



To: Councillor Milne, Convener; and Councillors Dickson and Donnelly

Town House,  
ABERDEEN 12 April 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 **THURSDAY, 20 APRIL 2017 at 2.00 pm.**

FRASER BELL  
HEAD OF LEGAL AND DEMOCRATIC SERVICES

### **BUSINESS**

- 1.1 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 - PAUL WILLIAMSON**

- 2.1 Extension to existing bar and restaurant to form boutique hotel accommodation with all associated works - 11 Albyn Place Aberdeen - 160891
- 2.2 Delegated Report, Plans and Decision Notice (Pages 9 - 46)  
Members, please note that the relevant plans can be viewed online. Please enter reference number 160891:-  
<https://publicaccess.aberdeencity.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>
- 2.3 Planning policies referred to in documents submitted

Members, the following planning policies are referred to:-

National Planning Policy/Guidance

Scottish Planning Policy (SPP)  
Historic Environment Scotland Policy Statement (HESPS)  
Managing Change in the Historic Environment – Extensions

Aberdeen Local Development Plan 2017 (ALDP)

B3 – West End Office Area  
D1 – Quality Placemaking by Design  
D4 – Historic Environment  
T2 – Managing the Transport Impact of Development

**OTHER RELEVANT MATERIAL CONSIDERATIONS**

Albyn Place and Rubislaw Conservation Area Character Appraisal

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)

- 2.4 Notice of Review with initial application and supporting information submitted by agent (Pages 47 - 78)
- 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 - GAVIN CLARK**

- 3.1 Construction of Driveway to Front of Flats - 146 Bankhead Road - 161199
- 3.2 Delegated Report, Plans, Decision Notice and letters of representation (Pages 79 - 114)  
Members, please note that the relevant plans can be viewed online. Please enter reference number 161199:-

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

- 3.3 Planning policies referred to in documents submitted  
Members, the following planning policies are referred to:-

**Aberdeen Local Development Plan**

D1: Architecture and Placemaking

H1: Residential Areas

**Proposed Aberdeen Local Development Plan**

D1: Quality Placemaking by Design

H1: Residential Areas

**OTHER RELEVANT MATERIAL CONSIDERATIONS**

**Supplementary Guidance**

Householder Development Guide

Transport and Accessibility

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)

- 3.4 Notice of Review with initial application and supporting information submitted by applicant (Pages 115 - 118)
- 3.5 Determination - reason for decision
- 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 - LUCY GREENE**

- 4.1 Replacement Windows - 37 Burns Road Aberdeen - 170030
- 4.2 Delegated Report, Plans and Decision Notice (Pages 119 - 138)  
Members, please note that the relevant plans can be viewed online.  
Please enter reference number 170030:-  
  
<https://publicaccess.aberdeencity.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>
- 4.3 Planning policies referred to in documents submitted

Members, the following planning policies are referred to:-

**National Policy**

Scottish Planning Policy (SPP)

Historic Environment Scotland Policy Statement (HESPS)

**Aberdeen Local Development Plan 2017**

D1 - Quality Placemaking by Design

D4 - Historic Environment

H1 - Residential Areas

**Interim Planning Advice (IPA)** - The Draft Supplementary Guidance associated with the adopted Aberdeen Local Development Plan 2017 is undergoing statutory public consultation and is therefore referred to as Interim Planning Advice (IPA) until such time as SG has been formally adopted. The following IPA is of relevance in this case:

‘The Repair and Replacement of Windows and Doors’

**Other Material Planning Considerations**

‘Managing Change in the Historic Environment: Windows’

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)

- 4.4 Notice of Review with initial application and supporting information submitted by applicant (Pages 139 - 150)
- 4.5 Determination - reason for decision
- 4.6 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](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