

## LEGAL AND DEMOCRATIC SERVICES

### COMMITTEE DECISION SHEET

#### PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - THURSDAY, 26 APRIL 2018

Please let the Committee Officer know as soon as possible if you do not agree with any action proposed in this decision sheet. These are decisions of the Committee and there is an expectation that action will be taken. If for any reason it is apparent that you will not be able to act on these instructions in full or in part or that there will be a delay, please let the Committee Officer know as it may be necessary to advise the Committee or seek further instructions from the Committee.

	Item Title	Decision – approved, refused or site visit
1	<b><u>Motion Against Officer Recommendation - Procedural Note</u></b>	Noted.
2	<b><u>Determination of Exempt Business</u></b>	Members agreed to that item 8.1 on the agenda, would be held in private with the press and public excluded.
3	<b><u>Minute of Meeting of the Planning Development Management Committee of 22 March 2018 - for approval</u></b>	Minute approved as a correct record, with the amendment of Highlander to Highlanders in regards to Councillor Cooke's declaration of interest.
4	<b><u>Minute of Meeting of the Planning Development Management Committee (Visits) of 28 March 2018 - for approval</u></b>	Minute approved as a correct record.
5	<b><u>Committee Tracker</u></b>	Committee planner noted. The Convener also advised that the combined report on TPO 248 and 249 would be added to the planner for reporting back to committee in due course.
6	<b><u>91 High Street, Old Aberdeen - Change of Use from Class 2 (Financial and Professional Services) to Student Accommodation (Sui</u></b>	Application refused due to concerns in regards to the change of use and the impact of the proposed development on the residential amenity of the area by virtue of noise and disturbance. It was also felt that it would have a detrimental impact on the character of

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	<p><b><u>Generis)</u></b></p> <p>Planning Reference – 171445</p> <p>All documents associated with this application can be found at the following link:-  <a href="https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=ZZZY9JBZSK671">https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=ZZZY9JBZSK671</a></p> <p>Planning Officer: Jamie Leadbeater</p>	<p>the Conservation area and does not comply with Policies, CF1 – Existing Community Sites and Facilities, D1 – Quality Placemaking by Design and D4 – Historic Environment.</p>
7	<p><b><u>91 High Street, Old Aberdeen - Listed Building Consent for Formation of New Window and Rooflights, Replacement of Windows and Doors and Internal Works</u></b></p> <p>Planning Reference – 171457</p> <p>All documents associated with this application can be found at the following link:-  <a href="https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=P0L549BZHPU00">https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=P0L549BZHPU00</a></p> <p>Planning Officer: Jamie Leadbeater</p>	<p>Application approved conditionally.</p>
8	<p><b><u>15 High Street, Old Aberdeen - Change of Use from Vacant Dwellinghouse (Class 9) to Public House (Sui Generis)</u></b></p> <p>Planning Reference – 170710</p> <p>All documents associated with this</p>	<p>Application refused due to the adverse effect and impact the proposed development would have on the residential amenity of the area and also the Chaplaincy which is a neighbouring property. The proposal does not comply with policies CF1 – Existing Community Sites &amp; Facilities and T5 – Noise, of the Local Development Plan.</p>

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	<p>application can be found at the following link:-  <a href="https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=ORJ7SEBZLKH00">https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=ORJ7SEBZLKH00</a></p> <p>Planning Officer: Jamie Leadbeater</p>	
9	<p><b><u>15 High Street, Old Aberdeen - Listed Building Consent for Internal Alterations to Form Public House</u></b></p> <p>Planning Reference – 170709</p> <p>All documents associated with this application can be found at the following link:-  <a href="https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=ORJ538BZLKE00">https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=ORJ538BZLKE00</a></p> <p>Planning Officer: Jamie Leadbeater</p>	Application approved conditionally.
10	<p><b><u>Unit 12, Mastrick Shopping Centre, Greenfern Road - Change of Use from (Class 1) retail to Hot Food Takeaway (Sui Generis)</u></b></p> <p>Planning Reference – 171333</p> <p>All documents associated with this application can be found at the following link:-  <a href="https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=OYUKDBBZGWF00">https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=OYUKDBBZGWF00</a></p>	Application approved conditionally.

