

## PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS)

ABERDEEN, 27 AUGUST 2015. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS). Present:- Councillor Milne, Convener; Councillor Finlayson, Vice Convener; and Councillors Boulton, Crockett, Greig, Jaffrey, Lawrence, Malik, Jean Morrison MBE, Sandy Stuart, Thomson and Yuill (substituting for Councillor Jennifer Stewart).

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

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=152&MId=4004&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.**

### WEST MIDDLEFIELD, SKENE ROAD - 150819

1. With reference to Article 7 of the minute of meeting of the Planning Development Management Committee of 18 August 2015, 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 for planning permission for the erection of two houses and associated infrastructure, on the following grounds:-

That the site lies within the Green Belt, which is defined to protect and enhance the landscape setting and identity of urban areas and in which there is a presumption against most kinds of development with only limited exceptions. The proposed development does not comply with any of the specified exceptions to the presumption against development within the Green Belt and therefore does not comply with Policy NE2 (Green Belt) of the Aberdeen Local Development Plan (ALDP) 2012. If permitted, this application would create a precedent for more, similar developments, to the further detriment of the objectives of Green Belt policy. Sufficient land has been identified for new residential development through the Local Development Plan, and therefore approval would undermine the long-term strategy of the ALDP.

The proposal if approved would result in an increase in traffic using the junction with the A944 which is a road safety hazard due to the intensification of use of the access, in particular for traffic heading eastward bound.

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 Committee resolved:-**

to approve the recommendation and therefore refuse the application.

**- RAMSAY MILNE, Convener.**