

## DEVELOPMENT MANAGEMENT SUB COMMITTEE

ABERDEEN, 21 March 2013. Minute of Meeting of the DEVELOPMENT MANAGEMENT SUB COMMITTEE. Present:- Councillor Milne, Convener; and Councillors Boulton, Corall, Cormie, Delaney, Finlayson, Grant, Jaffrey, Lawrence, MacGregor, McCaig, Jean Morrison MBE and Thomson.

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

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CIId=348&MIId=2557&Ver=4>

### ANNOUNCEMENT

1. The Sub Committee heard from the Convener who advised that item 4.2 on the agenda (Tree Works at Beaconhill Woodland, Milltimber) had been withdrawn by the applicant.

**The Sub Committee resolved:-**  
to note the information.

### MINUTE OF MEETING OF THE DEVELOPMENT MANAGEMENT SUB COMMITTEE OF 15 FEBRUARY 2013

2. The Sub Committee had before it the minute of its previous meeting of 15 February 2013.

The Convener referred to Article 2 of the minute and his statement contained therein, and invited Councillor McCaig to confirm that his tweet did not imply that Labour Councillors had colluded prior to determining the application in question. Councillor McCaig responded that he had stated it was a coincidence that all Labour Councillors had voted the same way, which was a statement of fact, however he was not apologising and wished this to be recorded in the minute.

**The Sub Committee resolved:-**  
to approve the minute.

### MINUTE OF MEETING OF THE DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS) OF 21 FEBRUARY 2013

3. The Sub Committee had before it the minute of meeting of the Development Management Sub Committee (Visits) of 21 February 2013.

**The Sub Committee resolved:-**  
to approve the minute.

## PHASE 2, PRIME FOUR BUSINESS PARK - 121759

4. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

That the Sub Committee express a willingness to approve the application in respect of planning permission for the erection of a hotel with associated leisure and conference facilities, and associated infrastructure, subject to the following conditions, but to withhold the issue of the consent document until the applicant has entered into a legal agreement with the Council to secure and pay the necessary Strategic Transport Fund and developer contributions towards environmental and access improvements:-

- (1) 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. A4926/P(--)-03 Rev C 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 used for any purpose other than the parking of cars ancillary to the development and use thereby granted approval;
- (2) That, except as the planning authority may otherwise agree in writing, no construction or demolition work shall take place (a) outwith the hours of 7.00am to 7.00pm Mondays to Fridays; (b) outwith the hours of 8.00am to 4.00pm Saturdays; or (c) at any time on Sundays, except (on all days) for works inaudible outwith the application site boundary. [For the avoidance of doubt, this would generally allow internal finishing work, but not the use of machinery];
- (3) That the hotel shall not be occupied unless the access, junction improvements and external road network mitigation measures associated with Phases 1 and 2 have been implemented and are fully operational;
- (4) That the hotel hereby granted planning permission shall not be occupied unless the improvements to the access into the site located at the north-end of the boulevard have been implemented in accordance with the approved plans as shown on drawing no: A4926/P(--)-03 Rev C;
- (5) That the hotel shall not be occupied unless the approved emergency access (as shown on drawing no: A4926/P(--)-03 Rev C and 93911/1101 Revision A), or such other emergency access as may subsequently be approved in writing by the planning authority, has been provided and is fully operational;
- (6) That the hotel hereby granted planning permission shall not be occupied unless the cycle and motorcycle storage facilities as shown on drawing no. A4926/P(--)-03 Rev C and P(0)601 Rev A (or some other drawing as subsequently approved in writing by the planning authority), have been provided and are available for use;
- (7) That the hotel shall not be occupied unless it has been connected to the full Sustainable Urban Drainage Systems (SUDS) arrangements for the wider business park as described in the Phase 2 Drainage Assessment by Fairhurst dated November 2012 (Issue 1) and the Plot 5 Drainage Assessment by Fairhurst dated November 2012 (Issue 1) (a stamped copy of which is attached to this permission), unless otherwise agreed in writing by the planning authority;
- (8) That the hotel shall not be occupied unless a scheme showing the proposed means of filtering, extracting and dispersing cooking fumes from the premises has been submitted to and approved in writing by the planning authority and that the said scheme has been implemented in full and is ready for operation;
- (9) That the hotel shall not be occupied unless any external duct work comprised in the approved scheme for filtering, extracting and dispersing cooking fumes has been finished in a colour to match the exterior of the premises or treated in

