

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS)

ABERDEEN, 10 June 2014. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS). Present:- Councillor Milne, Convener; Councillor Finlayson, Vice Convener; and Councillors Cormie, Donnelly (as substitute for Councillor Boulton), Greig, Jaffrey, Lawrence, MacGregor, Jean Morrison MBE, 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=3403&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.

4 WESTFIELD TERRACE, ABERDEEN - 131777

1. With reference to article 7 of the minute of the meeting of the Planning Development Management Committee of 28 May 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 refuse the application in respect of planning permission to erect a two storey dwellinghouse within the garden ground, with alterations to the boundary wall.

The reasons for refusal were as follows:-

(1) That the site lies within garden ground associated with an existing dwelling house. As the proposal is considered to have an unacceptable impact on the character of the surrounding area which comprises large dwellings set within generous curtilages, the proposed development does not comply with Policy H1 – Residential Areas of the Local Development Plan, nor the associated Supplementary Guidance on Subdivision and Redevelopment of Residential Curtilages. If permitted, the application would create a precedent for more, similar developments to the further detriment of the character of the surrounding area;

(2) That the proposal, by nature of its form and siting, relationship to other buildings, and the loss of trees, would not protect and enhance the character and appearance of the Rosemount / Westburn conservation area, and would therefore be contrary to Policy D5 of the Aberdeen Local Development Plan; and

(3) That the proposal would result in the loss of a number of existing trees which add to the character and amenity of the area, therefore being contrary to Policy NE5 of the Aberdeen Local Development Plan.

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The Committee members were addressed by the planning officer, following which the members asked detailed questions relating to the application to the officer in attendance.

The Convener moved, seconded by Councillor Jean Morrison MBE:-

That the recommendation be approved, and the application refused for the reasons specified in the report.

Councillor Thomson moved as an amendment, seconded by Councillor Greig:-

That the application be approved, subject to conditions in relation to the replacement of removed trees, as well as vehicular exit and entrance from the site, as it did not constitute over-development of the site; there had been similar development at neighbouring properties; there was no impact on neighbouring properties in terms of the loss of light or privacy; there would be minor impact from traffic to the new property; and the proposed design and materials would be sympathetic to the conservation area.

On a division, there voted:- for the motion (6) – the Convener; the Vice Convener; and Councillors Cormie, Jaffrey, Lawrence and Jean Morrison, MBE; for the amendment (5) – Councillors Donnelly, Greig, MacGregor, Thomson and Townson.

The Committee resolved:-

to adopt the motion.

- **RAMSAY MILNE, Convener.**