

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 20 September 2018. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Boulton, Convener; the Depute Provost Councillor Donnelly (as substitute for the Vice Convener, Councillor Jennifer Stewart); and Councillors Allan, Cooke, Copland, Cormie, Lesley Dunbar (as substitute for Councillor Malik), Greig and Avril MacKenzie.

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

<https://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=348&MId=6267&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.

DETERMINATION OF URGENT BUSINESS

1. The Convener had determined that the following item of business, City Living Study – Developer Contributions, be considered as a matter of urgency in terms of Section 50(B)(4)(b) of the Local Government (Scotland) Act 1973:-

The Committee resolved:-

to concur with the Convener.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 16 AUGUST 2018

2. The Committee had before it the minute of the previous meeting of 16 August 2018, for approval.

The Committee resolved:-

to approve the minute agreed as a correct record.

COMMITTEE PLANNER

3. The Committee had before it a planner of future Committee business.

The Committee resolved:-

to note the information contained in the Committee report planner.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

20 September 2018

LAND ADJACENT TO VETERINARY HOSPITAL, KINGSWELLS - 181336

4. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That a public hearing be held in regard to the application for the erection of three class 3 (food and drink) units including two with drive-thru facilities, at land adjacent to the Veterinary Hospital, Kingswells, Aberdeen.

The Committee heard from the Convener who advised that the purpose of the report was for Members to decide whether a Public Hearing should be held, given the number of objections received and that the application is considered to be a departure from the Local Development Plan.

The Committee resolved:-

to agree that a public hearing be held in regard to the application, and that the application be brought back to the Planning Development Management Committee for determination at a future date. The date of the hearing would be agreed and an appointment sent to members of the Planning Development Management Committee in due course.

22 KINALDIE CRESCENT - 171196

5. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for the subdivision of residential curtilage and erection of residential dwellinghouse and associated works, including demolition of the existing garage, at 22 Kinaldie Crescent, Aberdeen, be approved subject to the following conditions:-

Conditions

Boundary enclosures

1. The dwelling hereby approved shall not be occupied unless the site boundaries have been enclosed in complete accordance with a scheme submitted to and approved in writing by the planning authority - in order to preserve the amenity of the neighbourhood.

LZC compliance

2. The building hereby approved shall not be occupied unless a scheme detailing compliance with the Council's 'Resources for New Development' 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.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE
20 September 2018

Drainage scheme

3. No development shall take place unless a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems has been submitted to and approved in writing by the planning authority and thereafter no part of the development shall be occupied unless the drainage has been installed in complete accordance with the said scheme (which shall include provision for the use of permeable surface materials and harvesting of rainwater) - in order to safeguard water qualities in adjacent watercourses and to ensure that the development can be adequately drained.

Car Parking

4. The dwellinghouse hereby approved shall not be occupied unless provision has been made within the site for the off-street parking of motor vehicles in complete accordance with Plan No. or such other scheme as may be subsequently approved in writing by the planning authority - in the interests of road safety, the free flow of traffic and visual amenity.

Tree Protection and Supervision

5. No development shall take place unless the planning authority has approved in writing a scheme for the supervision of the arboricultural protection measures and works that have been approved by the planning authority for the construction phase of the development. Thereafter, development shall be undertaken in full accordance with the agreed scheme. Such a scheme shall include the timing and method of site supervision and record keeping. Supervision shall be carried out by a qualified arboriculturalist approved in writing by the planning authority but instructed by the applicant - in order to ensure adequate protection for the trees on site during the construction of the development.

No activity within RPAs

6. No materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the aforementioned scheme of tree protection without the written consent of the planning authority and no fire shall be lit in a position where the flames could extend to within 5 metres of foliage, branches or trunks - in order to ensure adequate protection for the trees on site during the construction of the development.

