



To: Councillor Boulton, Convener; and Councillors  
Councillor Donnelly, the Depute Provost and Duncan.

Town House,  
ABERDEEN 16 May 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 **THURSDAY, 17 MAY 2018** at **9.30 am.**

FRASER BELL  
CHIEF OFFICER - GOVERNANCE

### **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 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 Replacement Windows to Front and Rear of 77 Whitehall Road - 171507

2.2 Delegated Report and Decision Notice (Pages 7 - 14)

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

<https://publicaccess.aberdeency.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) (ALDP)**

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

**Supplementary Guidance and Technical Advice Notes**

- The Repair and Replacement of Windows and Doors

**Other Material Considerations**

- Managing Change in the Historic Environment: Windows
- Albyn Place/Rubislaw Conservation Area Character Appraisal

The policies can be viewed at the following link:-

[http://www.aberdeency.gov.uk/planning\\_environment/planning/local\\_development\\_plan/pla\\_local\\_development\\_plan.asp](http://www.aberdeency.gov.uk/planning_environment/planning/local_development_plan/pla_local_development_plan.asp)

2.4 Notice of Review with Supporting Information and Initial Application Submitted by Applicant (Pages 15 - 26)

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 Four Flats with associated car parking and landscaping at 44-46 Bedford Road - 171410

- 3.2 Delegate Report, Decision Notice and Letters of Representation Including Consultee Comments (Pages 27 - 50)

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

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

- 3.3 Planning Policies Referred to in Documents Submitted

Members, the following policies are referred to:-

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

- Policy D1: Quality Placemaking by Design;
- Policy T2: Managing the Transport Impact of New Development;
- Policy T3: Sustainable and Active Travel
- Policy H1: Residential Areas;
- Policy NE6: Flooding, Drainage and Water Quality;
- Policy R6: Waste Management Requirements for New Development;
- Policy R7: Low and Zero Carbon Buildings, and Water Efficiency; and
- Policy CI1: Digital Infrastructure

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

- The Sub-Division and Redevelopment of Residential Curtilages;
- Transport and Accessibility;
- Flooding, Drainage and Water Quality; and
- Resources for New Development

- 3.4 Notice of Review with Supporting Information and Initial Application Submitted by Applicant (Pages 51 - 66)

- 3.5 Previous Scheme (Pages 67 - 82)

- 3.6 Determination - Reasons for Decision

Members, please note that reasons should be based against Development Plan policies and any other material considerations.

3.7 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