

PLANNING DEVELOPMENT MANAGEMENT SUB COMMITTEE

ABERDEEN, 26 September 2013. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Milne, Convener; and Councillors Boulton, Corall, Cormie, Delaney (substituting for Councillor Jennifer Stewart from Article 10), Finlayson, Grant, Greig, Jaffrey, Lawrence, Jean Morrison, Jennifer Stewart, Thomson and Townson.

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

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=348&MId=2875&Ver=4>

ANNOUNCEMENTS

1. (A) The Convener welcomed members to the first proper meeting of the Planning Development Management Committee, and thanked those members who had served on the Development Management Sub Committee who were not continuing.

(B) With reference to Article 3 of the minute of meeting of the Development Management Sub Committee of 18 July 2013, the Committee was advised by the Head of Planning and Sustainable Development that the developer had agreed that the replacement football pitch at Stoneywood Estate (121652) would meet the requirements of the North East Junior Football Association, as had been requested by the Sub Committee.

The Committee resolved:-

to note the update.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 22 AUGUST 2013

2. The Committee had before it the minute of its previous meeting of 22 August 2013.

The Committee resolved:-

to approve the minute.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS) OF 29 AUGUST 2013

3. The Committee had before it the minute of the meeting of the Committee (Visits) of 29 August 2013.

The Committee resolved:-

to approve the minute.

LAND TO EAST OF WELLINGTON ROAD - 130420

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

That the Committee express a willingness to approve the application in respect of planning permission for a mixed use development comprising 45 residential units, 3 commercial units and associated car parking, with consent being withheld until the existing legal agreement for the wider OP72 site had been amended to apply to this application, and the developer had made an appropriate financial contribution in lieu of onsite affordable housing provision via an appropriate mechanism agreed by the Council, subject to the following conditions:-

- (1) That no residential unit within the development hereby approved shall be occupied unless a combined footway/cycleway link from the new community to the footway of Langdykes Road has been constructed via the existing route of the track that links Whitehills Road to Langdykes Road and in accordance with a further detailed scheme that has been submitted to, and approved in writing by, the planning authority; unless the planning authority has given written consent for a variation;
- (2) That none of the commercial units hereby approved shall be used other than for uses within Use Classes 1, 2 or 4 of the Use Classes (Scotland) Order 1997 unless planning permission has been granted for a change of use of the unit;
- (3) That no development pursuant to the planning permission hereby approved shall be carried out unless a full site waste management plan for the processing of construction and demolition waste has been submitted to and approved in writing by the planning authority. No work shall be carried out unless in accordance with the approved plan unless the planning authority has given written consent for a variation;
- (4) 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;
- (5) 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;
- (6) 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;
- (7) 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; and
- (8) That no

development shall take place unless there has been submitted to and approved in writing a detailed Green Transport Plan, incorporating both the residential and non-residential elements of the proposal, 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.

The Convener moved, seconded by Councillor Corall:-

That the application be approved in accordance within the recommendation contained within the report, subject to condition (5) being amended as follows:-

(5) 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, which shall demonstrate means of landscaping both within the application site and on adjacent land included in the wider development and shall incorporate appropriate means of screening car parking areas when viewed from Wellington Road. Said 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.

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

That the application be refused on the grounds of road safety as the proposal to position a bus stop on the main road, instead of the installation of a bus lay-by, would result in a road safety hazard which would not be in the interests of pedestrians and other road users, as well as the supermarket on the site being serviced from the main access road, as opposed to the rear of the building, which was also a road safety hazard.

On a division, there voted:- for the motion (9) - the Convener; and Councillors Corall, Cormie, Grant, Jaffrey, Lawrence, Jean Morrison, Thomson and Townson; for the amendment (4) - Councillors Boulton, Finlayson, Greig and Jennifer Stewart.

The Committee resolved:-

to adopt the motion.

