

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 17 March 2022. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Boulton, Convener; Councillor Stewart, the Depute Provost, Vice Convener; and Councillors Allan, Cooke, Copland, Greig, Henrickson (as substitute for Councillor Cormie), MacKenzie and Malik.

The agenda and reports associated with this minute can be found [here](#).

Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent minute and this document will not be retrospectively altered.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 17 FEBRUARY 2022

1. The Committee had before it the minute of the previous meeting of 17 February 2022, for approval.

The Committee resolved:-

to approve the minute as a correct record.

COMMITTEE PLANNER

2. The Committee had before it a planner of future Committee business.

The Committee resolved:-

to note the information contained in the Committee business planner.

105 WATERTON ROAD ABERDEEN - 211813

3. The Committee had before it a report by the Interim Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for detailed planning permission for the erection of a single storey extension with canopy to the rear of 105 Waterton Road, Aberdeen, be approved unconditionally.

The Committee heard from Jemma Tasker, Planner, who spoke in furtherance of the application.

The Committee resolved:-

to approve the application unconditionally.

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690 - 692 KING STREET ABERDEEN - 220097

4. The Committee had before it a report by the Interim Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for detailed planning permission for the change of use from public house (sui generis) to 2 hot food takeaways (sui generis); installation of extract flues; formation of entrance door and alterations to a shop front with associated works at 690-692 King Street, be approved subject to the following conditions:-

Conditions**1. Hours of Operation**

The hereby approved use shall operate between the hours of 11am and 10pm Sunday to Thursday, and 11am and 10.30pm Friday to Saturday, and at no other time whatsoever.

Reason: In order to preserve the amenity of neighbouring residential properties during the more sensitive late evening and early morning hours.

2. Noise

The hereby approved use shall not commence unless the mitigation measures recommended in the approved Noise Impact Assessment (Reference: 0897212314 – V1, Version: n/a, Date: 13 December 2021) have been carried out and implemented in full. Thereafter the mitigation measures, or similar as may be agreed in writing with the planning authority, shall remain in place for the duration of the use.

Reason: In order to preserve the amenity of neighbouring residential properties from noise emissions associated to the new use.

3. Odour

The hereby approved use shall not commence unless the mitigation measures recommended in the approved Odour Assessment (Reference: 0897212314 – V1, Version: n/a, Date: 13 January 2022) have been carried out and implemented in full. Thereafter the mitigation measures, or similar as may be agreed in writing with the planning authority, shall remain in place for the duration of the use.

Reason: In order to preserve the amenity of neighbouring residential properties from odour emissions associated to the new use.

4. Litter Bin Provision

The use hereby approved shall not commence unless a waste management scheme, detailing litter disposal and, if appropriate, recycling facilities immediately adjacent the application site has been submitted to and approved in writing by the

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planning authority. Thereafter, the scheme shall be implemented in accordance with the agreed details and retained for the duration of the operation of the units as Sui Generis uses.

Reason: in order to preserve the amenity of the neighbourhood and in the interests of public health.

The Committee heard from Jemma Tasker, Planner, who spoke in furtherance of the application and answered questions from members.

The Committee resolved:-

to approve the application conditionally.

106 -108 FORREST AVENUE ABERDEEN - 220015

5. The Committee had before it a report by the Interim Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for detailed planning permission for the change of use from pavement and installation of raised decking to form an outdoor seating area with access ramp (retrospectively), be approved subject to the following conditions:-

Conditions

1. Timescale for removal

The structure hereby approved shall be wholly removed from the site by 17th March 2023.

Reason: to ensure timely removal of a structure which has been assessed as being acceptable only on a temporary basis due to its design, materials and resultant adverse impact on the character and appearance of the surrounding area.

2. Hours of use

The structure hereby approved shall not be made available for use by patrons outwith the hours of 10.00am-10.00pm.

Reason: in the interests of safeguarding residential amenity by restricting use at unsociable hours.

3. Amplified music

The outdoor seating area hereby approved shall not be utilised for the performance of live or amplified music, nor the use of microphones/speakers.

Reason: in the interests of protecting residential amenity from potential noise nuisance.

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The Committee heard from Gavin Evans, Senior Planner, who spoke in furtherance of the application and answered various questions from members.

The Committee resolved:-

to approve the application conditionally.

- **Councillor Marie Boulton, Convener**