



To: Councillor Milne, Convener; and Councillors Boulton, Donnelly and Jean Morrison MBE

Town House,
ABERDEEN 21 September 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 5 - Town House on **WEDNESDAY, 28 SEPTEMBER 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 - ANDREW MILLER

- 2 333 Union Street - erection of temporary marquee within forecourt/ of bar/restaurant/casino - 160624
- 3 Delegated Report, Plans and Decision Notice and letter of representation (Pages 9 - 24)

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

Please enter number 160624:-

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZY9GBZSK580>

4 Planning policies referred to in documents submitted

Members, the following planning policies are referred to:-

**Historic Environment Scotland Policy Statement
Scottish Planning Policy (SPP)**

Aberdeen Local Development Plan

Policy D1- Architecture and Placemaking

Policy D5- Built Heritage

Proposed Aberdeen Local Development Plan

The following policies substantively reiterate policies in the adopted local development plan as summarised above:

Policy D1- Quality Placemaking by Design (D1 in adopted LDP)

Policy D5- Our Granite Heritage (D5 in adopted LDP)

Supplementary Guidance

Temporary Buildings Design Guide (March 2012)

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 Notice of Review with supporting information submitted by applicant / agent
(Pages 25 - 52)

6 Determination - Reasons for decision

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

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 - ROBERT FORBES

8 The Mill, Clinterty - proposed demolition of former mill building and erection of replacement dwelling house - 160426

9 Delegated Report, Plans and Decision Notice and letter of representation (Pages 53 - 98)

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

Please enter number 160426:-

<https://publicaccess.aberdeencity.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

10 Planning policies referred to in documents submitted

Members, the following planning policies are referred to:-

National Policy and Guidance

Scottish Planning Policy paragraphs 48 – 55: Sets out the function of the green belt and specifies types of development that might be acceptable.

Aberdeen Local Development Plan:

NE2: Green Belt

NE5: Trees and Woodlands

NE6: Flooding and Drainage

NE8: Natural Heritage

D1: Architecture and Placemaking

T2: Managing the Transport Impact of Development

R2: Degraded and Contaminated Land

Proposed Local Development Plan

NE2: Green Belt

NE5 – Trees and Woodlands

NE6: Flooding, Drainage and Water Quality

NE8: Natural Heritage

D1: Quality Placemaking by Design

T2: Managing the Transport Impact of Development

R2: Degraded and Contaminated Land

Supplementary Guidance

Conversion of Steadings and Other Non-Residential Buildings;
Bats and 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

11 Notice of Review with supporting documents by agent/applicant (Pages 99 - 132)

12 Determination - Reasons for decision

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

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

PLANNING ADVISER - LUCY GREENE

14 12D Nellfield Place - replacement windows to front of flat - 160537

15 Delegate Report, plan and Decision Notice (Pages 133 - 146)

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

Please enter number 160537:-

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZY9GBZSK668>

16 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

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

17 Notice of Review with supporting information submitted by applicant/agent (Pages 147 - 158)

18 Determination - Reasons for decision

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

Website Address: www.aberdeencity.gov.uk

Should you require any further information about this agenda, please contact Lynsey McBain on lymcbain@aberdeencity.gov.uk / tel 01224 522123