

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 25 September 2014. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Milne, Convener; Councillor Finlayson, Vice Convener; and Councillors Boulton, Cameron (substituting for Councillor MacGregor), Corall, Cormie, Grant, Greig, Jaffrey, Jean Morrison MBE, Samarai, Jennifer Stewart, Thomson, Townson and Young (substituting for Councillor Lawrence).

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

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=348&MId=2886&Ver=4>

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MINUTE OF MEETING OF PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 21 AUGUST 2014

1. The Committee had before it the minute of its previous meeting of 21 August 2014.

The Committee resolved:-

to approve the minute.

PLOT 7 PRIME FOUR BUSINESS PARK, KINGSWELLS – 141066

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

That the Committee approve the application to purify conditions attached to planning permission in principle (120649) relating to an office building at Plot 7 of the site, namely: condition 3, parts (i) access; (ii) siting and design of hard surfaces; (iii) design and external appearance of the buildings; (iv) waste arrangements; (v) plot boundary treatment; (vi) motor vehicle and cycle parking; (vii) details of any low and zero carbon equipment; and (viii) landscape; and in relation to condition 15 - plot specific landscaping treatment, subject to the following condition:-

(1) That no development shall take place unless samples of the aluminium cladding on the western part of the building 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.

INFORMATIVES

Heights and Cranage

The application has been assessed based on a maximum development height of 16.5m AGL. This application will need to be reassessed if the building height is above this maximum height. In the event that during construction, craneage or

other tall construction equipment is required at a height above this, this will also require additional safeguarding.

The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome.

Landscaping Scheme

All landscaping schemes should be considered in light of making them unattractive to wildlife and birds. Given the proximity of the site to the airport's flight path, any attraction of birds could result in a potential threat to flight safety.

Lighting and Signage

All lighting schemes and signage should be considered in light of not distracting air crew on approach or departure from the airfield. All lights should not spill above the horizontal, and be positioned so as not to cause glare to operating flight crew.

The Convener moved, seconded by Councillor Corall:-

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

Councillor Cameron moved as an amendment, seconded by Councillor Samarai:-

That the application be refused on the grounds that the excessive height of the proposed office building represented overdevelopment of the site and was not in keeping with its surroundings.

On a division, there voted:- for the motion (12) - the Convener; the Vice Convener; and Councillors Boulton, Corall, Cormie, Grant, Jaffrey, Jean Morrison, Jennifer Stewart, Thomson, Townson and Young; for the amendment (3) - Councillors Cameron, Greig and Samarai.

The Committee resolved:-

to adopt the motion.

STRATHISLA, 11 BAILLIESWELLS ROAD, BIELDSIDE - 140940

3. 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 detached house on part of the vacant plot of land at the site, subject to the following conditions:-

(1) That all planting, seeding and turfing comprised in drawing nos. D(0-)20 A and D(0-)21 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 by the planning authority; (2) 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; (3) that any tree work which appears to be 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 land adjacent to the site shall be remedied in accordance with British Standard 3998: 1989 'Recommendation for Tree Works' before the buildings hereby approved are first occupied; (4) that the development shall not be occupied unless the driveway hereby granted planning permission has been constructed, drained and laid out in accordance with the plans hereby approved, or such other drawing as may subsequently be submitted and approved in writing by the planning authority. Such area shall not thereafter be used for any purpose other than the purpose of the parking/turning of vehicles ancillary to the development and use thereby granted approval; (5) that notwithstanding the provisions of Article 2(4), Schedule 1, Part 1, Classes 1A, 1B, 1C, 1D, 3A and 3B of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as amended by the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011, no extensions, alterations or improvements which materially affect the external appearance of the dwellinghouse, nor any means of enclosure shall be erected or carried out either on, or in the curtilage, of the dwellinghouse hereby approved without a further grant of planning permission from the planning authority; (6) that notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), no doors shall be inserted at first floor level in the rear elevation of the house hereby permitted. The proposed handrail around the perimeter of the roof over the ground floor breakfast room shall be omitted; and (7) that no development shall take place unless a plan showing a scheme for the protection of all trees to be retained adjacent to the site during construction works has been submitted to, and approved in writing by, the planning authority and any such scheme as may be approved has been implemented.