431 UNION STREET - 130615

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

That the Committee express a willingness to approve the application in respect of planning permission for a change of use from bar/nightclub to office space and associated car parking, including the erection of a multi-storey development and partial demolition of the existing building, with consent being withheld until such time as a developer's contribution had been secured towards works to the local road network, core paths/public realm improvements in the area and the Strategic Transport Fund, subject to the following conditions:-

(1) That no development shall take place unless a scheme, including submission of materials samples, 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 full details, including elevational and cross sectional drawings, shall be submitted to show all works, including repair and cleaning works, to the remaining fabric of the listed building. These shall include the installation of the Capitol's art deco style clocks within the building. That all works, as so agreed, to the frontage, canopy, and interior of the existing building - the 'Capitol' - must be fully implemented prior to any part of the development being brought into use. These shall be in accordance with the approved plans, or others subsequently approved and the building shall not be used unless the entrance is fully restored and available for use as the main entrance to the building, unless otherwise agreed in writing with the planning authority; (3) That the proscenium arch, decorative plaster work over the organ expression shutters and organ and all associated pipes, instruments and equipment required for the organ to be brought back into use, shall be carefully removed prior to any demolition works taking place. The organ and associated items shall be dismantled/removed and taken safely to storage facilities, in complete accordance with the method statement as submitted and approved as part of this permission, unless otherwise agreed in writing with the planning authority. The proscenium arch and decorative plaster work shall be removed and stored in accordance with a scheme to be submitted to and approved in writing by the planning authority; (4) That the development hereby granted planning permission shall not be occupied unless the cycle storage facilities as shown on the approved drawings, or others subsequently approved have been provided; (5) That the development hereby approved shall not be occupied unless there has been submitted to and approved in writing a detailed Travel Plan, which outlines sustainable measures to deter the use of the private car in accordance with the principles set out in the Transport Assessment (TA) by Fairhursts issue 4, or other TA as subsequently approved; (6) That no window replacement shall take place unless there has been submitted to, and approved in writing by, the planning authority a full survey of the windows showing that they are beyond repair. Any replacement frames shall match those existing and shall be implemented fully in accordance with details, including cross sections, submitted to and approved in writing by, the planning authority; (7) That the existing entrance to the 'Capitol' shall be used as the main entrance to the entire development hereby granted permission, including the new build element extending back to Justice Mill Lane and the front part of the development shall not be functionally separated nor access physically blocked, unless otherwise agreed in writing with the planning authority; (8) That no window replacement shall take place unless there has been submitted to, and approved in writing by, the planning authority a full survey of the windows showing that they are beyond repair. Any replacement frames shall match those existing and shall be implemented fully in accordance with details, including cross sections, submitted to, and approved in writing by, the planning authority; (9) That no development shall commence on site until a site specific Construction Method Statement (CMS) has been submitted and approved in writing by the planning authority in consultation with SEPA (and other agencies as appropriate). All works on site must be undertaken in accordance with the approved CMS unless otherwise agreed in writing with the planning authority; (10) That the building shall not be

brought into use unless the handrails to the stairs and escalators have been retained, restored and replaced in accordance with a scheme to be submitted to, and approved in writing by the planning authority; (11) That the shop frontage within the application site to the east of the Capitol entrance shall be refurbished generally to match the existing shop front immediately to the west of the Capitol in accordance with a scheme, including detailed drawings and cross sections, to be submitted to and approved in writing with the planning authority. Neither the shop itself, nor the main development shall be brought into use unless the shop front has been refurbished in accordance with such a scheme; 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 Convener moved, seconded by Councillor Grant:-

- (1) that the application be approved in accordance within the recommendation contained within the report, subject to the following additional condition:-
 - (13) That the development shall not be brought into use unless there has been erected on the frontage of the building at high level, individually lettered illuminated signage 'CAPITOL', similar to that originally on the building, in accordance with details to be submitted to, and approved in writing by, the planning authority, unless otherwise agreed in writing with the planning authority; and
- (2) to request the Education, Culture and Sport Committee to consider finding a suitable venue within the city for the organ to be brought back into use.

Councillor Greig moved as an amendment, seconded by Councillor Jennifer Stewart:-

That the application be refused on the grounds (1) that the proposed development by reason of scale and design did not fit within the character of the conservation area and the historic environment; and (2) that there was insufficient car parking provision within the proposed development which would have an adverse impact on the surrounding area and would increase already existing car parking pressures.