Additional Tree Work

7. That any tree work which appears to become necessary during the implementation of the development shall not be undertaken without the prior written consent of the planning authority; any damage caused to trees growing on the site shall be remedied in accordance with British Standard 3998: 2010 "Recommendations for Tree Work" before the building hereby approved is first occupied - in order to preserve the character and visual amenity of the area.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

20 September 2018

The Committee resolved:-

to approve the application conditionally.

GREY MILL BUILDING, BROADFORD WORKS - 180535

6. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for the substantial demolition of the Grey Mill building, including the South Mill, Old Mill and stair tower, and the temporary stabilisation of the remaining southern gable, at Broadford Works, Aberdeen, be approved subject to the following conditions:-

Conditions

1. That the demolition shall not take place unless there has been submitted to, and agreed in writing by, the planning authority:
 - a. a signed binding contract for the works to implement the restoration of buildings within phase 1A and 2, as shown on the approved phasing plan, or such other as may be subsequently agreed, and construction of the replacement building incorporating the retained gable (all in accordance with Application Ref. 180531/LBC and 180537/LBC and/or such other listed building consent applications as may be subsequently approved); and,
 - b. a detailed construction programme for at least the first six months of works including phases 1A, 1B and 2, based on the phasing plan approved application 180530/MS, or such other plan as subsequently approved.

No demolition works shall take place unless the works preceding demolition, in the construction programme, or other such programme as may be subsequently agreed, have been fully completed – in the interests of ensuring that the demolition of the GM will result in the implementation of a project that will result in the restoration of the principal areas on this listed site.

2. No demolition shall take place until a scheme of archaeological investigation has been submitted for the approval in writing by the planning authority. Thereafter all works shall be undertaken in accordance with the approved scheme including the provision of post-excavation and publication work. The scheme shall also set out the procedures for dealing with archaeological features discovered during the development of the site - in the interests of protecting items of historical importance as may exist within the application site.

3. No demolition hereby approved shall take place prior to a photographic survey of the relevant listed building being undertaken and submitted, along with an appropriately scaled survey drawing of the relevant building, to and approved by the planning authority. All elevations, both internal and external, together with the setting of the buildings, and any unusual feature/s, shall be photographed and clearly annotated on a

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

20 September 2018

plan, unless otherwise agreed in writing by the planning authority. Photographs, which should be digital on cd, shall be clearly marked with place name for identification, national grid reference and planning reference and deposited in the local Sites and Monuments Record - in order to ensure a historic record of the buildings.

Reason: To ensure that a historic record of the building is made for inclusion in the National Record of the Historic Environment and in the local Sites and Monuments Record.

4 Historic Environment Scotland's [Threatened Building Survey](#) Team should be notified and given three months to record the grey mill prior to the commencement of works - to ensure that a historic record of the building is made for inclusion in the National Record of the Historic Environment.

5. That demolition shall not take place unless there has been submitted to and approved in writing by, the planning authority a scheme for the salvage and reuse of dressed granite and granite blocks as well as cast iron features capable of salvage. The work shall be carried out in accordance with such a scheme and these materials shall be retained for re-use on the site – in the interests of retaining building fabric of historic architectural interest.

6. That the south gable of the Grey Mill South shall be retained on site in accordance with the approved details, or such others as may be subsequently approved. No works shall take place to the fabric of the gable, other than in accordance with the approved details, or others as may be subsequently approved – in the interests of preserving the fabric of the retained gable.

7. No granite cleaning to the retained gable shall take place until a stage two cleaning report in line with the Council's Stone Cleaning Supplementary Guidance and TAN 9 has been submitted to and approved by the planning authority – in the interests of retaining the character of the listed retained gable.

8. No demolition shall take place unless there has been submitted to and approved by the planning authority, a scheme of dust suppression measures to minimise potential contamination and disturbance to nearby property. Thereafter such scheme shall be implemented as part of the works unless otherwise agreed by the planning authority - in order to minimise amenity impacts on adjacent properties during demolition works.

