

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 9 March 2023. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Henrickson, Convener; Councillor Bouse, Vice Convener; and Councillors Allard (as substitute for Councillor Alphonse), Blake, Boulton, Clark, Cooke, Copland, Farquhar, Lawrence (as substitute for Councillor Crockett), van Sweeden (as substitute for Councillor McRae), Mrs Stewart and Thomson.

The agenda and reports associated with this minute can be found [here](#).

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.

DECLARATIONS OF INTEREST OR CONNECTIONS

1. The following statement of transparency was noted:-

In relation to item 6.2 on the agenda (81 Brighton Place), Councillor Allard advised that he had a connection as he knew one of the objectors, Dr Susan Smith, who was due to present her objection to the application, but he did not consider that the nature of his connection amounted to an interest that would require him to withdraw from the meeting.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 9 FEBRUARY 2023

2. The Committee had before it the minute of the previous meeting of 9 February 2023, for approval.

Councillor Blake advised that in relation to her transparency statement, that the wording be corrected slightly and should read:-

In relation to item 6.2 on the agenda (variation to condition 10, A944 Jessiefield Junction), Councillor Blake advised that she had a connection due to coordinating advertisements for the MBC News, which was linked to Cults, Bielside and Milltimber Community Council, but did not consider that the nature of her connection amounted to an interest that would require her to withdraw from the meeting.

The Committee resolved:-

- (i) to request that the change be made to Councillor Blake's transparency statement; and
- (ii) to otherwise approve the minute as a correct record.

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COMMITTEE PLANNER

3. The Committee had before it the committee business planner, as prepared by the Interim Chief Officer – Governance.

The Committee resolved:-

- (i) to note that in relation to item 4 on the planner, Baads Farm, that the decision would be made through delegated powers and did not require a committee decision, therefore would be deleted from the planner; and
- (ii) to otherwise note the information contained in the planner.

81 BRIGHTON PLACE ABERDEEN - 221086

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

That the application for detailed planning permission for the erection of extensions to the side and rear and formation of door opening to form 2 semi-detached dwelling houses, at 81 Brighton Place Aberdeen, be approved subject to the following conditions:-

Conditions

(01) DURATION OF PERMISSION

The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.

Reason - in accordance with section 58 (duration of planning permission) of the 1997 act.

(02) BOUNDARIES

That the development hereby approved shall not take place unless a detailed scheme of site and plot boundary enclosures for the entire development hereby granted planning permission has been submitted to and approved in writing by the Planning Authority. None of the residential units hereby granted planning permission shall be occupied unless the said scheme has been implemented in its entirety.

Reason: In order to ensure an acceptable level of residential amenity.

(03) PARKING

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. 610-31/RevE of the plans hereby

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approved. For the avoidance of doubt, this includes the installation of the EV charging points. Such areas shall not thereafter be used for any other purpose than the parking of cars ancillary to the development hereby granted approval.

Reason: In the interests of public safety and the free flow of traffic.

(04) PHOTOGRAPHIC SURVEY

No demolition or any other works in connection with the development hereby granted planning permission shall commence unless a photographic survey of the existing building on the application site has been submitted to and approved in writing by the Planning Authority. All external elevations of the building together with the setting of the building and any unusual features of the existing building shall be photographed. The photographic viewpoints must be clearly annotated on a plan to accompany the survey. The photographs and plan must be in a digital format and must be clearly marked with the planning reference number.

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

(05) OBSCURE GLAZING

That the development hereby approved shall not be brought into use unless the bathroom window on the south facing elevation of the building as shown on drawing 610-32/RevD has been fitted with obscure glazing. Once installed, the obscure glazing shall be permanently retained thereafter and the window shall not be altered in any way without the prior express planning permission of the planning authority.

Reason: In the interests of the residential amenity of the adjacent property.

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

The Committee then heard from Dr Susan Smith and Mr John Love, who both objected to the application.

The Committee then heard from the agent for the application, Mr Bruce Ritchie, who spoke in support of the application.

The Committee resolved:

to unanimously refuse the application for the following reasons:

1. Given the prominent location of the proposal and its design, scale and massing, the proposed extensions were considered overbearing and out of keeping with the scale and massing of the existing building and also detrimental to the historic character of the adjoining Albyn Place/ Rubislaw Conservation Area.

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2. Furthermore, the proposed materials for the extension, especially the use of timber and render, were also incompatible with the character of the existing dwelling and the conservation area. It was thus considered to have an adverse impact on the character of the surrounding area and had not given due consideration to the surrounding site context.
3. For the foregoing reasons the proposal was considered not to be in compliance with the relevant criteria in;
 - Policies 7 (Historic Assets); 14 (Design, Quality and Place) of National Planning Framework 4;
 - Policies H1 (Residential Areas), D1 (Quality Placemaking by Design) and D4 (Historic Environment) of the 2017 Aberdeen Local Development Plan;
 - Policies H1 (Residential Areas), D1 (Quality Placemaking) and D6 (Historic Environment) of the 2020 Proposed Aberdeen Local Development Plan and;
 - Relevant sections of the Householder Development Guide and the Council's Technical Advice Note on "Materials: External Building Materials and their Use in Aberdeen.

LAND AT INTERNATIONAL GATE, DYCE, ABERDEEN - 221436

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

That the application for detailed planning permission for the extension of an existing car park with associated external lights and landscaping works, at land at International Gate, Dyce, Aberdeen, be approved subject to the following conditions:-

Conditions

(01) DURATION OF PERMISSION

The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.