accordance with such other scheme as may be submitted to and approved in writing by the planning authority; (10) That the hotel shall not be occupied unless the bird hazard management proposals contained in the Rentokil report entitled "Working with Halliday Fraser Munro to Maintain a Safe Working Environment", a stamped copy of which is appended to this planning permission, or such other amended report as may subsequently be approved in writing for the purpose by the planning authority, have been implemented and are fully operational; (11) That any lighting schemes required during construction and for the completed development shall be of a flat glass, full cut off design, mounted horizontally and shall ensure that there is no light spill above the horizontal; (12) That the development hereby approved shall not be brought into use until low/zero carbon equipment has been installed in full accordance with the details shown on the approved plans (Rybka Low Carbon Development Statement and LZC Report November 2012 revision 1.0 and Plan no. SK001 revision IN1), or any other such plan as submitted to and approved in writing by the planning authority for the same purpose; (13) That the hotel shall not be occupied unless any mitigation/compensation recommendations and further survey identified in Chapter 7 of the report entitled "Ecological Survey Report - Prime Four Business Park, Kingswells, Aberdeen, Phases 2 and 3", dated 2 May 2012 (version 2.0) by Direct Ecology (a stamped copy of which is attached to this planning permission) which relate directly to this application site, have been implemented and are fully operational, unless otherwise agreed in writing by the planning authority; (14) That unless otherwise agreed in writing by the planning authority, all planting, seeding, turfing and other associated soft and hard landscape works, as well as the footpaths and cyclepaths all as comprised in approved drawing numbers:-

OPEN\_498\_PL5\_H01\_SE1 Rev. 01; OPEN\_498\_PL5\_H01\_SE2 Rev. 01;  
OPEN\_498\_PL5\_H01\_SE3 Rev. 01; OPEN\_498\_PL5\_H01\_SE4 Rev. 01;  
OPEN\_498\_PL5\_S01\_SE1 Rev. 01; OPEN\_498\_PL5\_S01\_SE2 Rev. 01;  
OPEN\_498\_PL5\_S01\_SE3 Rev. 01; OPEN\_498\_PL5\_S01\_SE4 Rev. 01

or such other drawings as may subsequently be approved in writing for the purpose by the planning authority, shall be carried out in or before the first planting season following the completion of the development and any trees or plants which within a period of five 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; (15) 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 SUDS. Such statement shall be implemented in full for the duration of works on the site; (16) That no development shall take place unless full details are provided of the proposed combined switch room/sub-station. Such plans shall include details of materials, dimensions and any compound screening and shall thereafter be implemented in full accordance with the approved plans; (17) That the hotel shall not be occupied unless details of any CCTV equipment required for any external space within the application site has been submitted to, and approved in writing by the planning authority and thereafter installed; (18) That

all external lighting shall comply with the RYBKA lighting strategy as shown on drawing no. (90)006 Revision IN2, or such other external lighting details as may subsequently be approved in writing for the purpose by the planning authority; and (19) That no development shall take place unless samples of all external finishing materials to the roof and walls (including glazing) of the development hereby approved has been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed.

Councillor Delaney, as one of the local members, indicated that he would like a site visit to be undertaken due to concerns regarding the height of the development and to enable members to view the site boundary and the historic consumption dyke.

The Convener moved as a procedural motion, seconded by Councillor Grant:-  
That the Sub Committee determine the application this day.

On a division, there voted:- for the procedural motion (8) - the Convener; and Councillors Boulton, Corall, Cormie, Grant, Lawrence, McCaig and Thomson; against the procedural motion (5) - Councillors Delaney, Finlayson, Jaffrey, MacGregor and Jean Morrison MBE.

**The Sub Committee resolved:-**

to adopt the procedural motion, and thereby determine the application this day.

The Convener moved, seconded by Councillor Boulton:-

That the application be approved in accordance with the recommendation contained within the report subject to an additional five short-stay cycle spaces being provided at the hotel entrance, to make fifteen spaces, and that these be covered.

