



To: Councillor Boulton, Convener; and Councillor Donnelly, the Depute Provost, and Councillors Jennifer Stewart and Sandy Stuart.

Town House,  
ABERDEEN 01 March 2018

## **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, 7 MARCH 2018 at 10.00 am.**

FRASER BELL  
HEAD OF LEGAL AND DEMOCRATIC SERVICES

### **B U S I N E S S**

- 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**

**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 Construction of an additional external chimney on the North West elevation - Inchgarth House, Inchgarth Road Aberdeen - 170929

2.2 Delegated Report, Plans and Decision Notice (Pages 9 - 16)

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

<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 and Guidance**

- Scottish Planning Policy (SPP)
- Historic Environment Scotland Policy Statement (HESPS)

**Aberdeen Local Development Plan (2017)**

- Policy D1: Quality Placemaking by Design
- Policy D4: Historic Environment
- Policy D5: Our Granite Heritage
- Policy NE2: Green Belt

**Other Material Considerations**

- Managing Change in the Historic Environment: Guidance note – Roofs

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 applicant / agent (Pages 17 - 42)

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 Erection of single storey extension on the rear (south east) elevation - Murtle Den House Aberdeen - 171007

3.2 Delegated report, plans and decision notice (Pages 43 - 52)

Members please note that the plans associated with this application can be viewed here:-

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

3.3 Planning policies referred to in the documents submitted

Members, the following policies are referred to:-

### **National Planning Policy and Guidance**

- Scottish Planning Policy (SPP)
- Historic Environment Scotland Policy Statement (HESPS)

### **Aberdeen Local Development Plan (2017)**

- Policy D1: Quality Placemaking by Design
- Policy D4: Historic Environment
- Policy NE1: Green Space Network
- Policy NE2: Green Belt

### **Supplementary Guidance and Technical Advice Notes**

- Supplementary Guidance: 'The Householder Development Guide'

### **Other Material Considerations**

- Managing Change in the Historic Environment: Extensions

3.4 Notice of Review with initial application and supporting information submitted by applicant / agent (Pages 53 - 86)

- 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

### **PLANNING ADVISER - ANDREW MILLER**

- 4.1 Variation of Condition 1 (Low and zero carbon buildings) of P140229 for erection of office development with associated car parking and landscaping - Laurie's Motel, Hareness Road Aberdeen - 170950

- 4.2 Delegated report, plans and decision notice (Pages 87 - 100)

Members please note, that plans associated with the application can be viewed here:-

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

- 4.3 Planning policies referred to in the documents submitted

Please note the planning policies referred to:-

#### **National Planning Policy and Guidance**

Section 72 of The Climate Change (Scotland) Act 2009, requires all local authorities in any local development plan prepared by them, to include policies requiring all developments in the local development plan area to be designed so as to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use, calculated on the basis of the approved design and plans for the specific development, through the installation and operation of low and zero-carbon generating technologies.

#### **Aberdeen Local Development Plan (2017)**

- Policy R7 - Low and Zero Carbon Buildings, and Water Efficiency

#### **Supplementary Guidance and Technical Advice Notes**

- Resources for New Development (Part A – Density, Energy Use in New Buildings and Water Use Efficiency)

- 4.4 Notice of Review with initial application and supporting information submitted by applicant / agent (Pages 101 - 126)

- 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