On a division, there voted:- for the motion (10) - the Convener; and Councillors Boulton, Corall, Cormie, Grant, Jaffrey, Lawrence, Jean Morrison, Thomson and Townson; for the amendment (3) - Councillors Finlayson, Greig and Jennifer Stewart.

The Committee resolved:-

to adopt the motion.

LAND TO NORTH OF HOPETOUN GRANGE, BUCKSBURN - 130029

6. With reference to Article 1 of the minute of its meeting of 29 August 2013, the Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

That the Committee express a willingness to approve the application in respect of planning permission for 65 residential houses, including infrastructure and landscaping, but to withhold the issue of the consent document until the applicant had entered into a legal agreement with the Council to secure the identified developer contributions towards primary education, community facilities, recreation, core path networks and the Strategic Transport Fund, subject to the following conditions:-

(1) That the Dollar flatted properties proposed as part of the residential units of the development hereby approved shall not be occupied unless acoustically attenuated ventilators have been installed within the lounge accommodation of these aforementioned properties; (2) That no development pursuant to this planning permission shall take place unless there has been submitted to and approved in writing for the purpose by the planning authority, a report on three days of noise measurements, to be undertaken at a representative location in the vicinity of the development. These measurements should be weekday LAeq 1 hour or 15 minute readings and calculated to obtain 18 hour LAeq (23:00 - 07:00). Whilst these measurements may be unmanned, short term measurements when helicopters are in flight overhead should also be taken. If the noise measurement assessment report demonstrates the need for noise attenuation to be incorporated into the fabric of the residential units of the development hereby approved, then such attenuation measures as may be recommended by the planning authority shall be implemented in full prior to occupation of any residential unit; (3) That the SUDS basin is constructed as per the detail included in the Drainage Assessment Issue 1 by Fairhurst dated 4 July 2013, and is capable of retaining flows up to and including the 1 in 200 year store event plus climate change; (4) That the discharge rate, as outlined in the Drainage Assessment Issue 1 by Fairhurst dated 4 July 2013, does not exceed the greenfield flows as per the design calculations; (5) That no development shall take place unless there has been submitted to and agreed in writing by the planning authority detailed plans showing the visibility splays for all new road junctions, including the 3 driveways accessing onto Hopetoun Grange, and thereafter the junctions shall be constructed in full accordance with the approved plans; (6) That the development hereby granted planning permission shall not be occupied unless the lane to the west of the site between the A96 and the point that it interacts with what will become the spine road to the future development to the west is upgraded to an adoptable standard for pedestrians and cyclists. Notwithstanding that the phasing of construction on site may impact on when safe access and use of the path by pedestrians may be available, details of the proposed upgrading work to the path must nevertheless be submitted to and approved by the planning authority, and the upgrading work must be completed prior to any residential unit being occupied; (7) That the development hereby granted planning permission shall be completed in full accordance with Drawing No DL002 Rev H which demonstrates the provision of a service strip between the street and residential dwellings along the proposed shared surface road, and that no future development takes place within the aforementioned service strip; (8) That no part of the development hereby approved shall be occupied unless a schedule of work relating to upgrading of bus shelters, seating, lighting, timetable information and boarding kerbs for bus stops on the A96 and on Scattie Park identified in the Transport Statement (Issue 2 Rev 3 by Fairhurst) has been submitted to and approved by the planning authority, and subsequently the upgrading work has been implemented prior to the occupancy of any residential unit implemented; (9) That no

