



To: Councillor Milne, Convener; and Councillors Cormie and Stuart

Town House,
ABERDEEN 20 June 2016

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 **TUESDAY, 28 JUNE 2016 at 10.00 am.**

FRASER BELL
HEAD OF LEGAL AND DEMOCRATIC SERVICES

BUSINESS

- 1 Procedure Notice (Pages 7 - 8)

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 - GARETH ALLISON

- 2.1 Moss-Side Croft, Charleston - Change Of Use From Residential (Class 9) to Industrial (Class 5); Erection of Workshop; 1.8m High Palisade Fence; Widening Of Existing Access; and Conversion of Existing Garage to Form Office - P160131

- 2.2 Delegated Report, Plans and Decision Notice (Pages 9 - 18)

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

<http://planning.aberdeencity.gov.uk/docs/planningdocuments.asp?appnumber=160131>

2.3 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

Policy D1 – Architecture and Placemaking

Policy D3 – Sustainable and Active Travel

Policy D6 - Landscape

Policy NE2 – Green Belt

Policy T2 – Managing the Transport Impact of Development

Proposed Aberdeen Local Development Plan

Policy D1 – Quality Placemaking by Design

Policy D2 - Landscape

Policy NE2 – Green Belt

Policy T2 – Managing the Transport Impact of Development

Policy T3 – Sustainable and Active Travel

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 - 48)

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 - GARETH ALLISON

3.1 47 Cranford Road, Mannofield - Garage - P151897

3.2 Delegated Report, Plans, Decision Notice and Letter of Representation (Pages 49 - 60)

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

<http://planning.aberdeencity.gov.uk/docs/planningdocuments.asp?appnumber=151897>

3.3 Further Comments from Initial representation and Response from the Agent (Pages 61 - 76)

3.4 Planning policies referred to in the documents submitted

Members, the following planning policies are referred to:-

Aberdeen Local Development Plan 2012

Policy H1 – Residential Areas:

Policy D1 – Architecture and Placemaking

Supplementary Guidance – Householder Development Guide

The Council's guidance on alterations to domestic properties is a relevant material consideration.

Proposed Aberdeen Local Development Plan

The following policies substantively reiterate policies in the adopted Local Development Plan as summarised above:

D1 – Architecture and Placemaking (D1 – Quality Placemaking by Design)

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

3.5 Notice of Review with supporting information submitted by applicant / agent (Pages 77 - 92)

3.6 Determination - reasons for decision

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

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

PLANNING ADVISER - ANDREW MILLER

4.1 Mossbrodiepark, Peterculter - Erection of New Dwellinghouse - P160180

4.2 Delegated Report, Plans, Decision Notice and Letter of Representation (Pages 93 - 108)

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

<http://planning.aberdeencity.gov.uk/docs/planningdocuments.asp?appnumber=160180>

4.3 Planning policies referred to in the documents submitted

Members, the following planning policies are referred to:-

Aberdeen Local Development Plan

NE1 – Green Space Strategy

NE2 – Green Belt

NE6 – Flooding and Drainage

D1 – Architecture and Placemaking

D6 – Landscape

T2 – Managing the Transport Impact of Development

Supplementary Guidance - Conversion of Steadings and other Non-residential Vernacular Buildings.

Proposed Aberdeen Local Development Plan

NE1 – Green Space Strategy

NE2 – Green Belt

NE 6 – Flooding, Drainage and Water Quality

D1 – Quality Placemaking by Design

D2 – Landscape

T2 – Managing the Transport Impact of Development

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 109 - 150)

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

PLANNING ADVISER - MATTHEW EASTON

5.1 14 Caledonian Court, Ferryhill Terrace - Replacement Windows and Door - P151844

5.2 Delegated Report, Decision Notice and Plans (Pages 151 - 160)

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

<http://planning.aberdeencity.gov.uk/docs/planningdocuments.asp?appnumber=151844>

5.3 Notice of Review with supporting information submitted by applicant / agent
(Pages 161 - 166)

5.4 Planning policies referred to in the 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

Marine Terrace 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

5.5 Determination - reasons for decision

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

5.6 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 Allison Swanson on aswanson@aberdeencity.gov.uk / tel 01224 522822