



To: Councillor Milne, Convener; and Councillors Jaffrey and Lawrence

Town House,
ABERDEEN 03 June 2106

LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL

The Members of the **LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL** are requested to meet in Committee Room 4 - Town House on **FRIDAY, 10 JUNE 2016 at 2.00 pm.**

FRASER BELL
HEAD OF LEGAL AND DEMOCRATIC SERVICES

B U S I N E S S

- 1 Procedure Notice (Pages 5 - 6)

COPIES OF THE RELEVANT PLANS / DRAWINGS ARE AVAILABLE FOR INSPECTION IN ADVANCE OF THE MEETING AND WILL BE DISPLAYED AT THE MEETING

TO REVIEW THE DECISION OF THE APPOINTED OFFICER TO REFUSE THE FOLLOWING APPLICATIONS

PLANNING ADVISER - GAVIN EVANS

- 2.1 Borrowstone Bothy, Borrowstone Farm - Conversion and Extension of Existing Bothy to Create One Dwelling - 160109
- 2.2 Delegated Report, Plans and Decision Notice (Pages 7 - 18)
Members, please note that the relevant plans can be viewed online:-
<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=160109>
- 2.3 Planning policies referred to in documents submitted

Members, the following planning policies are referred to:-

National Policy and Guidance

Scottish Planning Policy
Paragraph 52
Paragraph 214

D1 – Architecture and Placemaking
NE2 – Green Belt
NE8 – Natural Heritage
T2 – Managing the Transport Impact of Development

Proposed Aberdeen Local Development Plan

D1 – Quality Placemaking by Design
NE2 – Green Belt
NE8 – Natural Heritage
T2 – Managing the Transport Impact of Development

Supplementary Guidance

The Conversion of Steadings and Other Non-Residential Vernacular Buildings in the Countryside Supplementary Guidance
Bats and Development Supplementary Guidance

The policies can be viewed at the following link:-

http://www.aberdeencity.gov.uk/planning_environment/planning/local_development_plan/pla_local_development_plan.asp

- 2.4 Notice of Review with supporting information submitted by applicant / agent (Pages 19 - 36)
- 2.5 Determination - Reasons for decision
Members, please note that reasons should be based against Development Plan policies and any other material considerations.
- 2.6 Consideration of conditions to be attached to the application - if Members are minded to over-turn the decision of the case officer

PLANNING ADVISER - MATTHEW EASTON

- 3.1 103B Rosemount Place - Replacement windows - 160141
- 3.2 Delegated Report, Plans and Decision Notice (Pages 37 - 46)
Members, please note that the relevant plans can be viewed online:-
<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=160141>
- 3.3 Planning policies referred to in documents submitted

Members, the following planning policies are referred to:-

National Policy and Guidance

Scottish Planning Policy

Aberdeen Local Development Plan 2012

Policy D5 – Built Heritage

Policy H1 - Residential Areas

Other Material Considerations

Scottish Historic Environment Policy (SHEP)

TAN: The Repair and Replacement of Windows and Doors

'Windows' guidance note from Historic Scotland's 'Managing Change in the Historic Environment' series

Rosemount and Westburn Conservation Area Appraisal

Proposed Aberdeen Local Development Plan

The policies can be viewed at the following link:-

http://www.aberdeencity.gov.uk/planning_environment/planning/local_development_plan/pla_local_development_plan.asp

3.4 Notice of Review with supporting information submitted by applicant / agent (Pages 47 - 52)

3.5 Determination - Reasons for decision

Members, please note that reasons should be based against Development Plan policies and any other material considerations.

3.6 Consideration of conditions to be attached to the application - if Members are minded to over-turn the decision of the case officer

PLANNING ADVISER - PAUL WILLIAMSON

4.1 Kimberley, 97 North Deeside Road - Erection of 2 Storey Rear Extension; Replacement Garage; Raised Platform and Driveway to the Rear - 160097

4.2 Delegated Report, Plans and Decision Notice (Pages 53 - 62)

Members, please note that the relevant plans can be viewed online:-

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?js=y&ref=160097>

4.3 Planning policies referred to in documents submitted

Members, the following planning policies are referred to:-

Aberdeen Local Development Plan

Policy D1 – Architecture and Placemaking

Policy H1 – Residential Areas

Other Material Considerations

Supplementary Guidance: Householder Development Guide

Proposed Aberdeen Local Development Plan

D1 – Quality Placemaking by Design (*D1 – Architecture and Placemaking in adopted LDP*);

H1 – Residential Areas (*H1 – Residential Areas in adopted LDP*).

The policies can be viewed at the following link:-

http://www.aberdeencity.gov.uk/planning_environment/planning/local_development_plan/pla_local_development_plan.asp

- 4.4 Notice of Review with supporting information submitted by applicant / agent (Pages 63 - 72)
- 4.5 Determination - Reasons for decision
Members, please note that reasons should be based against Development Plan policies and any other material considerations.
- 4.6 Consideration of conditions to be attached to the application - if Members are minded to over-turn the decision of the case officer

Website Address: www.aberdeencity.gov.uk

Should you require any further information about this agenda, please contact Mark Masson on mmasson@aberdeencity.gov.uk / tel 01224 522989 or