwith the hours of 7.00 am to 7.00 pm Mondays to Fridays; (b) outwith the hours of 9.00 am to 4.00 pm Saturdays; or (c) at any time on Sundays, except (on all days) for works inaudible outwith the application site boundary. [For the avoidance of doubt, this would generally

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allow internal finishing work, but not the use of machinery]; (6) that no occupation of any one of the units hereby approved shall take place until the parking spaces and turning area as shown on the approved plans have been completed in full. The parking spaces and turning areas shall be retained thereafter for such use; and (7) that no occupation of any one of the units hereby approved shall take place until the bin storage area as shown on the approved plans has been provided in full. The bin storage areas shall be retained thereafter for such use.

The Sub Committee heard from planning and roads officials in relation to the application and it was explained that the width of the access to the site was 2.6 metres which represented a reduced width than was advised to the Sub Committee at its meeting on 15 February, 2013. The roads officer in attendance explained that as the width was 2.6 metres it would be borderline whether a pedestrian would be able to walk down the road if a larger vehicle was using the road at the same time.

The Sub Committee then asked various questions of the officers in attendance.

Councillor May, as one of the local members also asked questions of the officers.

The Sub Committee resolved:-

to refuse the application on the grounds of access into the development site by reason of its inadequate width and restricted visibility at the junction with Elmfield Avenue.

- **RAMSAY MILNE, Convener.**