development pursuant to this planning permission shall take place unless formal approval has been secured for access under the trunk road (A96) and under a section of third party land lying immediately to the east of the site to provide connection to the proposed surface water drainage and public sewer; (10) 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, which scheme shall include no boundary enclosure above a maximum height of 1 metre being permitted to the front of any residential unit within the development hereby approved. None of the buildings hereby granted planning permission shall be occupied unless the said scheme has been implemented in its entirety; (11) 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 both soft and water landscaping, 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 shall also clearly identify the locations where root barrier protection shall be implemented. The scheme shall include the proposed areas of trees/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting, with all replacement planting on site undertaken on the basis of two for one for every tree removed. Such landscaping scheme shall include a high percentage of native species both in terms of the proposed trees (eg Sessile oak, Scots pine, Field maple and aspen) and the hedgerows, whilst also taking into account that the choice of species should discourage bird activity (feeding/roosting) which may present a bird strike threat to aircraft operating at Aberdeen International Airport; (12) 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; (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 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; (15) 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; (16) 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; (17) That no construction work pursuant to the planning permission hereby approved shall be undertaken by crane or scaffolding of a height greater than 8.2 metres above ground level without prior consultation and approval of Aberdeen International Airport; (18) That no development pursuant to the planning permission hereby approved shall take place until a bird hazard management plan has been submitted to and approved in writing by the planning authority. The submitted plan shall include details of the developer's commitment to managing the risk of attracting birds to the site during excavation activities, and the measures in place for the safe dispersal of birds and thereafter the agreed measures shall be implemented in full; (19) That no development shall take place unless details of all measures for deterring birds from the proposed SUDS scheme have been submitted to and approved in writing by the planning authority. Such details shall outline the measures being put in place to avoid endangering the safe operation of aircraft through the attraction of birds and thereafter such measures should be implemented in complete accordance with the approved details; (20) That there shall be no means of direct vehicular access from the application site to the trunk road (A96). Pedestrian access to the trunk road shall be restricted to the footpath immediately to the west of the site; (21) That the applicant shall liaise with Transport Scotland and its Operating Company in regard to the timing, traffic management and standard of construction required for the pipeline crossing under the trunk road (A96); (22) That no development pursuant to the planning permission hereby approved shall take place unless detailed plans showing lighting schemes required during construction and for the completed development are submitted and approved in writing by the planning authority. Such lighting schemes shall incorporate flat glass, full cut off design with horizontal mountings, and shall ensure that no light spill occurs above the horizontal; (23) That no development shall take place 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. Thereafter no building shall be occupied unless the recommended measures specified within that scheme for the reduction of carbon emissions have been implemented in full; (24) That no development pursuant to this development shall take place unless further detailed specification has been submitted to and approved in writing by the planning authority clearly demonstrating that the load-bearing capacity of the proposed combined cycleway/footpath is capable for use by emergency service vehicles; (25) That no development pursuant to the planning permission hereby approved shall be carried out unless a method statement for the use of no-dig road and path construction within the root protection areas of retained trees has been submitted to and approved in writing for the purpose by the planning authority; (26) That no development pursuant to the planning permission hereby approved shall be carried out unless drawings showing specific finished ground levels, finished road levels, and finished ground floor levels of dwellings across the site have been submitted and approved in writing for the purpose by the planning authority; (27) That no felling of trees identified as category 1 or 1* in the Tree

Roost Assessment: Bats by EnviroCentre Ltd dated August 2013 takes place as a result of the development pursuant to this planning permission unless a pre-felling bat inspection of the aforementioned trees, as detailed under Section 4.1 Mitigation of the Assessment, is undertaken, in order to ensure bats are not present and that roosts will not be destroyed, and following inspection, should no bats be visible, that tree cavities are 'soft-felled' by an experienced contractor, and an equivalent number of bat boxes are installed in nearby retained trees to compensate for the loss of tree cavities; and (28) That no part of the development hereby approved shall be occupied unless the spine road and associated footways as shown on drawing DL002 Rev M have been constructed in full accordance with the approved plans to the legal boundary of the application site, even if this requires the demolition of a section of boundary wall, unless the planning authority has given written consent for a variation.

The Committee resolved:-

to approve the recommendation.

MALCOLM ROAD, BUCKSBURN - 130489

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

That the Committee approve unconditionally the application in respect of planning permission for a proposed single storey extension to the existing Britannia Hotel to form a new lounge and bedrooms with external alterations.

