

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 1 November 2018. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Boulton, Convener; Councillor; and Councillors Allan, Cooke, Copland, Councillor Donnelly, the Depute Provost (as substitute for the Vice Convener Councillor Jennifer Stewart), Greig, Avril MacKenzie, Malik and Sandy Stuart (as substitute for Councillor Cormie).

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

<https://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=348&MId=6268&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 20 SEPTEMBER 2018

1. The Committee had before it the minute of the previous meeting of 20 September, 2018, for approval.

The Committee resolved:-

to approve the minute as a correct record.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS) OF 27 SEPTEMBER 2018

2. The Committee had before it the minute of the Planning Development Management Committee visits of 27 September 2018, for approval.

The Committee resolved:-

to approve the minute 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.

LAND AT CULTER HOUSE ROAD - 181220

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

That the application for the erection of five detached dwellings with associated infrastructure and landscaping, at the land at Culter House Road Aberdeen, be approved conditionally with a legal agreement, subject to the following conditions:-

- (1) No works in connection with the development hereby approved shall commence unless a sample and specifications of the external finish for the approved development have been submitted to and approved in writing by the planning authority. The development shall not be occupied unless the external finish has been applied in accordance with the approved details. Reason: In the interests of the appearance of the development and the visual amenities of the area.
- (2) No individual dwellinghouse hereby approved shall be erected unless an Energy Statement applicable to that dwellinghouse has been submitted to and approved in writing by the planning authority. The Energy Statement shall include the following items:
 - a. Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development; and
 - b. Calculations using the SAP or SBEM methods, which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with the Council's Supplementary Planning Guidance on Resources for New Development.

The development shall not be occupied unless it has been constructed in full accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and fully operational thereafter. Reason: To ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and the Council's Supplementary Planning Guidance - Resources for New Development.

- (3) No works in connection with the development hereby approved (including demolition, ground works and vegetation clearance) shall commence unless a construction environmental management plan (CEMP) has been submitted to and approved in writing by the planning authority. The CEMP shall include the following.
 - a. Risk assessment of potentially damaging construction activities;
 - b. Identification of "biodiversity protection zones";
 - c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);

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- d. The location and timing of sensitive works to avoid harm to biodiversity features
- e. The times during construction when specialist ecologists need to be present on site to oversee works;
- f. Responsible persons and lines of communication;
- g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; and
- h. Use of protective fences, exclusion barriers and warning signs.

All works carried out during the construction period shall be undertaken strictly in accordance with the approved CEMP. Reason: In the interests of protecting the biodiversity of the environment.

- (4) All soft and hard landscaping proposals shall be carried out in accordance with the approved planting scheme and management programme. 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. Once provided, all hard landscaping works shall thereafter be permanently retained. Reason: To ensure the implementation and management of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area.
- (5) No works in connection with the development hereby approved shall commence unless a tree protection plan has been submitted to and approved in writing by the planning authority. Tree protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:
- a. The location of the trees to be retained and their root protection areas and canopy spreads (as defined in BS 5837: 2012 Trees in relation to design, demolition and construction);
 - b. The position and construction of protective fencing around the retained trees (to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction);
 - c. The extent and type of ground protection, and any additional measures required to safeguard vulnerable trees and their root protection areas;
 - d. An arboricultural method statement to demonstrate that operations can be carried out with minimal risk of adverse impact on trees to be retained;
 - e. A method statement for any works proposed within the root protection areas of the trees shown to be retained.

No works in connection with the development hereby approved shall commence unless the tree protection measures have been implemented in full in accordance with the approved tree protection plan. No materials, supplies, plant, machinery, soil heaps, changes in ground levels or construction activities shall be permitted within the protected areas without the written consent of the

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planning authority and no fire shall be lit in the position where the flames could extend to within 5 metres of foliage, branches or trunks. The approved tree protection measures shall be retained in situ until the development has been completed. Reason: In order to ensure adequate protection for the trees and hedges on the site during the construction of development, and in the interests of the visual amenity of the area.