The Committee resolved:-

to approve the recommendation.

CROMBIE HALL OF RESIDENCE, COLLEGE BOUNDS, OLD ABERDEEN - 140681

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 for listed building consent for the installation of replacement signage and refurbishment of the café, subject to the following conditions and referral to Historic Scotland:-

(1) That no works shall take place to expose the mural, or to remove the covering blue glazing until a detail method statement has been submitted to and approved in writing by the planning authority. The works shall clearly specify what will be removed, and how. The works thereafter, in exposing the mural,

shall take place fully in accordance with the approved method statement; and (2) for the avoidance of doubt, there shall be no fixings to the internal columns. The timber screens and internal signage shall not be fixed to the internal columns.

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For the avoidance of any doubt, the works hereby approved do not include the removal of the light fixtures or wooden structures, all of which are protected by the listing.

DECLARATION OF INTEREST

At this juncture, the Convener spoke in support of the objections submitted by Old Aberdeen Community Council and Old Aberdeen Heritage Society, emphasising that the building was Category A listed and that the proposed illuminated signage was totally out of character in terms of the surrounding Conservation Area. The Convener therefore requested that the Committee refuse the application.

Accordingly, in terms of Section 7.15 of the Councillors' Code of Conduct, the Convener declared an interest in the matter, vacated the Chair and withdrew from the meeting. Thereupon, the Vice Convener took the Chair.

Councillor Jean Morrison moved as a procedural motion, seconded by Councillor Grant:-

That a site visit be undertaken to allow members to view the building in the context of the surrounding Conservation Area.

On a division, there voted:- for the procedural motion (6) - the Vice Convener; and Councillors Boulton, Grant, Jaffrey, Jean Morrison and Townson; against the procedural motion (7) - Councillors Cameron, Corall, Greig, Samarai, Jennifer Stewart, Thomson and Young; declined to vote (1) - Councillor Cormie; absent from the division (1) - the Convener.

The Committee resolved:-

to reject the procedural motion and therefore determine the application this day.

Councillor Corall moved, seconded by Councillor Townson:-

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

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

That the application be refused on the grounds that the proposed refurbishment works and signage, with particular reference to the illuminated sign, would have an adverse impact on the character and setting of the Category A listed building and the surrounding Conservation Area.

Councillor Boulton moved as a further amendment, seconded by Councillor Jennifer Stewart:-

That the application be approved in accordance with the recommendation

contained within the report subject to the following additional conditions:-

(3) For the avoidance of doubt, the existing external doors shall be retained, their replacement not forming part of this decision; and (4) notwithstanding the details shown in drawing numbers 140681 05, 140681 06 and 140681 36 hereby approved, no development shall commence unless revised drawings showing the signage with no illumination are submitted and approved by the Council (as planning authority). Thereafter, the development shall be implemented in accordance with these details.

In terms of Standing Order 12(4), Councillor Jaffrey indicated that she wished to withdraw her amendment in favour of the amendment by Councillor Boulton and this was accepted.

On a division, there voted:- for the motion (7) - Councillors Cameron, Corall, Cormie, Samarai, Thomson, Townson and Young; for the amendment by Councillor Boulton (7) - the Vice Convener; and Councillors Boulton, Grant, Greig, Jaffrey, Jean Morrison and Jennifer Stewart; absent from the division (1) - the Convener.

There being an equality of votes, in terms of Standing Order 15(5) the Vice Convener exercised his casting vote in favour of the amendment by Councillor Boulton.

The Committee further resolved:-

to adopt the amendment by Councillor Boulton.

At this juncture, the Vice Convener vacated the Chair in favour of the Convener upon his return.

CONFIRMATION OF TREE PRESERVATION ORDERS 214, 219 AND 220 - EPI/14/256

5. The Committee had before it a report by the Head of Planning and Sustainable Development which sought confirmation of three provisional Tree Preservation Orders made under delegated powers to provide long term protection for the relevant trees.

The report recommended:-

that the Committee confirm the making of Tree Preservation Orders 214, 219 and 220 without modifications and instruct the Head of Legal and Democratic Services to attend to the requisite procedures.

The Committee resolved:-

to approve the recommendation.

- RAMSAY MILNE, Convener.