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	Planning Officer: Jamie Leadbeater	
11	<p><b><u>Land At Bieldside Lodge, North Deeside Road - Approval of Matters Specified in Conditions of P120491 for one Dwellinghouse</u></b></p> <p>Planning Reference – 170028</p> <p>All documents associated with this application can be found at the following link:-  <a href="https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=OJPKWSBZIFL00">https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=OJPKWSBZIFL00</a></p> <p>Planning Officer: Lucy Greene</p>	<p>Application refused for the following reasons:</p> <ol style="list-style-type: none"> <li>1. that it does not comply with Policy NE5 – Trees and Woodland or adopted Supplementary Guidance on Trees and Woodland due to the loss of trees which are more mature than they were when the planning in principle application was approved and consequent negative impact on the woodland and natural heritage in the area .</li> <li>2. That the measures proposed do not provide adequate protection to the listed wall on the site boundary therefore the submitted details do not satisfy the requirements of condition (1)(iv) .</li> </ol>
12	<p><b><u>Land opposite 39 Bloomfield Road - Erection of a 1.5 Storey Dwelling with Double Garage, Partial Excavation and Releveling, Including Construction of Retaining Walls and Associated Landscaping</u></b></p> <p>Planning Reference – 180060</p> <p>All documents associated with this application can be found at the following link:-  <a href="https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=P2P7RKBZ01U00">https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=P2P7RKBZ01U00</a></p> <p>Planning Officer: Dineke Brasier</p>	<p>Application approved conditionally.</p>
13	<p><b><u>Morkeu, Craigton Road - Proposal for the construction of the Friarsfield Link Road,</u></b></p>	<p>Willingness to approve conditionally subject to a legal agreement in respect of</p>

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	<p><b><u>Development of 19 Residential Units (including affordable housing) and Associated Ancillary Works</u></b></p> <p>Planning Reference – 170307</p> <p>All documents associated with this application can be found at the following link:-  <a href="https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=ON87A4BZJO000">https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=ON87A4BZJO000</a></p> <p>Planning Officer: Nicholas Lawrence</p>	<p>completion of the link road, developer contributions (Secondary Education £10,540.00); Community Facilities £36,225.00; Core Path Network £7,366.00; Open Space £3623.00; Healthcare £20,267.00; and £41,250 affordable housing as set out in the Developer Obligation consultation response, agreement on primary schooling arrangements and appropriately worded planning conditions. An additional condition to be added in regards to the Use of Flat Roofs.</p>
14	<p><b><u>(Site between) Countesswells Road/Hazledene Road - Zone A, Section 75A Modification, Discharge of Planning Obligation associated with A7/2178 and A8/530 relating to the site of 170525</u></b></p> <p>Planning Reference – 180013</p> <p>All documents associated with this application can be found at the following link:-  <a href="https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=P28GP2BZ02E00">https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=P28GP2BZ02E00</a></p> <p>Planning Officer: Gavin Evans</p>	<p>Approve discharge.</p>
15	<p><b><u>Inchgarth House - Complete demolition of the Steading and Lodge to allow Reinstatement of Inchgarth House and Surrounding Landscape</u></b></p>	<p>Application approved unconditionally.</p>

	Item Title	Decision – approved, refused or site visit
	<p>Planning Reference – 170610</p> <p>All documents associated with this application can be found at the following link:-  <a href="https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=OQK6Q3BZL3U00">https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=OQK6Q3BZL3U00</a></p> <p>Planning Officer: Sepideh Hajisoltani</p>	
16	<p><b><u>Triple Kirks</u></b></p> <p>Planning Reference – 151239</p> <p>All documents associated with this application can be found at the following link:-  <a href="https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=ZZZY9HBZSK972">https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=ZZZY9HBZSK972</a></p> <p>Planning Officer: Nicholas Lawrence</p>	This item was referred simpliciter to Full Council for consideration.

If you require any further information about this decision sheet, please contact Lynsey McBain on 01224 522123 or email [lymcbain@aberdeencity.gov.uk](mailto:lymcbain@aberdeencity.gov.uk)