(6) that the development hereby granted planning permission shall not be occupied unless all drainage works detailed within the Drainage Impact Assessment (Cameron + Ross – July 2018 Ref: A/02279) and the Technical Addendum – Flooding Assessment (Cameron + Ross – August 2018 – Our Ref: 181220-01) or such other plan or document as may subsequently be approved in writing by the planning authority for the purpose have been installed in complete accordance with the said plan - in order to safeguard water qualities in adjacent watercourses and to ensure that the proposed development can be adequately drained;

(7) that no development pursuant to this planning permission shall take place, nor shall any part of the development hereby approved be occupied, unless there has been submitted to and approved in writing by the Planning Authority, a detailed scheme of site and plot boundary enclosures for the entire development hereby granted planning permission. None of the buildings hereby granted planning permission shall be occupied unless the said scheme has been implemented in its entirety - in order to preserve the amenity of the neighbourhood.

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

The Committee resolved:-

to approve the application conditionally with a legal agreement.

1 QUEENS LANE SOUTH - CHANGE OF USE OF FIRST FLOOR FROM CLASS 4 (BUSINESS) TO CLASS 11 (ASSEMBLY AND LEISURE) - 181469

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

That the application for the change of use of the first floor from Class 4 (Business) to Class 11 (Assembly and Leisure), at 1 Queens Lane South, Aberdeen, be approved subject to the following conditions.

Conditions

(1) Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), the premises shall not be used for any of the

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following purposes within Use Class 11, without an express grant of planning permission from the Planning Authority:

- Cinema
- Concert Hall
- Bingo Hall
- Casino
- Dance Hall or Night Club

Reason: the uses noted above pose the risk of causing additional and unacceptable harm to residential amenity than other uses in Class 11, thus an express grant of planning permission for those uses would allow the Planning Authority to consider the implications of any subsequent change of use on the amenity of the area.

- (2) That no amplified or non-amplified music shall be used within the fabric of the main building other than that used as background music, which must be inaudible at the façade of the nearest residential properties;

Reason: to preserve the existing amenity of surrounding properties.

- (3) That prior to the use hereby approved commencing, the cycle stands as shown on approved drawing 1392/P/00/XX/004/A, shall have been provided and made available for use.

Reason: to promote sustainable transport methods.

The Committee heard from Dineke Brasier, Planner, who spoke in furtherance of the application and answered various questions from members.

The Committee resolved:-

to approve the application conditionally.

2 PARK BRAE - ERECTION OF TIMBER SCREEN FENCING AND ADDITION OF SECURITY FEATURES - 181248

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

That the application for the erection of a timber screen fencing to the front, side and rear (behind a granite wall) and addition of security features within site, at 2 Park Brae Aberdeen, be approved subject to the following condition:-

Condition

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That no works relating to the approved northwest boundary fence shall take place unless the existing unauthorised metal security fixture on the northwest boundary has been removed in its entirety.

Reason: to prevent the unauthorised metal security fixture being incorporated into this approved development and in the interests of visual and residential amenity.

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

The Committee resolved:-

to approve the application conditionally.

BOYNE VILLA - ERECTION OF STORAGE SHED - 181545

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

That the application for the installation of modular building with associated works, at Boyne Villa Aberdeen, be approved conditionally.

Councillor Nicoll spoke as local member in regards to the application and requested that members consider a site visit before determining the item, as he had concerns in relation to the local amenity and the impact of noise, light and dust produced from the site.

The Committee resolved:-

to defer consideration of the item in order for a site visit to be carried out on Thursday 8 November.

**CONFIRMATION OF TREE PRESERVATION ORDER NUMBER 255/2018
MALCOLM ROAD - PLA/18/177**

8. The Convener notified members that this item had been withdrawn from the agenda.

- **Councillor Marie Boulton, Convener**

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