



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

Town House,
ABERDEEN 27 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 **TUESDAY, 7 MARCH 2017** at **2.00 pm.**

FRASER BELL
HEAD OF LEGAL AND DEMOCRATIC SERVICES

BUSINESS

- 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 - PAUL WILLIAMSON

- 2.1 Change of Use From (Class 5) to Use as an Indoor Trampoline Arena (Class 11) at Craigshaw Road, Tullos, Aberdeen, AB12 3AP - P161212

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

- 2.2 Delegated Report, Plans, Decision Notice, Letters of Representation/Consultation Responses (Pages 7 - 104)

Members, please note that the relevant plans can be viewed online at the following link by entering the reference number 161212:-

<https://publicaccess.aberdeencity.gov.uk/online-applications>

2.3 Planning Policies Referred to in Documents Submitted

Members, the following planning policies are referred to:-

Aberdeen Local Development Plan

B1: Business and Industrial Land

D3: Sustainable and Active Travel

C1: City Centre Development – Regional Centre

RT1: Sequential Approach & Retail Impact

RT2: Out of Centre Proposals

Proposed Local Development Plan

B1: Business and Industrial Land

T3: Sustainable and Active Travel

NC1: City Centre – Regional Centre

NC4: Sequential Approach and Impact

NC5: Out of Centre Proposals

Supplementary Guidance

Transport and Accessibility Supplementary Planning 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 Initial Application and Supporting Information Submitted by Applicant / Agent (Pages 105 - 202)

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 - NICHOLAS LAWRENCE

3.1 495 Great Northern Road, Aberdeen, Aberdeen City, AB24 2EE - Proposed Upper Storey Extension Above Single Storey Extension to the Rear - P160882

3.2 Delegated Report, Plans and Decision Notice, Neighbourhood Notification and Letters of Representation/Consultation Responses (Pages 203 - 218)

Members, please note that the relevant plans can be viewed online at the following link by entering the reference number 160882:-

<https://publicaccess.aberdeencity.gov.uk/online-applications>

3.3 Planning Policies Referred to in Documents Submitted

Members, the following planning policies are referred to:-

Adopted Aberdeen Local Development Plan

Policy D1 – Architecture and Placemaking

Policy H1 – Residential Areas

Proposed Aberdeen Local Development Plan

Policy D1 – Quality Placemaking by Design

Policy H1 - Residential Areas

Policy T5 - Noise

Supplementary Guidance (SG)

Householder Development Guide

3.4 Notice of Review with Initial Application and Supporting Information Submitted by Applicant / Agent (Pages 219 - 248)

3.5 Determination - Reason 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 - MATTHEW EASTON

3.7 40 Whitehall Road, Aberdeen, AB25 2PR - Proposed Dormer to Rear and Roof Lights to Front of Dwelling House - P161476

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

4.1 Delegated Report, Plans and Decision Notice, Letters of Representation/Consultation Responses (Pages 249 - 260)

Members, please note that the relevant plans can be viewed online at the following link by entering the reference number 161476:-

<https://publicaccess.aberdeencity.gov.uk/online-applications>

4.2 Planning Policies Referred to in Documents Submitted

Members, the following planning policies are referred to:-

National Policy

Scottish Planning Policy

Historic Environment Scotland Policy Statement

Adopted 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

Supplementary Guidance (SG)

The Householder Development Guide

Other Relevant Material Considerations

Managing Change in the Historic Environment: Roofs

4.3 Notice of Review with Initial Application and Supporting Information Submitted by Applicant / Agent (Pages 261 - 284)

4.4 Determination - Reason for Decision

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

4.5 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