

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 15 February 2018. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Boulton, Convener; Councillor Jennifer Stewart, Vice Convener; Councillor Alan Donnelly, the Depute Provost; and Councillors Allan, Alphonse, Copland, Cormie, Lesley Dunbar, Greig, Hutchison, John, Catriona Mackenzie (as substitute for Councillor Cooke), Malik, McLellan, Sellar, Sandy Stuart and Wheeler.

The agenda and reports associated with this minute can be found at:-
<https://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=348&Mid=5855&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 THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 7 DECEMBER 2017 - FOR APPROVAL

1. The Committee had before it the minute of the previous meeting of 7 December 2017, for approval.

The Committee resolved:-

to approve the minute as a correct record.

COMMITTEE TRACKER

2. The Committee had before it a tracker of future Committee business.

The Committee resolved:-

to note the information contained in the Committee report tracker.

168-170 SPITAL ABERDEEN - 171356

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

That the application for the change of use from Class 9 (Dwelling house) to Class 10 (non-residential institutions) retrospectively at 168-170 Spital Aberdeen, be approved subject to the following conditions:-

- 1) That the use hereby approved shall not continue beyond 3 months of the date of this decision unless there has been submitted to, and approved in writing by the planning authority a detailed travel plan, which outlines sustainable measures to

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deter the use of the private car, in particular single occupant trips and provides detailed monitoring arrangements, modal split targets and associated penalties for not meeting targets:-

Reason: In order to encourage more sustainable forms of travel to the development.

- 2) That the use hereby approved shall not continue beyond 3 months of the date of this decision unless a scheme detailing cycle storage (minimum 3no. Sheffield stands) provision has been submitted to, and approved in writing by the planning authority, and the said scheme has been implemented in full:-

Reason: In order to encourage more sustainable forms of travel to the development.

ADVISORY NOTE FOR APPLICANTWaste Management

As this is a non- residential development; this type of development is supplied with the following:

- 1 x180l general waste wheeled bin
- 1x 240l mixed recycling wheeled bin
- 1x 240l garden waste wheeled bin

Over and above this provision, the developer will have to purchase bins and set up a Trade Waste Agreement.

Please note food waste is a chargeable trade waste service

If you require further trade waste information please contact the officers at businesswaste@aberdeencity.gov.uk

General points

- All the waste containers must be presented on The Spital only on the collection day and must be removed from the kerbside as soon as possible. No containers should be permanently stored on the kerbside.
- No excess should be stored out with the containment provided. Information for extra waste uplift is available to residents at either www.aberdeencity.gov.uk/wasteaware or by phoning 03000 200 292.

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The Committee heard from Daniel Lewis, Development Manager, who spoke in furtherance of the application. There were no questions from Members in regards to the application.

The Committee resolved:-

to approve the application conditionally.

31 TULLOS CRESCENT ABERDEEN - 171418

4. 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 single storey extension to the rear of 31 Tullos Crescent, Aberdeen, be approved unconditionally.

Councillor Allan requested that a site visit take place before determining the application.

The Committee resolved:-

- (i) to agree to defer the application in order for a site visit to take place on Thursday 22 February 2018, for consideration and determination; and
- (ii) to request that officers seek clarification on the ground ownership of the application site before the site visit.

39/41 UNIVERSITY ROAD, OLD ABERDEEN - 171376

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

That the application for the change of use of ground floor flat to House of Multiple Occupancy (HMO), the erection of single storey extension associated to the proposed HMO, extension at first floor level to provide additional accommodation to existing first floor flat and the erection of the bike and bin stores in the rear garden at 39/41 University Road, be approved subject to the following conditions:-

- 1) Prior to commencement of development, the application is required to provide details/samples of the proposed render and timber cladding finishes for approval in writing by the Planning Authority. Thereafter, the approved scheme shall be carried out in accordance with such agreed details.

Reason: in the interests of the character and general amenity of the Old Aberdeen Conservation Area.

ADVISORY NOTE FOR APPLICANT

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Despite the granting of planning permission to use the ground floor flat as a HMO, the applicant/owner of the premises would still be required to apply and obtain a variation to their existing HMO license from the Council before this use can legally be implemented.

The Committee heard from Jamie Leadbeater, Planner, who spoke in furtherance of the application and answered various questions from Members. In regards to parking, Mark Wilkie explained that a HMO did not qualify for any additional parking permits and would only have two parking permits per flat. The permits were allocated on a first come first served basis so would not increase the amount of cars parking at the property.

The Convener, seconded by the Vice Convener moved:-

That the application be approved, in line with the recommendation contained within the report.

Councillor McLellan, seconded by Councillor Alphonse, moved as an amendment:-

That the application be refused due to the detrimental impact on the residential amenity of the area and also concerns for the existing neighbours.

On a division, there voted:- for the motion (13) – the Convener and Vice Convener; the Depute Provost Councillor Donnelly and Councillors Allan, Copland, Cormie, Lesley Dunbar, Hutchison, John, Mackenzie, Malik, Sellar and Sandy Stuart; for the amendment (4) – Councillors Alphonse, Greig, McLellan and Wheeler.

The Committee resolved:-

to adopt the motion and therefore approve the application conditionally.

277 NORTH DEESIDE ROAD, MILLTIMBER - 171444

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

That the application for the sub division of residential curtilage and erection of dwellinghouse with associated new access and landscaping works at 277 North Deeside Road Aberdeen, **be refused.**

Jamie Leadbeater, Planner, and Kevin Wright, Environmental Planner, spoke in furtherance of the application and answered various questions from Members.

The Committee resolved:-

- (i) to defer the application for a site visit on 22 February 2018; and
- (ii) to request that the Environmental Planner investigate the trenches at the site before the site visit.

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**CONFIRMATION OF TREE PRESERVATION ORDER NUMBER 249/2017
MALCOLM ROAD, PETERCULTER, ABERDEEN - CHI/18/003**

7. The Committee had before it a report by the Interim Director for Communities, Housing and Infrastructure, which requested the confirmation of a provisional Tree Preservation Order 249 (2017) Malcolm Road, Peterculter

The report recommended:-

that the Committee confirm the making of Tree Preservation Order 249/2017 Malcolm Road subject to modification and instruct the Head of Legal and Democratic Services to attend to the requisite procedures to serve the Order as confirmed upon the interested parties and seek to register the Order with the Registers of Scotland.

The Committee resolved:-

to combine TPO 248 with TPO 249 and to report back to a subsequent Committee with the combined report for consideration.

**CONFIRMATION OF TREE PRESERVATION ORDER NUMBER 250/2017
CONTLAW ROAD, MILLTIMBER - CHI/18/004**

8. The Committee had before it a report by the Interim Head of Planning and Sustainable Development, which requested the confirmation of a provisional Tree Preservation Order 250 (2017) Contlaw Road, Milltimber.

The Committee resolved:-

to confirm the making of the Tree Preservation Order 250/2017 Contlaw Road subject to modification and instruct the Head of Legal and Democratic Services to attend to the requisite procedures to serve the Order as confirmed upon the interested parties and seek to register the Order with the Registers of Scotland.

- **Councillor Marie Boulton, Convener.**

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