

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS)

ABERDEEN, 8 June, 2016. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS). Present:- Councillor Milne, Convener, Councillor Finlayson, Vice Convener; and Councillors Boulton, Cooney, Copland (as substitute for Councillor Corall), Donnelly, Greig, Hutchison, Jaffrey, Lawrence, MacGregor (as substitute for Councillor Nicoll) and Jean Morrison MBE.

The agenda and reports associated with this minute can be found at:-
<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=152&MId=3902&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 Planning Development Management Committee minute and this document will not be retrospectively altered.

455 GEORGE STREET - 151588

1. With reference to Article 6 of the minute of meeting of the Planning Development Management Committee of 1 June 2016, wherein it had been agreed to visit the site, the Committee had before it a report by the Interim Head of Planning and Sustainable Development **which recommended:-**

That the Committee show a willingness to approve the application for the demolition of the existing building and erection of student accommodation with parking and landscaping, subject to the developer entering into a legal agreement to secure developer obligations towards open space and the City Car Club 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 - in the interests of visual amenity.
2. That no development shall take place unless a scheme for the provision of two on-street parking spaces has been submitted to and approved by the Council. Thereafter, the development shall not be occupied unless the parking spaces have been provided in accordance with the approved scheme – in order to ensure the delivery of on-street parking spaces in a timeous manner and the interests of road safety.
3. 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 detailed scheme of hard and soft landscaping for the site, which scheme shall include indications of all terraces

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proposed as part of this development, green walls, and the proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting - in the interests of the amenity of the area.

4. That the use hereby granted planning permission shall not take place unless provision has been made within the application site for refuse storage and disposal in accordance with a scheme which has been submitted to and approved in writing by the planning authority – in order to preserve the amenity of the neighbourhood and in the interests of public health.
5. That the development hereby granted planning permission shall not be occupied unless a scheme detailing cycle storage provision for 60 cycles in a secure, lockable facility has been submitted to, and approved in writing by the planning authority, and thereafter implemented in full accordance with said scheme - in the interests of encouraging more sustainable modes of travel.
6. That the building hereby approved shall not be occupied unless a scheme detailing compliance with the Council's 'Low and Zero Carbon Buildings' supplementary guidance has been submitted to and approved in writing by the Planning Authority, and any recommended measures specified within that scheme for the reduction of carbon emissions have been implemented in full. - To ensure that this development complies with requirements for reductions in carbon emissions specified in the City Council's relevant published Supplementary Guidance document, 'Low and Zero Carbon Buildings'
7. That no development shall commence unless details of the external plant room as shown in drawing number PL-03D hereby approved have been submitted and approved in writing with the Council – in order that full consideration can be given to those details lacking from the submission.

INFORMATIVES

Further discussion on providing parking on-street and possible use of parking permits for staff at the student accommodation requires contact with ACC Traffic Management – Vycki Ritson 01224 522704 or vritson@aberdeencity.gov.uk.

The Committee heard from the Planning Officer Andrew Miller, who summarised the application and answered a number of questions from members in regards to the application. Gregor Whyte, Engineering Officer, also provided information on the roads and parking aspects.

The Convener moved, seconded by Councillor Donnelly:-

That the application be approved in accordance with the recommendation set out in the report.

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Councillor Jean Morrison, MBE, seconded by Councillor Cooney, moved as amendment:-

That the application be refused due to the following reasons:-

The development represents overdevelopment of the site due to its height and massing and consequently would result in a detrimental impact on the amenity of the surrounding area, due to the overbearance and loss of daylight/sunlight to neighbouring residential properties. There would be insufficient access to the site for servicing and emissions from the plant room to the rear of the site would have a negative impact on neighbouring residents.

On a division, there voted:- for the motion (4) – the Convener, and Councillors Donnelly, Greig and Lawrence; for the amendment (8) – the Vice Convener, and Councillors Boulton, Cooney, Copland, Hutchison, Jaffrey, Jean Morrison MBE and MacGregor.

The Committee resolved:-

to adopt the amendment and refuse the application.

- **Ramsay Milne, Convener**