

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS)

ABERDEEN, 27 September 2018. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS). Present:- Councillor Boulton, Convener; and Councillors Cooke, Copland, Cormie, Donnelly, the Depute Provost (as substitute for the Vice Convener Councillor Jennifer Stewart, Greig and Avril MacKenzie).

The agenda and reports associated with this minute can be found at:-
<https://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=152&MId=6227&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.

FORMER MILL OF DYCE QUARRY AND BLOCKWORKS YARD, PITMEDDEN ROAD - 180693

1. With reference to article 7 of the Planning Development Management Committee of 20 September 2018, whereby it had been agreed to visit the site before determining the application, the Committee had before it a report by Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for the change of use of the former blockworks to allow storage of heavy goods vehicles and plant, with associated office, service facilities and yard space, at the former Mill of Dyce Quarry and Blockworks Yard, be approved subject to the following conditions:-

Conditions

1. Landscaping

All soft landscaping proposals shall be carried out in accordance with the approved landscaping plan (ref. MOD-1808-LS, dated 21/8/18) and shall be completed during the planting season immediately following the commencement of the hereby approved use, or such other date as may be agreed in writing with the Planning Authority. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

Reason - To ensure the implementation of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape, preserve the setting of nearby heritage assets and enhance the visual amenity and biodiversity value of the green space network.

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2. Limit of extent of class 6 use

Notwithstanding the extent of the red line boundary of the site hereby approved, the extent of class 6 use hereby approved shall be limited to the existing hardstanding area within the former quarry floor (as indicated on drawing ref. 124964/001 rev D). No storage of materials or other development / associated use (e.g. use as car / vehicle parking) shall take place on the hardstanding area at the southern part of the site, or on the sloped edges of the quarry, which is that land indicated to be laid out as soft landscaping and thereafter preserved as open space free from development in accordance with the approved landscape plan (ref. MOD-1808-LS, dated 21/08/18).

Reason – To ensure that the environmental improvement benefits of the proposal are delivered in the long term and in order to prevent the creation of a road safety hazard due to traffic movement at a potentially hazardous junction.

3. Road Access Works

The use hereby approved shall not take place unless all improvement works to the site access and junction with Pitmedden road, as identified on hereby approved drawing ref. 124964-1010 (dated 21/08/18), have been implemented in full, unless the planning authority has given prior written approval for a variation.

Reason - In the interests of road safety and the free flow of traffic.

4. Noise Attenuation

The use hereby approved shall not take place unless all noise attenuation measures identified by the approved noise impact assessment (ref. R18.9964/3/AF, dated 19/07/18) have been implemented in full, unless the planning authority has given prior written approval for a variation. No active use of the site for class 6 or other ancillary purposes shall take place outwith the hours from 7am until 7pm on any day, unless the planning authority has given prior written approval for a variation of these operating hours. For the avoidance of doubt, no deliveries to / from the site, or movement of plant / machinery / vehicles stored on site / associated servicing / maintenance within the site shall take place outwith the above specified hours.

Reason - In order to prevent any adverse impacts on the amenity of residents in the surrounding area.

5. SUDS

The use hereby approved shall not take place unless the recommendations of the submitted Drainage Statement issue 4 (dated July 18) have been implemented in full, unless alternative measures are agreed in writing by the planning authority.

Reason - In order to safeguard water qualities in adjacent watercourses and to ensure that the development can be adequately drained.

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The Committee heard from Robert Forbes, who spoke in furtherance of the application and answered various questions from members. Scott Lynch, Senior Engineer, also answered various questions in regard to road issues.

The Committee resolved:-

to approve the application conditionally.

- **Councillor Marie Boulton, Convener**

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