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

That the application be refused on the grounds (1) that the proposed development, by reason of scale and massing, represented overdevelopment of the site; (2) that there would be an unacceptable visual impact on the surrounding area; and (3) of the impact of the proposed development on the consumption dyke, which was a scheduled ancient monument and category B listed building.

On a division, there voted:- for the motion (10) - the Convener; and Councillors Boulton, Corall, Cormie, Grant, Lawrence, MacGregor, McCaig, Jean Morrison MBE and Thomson; for the amendment (3) - Councillors Delaney, Finlayson and Jaffrey.

**The Sub Committee further resolved:-**

to adopt the motion.

**In terms of Standing Order 36(3), Councillor Delaney indicated that he wished the foregoing matter to be referred to Council for decision, however he was unable to gain the support of an additional three members.**

**LAND ADJACENT TO NEWMILL, NORTH DEESIDE ROAD, PETERCULTER - 121357**

5. With reference to Article 8 of the minute of its meeting of 15 February 2013, 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 Section 42 variation of condition 1 of planning consents P110663 and A8/1017 to allow unrestricted occupancy of the property, subject to the following conditions:-

- (1) That the roof of the dwelling house hereby granted planning permission shall be finished in natural slates, details of which shall be submitted to and agreed in writing by the planning authority prior to the commencement of the development;
- and (2) That no development shall take place unless there has submitted to and agreed in writing by the planning authority a scheme detailing the retention of the earth banking along on the frontage of the site with the A93 road.

The Convener moved, seconded by Councillor Corall:-

That the application be approved in accordance with the recommendation contained within the report.

Councillor Boulton moved as an amendment, seconded by Councillor Finlayson:-

That the application be refused on the grounds that it was contrary to the Council's green belt policy and the policy of restricting isolated developments in the countryside unless specifically required in connection with an essential rural occupation.

On a division, there voted:- for the motion (11) - the Convener; and Councillors Corall, Cormie, Delaney, Grant, Jaffrey, Lawrence, MacGregor, McCaig, Jean Morrison MBE and Thomson; for the amendment (2) - Councillors Boulton and Finlayson.

**The Sub Committee resolved:-**  
to adopt the motion.

**34-36 ST PETER STREET - 120946**

6. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

That the Sub Committee express a willingness to approve the application in respect of planning permission for the demolition of existing buildings and the redevelopment of the site to construct a five storey student accommodation building comprising 125 studio units and associated communal areas and outdoor garden/amenity space, subject to the following conditions but to withhold issue of the consent document until such time as the applicant has entered into an appropriate agreement regarding the payment to the Council of developer contributions towards the extension and/or enhancement of core paths in the locality:-

(1) That no development shall take place unless a scheme detailing all external finishing materials to the roof and walls of the development hereby approved has been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed; (2) That no development shall take place unless a scheme of all drainage works designed to meet the requirements of SUDS has been submitted to and approved in writing by the planning authority and thereafter no part of the development shall be occupied unless the drainage has been installed in complete accordance with the said scheme; (3) 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. 950-P2-001-B 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 used for any other purpose other than the purpose of the parking of cars ancillary to the development and use thereby granted approval; (4) 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; (5) 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 five 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; (6) That, except as the planning authority may otherwise agree in writing, no construction or demolition work shall take place (a) outwith the hours of 7.00am to 7.00pm Mondays to Fridays; (b) outwith the hours of 9.00am to 4.00pm Saturdays; or (c) at any time on Sundays, except (on all days) for works inaudible outwith the application site boundary. [For the avoidance of doubt, this would generally allow internal finishing work, but not the use of machinery]; (7) 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 (i) an investigation to determine the nature and extent of contamination; (ii) a site-specific risk assessment; and (iii) 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 (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 authority 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 shall take place unless a scheme for external lighting has been submitted to and approved in writing by the planning authority, and thereafter implemented in full accordance with said scheme; (9) That the premises hereby approved shall not be used other than for the approved purpose as accommodation for students in full-time education, with the exception of any arrangements submitted to and agreed in writing by the planning authority in relation to short-term occupancy outwith normal term-times; (10) That no development shall take place unless there has been submitted to and approved in writing a detailed Green Travel Plan statement, 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; (11) That none of the units hereby granted planning permission shall be occupied unless the cycle storage facilities shown on drawing number 950-P2-030A has been implemented in full accordance with said drawing; and (12) That the building hereby approved shall not be occupied unless a scheme detailing compliance with the Council's 'Low and Zero Carbon Buildings' supplementary guidance has been submitted to and approved in writing by the planning authority, and any recommended measures specified within that scheme for the reduction of carbon emissions have been implemented in full.

