



To: Councillor Milne, Convener; and Councillors Lawrence and Nicoll.

Town House,  
ABERDEEN 03 February 2017

## **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, 8 FEBRUARY 2017 at 9.30 am.**

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 - LUCY GREENE**

- 2 Broadfold Road Aberdeen - Erection of Fast Food Restaurant with Associated drive-thru, infrastructure works and landscaping - 160623
- 3 Delegated Report, Plans and Decision Notice and letters of representation (Pages 7 - 40)

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

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

- 4 Planning policies referred to in documents submitted

Members, the following planning policies are referred to:-

Aberdeen Local Development Plan

B11 - Business and Industrial Land

D1 - Architecture and Placemaking

D3 – Sustainable and Active Travel

T2 – Managing the Transport Impact of Development

Proposed Local Development Plan

B1 - Business and Industrial Land

D1 – Quality Placemaking by Design

T2 – Managing the Transport Impact of Development

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](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 41 - 96)

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 29 King's Gate - Replacement Windows and Door to dwelling house - 161326

9 Delegate Report, Plans and Decision Notice (Pages 97 - 110)

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

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ODFVZPBZGP700>

10 Planning policies referred to in documents submitted

Members, the following planning policies are referred to:-

**Aberdeen Local Development Plan**

D1: Architecture and Placemaking

D5: Built Heritage

H1: Residential Areas

**Proposed Aberdeen Local Development Plan**

D1: Quality Placemaking by Design

D4: Historic Environment

H1: Residential Areas

**OTHER RELEVANT MATERIAL CONSIDERATIONS**

**Supplementary Guidance**

Technical Advice Notes: 'The Repair and Replacement of Windows and Doors'.

Historic Environment Scotland's 'Managing Change in the Historic Environment' guidance note series: 'Windows' and 'Doorways'

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

- 11 Additional Planning Policy's to be referred to by Planning Adviser

[https://consultation.aberdeencity.gov.uk/planning/supplementary-guidance2017/supporting\\_documents/1.1.PolicySG.WindowsDoors.pdf](https://consultation.aberdeencity.gov.uk/planning/supplementary-guidance2017/supporting_documents/1.1.PolicySG.WindowsDoors.pdf)

Doorways

<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=2f623b09-7ecc-4cc1-a1a0-a60b008c71c9>

Windows

<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=3425bb51-8a55-4f99-b7aa-a60b009fbca2>

- 12 Notice of Review with supporting information submitted by applicant/agent (Pages 111 - 116)
- 13 Determination - Reasons for decision

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

- 14 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](http://www.aberdeencity.gov.uk)

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