



To: Councillor Boulton, Chairperson; and Councillors Avril MacKenzie and Mason.

Town House,  
ABERDEEN, 26 July 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, 2 AUGUST 2018 at 2.00 pm.**

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 - GAVIN EVANS**

- 2 83 Blenheim Place - Erection of 1.5 storey garage with storage space at upper level (P171486)
- 3 Delegated Report, Decision Notice and Letters of Representation (Pages 7 - 18)

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

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P0ZYGWBZHX100>

4 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 (ALDP) (2017)**

- Policy H1 – Residential Areas
- Policy D1 – Quality Placemaking by Design
- Policy D4 – Historic Environment
- Policy NE5 – Trees and Woodlands
- Policy T2 – Managing the Transport Impact of Development

**Supplementary Guidance and Technical Advice Notes**

- The Householder Development Guide
- Transport and Accessibility

**Other Material Planning Considerations**

- Aberdeen City Conservation Area Character appraisal and Management Plan - Albyn Place / Rubislaw.

The policies can be viewed at the following link:-

<https://www.aberdeencity.gov.uk/services/planning-and-building/development-plan>

5 Notice of Review with Supporting Information and Initial Application Submitted by Applicant / Agent (Pages 19 - 40)

6 Determination - Reasons for Decision

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

7 Consideration of Conditions to be Attached to the Application - if Members are Minded to Over-Turn the Decision of the Case Officer

**PLANNING ADVISER - ROBERT FORBES**

8 Land at Rear of 44-46 Bedford Road - Erection of 4 residential flats with associated landscaping

- 9 Delegated Report, Decision Notice and Letters of Representation including Consultee Comments (Pages 41 - 72)

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

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P6RD5PBZKJC00>

- 10 Planning Policies Referred to in Documents Submitted

Members, the following planning 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

The policies can be viewed at the following link:-

<https://www.aberdeencity.gov.uk/services/planning-and-building/development-plan>

- 11 Notice of Review with Supporting Information and Initial Application Submitted by Applicant / Agent (Pages 73 - 88)

- 12 Determination - Reasons for Decision

- 13 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 Steph Dunsmuir - [sdunsmuir@aberdeencity.gov.uk](mailto:sdunsmuir@aberdeencity.gov.uk) or 01224 522503