The Committee resolved:-

to approve the application subject to the following condition:-

(1) That no development pursuant to the planning permission hereby approved shall take place until a scheme detailing the widening of the car park access to accommodate coaches, has been submitted to, and approved in writing by, the planning authority and the works thereby approved have been carried out in accordance with the approved scheme.

THE ATHENAEUM, 15 UNION STREET - 130946

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

That the Committee approve the application in respect of planning permission for a change of use and conversion of the first to fourth floors of the existing building to form 40 serviced apartments, and the installation of replacement windows and associated dormer windows and roof lights, subject the following conditions:-

(1) That the serviced apartments hereby granted planning permission shall not be occupied unless the cycle storage facilities as shown on drawing no. L(20)202 have been provided; (2) That the serviced apartments hereby granted planning permission shall not be occupied unless a noise assessment is carried out to confirm the effectiveness of the works and that the predicted sound reduction levels detailed in the Bureau Veritas noise assessment dated 26 June

2013 have been achieved and the assessment has been submitted to, and agreed in writing by the planning authority, in consultation with the Environmental Health Service; (3) That the property, inclusive of the serviced apartments and building access, shall be constructed in accordance with the recommended design described in the Bureau Veritas noise assessment dated 26 June 2013, or in accordance with an equivalent scheme to meet specified noise reduction levels or 'inaudibility' criteria as may have been agreed in writing by the planning authority; (4) That the serviced apartments hereby granted planning permission shall not be occupied unless details of a mechanical ventilation system drawing air from the roof of the building shall be provided for the apartments fronting Union Street to minimise exposure to potential exceedances of the national Air Quality Objectives has been submitted to, and agreed in writing by the planning authority, in consultation with the Environmental Health Service; (5) That following the first six months of the approved development being brought into use, details shall be submitted to the planning authority highlighting how the issues identified in the submitted Travel Plan have been achieved; and (6) That none of the serviced apartments hereby approved shall be occupied for a period in excess of 90 days in any one calendar year by any one family, individual or group.

The Committee resolved:-

to approve the recommendation.

26 SPITAL, OLD ABERDEEN - 130849

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

That the Committee approve unconditionally the application in respect of planning permission for a change of use from residential property to house in multiple occupation.

The Committee resolved:-

to approve the recommendation.

LAND AT WESTER HUXTERSTONE, FAIRLEY ROAD, KINGSWELLS - 130404

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

That the Committee approve the application in respect of planning permission for the erection of a temporary building to house sales and marketing facilities to service the proposed residential development at the site, subject to the following conditions:-

- (1) That the temporary building shall not be constructed until such time as an associated residential development has been approved; once this application has been approved the sales cabin shall be in place for a maximum period of two years; and
- (2) 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.

APL_102 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.

The Committee was addressed by Councillor Delaney, one of the local members for the area, who expressed concerns regarding the use of advertising hoardings at neighbouring sites.

The Committee resolved:-

- (i) to approve the recommendation; and
- (ii) in regard to advertising hoardings, to agree in principle to the use of the following condition for future applications:-
 - (1) That the hoarding/temporary building hereby approved shall not be constructed until such a time as an associated residential development has been approved; once this application has been approved the hoarding/sales cabin shall be in place for a maximum period of two years and shall remain on site no longer than four weeks after the last house of the associated residential development has been sold.

70 COUNTESWELLS ROAD - 130711

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

That the Committee approve the application in respect of planning permission for a number of alterations to the existing property, including a new entrance with associated shop front alterations and the installation of new roof mounted refrigeration equipment, subject to the following condition:-

- (1) That the refrigeration plan shall comprise the equipment detailed in the KP Associates (UK) Ltd noise report dated 19 July 2013, or if alternative plant is proposed, the plant sound power level shall not exceed the sound power level of the plant detailed in the report.

The Committee resolved:-

to approve the recommendation.

PLANNING DIGEST

12. The Committee had before it a report by the Head of Planning and Sustainable Development which advised members of a recent appeal decision.

The report recommended:-

that the Committee note the outcome of the appeal decision.

The Committee resolved:-

to approve the recommendation.

- RAMSAY MILNE, Convener.