



To: Councillors Donnelly, Cooke and Mason.

Town House,
ABERDEEN 08 June 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 5 - Town House** on **TUESDAY, 13 JUNE 2017 at 10.00 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

MEMBERS PLEASE NOTE THAT THE FOLLOWING LINK TAKES YOU TO THE ABERDEEN LOCAL DEVELOPMENT PLAN.

[Local Development Plan](#)

TO REVIEW THE DECISION OF THE APPOINTED OFFICER TO REFUSE THE FOLLOWING APPLICATIONS

PLANNING ADVISER - ANDREW MILLER

- 2.1 Change of Use from amenity land to garden ground and erection of fence round boundary at 29 Seaview Avenue Aberdeen - 161787
- 2.2 Delegated Report, Plans and Decision Notice (Pages 7 - 32)
- 2.3 Planning policies referred to in documents submitted

PLANNING POLICY

Aberdeen Local Development Plan 2017

Policy H1 – Residential Areas

Policy NE1 – Green Space Network

Policy NE3 – Urban Green Space

Policy NE5 – Trees and Woodlands

Policy NE8 – Natural Heritage

Policy NE9 – Access and Informal Recreation

Policy D1 – Quality Placemaking by Design

Policy D2 - Landscape

Policy T3: Sustainable and Active Travel

Interim Planning Advice - The Supplementary Guidance associated with the adopted Aberdeen Local Development Plan 2017 has now been adopted by Aberdeen City Council as Interim Planning Advice (IPA) until it is ratified by the Scottish Government. The following Interim Planning Advice is of relevance in the assessment of this application:

‘The Householder Development Guide’

‘Green Space Network & Open Space’

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 the applicant (Pages 33 - 58)
- 2.5 Determination - Reasons for decision
- 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 EVANS

- 3.1 Replacement Dwellinghouse and garage at Auchinyell, 3 Prospecthill Road Aberdeen - 161381

Please note that the application was approved conditionally and the applicant is appealing against condition 6:-

That notwithstanding the provisions of Article 2(4), Schedule 1, Part 1, Classes 1A, 1B, 1C, 1D, 3A and 3B of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as amended by the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011, no extensions, alterations or improvements which materially affect the external appearance of the dwellinghouse, nor any means of enclosure shall be erected or carried out either on, or in the curtilage, of the dwellinghouse hereby approved without a further grant of planning permission from the planning authority - in the interests of visual amenity.

3.2 Delegated Report, Plans, Decision Notice and Letters of Representation (Pages 59 - 86)

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

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ODWVGUBZGUI00>

3.3 Planning policies referred to in documents submitted

Members, the following planning policies are referred to:-

Aberdeen Local Development Plan 2017

H1: Residential Areas
D1: Quality Placemaking by Design
T2: Managing the Transport Impact of Dev
NE5: Trees and Woodlands
NE8: Natural Heritage

Interim Planning Advice

Subdivision and Redevelopment of Residential Curtilages (IPA)

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

3.4 Notice of Review with initial application and supporting information submitted by applicant / agent (Pages 87 - 126)

3.5 Determination - Reasons 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

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