

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 18 June 2015. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Milne, Convener; Councillor Finlayson, Vice Convener; and Councillors Boulton, Corall, Cormie, Dickson, Greig, Jaffrey, Lawrence, Jean Morrison MBE, Jennifer Stewart, Sandy Stuart and Thomson.

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

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=348&MId=3470&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.

MINUTE OF MEETING OF PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 28 MAY 2015

1. The Committee had before it the minute of its previous meeting of 28 May 2015.

The Committee resolved:-

to approve the minute subject to the correction of Article 1 to reflect that the Roads Project Team had withdrawn their objection not their application.

PLOT 10, PRIME FOUR BUSINESS PARK, KINGSWELLS - 150113

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

That the Committee approve the application for the purification of conditions for planning permission in principle (120649) relating to Plot 10, 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 condition 15 - plot specific landscaping treatment, subject to the following condition:-

- (1) That no part of the development hereby approved shall be occupied unless the pro-rata financial contribution identified in the Prime Four Phase 3 Transport Assessment relative to the development and measures required to mitigate against the transport impact of further development of the Prime Four Business Park has been paid to the Council.

The Committee resolved:-

to approve the recommendation.

MAKRO, SITE 1, WELLINGTON CIRCLE, WELLINGTON ROAD INDUSTRIAL ESTATE - 140924

3. 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 planning permission for the sub-division of the existing wholesale cash and carry (Class 6 - Storage and Distribution) of 10,252 square metres (inclusive of mezzanine level) to form two separate units with one of 4,502 square metres being retained for wholesale use, and the larger (southern) unit of 5,750 square metres being used for Class 1 retail purposes, but to withhold the issue of the consent document until the applicant had entered into a legal agreement with the Council regarding (1) developer contributions towards the Strategic Transport Fund; and (2) developer contributions towards mitigation on the local roads network together with the provision of infrastructure, and subject to the following conditions:-

(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 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; (3) That the use hereby granted planning permission shall not be occupied unless a scheme detailing cycle storage provision has been submitted to, and approved in writing by the planning authority, and thereafter implemented in full accordance with said scheme; (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 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; (6) 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. Proposed Site Plan A5128/P(--) 06 Rev D 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; (7) That no other development in connection with the permission hereby approved shall take place and the access/egress hereby

approved shall not be brought into use unless visibility of 60 metres in both directions along the public road has been provided from a point 4.5 metres measured at right angles from the existing carriageway surface along the centre line of the approved new access. Once formed, the visibility splays shall be permanently retained thereafter and no visual obstruction of any kind shall be permitted within the visibility splays so formed; (8) That the use hereby granted planning permission shall not take place unless the recycling facility has been provided in complete accordance with drawing no. Proposed Site Plan A5128/P(-) 06 Rev D 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 recycling; and (9) The floorspace of the proposed development hereby permitted shall be restricted to 5,750 square metres (GFA) of Class 1 retail for the sale of 70% convenience and 30% comparison goods, and shall be used for no other purpose.

The Committee resolved:-

to approve the application.

LOIRSTON, NIGG - 141754

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

That the Committee **refuse** the application for planning permission in principle for the erection of a retail development comprising a Class 1 supermarket of 5,800 square metres of floorspace with associated car parking, access and landscaping, on the following grounds:-

- (1) That, while the site lies within the OP77 Loirston Land Release within the Aberdeen Local Development Plan (2012), the scale of retail development sought far exceeds that granted through the planning permission in principle (planning reference 130892), and that identified within the Loirston Development Framework which is approved as Supplementary Guidance to the Local Development Plan. Furthermore, the proposal does not comply with Policy RT2 Out of Centre Proposals, and Policy RT5 Retail Development Serving New Development Areas in that there is an allocated site for retail in the extant Local Development Plan, and one identified in the Proposed Local Development Plan, which would meet the identified need for retail provision to the south of Aberdeen, and there is therefore no additional need beyond the current allocations. Any additional provision could therefore undermine the vitality or viability of other existing retail centres;
- (2) That the proposal would be contrary to the urban form, design and layout objectives anticipated through the Loirston Development Framework which is approved as Supplementary Guidance to the adopted Local Development Plan, due to (i) the lack of mixed-use residential and retail/commercial, and failure to integrate retail use with medium density residential; and (ii) the expanse of associated car parking and servicing space that would not minimise the impact of car parking; and
- (3) That the proposals would be contrary to Policy NE1 Green Space Network of the adopted Local Development Plan due to the likely

detrimental impact upon the wider connectivity and wildlife habitats associated with the Green Space Network.

The Committee resolved:-

to approve the recommendation.

66 TILLYDRONE AVENUE - 150402

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

That the Committee **refuse** the application for planning permission for the erection of a two storey side and rear extension, a single storey extension and a change of use of the property from a private dwelling (Class 9) to a House of Multiple Occupation (Sui Generis) with nine bedrooms, on the following grounds:-

- (1) The proposed use of the building as a House of Multiple Occupation for nine unrelated persons would intensify the existing use to an unacceptable level whereby there would be an adverse impact on the residential amenity of the area, mainly due to an increased level of noise and movements. The proposal is therefore contrary to Scottish Planning Series - Planning Circular 2/2012 (Houses in Multiple Occupation: Guidance on Planning Control and Licensing), Policy H1 (Residential Areas) of the Aberdeen Local Development Plan, Policy H1 (Residential Areas) of the proposed Local Development Plan and the Householder Development Guide;
- (2) The proposed car parking layout would result in inadequate provision of car parking spaces required for the size of the proposed development. Furthermore, the proposed layout would not allow cars to enter and exit Tillydrone Avenue in a forward gear as required due to the increased traffic levels following completion of the Third Don Crossing. The proposal is therefore contrary to Policy T2 (Managing the Transport Impact of Development) of the Aberdeen Local Development Plan and Policy T2 (Managing the Transport Impact of Development) of the proposed Local Development Plan; and
- (3) The proposal would result in a significant loss of light to the ground floor window of 68 Tillydrone Avenue to the detriment of their residential amenity. The proposal is therefore contrary to Policy H1 (Residential Areas) of the Aberdeen Local Development Plan, Policy H1 (Residential Areas) of the Proposed Local Development Plan and the Householder Development Guide.

Councillor Grant was in attendance as one of the local members, in terms of Standing Order 32(1), and indicated that he was willing to address the Committee if members were not in agreement with the recommendation contained within the report.

The Committee resolved:-

to approve the recommendation.

CONFIRMATION OF TREE PRESERVATION ORDERS - CHI/15/192

6. The Committee had before it a report by the Director of Communities, Housing and Infrastructure which sought confirmation of various provisional Tree Preservation

Orders made under delegated powers to provide long term protection for the relevant trees.

The report recommended:-

that the Committee -

- (a) confirm the making of Tree Preservation Orders 106, 181, 183, 194, 225, 227, 228 and 229 without modifications; and
- (b) instruct the Head of Legal and Democratic Services to attend to the requisite procedures.

The Committee resolved:-

to approve the recommendations.

- **RAMSAY MILNE, Convener**