The Committee resolved:-

to approve the application conditionally.

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

7. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

20 September 2018

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, Pitmedden Road, Aberdeen, be approved conditionally.

Councillor Avril MacKenzie, as local member, requested that a site visit take place prior to consideration and determination of the application.

The Committee resolved:-

to defer the application for a site visit on 27 September 2018, before determination.

60 QUEEN'S ROAD - 180788

8. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for the change of use from residential flats to office, erection of single-storey extension and two-storey extension to the rear, formation of car parking to the front and rear, replacement external door, alterations to the front and rear boundary walls including installation of railings and gates, erection of bin store, provision of external air conditioning unit and associated landscaping, at 60 Queens Road, Aberdeen, be approved conditionally.

Conditions

(1) that no development shall take place unless samples of all external finishing materials to the roof and walls of the development hereby approved have 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.

Reason: to ensure that the visual amenity of the area is maintained.

(2) that the development hereby approved shall not be occupied unless the car parking areas hereby granted planning permission have been constructed, drained, laid-out and demarcated in accordance with drawing No. A_200 Rev D of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority. Such areas shall not thereafter be used for any other purpose other than the parking of cars ancillary to the development and use thereby granted approval.

Reason:- to ensure that public safety and the free flow of traffic is not compromised.

(3) that the development hereby granted planning permission shall not be occupied unless the cycle storage facilities as shown on drawing number A_200

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

20 September 2018

Rev D, or such other drawing as may subsequently be submitted and approved in writing by the planning authority, have been provided.

Reason: - in the interests of encouraging more sustainable modes of travel.

(4) that all planting, seeding and turfing comprised in the approved scheme of landscaping as shown on drawing No's. A700 Rev A and A701 Rev A, or such other drawing as may subsequently be submitted and approved in writing by the planning authority, shall be carried out no later than the first planting season following 1st occupation of the development and any trees or plants which within a period of 5 years from the 1st occupation of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority.

Reason:- in the interests of maintaining the amenity of the area.

(5) that prior to occupation, an appropriate noise assessment is undertaken by a suitably qualified noise consultant to predict likely noise impact associated with plant equipment (i.e. air conditioning units) on neighbouring properties and any necessary control measures. The assessment should (a) be in accordance with Planning Advice Note (PAN) 1/2011 Planning and Noise and its accompanying Technical Advice Note; (b) identify whether noise mitigation measures are required to reduce noise from the noise sources to an acceptable level, in order to reasonably protect the amenity of the occupants of the existing neighbouring properties; (c) the methodology for the noise assessment should be submitted and agreed in writing with ACC Environmental Health officers in advance of the assessment.

Reason:- in the interests of maintaining the amenity of the area.

The Committee heard from Robert Forbes, Senior Planner, who spoke in furtherance of the application and answered various questions from members.

The Committee resolved:-

to approve the application conditionally.

154 MIDSTOCKET ROAD - 181378

9. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for the erection of a first floor extension above existing single storey extension to the rear, be approved unconditionally.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

20 September 2018

The Committee resolved:-

to approve the application unconditionally.

LAND AT MAIDENCRAIG, NORTH & SOUTH OF A944 - 180383

10. The Committee had before it a report by the Chief Officer Strategic Place Planning, **which recommended:-**

That the application for the variation of conditions 6 (eastern access details) and 7 (central and western access details) and 8 (A944 junction improvements, including the A944/Stronsay Drive junction) of Planning Permission in Principle for a mixed use development incorporating residential, commercial uses, community facilities, open space, landscaping and associated infrastructure to allow for an altered junction layout for the development, at land at Maidencraig, be approved conditionally with a legal agreement.