Reason – in accordance with section 58 (duration of planning permission) of the 1997 act.

(02) BIRD HAZARD MANAGEMENT PLAN

No development shall take place unless a Bird Hazard Management Plan has been submitted to and approved in writing by the planning authority, in consultation with Aberdeen International Airport. The submitted plan shall include details of –

- Earthworks, soil stripping and excavation works;
- Monitoring of any standing water within the site whether temporary or permanent.

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Thereafter, the Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the planning authority in consultation with Aberdeen International Airport.

Reason – to minimise the development’s attractiveness to birds which could endanger the safe movement of aircraft and the operation of Aberdeen International Airport.

(03) LANDSCAPING

No development shall take place unless a scheme of landscaping for the site has been submitted to and approved in writing by the planning authority. The scheme shall include the proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting.

Thereafter, all planting, seeding and turfing comprised in the approved scheme of landscaping 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 five 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.

Reason – to satisfactorily integrate the development into the surrounding area and enhance biodiversity.

(04) DRAINAGE

The car park shall not be brought into operational use unless all drainage works detailed in the Drainage Assessment (ref: 151781 DA01) or such other plan as may subsequently be approved in writing by the planning authority for the purpose have been installed in complete accordance with the said plan.

Reason – to safeguard water qualities in the adjacent watercourse and to ensure that the proposed development can be adequately drained.

(05) EXTERNAL LIGHTING

The car park shall not be brought into operational use unless all external lighting detailed in the drawing WWL-XX-XX-PL-U96002 (Rev. P03) by Wallace Whittle, or such other plan as may subsequently be approved in writing by the planning authority for the purpose have been installed in complete accordance with the said plan.

Reason – to ensure the site is adequately lit.

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(06) CAR PARK USEAGE

The car park hereby approved shall be used only for the parking of vehicles belonging to passengers taking flights to and from Aberdeen International Airport and any ancillary activity.

Reason – to ensure that the car park is not used as a general parking facility which would undermine efforts to encourage the use of more sustainable modes of transport within Aberdeen.

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

The Convener moved, seconded by Councillor Allard:-

That the application be refused for the following reasons:-

The provision of additional car parking capacity near the airport would hinder the ability to encourage modal shift towards the use of public transport. There was no evidence that there were capacity issues with the existing level of parking available to those using the airport and additional supply was likely to make driving to and parking at the airport more attractive. This would be inconsistent with the following policies of National Planning Framework 4; Policy 1 (Climate and Nature Crises) and Policy 13 (Sustainable Transport) as well as the Regional Transport Strategy, Local Transport Strategy and Policies T2 (Managing the Transport Impact of Development) and T3 (Sustainable and Active Travel) of the Aberdeen Local Development Plan.

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

That the application be approved conditionally in line with the officer recommendation.

On a division, there voted:- for the motion (5) – the Convener and Councillors Allard, Blake, van Sweeden and Thomson – for the amendment (8) – the Vice Convener and Councillors Boulton, Cooke, Copland, Clark, Farquhar, Lawrence and Mrs Stewart.

The Committee resolved:-

to adopt the amendment and therefore approve the application in line with the officer recommendation.

LOCAL REVIEW BODY PROCEDURE REVIEW PLA/23/079

6. The Committee had before it a report by the Chief Officer – Strategic Place Planning, which sought approval to change the constitution of the Local Review Body (LRB) following an instruction given at the Planning Development Management Committee (PDMC) of 12 January 2023.

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The report recommended:-

that the Committee –

- (a) note the options presented in the report in relation to the constitution of the LRB;
- (b) approve Option 2 as the preferred option for the constitution of the LRB; and
- (c) refer the proposed changes to the constitution of the Local Review Body (LRB) outlined in Option 2 of this report to the Full Council meeting of 26 April 2023 for formal adoption.

The Convener moved, seconded by Councillor Copland:-

That the Committee -

- (i) note the options presented in the report in relation to the constitution of the LRB;
- (ii) agree the recommendations contained within option two of the report subject to the following changes:
 1. Membership of the local review body is drawn exclusively from PDMC Members on a rota basis, and members have the dates set in their diaries.
 2. LRB Membership at any specific meeting is set at 5 members and a quorum at 3 Members.
 3. A local ward Member cannot take part in decision making at the LRB when it is considering an application in the ward that Member represents.
 4. Any substitutes to be exclusively drawn from PDMC Members and must be notified to the Committee Clerk as far as possible in advance of the meeting so that there is time to ensure that this would not result in a member from the ward as an application on the LRB.
 5. LRB to be chaired by the Convenor of the PDMC, or Vice Convenor or another member if they are both unavailable or are precluded from taking part in the decision making at the LRB because it is considering an application in the Member's ward; and
- (iii) refer the proposed changes to the constitution of the LRB to the Full Council meeting of 26 April 2023 for formal adoption.

Councillor Boulton moved as an amendment, seconded by Councillor Mrs Stewart:-

That the Committee approve option 2 as outlined in the report.

On a division, there voted:- for the motion (7) – the Convener and Councillors Allard, Cooke, Copland, Clark, van Sweeden and Thomson – for the amendment (5) – Councillors Blake, Boulton, Lawrence, Farquhar and Mrs Stewart – absent from the vote (1) – the Vice Convener.

The Committee resolved:-

to adopt the motion.

- **Councillor Dell Henrickson, Convener**