



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

Town House,
ABERDEEN 15 November 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 2 - Town House on **WEDNESDAY, 23 NOVEMBER 2016 at 10.00 am.**

FRASER BELL
HEAD OF LEGAL AND DEMOCRATIC SERVICES

BUSINESS

- 1 Procedure Notice (Pages 9 - 10)

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

PLANNING ADVISER - MATTHEW EASTON

- 2.1 Bleachfield House, Grandholm Drive Aberdeen, AB22 8AA - Extend Existing Residential Building to Form 2 Additional Flats - P160813

Members, please note that you are reviewing the decision of the case officer to refuse the above application.

- 2.2 Delegated Report, Plans and Decision Notice, Letters of Representation/Consultation Responses (if there are any) (Pages 11 - 30)

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

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

Please enter number 160813

2.3 Planning Policies Referred to in Documents Submitted

Members, the following planning policies are referred to:-

Aberdeen Local Development Plan 2012

NE2: Green Belt

D1: Architecture and Placemaking

NE5: Trees and Woodlands

NE6: Flooding and Drainage

Proposed Aberdeen Local Development Plan 2015

NE2: Green Belt

D1: Quality Placemaking by Design

NE5: Trees and Woodlands

NE6: Flooding, Drainage and Water Quality

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 31 - 120)

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 - LUCY GREENE

3.1 18-19 Bon Accord Crescent, Aberdeen, AB11 6XY - Change of Use from Offices (Class 2) to 14 Flats and Associated Alterations - P160105

Members, please note that you are reviewing the decision of the case officer to refuse the above application.

3.2 Delegated Report, Plans, Decision Notice and Letters of Representation/Consultation Responses (if there are any) (Pages 121 - 138)

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

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

Please enter number 160105

3.3 Planning Policies Referred to in Documents Submitted

Members, the following planning policies are referred to:-

National Planning Policy and Guidance

Scottish Planning Policy

Historic Environment Scotland Policy Statement

Managing Change in the Historic Environment – Doorways

Managing Change in the Historic Environment - Boundaries

Aberdeen Local Development Plan

H2: Mixed Use Areas

H5: Affordable Housing

D1: Architecture and Placemaking

D2: Design and Amenity

D4: Aberdeen's Granite Heritage

D5: Built Heritage

I1 – Infrastructure Delivery and Developer Contributions

T2: Managing the Transport Impact of Development

D3 - Sustainable and Active Travel

R6: Waste Management Requirements for New Development

Proposed Local Development Plan

H2: Mixed Use Areas

H5: Affordable Housing

D1: Quality Placemaking by Design

D4: Historic Environment

D5: Our Granite Heritage

I1: Infrastructure Delivery and Planning Obligations

T2: Managing the Transport Impact of Dev

T3: Sustainable and Active Travel

R6: Waste Management Requirements for New Developments

Supplementary Guidance

Harmony of Uses

The Sub-division and Redevelopment of Residential Curtilages

Transport and Accessibility

Other Relevant Material Considerations

Technical Advice Note (TAN): The Repair and Replacement of Windows and Doors

Aberdeen City Conservation Area Character Appraisals and Management Plan – Strategic Overview and Management Plan

The policies, supplementary guidance and advice notes 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 139 - 194)
- 3.5 Determination - Reasons for decision
Members please note that any 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 ADVISOR - LUCY GREENE

- 4.1 116 Rosemount Place, Aberdeen - Change of Use, Alterations and Extension of Existing Building to Form 20 Serviced Apartments with Associated Parking - 160408
Members, please note that this review has not yet been determined and this is an appeal on grounds of non-determination. A decision has to be made by members of the Local Review Body.
- 4.2 Draft Delegated Report, Plans and Letters of Representation/Consultation Responses (if there are any) (Pages 195 - 216)
Members, please note that the relevant plans can be viewed online:-
<https://publicaccess.aberdeencity.gov.uk/onlineapplications/simpleSearchResults.do?action=firstPage>
Please enter number 160408
- 4.3 Planning Policies Referred to in Documents Submitted
Members, the following planning policies are referred to:-

National Planning Policy and Guidance
3rd National Planning Framework
Scottish Planning Policy
Creating Places

Aberdeen Local Development Plan 2012
T2 Managing the Transport Impact of Development
D1 Architecture and Placemaking
D2 Design and Amenity
D3 Sustainable and Active Travel
D4 Aberdeen's Granite Heritage
D5 Built Heritage
H5 Affordable Housing
NE4 Open Space Provision in New Development
R6 Waste Management Requirements for New Development
SG Transport and Accessibility

Proposed Aberdeen Local Development Plan 2015

D1 Quality Placemaking by Design

D4 Historic Environment

D5 Our Granite Heritage

NC5 Town, District, Neighbourhood and Commercial Centres

T2 Managing the Transport Impact of Development

T3 Sustainable and Active Travel

H5 Affordable Housing

NE4 Open Space Provision in New Development

R6 Waste Management Requirements for New 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 217 - 252)
- 4.5 Determination - Reasons for decision
Members please note that any 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 approve the application.

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