Conditions

- (01) that no individual phase of the development pursuant to the planning permission in principle hereby approved shall be carried out until such time as a further application for that individual phase has been made to the planning authority for approval of the matters specified in this condition and such approval has been granted; unless the planning authority has given written approval for a variation; these matters being details of the:
- a) means of access and car parking, cycle parking and motorcycle parking;
 - b) siting, design and external appearance of the building(s);
 - c) hard and soft landscaping of the site;
 - d) tree survey to show details of all existing trees, and those to be removed, retained and planted, which a scheme for protection of those to be retained on site during construction works;
 - e) site and plot boundaries and enclosures;
 - f) arrangements for the segregation, storage, collection and management of residential, commercial and business waste arising from within that phase; and
 - g) low zero carbon equipment or carbon reduction measures to meet the requirements of the Council's Supplementary Guidance: Resources for New Development.

Reason - to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

- (02) that, the details and phasing of the development shall follow the general principles established in the Maidencraig Masterplan dated April 2013. (as amended by the revised masterplan drawing submitted with planning application 180383/S42 - Drawing Ref: 180383-01). In particular the areas

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

20 September 2018

identified as Phases 3a and 4, as indicated on page 54, 'Section 5.1 Phasing' of this document, will show evidence that the location, design and construction of the new housing have taken account of the need to protect residents from potential noise nuisance arising from the proximity to Albion Kennels – to ensure that the agreed design principles and phasing are followed through to the detailed stages of the development, and to protect the amenity of residents.

- (03) that all planting, seeding and turfing, comprised in any scheme of landscaping approved under Condition (1) attached to this grant of planning permission in principle, shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority - in the interests of the amenity of the area.
- (04) that, (a) no development pursuant to the planning permission in principle hereby approved shall take place unless a detailed scheme showing the precise location, layout, design and construction method of the most eastern primary access junction with the A944, including design, geometry, capacity, distribution, operational flow, has been submitted to, by means of a formal application for approval of matters specified in condition, and approved in writing by the planning authority; (b) no individual residential property hereby approved shall be occupied unless the relevant scheme is fully implemented in accordance with the approved plans, unless the planning authority has given written approval for a variation – in the interests of road safety.
- (05) that, (a) no development pursuant to the planning permission in principle hereby approved shall take place unless a detailed scheme, showing the precise location, layout, design and construction method of the second and third development (central) junctions with the A944, has been submitted to, by means of a formal application for approval of matters specified in condition, and approved in writing by the planning authority. Such details shall include capacity; distribution; signaling; operational flow, and a phasing plan which clearly identifies triggers and timescales for implementation in relation to the overall phasing of the site; (b) no building shall be occupied within any individual phase identified through the phasing plan under part (a) of this condition, unless the necessary roads infrastructure improvements required for that phase have been fully implemented in accordance with the approved plans, unless the planning authority has given written approval for a variation – in the interests of road safety.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

20 September 2018

- (06) That, (a) upon completion of the 185th residential unit to south of Lang Stracht (Opportunity Site OP 31 as identified in the Aberdeen Local Development Plan 2017), the development junction (as required by condition 5) (signalised T-junction for access to the south) should be completed; (b) upon completion of the 117th residential unit to the north, of Lang Stracht (Opportunity Site OP 32 as identified in the Aberdeen Local Development Plan 2017 the development junction (signalised T-junction for access to the north, should be completed; and (c) upon completion of both of these junctions, the eastern junction shall revert to a left-in, left-out arrangement (as required by Condition 4) - in the interests of road safety; and to ensure the development site can adequately function.
- (07) That no more than 219 dwellings to the south of Lang Stracht (Opportunity Site OP 31 as identified in the Aberdeen Local Development Plan 2017) and 216 dwellings to the north of Lang Stracht (Opportunity Site OP32 as identified in the Aberdeen Local Development Plan 2017) can be completed before the eastern access, as required by Condition 4, reverts to a left-in left-out arrangement - in the interests of road safety; and to ensure the development site can adequately function.
- (08) That prior to the commencement of development on any further phase of development, details of the emergency access to the south of Lang Stracht (Opportunity Site OP 31 as identified in the Aberdeen Local Development Plan 2017), shall be submitted to, and approved in writing by the Planning Authority. Thereafter these details shall be implemented in their entirety on completion of the 100th house within this phase of the development site and shall remain in place until such time as the junction required by Conditions 5 and 6 has been completed - in the interests of road safety; and to ensure the development site can adequately function.
- (09) that, (a) no development pursuant to the planning permission in principle hereby approved shall take place unless a detailed scheme, showing the precise location, layout, design and construction method of A944 junction improvements, including the A944 / Stronsay Drive junction, together with provision of segregated cycle facilities at each, has been submitted to, by means of a formal application for approval of matters specified in condition, and approved in writing by the planning authority. Such details shall include a phasing plan which clearly identifies triggers and timescales for implementation in relation to the overall phasing of the site; (b) no building shall be occupied within any individual phase identified through the phasing plan under part (a) of this condition, unless the necessary roads infrastructure improvements required for that phase have been fully implemented in accordance with the approved plan – in the interests of road safety.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

