

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS)

ABERDEEN, 31 March 2014. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS). Present:- Councillor Milne, Convener; Councillor Finlayson, Vice Convener; and Councillors Grant, Greig, Jaffrey, Lawrence, MacGregor, Jean Morrison MBE, Jennifer Stewart, Sandy Stuart (substituting for Councillor Corall), Thomson and Townson.

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

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=152&MId=2978&Ver=4>

Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent minute and this document will not be retrospectively altered.

21 FOREST ROAD (LAND AT REAR) - 130934

1. With reference to Article 8 of the minute of meeting of the Planning Development Management Committee of 20 March 2014, wherein it had been agreed to visit the site, 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 two storey class 4 office building on land to the rear of the property accessed from Queen's Lane North, as well as associated car park and access, subject to 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 unless a full structural investigation and report of the boundary wall has been submitted for the further written approval of the planning authority. Such report should include remedial action for any problems encountered;
- (3) That no development shall take place unless there has been submitted to and approved in writing for the purpose by the planning authority a 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 part of the development hereby approved shall be occupied unless a plan and report illustrating appropriate management proposals for the care and maintenance of all trees to be retained and any new areas of planting (to include timing of works and inspections) has been submitted to and approved in writing by the planning authority. The proposals shall be carried out in complete accordance with such plan and report as may be so approved, unless the planning authority has given prior written approval for a variation; (6) That no part of the development hereby approved shall be occupied unless the new granite wall, access and pedestrian footpath (as shown on drawing PL04 rev B and PL01 rev D) has been implemented in its entirety; (7) That no part of the development hereby approved shall 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; and (8) That on occupation of the premises, the Green Travel Plan (a stamped copy of which is attached to the permission) shall be implemented in its entirety. Within one month of occupation, the planning authority shall be notified of the Travel Plan Co-ordinator and what steps have been taken to implement the Green Travel Plan.

There was circulated an amended condition 6 to take account of the retention of the existing wall as follows:-

(6) That no part of the development hereby approved shall be occupied unless the access, including amendments to the wall and “give way lines” (as shown on drawing PL04 rev B and PL01 rev D), has been implemented in its entirety.

The Committee heard from planning and roads officials in relation to the application, following which members asked various questions of the officers in attendance.

The Convener moved, seconded by Councillor Jaffrey:-

That the application be approved in accordance with the recommendation contained within the report but with the inclusion of the amended condition 6 as circulated.

Councillor Jennifer Stewart moved as an amendment, seconded by the Vice Convener:-

That the application be refused on the grounds that the proposed development represented overdevelopment of the site; would impact negatively on the character of the conservation area; would generate additional traffic resulting in road safety concerns in regard to access to, and egress from, the site via a one-way single lane; and would lead to a loss of privacy for a number of neighbouring residential properties.

On a division, there voted:- for the motion (8) - the Convener; and Councillors Grant, Jaffrey, Lawrence, MacGregor, Jean Morrison, Sandy Stuart and Townson; for the amendment (4) - the Vice Convener; and Councillors Greig, Jennifer Stewart and Thomson.

The Committee resolved:-

to adopt the motion.

- RAMSAY MILNE, Convener.