

LEGAL AND DEMOCRATIC SERVICES

COMMITTEE DECISION SHEET

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - THURSDAY, 3 NOVEMBER 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	<p><u>Minute of Meeting of the Planning Development Management Committee of 29 September 2022 - for approval</u></p>	<p><u>The Committee resolved:-</u> to approve the minute as a correct record.</p>
2	<p><u>Committee Planner</u></p>	<p><u>The Committee resolved:-</u> to note the planner.</p>
3	<p><u>Detailed Planning Permission for the change of use from class 4 (business) to class 10 (non-residential institutions) - West Lodge, Greenwell Road Aberdeen</u></p> <p>Planning Reference – 220969</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: Gavin Clark</p>	<p>Application approved conditionally.</p>
4	<p><u>Detailed Planning Permission for the partial change of use of existing guest house to</u></p>	<p>Application approved conditionally with an extra informative to be added in relation to the restriction of takeaways being dispensed from the property.</p>

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	<p><u>class 3 (food and drink) including erection of side extension and associated works - Granville, 58 Victoria Street, Dyce, Aberdeen</u></p> <p>Planning Reference – 220837</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: Aoife Murphy</p>	
5	<p><u>Detailed Planning Permission for the change of use from class 2 (occupational health clinic) to class 11 (children's role play cafe) including installation of access ramp - 14 Victoria Street, City Centre, Aberdeen</u></p> <p>Planning Reference – 220613</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: Dineke Brasier</p>	<p>Application deferred to a future meeting of Planning Development Management Committee in order to gather information on (1) the Chapel Street car park and how many spaces were available for members of the public to utilise; (2) disabled parking space and (3) the amount of on street parking spaces that would be available in the local area.</p>
6	<p><u>Detailed Planning Permission for the erection of garden room with wood burning stove flue to front - 328 Stonewood Road Aberdeen</u></p> <p>Planning Reference – 220880</p> <p>All documents associated with this</p>	<p>Application approved conditionally.</p>

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	<p>application can be found at the following link and enter the reference number above:-</p> <p>Link.</p> <p>Planning Officer: Jemma Tasker</p>	
7	<p><u>Detailed Planning Permission for the erection of 17no houses with associated landscaping, access and infrastructure - Area F3, Pinewood, Site Adjacent to Countesswells Road, Aberdeen</u></p> <p>Planning Reference – 211773</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: Gavin Evans</p>	<p>Application approved conditionally with a legal agreement and an extra condition to be added to read:-</p> <p>That no development pursuant to this planning permission shall be undertaken unless a construction methodology for the path link, between the eastern end of the new road and the existing footpath adjacent to the eastern site boundary, has first been submitted to and approved in writing by the planning authority.</p> <p>Thereafter, no dwelling within the approved development shall be occupied unless all footpath connections shown on the approved site plan (ref F3_APL_100 K), or any other such plan which has been submitted to and approved in writing by the planning authority for this purpose, have been fully constructed and made available for use.</p> <p>Reason - to ensure permeability through the development site and convenient links to local retail use and recreational routes.</p>
8	<p><u>Approval of matters specified in conditions: 1 (Design); 2 (Access Junction); 5 (Landscaping); 6 (Trees); 8 (Construction Environment Management Plan); 9 (Air Quality/Dust); 11 (Noise Impact Assessment); 12 (Low/ Zero Carbon Technologies Statement); 13 (Watercourse), 14 (Watercourse, SEPA); 15 (Green Measures); 16 (Bird Hazard Management Plan); 17 (Archaeology); 18 (Badger Survey), 19 (Surface Water), 20 (Scottish Water); 21 (Residential Travel Pack) for erection of 75 residential units in connection with planning permission in principle ref. 200535/PPP -</u></p>	<p>Application approved conditionally with extra conditions to be added to read:-</p> <ol style="list-style-type: none"> 1. That prior to the completion of the 70th residential unit, the internal road network, as shown on Drawing No: BH222_BHL_XX_XX_DR_C_701 02, or any such drawing which may supersede this drawing, shall be completed in accordance with the approved plans. For avoidance of doubt this shall include: <ul style="list-style-type: none"> • the completion to the eastern site boundary line (marked red) of the internal road leading into the future residential/commercial development area to the east in a way that enables connection to be made for pedestrian and vehicular traffic by way of construction work that can take place entirely within that adjoining land. • allowance for the formation of a suitable access within the site to serve future commercial development, to comply with the agreed Masterplan and as shown by

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	<p><u>Land South of North Deeside Road, Milltimber, Aberdeen,</u></p> <p>Planning Reference – 220865</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: Gavin Clark</p>	<p>the line marked “Indicative location for east – west access connection identified in blue of Drawing No: BH222_BHL_XX_XX_DR_C_701 02.</p> <p>Reason: to ensure that access can be provided to the future development areas to the east to comply with the requirements of the approved masterplan and planning permission in principle.’</p> <p>2. That prior to the commencement of development, notwithstanding the details as submitted in the approved Construction Environment Management Plan (Ref:) confirmation shall be submitted to, and agreed in writing by the Planning Authority of the neighbouring residential properties which are to be included within the required to and referenced full photographic dilapidation survey. Thereafter the works shall be carried out in full accordance with the scheme as approved.</p> <p>Reason: to ensure that an accurate record is undertaken and that the proposed works would have no adverse impact on residential properties in the surrounding area.</p> <p>3. That prior to the occupation of any dwellinghouse hereby approved, notwithstanding the details submitted in the approved Residential Travel Pack (Ref) further information shall be submitted to and approved in writing by the Planning Authority in relation to accessible walking and cycling routes, amenities and services found in the surrounding area along with transportation methods available in the surrounding area.</p> <p>Reason: in the interests of promoting more sustainable modes of transport.</p>
9	<p><u>Detailed Planning Permission for the resurfacing of external amenity area to form parking/turning area (retrospective) - Birchwood House Upper Flat, 1 South Avenue, Aberdeen,</u></p> <p>Planning Reference – 221070</p> <p>All documents associated with this</p>	<p>Application refused.</p>

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10	<u>Representation Procedure - COM/22/252</u>	<p><u>The Committee resolved:-</u></p> <ul style="list-style-type: none"> (i) to approve the Procedure and Guidance notes at Appendix 1; (ii) to note that the Procedure will take effect from 4 November 2022 and will apply to future Planning Development Management Committee meetings thereafter; (iii) to delegate to the Chief Officer – Strategic Place Planning, following consultation with the Convenor and Vice-Convenor, to amend the Procedure; and (iv) to instruct the Chief Officer – Strategic Place Planning to report back to the Committee on the effectiveness of the Procedure by December 2023.

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