20 September 2018

- (10) that, (a) no development pursuant to the planning permission in principle hereby approved shall take place unless a detailed scheme showing all elements required to implement and enforce a Prohibition of Driving Order on Core Path 29, has been submitted to, by means of a formal application for approval of matters specified in condition, and approved in writing by the planning authority. Such details shall include all physical infrastructure alterations, and a phasing plan which clearly identifies triggers and timescales for implementation in relation to the overall phasing of the site; (b) no building shall be occupied within any individual phase identified through the phasing plan under part (a) of this condition, unless the Prohibition of Driving Order has been fully implemented in accordance with the approved plans – in the interests of road safety.
- (11) that, (a) no development pursuant to the planning permission in principle hereby approved shall take place unless a detailed scheme showing a proposed management plan to deal with all access issues through the entire length of the insert road set back to the south of A944, has been submitted to, by means of a formal application for approval of matters specified in condition, and approved in writing by the planning authority. Such details shall include provision for emergency access, prohibition orders, all physical infrastructure improvements, and a phasing plan which clearly identifies triggers and timescales for implementation in relation to the overall phasing of the site; (b) no building shall be occupied within any individual phase identified through the phasing plan under part (a) of this condition, unless the management plan has been fully implemented in accordance with the approved plans – in the interests of road safety.
- (12) that, no more than 182 residential units shall be occupied until the Aberdeen Western Peripheral Route (AWPR) has been constructed – in the interests of road safety and the free flow of traffic.
- (13) that, (a) no development pursuant to the planning permission in principle hereby approved shall take place unless a detailed scheme showing the design and construction of culverts linking the north and south developments beneath the A944 has been submitted to, by means of a formal application for approval of matters specified in condition and approved in writing by the planning authority. Such details shall include a phasing plan which clearly identifies triggers and timescales for implementation in relation to the overall phasing of the site; (b) no building shall be occupied within any individual phase identified through the phasing plan under part (a) of this condition, unless the culvert scheme has been fully implemented in accordance with the approved plans – to mitigate the potential risk of flooding which the development poses to the existing communities.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

