

LEGAL AND DEMOCRATIC SERVICES

COMMITTEE DECISION SHEET

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - THURSDAY, 20 JANUARY 2022

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	<u>Minute of Meeting of the Planning Development Management Committee of 9 December 2021 - for approval</u>	Minute approved as a correct record.
2	<u>Minute of Meeting of the Planning Development Management Committee (Visits) of 16 December 2021 - for approval</u>	Minute approved as a correct record subject to the amendment of Councillor Cooke's name on page 3 of the minute.
3	<u>Committee Planner</u>	Committee planner noted.
4	<u>Land At Tillyoch, Culter House Road - Pre Determination Hearing - 211699</u>	<u>The Committee resolved:-</u> (i) to note the contents of the report; and (ii) to agree that the application be subject of a statutory pre-determination hearing by a special meeting of the Planning Development Management Committee and that the application is then determined at a subsequent scheduled Planning Development Management Committee meeting.
5	<u>Detailed Planning Permission for the change of use from class 9 (house) to class 8 (residential institution) - 51 Froghall Terrace Aberdeen</u>	Application approved conditionally in line with the officer recommendation.

	Item Title	Decision – approved, refused or site visit
	<p>Planning Reference – 211499</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:-</p> <p>Link.</p> <p>Planning Officer: Robert Forbes</p>	
6	<p><u>Detailed Planning Permission for erection of two storey extension with plant room to rear; erection of entrance extension with ramp to front and side; alterations to car parking and landscaping and other associated works - Albyn Hospital Aberdeen</u></p> <p>Planning Reference – 211019</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:-</p> <p>Link.</p> <p>Planning Officer: Matthew Easton</p>	<p>Application refused for the following reasons:-</p> <ol style="list-style-type: none"> 1. That the proposal would constitute overdevelopment of the site by virtue of the adverse impact of the proposal, in particular the 2 storey element on the residential amenity of residential properties at 1 and 3 Albyn Grove; and 2. That the proposal would be contrary to Policy D4 – Historic Environment of the adopted Local Development Plan 2017, particularly in respect of the 2 storey element of the proposed extension, and would have an adverse impact on the character of the conservation area due to its visual prominence in views from Albyn Grove and Albyn Lane.
7	<p><u>Listed Building Consent for erection of two storey extension with plant room to rear; erection of entrance extension with ramp to front and side; alterations to car parking and landscaping and other associated works - Albyn Hospital</u></p> <p>Planning Reference – 211020</p> <p>All documents associated with this</p>	<p>Application refused for the following reasons:-</p> <p>That the proposal would be contrary to Policy D4 – Historic Environment of the adopted Aberdeen Local Development Plan 2017 in that it would have an adverse impact on the character of the category C listed buildings at 21 and 24 Albyn Place and category B listed buildings at 22 and 23 Albyn Place.</p>

	Item Title	Decision – approved, refused or site visit
	<p>application can be found at the following link and enter the reference number above:-</p> <p>Link.</p> <p>Planning Officer: Matthew Easton</p>	
8	<p><u>Planning Permission in Principle for residential development (79 units) comprising conversion of existing office building and erection of new build and associated infrastructure - site at Quattro House, Wellington Circle Aberdeen</u></p> <p>Planning Reference – 210973</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:-</p> <p>Link.</p> <p>Planning Officer: Alex Ferguson</p>	<p>Application refused for the following reasons:-</p> <ol style="list-style-type: none"> 1. The proposal is contrary to Policy B1 (Business and Industrial land) of the adopted Aberdeen Local Development Plan which states that land zoned for business and industrial uses shall be retained for Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses and safeguarded from other conflicting development types such as the residential development proposed; 2. That the proposal is contrary to Policy D1 – Quality Placemaking of the Aberdeen Local Development Plan and constitutes an unsuitable location for residential development in terms of the amenity of future residents due to its location between a busy main road and adjoining commercial properties that operate at all hours of the day and are heavily used by HGV vehicles, and the high levels of light pollution caused by nearby floodlights – all of which would create an environment that would be detrimental to residential amenity; and 3. That the development would not be accessible by a safe route to school due to young school children having to cross several busy junctions on the way to the adjoining primary school.

If you require any further information about this decision sheet, please contact Lynsey McBain, Committee Officer, on 01224 522123 or email lymcbain@aberdeencity.gov.uk