



To: Councillor Boulton, Convener; and Councillors Donnelly and Cooke.

Town House,
ABERDEEN 19 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 2 - Town House** on **MONDAY, 26 JUNE 2017 at 2.00 pm.**

FRASER BELL
HEAD OF LEGAL AND DEMOCRATIC SERVICES

B U S I N E S S

1.1 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 WILL TAKE YOU TO THE 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 3 Bunstane Terrace, Cove - Erection of Single Storey Extension to Rear - 170100

2.2 Delegated Report, Plans, Decision Notice and Letters of Representation (Pages 7 - 34)

2.3 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

Aberdeen Local Development Plan 2017

- D1 - Quality Placemaking by Design
- D4 - Historic Environment
- H1 - Residential Areas

Other Relevant Material Planning Considerations

- Supplementary Guidance (SG): Householder Development Guide
- Managing Change in the Historic Environment: Extensions
- Cove Bay Conservation Area Character Appraisal and Management Plan

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 35 - 52)

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 - ANDREW MILLER

3.1 108 Bonnymuir Place - Formation of Two Storey Extension to Form Three New Additional Dwellings to Existing Residence - 161363

- 3.2 Delegated Report, Plans, Decision Notice and Letters of Representation (Pages 53 - 92)
- 3.3 Planning Policies Referred to in Documents Submitted

Members, the following planning policies are referred to:-

Aberdeen Local Development Plan 2017

- Policy H1: Residential Areas
- Policy D1: Quality Placemaking by Design
- Policy NE5: Trees and Woodland

Other Relevant Material Considerations

- Interim Planning Advice - Sub-division and Redevelopment of Residential Curtilages
- Interim Planning Advice - Trees and Woodlands

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 93 - 108)
- 3.5 Determination - Reasons 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

Website Address: www.aberdeencity.gov.uk

Should you require any further information about this agenda, please contact Mark Masson on 01224 522989 or email mmasson@aberdeencity.gov.uk