20 September 2018

- (14) that, (a) no development pursuant to the planning permission in principle hereby approved shall take place unless a detailed plan identifying appropriate exclusion zone boundaries for the main and subsidiary badger setts, as identified in the Badger Protection Plan, dated June 2013, submitted under planning application reference P130265, has been submitted to, by means of a formal application for approval of matters specified in condition, and approved in writing by the planning authority; (b) unless the planning authority has given written approval for a variation through consultation with Scottish Natural Heritage, no construction works pursuant to the planning permission in principle hereby approved shall take place within any exclusion zone as identified in the above plan – to ensure protection of wildlife habitats within the site.
- (15) That, notwithstanding the details contained within the Badger Protection Plan, dated June 2013, submitted under planning application reference P130265, no development pursuant to the planning permission in principle hereby approved shall take place unless a Pre-construction Survey has been submitted to, by means of a formal application for approval of matters specified in condition, and approved in writing by the planning authority. The survey will be undertaken a minimum of 12 months prior to construction commencing; within a radius of 1km around the whole development site and shall include an up to date assessment of badger activity on the development site. It shall also highlight whether any badgers' setts exclusions are required, and if so, consider alternative sets and potential locations, having regard for restrictions arising from the breeding season – to ensure protection of wildlife habitats within the site.
- (16) that no development pursuant to the planning permission in principle hereby approved shall take place unless a Nature Conservation Management Plan, that incorporates the Local Nature Reserve and the Green Space Network, has been submitted to, by means of a formal application for approval of matters specified in condition, and approved in writing by the planning authority – in the interests of retaining and increasing the wildlife of the remaining habitats.
- (17) that, (a) no individual phase of the development pursuant to the planning permission in principle hereby approved shall take place unless a full site waste management plan for the processing of construction and demolition waste for that individual phase has been submitted to, by means of a formal application for approval of matters specified in condition, and approved in writing by the planning authority; (b) no work shall be carried out within that individual phase unless the management plan is fully implemented in accordance with the approved plans – to ensure that waste on the site is managed in a sustainable manner.
- (18) that, (a) no individual phase of the development pursuant to the planning permission in principle hereby approved shall take place unless a detailed

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

20 September 2018

scheme showing the precise location, layout and construction method of adequate pedestrian and cycle connectivity from that individual phase to the A944 has been submitted to, by means of a formal application for approval of matters specified in condition, and approved in writing by the planning authority; (b) no individual residential property hereby approved within that individual phase shall be occupied unless the relevant scheme under part (a) of this condition has been fully implemented in accordance with the approved plans - in the interests of promoting sustainable connections outwith the site.

- (19) that, (a) no development within the area identified as Phase 1B as indicated on page 54, 'Section 5.1 Phasing' of the Masterplan dated April 2013, pursuant to the planning permission in principle hereby approved, shall take place unless a detailed scheme showing the precise location, layout, design and construction method of pedestrian and cycle connectivity from the eastern side of the development, north of the A944, to the existing residential area to the east, has been submitted to, by means of a formal application for approval of matters specified in condition, and approved in writing by the planning authority; (b) no individual residential property hereby approved within that individual phase shall be occupied unless the relevant scheme under part (a) of this condition has been fully implemented in accordance with the approved plans - in the interests of promoting sustainable connections outwith the site.
- (20) that, (a) no individual phase of the development pursuant to the planning permission in principle hereby approved shall take place unless a fully detailed SUDS scheme, to comply with the Drainage Impact Assessment, reference B9204, dated 05/09/2013, submitted under planning application reference P130265, for that individual phase has been submitted to, by means of a formal application for approval of matters specified in condition, and approved in writing by the planning authority; (b) no individual residential property hereby approved within that individual phase shall be occupied unless the relevant scheme under part (a) of this condition has been fully implemented in accordance with the approved plans – in the interests of protection of the water environment.
- (21) that, (a) no individual phase of the development pursuant to the planning permission in principle hereby approved shall take place unless the implementation of a programme of archaeological work (to include all necessary post-excavation and publication work) has been secured for that individual phase in accordance with a written scheme of investigation that has been submitted to, by means of a formal application for approval of matters specified in condition, and approved in writing by, the planning authority; (b) no work shall be carried out within that individual phase unless the programme of archaeological work has been fully implemented in accordance with the approved plans – in the interests of protecting the historic heritage of the City.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

