

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

15 September 2016

ABERDEEN, 15 September 2016. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Milne, Convener; Councillor Finlayson, Vice Convener; and Councillors Cooney, Copland (as substitute for Councillor Corall), Donnelly, Greig, Hutchison, Jaffrey, Lawrence, Malik, Nicoll, Jennifer Stewart, Sandy Stuart and Townson (as substitute for Councillor Cormie).

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

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=348&MIId=3864&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 PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 18 AUGUST 2016

1. The Committee had before it the minute of its previous meeting of 18 August 2016 for approval.

The Committee resolved:-

to approve the minute as a correct record.

MINUTE OF MEETING OF PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS) OF 25 AUGUST 2016

2. The Committee had before it the minute of the meeting of the Planning Development Management Committee (Visits) of 25 August 2016 for approval.

The Convener explained that the Burnside Gardens item would be before the October Committee for determination following discussions with the applicant.

Councillor Finlayson suggested that amended wording be recorded to his amendment in regards to item 2, Froghall Terrace, Residential and Student Accommodation.

The Committee resolved:-

- (i) to request that the amendment read as follows:-
 - that there would be an overdevelopment of the site in terms of the concentration of student accommodation in a residential area;

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- there is insufficient parking. Vehicles belonging to the large number of students would cause problems in the already congested residential streets in the surrounding area; and
 - there were concerns that the existing drainage system could not accommodate the flow arising from the proposed development; and
- (ii) to otherwise approve the minute as a correct record.

MINUTE OF PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PUBLIC HEARING OF 24 AUGUST 2016

3. The Committee had before it the minute of the Planning Development Management Committee Public Hearing of 24 August 2016 for approval.

Councillor Townson suggested that there be amended wording regarding the Community Council's presentation to the Committee.

Councillor Sandy Stuart also requested clarity on the amount of vehicles that were to visit the proposed site each day.

The Committee resolved

- (i) to agree that there be amended wording, under the Community Council section to read "David Fryer also showed a Power Point video of the alleged emissions and their impact on the city and elsewhere from the proposed incinerator";
- (ii) to request that the proposed amount of vehicles/journeys to the site be clarified when the final report comes before Committee; and
- (ii) to otherwise approve the minute as a correct record.

VICTORIA ROAD PRIMARY SCHOOL – 161051

4. With reference to article 2 of the minute of the Planning Development Management Committee Public Hearing of 18 May 2016, the Committee had before it a report by the Interim Head of Planning and Sustainable Development, **which recommended:-**

That the item be deferred with no public hearing in regards to the demolition of the existing Victoria Road Primary School and erection of 56 residential units, along with open space, parking and associated infrastructure.

Councillor Jaffrey, seconded by Councillor Townson, moved as a procedural motion:-
That a public hearing be held for the Victoria Road School application.

On a division, there voted:- for the procedural motion (9) the Vice Convener, and Councillors Copland, Greig, Hutchison, Jaffrey, Nicoll, Jennifer Stewart, Sandy Stuart

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and Townson; against the procedural motion (5) the Convener and Councillors Cooney, Donnelly, Lawrence and Malik.

The Committee resolved:-

to adopt the procedural motion and therefore agree to hold a public hearing.

BURNSIDE DRIVE DYCE – 151999

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

That the application for the erection of a flatted development (37 units) with associated infrastructure and landscaping, including the demolition of the existing Travelodge and Restaurant at Burnside Drive, Dyce, be **approved conditionally** and subject to a legal agreement in relation to affordable housing, community facilities, sports and recreation and core path network.

The Committee resolved:-

to defer consideration of the application to a site visit, to be arranged in due course.

CAUSEWAYEND PRIMARY SCHOOL – 160786

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

That the application for the formation of a doorway within the boundary wall to provide emergency access/egress only retrospectively, at Causewayend Primary School, be approved unconditionally.

Members raised concerns regarding the safety of students at the site and the potential dangers associated with it.

It was suggested that an informative could be added to address members' concerns.

Members also expressed their appreciation at the re-use of the granite at the redeveloped Causewayend School.

The Committee resolved:-

- (i) to agree that an informative be added to read "(1) the applicant is advised to contact Willie Tocher of Scottish Fire and Rescue Service (SFRS) (willie.tocher@firescotland.gov.uk or 01224 618343) to discuss the use of the limited access to fire tender/ hydrant in the event of a fire. This secure access door is to remain locked at all times with no method of opening it without the use

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- of a key and it is essential that the applicant agrees the arrangements for access of the fire authorities to the site in the event of a fire; and
- (ii) to otherwise approve the application unconditionally.

BOYNE VILLA OLD STONEHAVEN ROAD – 161093

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

That the application for the variation of condition 1 (transport depot on completion of AWPR) of P151878 to completion of depot with revised safety measures at Boyne Villa, Old Stonehaven Road Aberdeen be approved.

Lucy Greene, Senior Planner, spoke in furtherance of the report and answered various questions from members.

Gregor Whyte, Senior Engineer also provided members with information regarding the change of condition and the revised safety measures.

The Convener, seconded by Councillor Townson, moved:-
that the application be approved in accordance with the recommendation set out in the report.

The Vice Convener, seconded by Councillor Cooney, moved as an amendment:-

That the application be refused due to:-

- (1) safety concerns,
- (2) concerns about the possibility of HGV's crossing to Stonehaven Road; and
- (3) a change in condition during construction phase not being acceptable.

On a division, there voted:- for the motion (11) – the Convener and Councillors Copland, Donnelly, Greig, Hutchison, Lawrence, Malik, Nicoll, Jennifer Stewart, Sandy Stuart and Townson; for the amendment (3) – the Vice Convener and Councillors Cooney and Jaffrey.

The Committee resolved:-

to adopt the motion and approve the application.

- **Councillor Ramsay Milne, Convener**