**The Sub Committee resolved:-**

to defer consideration of the application meantime to enable members to visit the site. The reasons for visiting the site were the perceived overdevelopment of the site and to allow members the opportunity to assess the impact the proposed development would have on neighbouring properties.

**RIVERBANK PRIMARY SCHOOL, DILL ROAD - 130118**

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 of planning permission for an extension to the school to provide an additional four classrooms, toilets, gym hall and waiting room, subject to 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 carried out in the first planting season following the completion of the development and any trees or plants which within a period of five 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, except as the planning authority may otherwise agree in writing, no construction or demolition work shall take place (a) outwith the hours of 7.00am to 7.00pm Mondays to Fridays; (b) outwith the hours of 9.00am to 4.00pm Saturdays; or (c) at any time on Sundays, except (on all days) for works inaudible outwith the application site boundary. [For the avoidance of doubt, this would generally allow internal finishing work, but not the use of machinery]; (4) That development shall not take place unless there has been submitted to, and approved in writing by, the planning authority, details of cycle parking in the form of sheltered short stay Sheffield style stands positioned close to the main entrance of the school to be provided for staff and pupils. The development proposal shall not be used unless the cycle parking as so agreed has been provided on site and is available for use, unless otherwise agreed in writing with the planning authority; (5) That development shall not take place unless there has been submitted to, and approved in writing by, the planning authority, details of motorcycle parking to be provided for staff. The development proposal shall not be used unless the motorcycle parking as so agreed has been provided on site and is available for use, unless otherwise agreed in writing with the planning authority; and (6) That development shall not take place unless there has been submitted to, and approved in writing by, the planning authority, a layout plan showing access arrangements for pupils/pedestrians being separated from vehicles. The access arrangements shall be implemented on site in complete accordance with the plans as so approved prior to the extension being brought into use.

**The Sub Committee resolved:-**  
to approve the recommendation.

#### **FERRYHILL MOTIVE POWER DEPOT, POLMUIR AVENUE - 120370**

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 a portakabin to be used as a temporary visitor centre at Ferryhill Railway Heritage Centre during major roof repairs, subject to the following condition:-

(1) That the temporary building hereby granted planning permission shall not remain on the site after a period of two and a half years expiring on 20 September 2015.

**The Sub Committee resolved:-**  
to approve the recommendation.



### **FISHING STATION HOUSE, BURNBANKS VILLAGE, COVE - 120931**

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 erection of a two and a half storey extension to the existing dwelling and related external works, subject to the following condition:-

(1) That no development shall take place unless samples of all external finishing materials to the roof and walls of the development hereby approved have been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed.

Councillor Delaney moved as a procedural motion, seconded by Councillor McCaig:-

That a site visit be undertaken to allow members the opportunity to visualise the size of the extension, its design and impact in the context of the surrounding area.

On a division, there voted:- for the procedural motion (11) - the Convener; and Councillors Boulton, Cormie, Delaney, Finlayson, Grant, Jaffrey, Lawrence, McCaig, Jean Morrison MBE and Thomson; against the procedural motion (2) - Councillors Corall and MacGregor.

**The Sub Committee resolved:-**

to adopt the procedural motion, and therefore defer consideration of the application meantime to enable members to visit the site.

### **31 HILLVIEW TERRACE, CULTS - 130164**

10. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

That the Sub Committee approve unconditionally the application in respect of planning permission for the erection of a single storey extension to the rear of the property, the formation of new dormer windows, the installation of a porch to the front elevation and straightening of the roof hips.

**The Sub Committee resolved:-**

to approve the recommendation.