20 September 2018

- (22) that, (a) no individual phase of the development pursuant to the planning permission in principle hereby approved shall take place unless a detailed scheme in respect of that individual phase, showing suitable dust suppression measures to be incorporated within the procedures for demolition and construction, has been submitted to, by means of a formal application for approval of matters specified in condition, and approved in writing by the planning authority. Such details shall include the provision of dust suppression equipment during periods of dry weather, and measures to prevent the potential for mud and/or other debris from vehicular traffic being deposited on the A944 public highway adjacent to the site; (b) no work shall be carried out within that individual phase unless the relevant scheme under part (a) of this condition has been fully implemented in accordance with the approved – in order to prevent dust arising on site giving rise to nuisance and to prevent the risk of environmental pollution.
- (23) that no individual employment based development pursuant to the planning permission in principle hereby approved shall be occupied unless a detailed Green Transport Plan for that individual development, which outlines sustainable measures to 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, has been submitted to, by means of a formal application for approval of matters specified in condition, and approved in writing by the planning authority - in order to encourage more sustainable forms of travel to the development.
- (24) that no individual residential property on any individual phase of the development pursuant to the planning permission in principle hereby approved shall be occupied unless a comprehensive Residential Travel Pack for that individual phase has been: (a) submitted to, by means of a formal application for approval of matters specified in condition, and approved in writing by the planning authority; and (b) subsequently provided to occupants of each residential property to be occupied. The Pack will set out proposals for reducing dependency on the private car, including information on external connectivity to key facilities, and will provide, in consultation with local schools and the planning authority, information on safer routes to schools - in the interests of promoting sustainable transportation.

In terms of Standing Order 15.1, Councillor Delaney spoke in regard to the application as a local ward member and he addressed in the Committee in the following terms.

Councillor Delaney made reference to a map that was part of the application and explained that the masterplan that was established for the area was very positive. However, he had serious concerns about the proposed application and the new junction layout. He stated that the left in and left out junction would exacerbate the traffic problems in the area especially at peak times and highlighted a safety concern, should residents attempt to turn right into the development. Councillor Delaney highlighted that the new Counteswells development as well as the AWPR traffic would all have an

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

20 September 2018

impact on the area and the new proposed junction would add to the problems in the area.

Gavin Clark, Senior Planner, spoke in furtherance of the application and answered various questions from members. Neale Burrows, Engineer, and Mark Wilkie, Team Leader, also provided answers to roads related queries.

The Committee resolved:-

to approve the application conditionally with a legal agreement.

SITE AT MAIDENCRAIG - 181453

11. The Committee had before it a report by the Chief Officer - Strategic Place Planning, **which recommended:-**

That the modification of the legal agreement in regard to the planning obligation of planning permission in principle 130265 for a mixed use development incorporating residential, commercial uses, community facilities, open space, landscaping and associated infrastructure at Maidencraig, Aberdeen, 181453, be approved.

The Committee resolved:-

to approve the modification of the legal agreement.

MATTER OF URGENCY

The Convener accepted the following report as a matter of urgency in terms of Section 50(B)(4)(b) of the Local Government (Scotland) Act 1973 in order to allow planning decisions to be made timely.

CITY LIVING STUDY - DEVELOPER CONTRIBUTIONS

12. The Committee had before it a report by the Chief Officer – Corporate Landlord, which provided information on a proposed moratorium on developer obligations.

The report recommended:-

that the Committee approves the introduction of a two-year waiver on developer obligations in respect of affordable housing (from 20 September 2018 to 31 December 2020) as outlined within the report.

The Convener, seconded by the Depute Provost, Councillor Donnelly, moved:-

That the Committee approve the recommendation contained within the report.

Councillor Cooke, seconded by Councillor Copland, moved as an amendment:-

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

20 September 2018

That the Committee take no action.

On a division, there voted:- for the motion (6) – the Convener, the Depute Provost Councillor Donnelly and Councillors Allan, Lesley Dunbar, Greig and Avril MacKenzie; for the amendment (2) – Councillors Cooke and Copland; declined to vote (1) Councillor Cormie.

The Committee resolved:-

to adopt the motion.

- **COUNCILLOR MARIE BOULTON, Convener.**

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE
20 September 2018