

Planning Development Management Committee

SPRINGFIELD RD FILLING STATION,
SPRINGFIELD ROAD, ABERDEEN

RELOCATION OF EXISTING AC/S (3 NO)
FROM ROOF TO GROUND LEVEL AND
INSTALLATION OF CONDENSER IN TIMBER
FENCE COMPOUND.

For: The Co-operative Group

Application Type : Detailed Planning Permission
Application Ref. : P151084
Application Date: 09/07/2015
Officer: Jennifer Chalmers
Ward : Hazlehead/Ashley/Queen's Cross(M
Greig/J Stewart/R Thomson/J Corall)

Advert :
Advertised on:
Committee Date: 29th October 2015
Community Council : Comments



RECOMMENDATION:

Approve subject to conditions

DESCRIPTION

The site is located to the west of Aberdeen city centre in a residential area. The site is on the west of Springfield Road and is located at the junction to Craigiebuckler Avenue. The site is a filling station with the forecourt running parallel to Springfield Road and a pedestrian entrance with steps leading from Craigiebuckler Avenue.

RELEVANT HISTORY

P101721 – Unconditional approval granted on 5th November 2010 for the 'Erection of illuminated and non-illuminated fascia and car park signs (8 no total).

PROPOSAL

Detailed planning permission is sought to relocate 3 no air conditioning units from the roof of the petrol station down the north side of the building at ground level and to erect a timber fence compound around it.

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to the Planning Development Management Committee as there is an objection from Craigiebuckler and Seafield Community Council. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

CONSULTATIONS

Roads Development Management – No observations

Environmental Health – No observations

Communities, Housing and Infrastructure (Flooding) – No observations

Community Council – Object to the proposal as it is considered that the width of access off Craigiebuckler Avenue is considered too narrow and unattractive for visiting member of the public.

REPRESENTATIONS

Two letters of objection have been received. The objections raised relate to the following matters –

- That absolutely no maintenance has ever been carried out on the west elevation of the building in the last 17 years.
- Width of access off Craigiebuckler Avenue considered too narrow and unattractive.

PLANNING POLICY

Aberdeen Local Development Plan

Policy D1 (Architecture and Placemaking) – to ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details, the proportions of building elements, together with the spaces around buildings, will be considered in assessing that contribution.

Policy H1 (Residential Areas) – within existing residential areas, proposals for non-residential uses will be refused unless:

1. They are considered complementary to residential use; or
2. It can be demonstrated that the use would cause no conflict with, or any nuisance to, the enjoyment of existing residential amenity.

Proposed Aberdeen Local Development Plan

Policy D1 (Quality Placemaking by Design)

Policy H1 (Residential Areas)

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) require that where, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

The proposal is to reposition the existing air conditioning units from the roof and to relocate them on the ground on the north elevation. In terms of Policy H1, the proposal relates to an existing use within a residential area. Consideration was given to the best relocation site for the units. The western elevation of the building is hard against the western boundary, there is limited space to the south of the building which is used as an offloading and the eastern elevation faces onto the forecourt and Springfield Road. This therefore only left the north elevation which is approximately 1m lower than the pavement on Craigiebuckler Avenue and is sheltered by a landscaping strip. There is ample space to accommodate both the ac units and the existing pedestrian walkway leading from Craigiebuckler Avenue to the petrol station. Immediately adjacent to the application site there is a hairdressers to the west, then beyond this the nearest house which is approximately 7m away.

The applicant's reason for moving the ac units from the roof to the ground are due predominantly to health and safety reasons. It is argued that should the ac units and the condensing unit stay on the roof that this could cause not only a noise nuisance but also be visually obtrusive. The proposed new location would be set down at the side of the building and would be tucked away out of the line of sight of neighbouring residential properties thereby reducing any noise emissions from the units.

In terms of ensuring the safety of workers it would be necessary to install ladder access, functional lighting and non-slip surfaces on the roof itself as well as some kind of edge protection to prevent someone from falling off the roof. Currently the ac units that are on the roof are unobtrusive and you would only see them if you were looking for them. It would be preferable to keep them on the roof, however, the roof space could become to look cluttered through the installation of a ladder, edge protection and lighting. Therefore the proposal to relocate the units to the ground is considered acceptable.

The ac units would be set approximately 1m below street level and would be contained within a timber compound which would hide them from public view. This would measure 8m long x 2.2m wide x 1.7m high, would sit outside two of the shop windows but would be set back approximately 4m from the frontage of the building. It is considered that the proposed material, siting and scale of the ac units are acceptable and would not have a detrimental impact on the surrounding residential area.

The observation that the western elevation of the building has not been maintained is not a material consideration in the determination of the application. In relation to the objection from the community council, it is considered that the remaining section of walkway is of an adequate width for pedestrian use. Furtherstill, a condition has been attached to ensure lighting is installed to create a more inviting passageway for when its dark.

Proposed Aberdeen Local Development Plan

The Proposed ALDP was approved at the meeting of the Communities, Housing and Infrastructure Committee of 28 October 2014. It constitutes the Council's settled view as to what should be the content of the final adopted ALDP and is now a material consideration in the determination of planning applications, along with the adopted ALDP. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether:

- these matters have been subject to public consultation through the Main Issues Report; and
- the level of objection raised in relation these matters as part of the Main Issues Report; and
- the relevance of these matters to the application under consideration

The foregoing can only be assessed on a case by case basis. In relation to this particular application there is no conflict with either Policy D1 (Quality Placemaking by Design) or H1 (Residential Areas).

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

It is considered that the proposal to relocate the ac units from the roof to ground level would not have a detrimental impact on the character or amenity of the surrounding residential area. The ac units would have minimal visual impact on the surrounding area as they would be located along the western elevation of the building and would be tucked away approximately 1m below street level. An adequate amount of ground will remain as a walkway between Craigiebuckler Avenue and the petrol station shop. A condition has been attached to ensure that this area is well lit.

CONDITIONS

it is recommended that approval is granted subject to the following conditions:-

(1) that the AC units shall not be used unless all screen fencing works detailed on Plan No CO-15-31-101 Rev E or such other plan as may subsequently be approved in writing by the planning authority for the purpose has been installed in complete accordance with the said plan - in order to preserve the amenity of the neighbourhood.