### **OLDMILL ROAD, BON ACCORD CRESCENT - 121633**

11. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

That the Sub Committee **refuse** the application in respect of planning permission for the erection of a mixed use building over six floors consisting of serviced residential apartments and a business unit, on the following grounds:-

(1) That the proposal by virtue of its design, scale and mass would have an adverse impact on the residential amenity of the residents of Springbank Terrace, numbers 22-27, by way of loss of privacy, loss of light, and negative impact on the outlook of the properties on Springbank Terrace contrary to Planning Policy H1 of the Aberdeen Local Development Plan (2012); and (2) That the proposal by virtue of its design and scale would have an unacceptable impact in terms of light pollution which would be detrimental to the amenity of nearby residential properties, and the amenity of the Conservation Area. The application has not fully considered the impact of the light emanating from the building. The proposal is therefore considered contrary to Scottish Planning Policy, Scottish Historic Environment Policy, and Policies D1 and D5 of the Local Development Plan as the illuminated building would have an adverse impact on the wider Conservation Area, both in terms of views within the Conservation Area and views outwith the Conservation Area. Furthermore, the application is considered contrary to planning policies D2 and H1 of the Local Development Plan as light spillage to adjacent residential properties cannot be fully mitigated, which is further exacerbated by the ground levels and height of the proposed building, and therefore would adversely affect residential amenity of the occupiers of 22-27 Springbank Terrace.

The Convener moved as a procedural motion, seconded by Councillor McCaig:-

That a site visit be undertaken to allow members to see the layout of the site and the impact the proposed development would have on neighbouring properties.

On a division, there voted:- for the procedural motion (7) - the Convener; and Councillors Cormie, Delaney, Jaffrey, MacGregor, McCaig and Jean Morrison MBE; against the procedural motion (6) - Councillors Boulton, Corall, Finlayson, Grant, Lawrence and Thomson.

**The Sub Committee resolved:-**

to adopt the procedural motion, and therefore defer consideration of the application meantime to enable members to visit the site.

### **93 ASHLEY ROAD - 121783**

**12.** The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

That the Sub Committee **refuse** the application in respect of planning permission for the erection of two self contained flats and associated works, on the following grounds:-

That the proposal fails to comply with Scottish Planning Policy, Scottish Historic Environment Policy, Historic Scotland's Managing Change in the Historic Environment: Boundaries document, and therefore in turn with Policy D5: Built Heritage of the Aberdeen Local Development Plan. The proposal would not preserve or enhance the character and appearance of the Conservation Area. The demolition of the boundary wall does not accord with Policy D4: Aberdeen's Granite Heritage. Further to this, the proposal would not make a positive

contribution to the surrounding area therefore the proposal does not accord with Policy D1: Architecture and Placemaking. The proposal falls short of Policy H1: Residential Areas, and in turn the supplementary guidance on the sub-division and redevelopment of residential curtilages in terms of amenity, pattern of development and density. The proposed off street parking would not accord with the Transport and Accessibility supplementary guidance due to the proximity of the proposed car parking to the traffic controlled road junction and the public safety hazard this poses.

**The Sub Committee resolved:-**  
to approve the recommendation.

### **GAP SITE, CROMWELL GARDENS - 121571**

**13.** The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

That the Sub Committee **refuse** the application in respect of planning permission for the erection of a detached one and a half storey house, on the following grounds:-

- (1) That the proposed development, by way of the irregular shape of the site and resultant arrangement of amenity space relative to the dwelling, would appear unduly contrived and tightly fit relative to the general pattern of development in the area, contrary to the Council's relevant supplementary guidance 'The Sub-division and Redevelopment of Residential Curtilages'; (2) That the proposed development, by failing to demonstrate its accordance with the Council's relevant curtilage splitting supplementary guidance, is contrary to policy H1 (Residential Areas) of the Aberdeen Local Development Plan; and (3) That the proposed development, by failing to demonstrate due regard for its context and make a positive contribution to its setting, is contrary to policy 1 (Architecture and Placemaking) of the Aberdeen Local Development Plan.

**The Sub Committee resolved:-**  
to approve the recommendation.

### **PLANNING DIGEST - EPI/13/058**

**14.** The Sub Committee had before it a report by the Head of Planning and Sustainable Development which advised members of the current position with Section 75 financial contributions for affordable housing.

**The report recommended:-**  
that the Sub Committee note the information.

**The Sub Committee resolved:-**

- (i) to approve the recommendation; and
- (ii) to congratulate officers for paying out all Section 75 monies received to 31 March 2011.

**- RAMSAY MILNE, Convener.**