

LEGAL AND DEMOCRATIC SERVICES

COMMITTEE DECISION SHEET

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - THURSDAY, 9 FEBRUARY 2023

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 |
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| 1 | <u>Members are requested to intimate any declarations of interest or connections</u> | <p>The following statements of transparency were noted:-</p> <ul style="list-style-type: none">• In relation to item 6.2 on the agenda (variation to condition 10, A944 Jessiefield Junction), Councillor Blake advised that she had a connection due to coordinating advertisements for Cults, Bielside and Milltimber Community Council, but did not consider that the nature of her connection amounted to an interest that would require her to withdraw from the meeting;• In relation to item 7.1 on the agenda (Dutch Mill hotel), Councillor Boulton advised that she was a member of the Licensing Board however did not consider that the nature of her connection amounted to an interest would require her to withdraw from the meeting <p>Councillor Copland advised that in relation to item 7.1 on the agenda, Dutch Mill Hotel, that he had previously indicated a view on the application and therefore would leave the meeting when the application was being considered and would take no part in the deliberation or determination of the application.</p> |
| 2 | <u>Minute of Meeting of the Planning Development Management Committee of 12 January 2023 - for approval</u> | Minute approved as a correct record. |
| 3 | <u>Committee Planner</u> | Committee planner noted. It was also advised that the Pre Application Forum application scheduled for 9 March Committee (92-126 John Street) would now be heard |

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| | | at the meeting on 20 April 2023. |
| 4 | <p><u>Detailed Planning Permission for the installation of replacement front windows; formation of garden walls; and installation of hard surface and artificial grass (partially retrospective) - 64 Devonshire Road Aberdeen</u></p> <p>Planning Reference – 221130</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> | Application approved conditionally in line with officer recommendation. |
| 5 | <p><u>Variation to Conditions - variation of condition 10 (requiring Condition 1 to be implemented in full prior to the occupation of the 1001st house constructed) of planning application ref. P141888 - A944 Jessiefield Junction and Land South of A944, at Bellfield Farm, East Middlefield</u></p> <p>Planning Reference – 200536</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 refused for the following reasons:-</p> <p>The proposal is contrary to T2 (Managing the Transport Impact of Development) and I1 (Infrastructure Delivery and Planning Obligations) of the 2017 Aberdeen Local Development Plan and Policies 13 (Sustainable Transport) and 18 (Infrastructure First) of National Planning Framework 4 due to the additional traffic impact and delay caused by traffic from an additional 250 units on the road network prior to the opening of the Jessiefield Junction improvement and Eastern Link Road to Countesswells and due to a delay in delivery in essential infrastructure required for the wider Countesswells development. The proposal is further contrary to policy T3 (Sustainable and Active Travel) of the 2017 Aberdeen Local Development Plan and policy 13 (Sustainable Transport) due to the delay in delivery of sustainable transport measures along the route from Countesswells to the Jessiefield Junction.</p> |
| 6 | <u>Detailed Planning Permission for the erection</u> | Application approved with the following conditions:- |

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| <p><u>of temporary marquee to the existing north car park to provide covered external area for outdoor dining and drinking space - Dutch Mill Hotel, 7 Queens Road Aberdeen</u></p> <p>Planning Reference – 221514</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: Lucy Greene</p> | <p>(01) DURATION OF PERMISSION</p> <p>The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.</p> <p>Reason - in accordance with section 58 (duration of planning permission) of the 1997 act.</p> <p>(02) TIMESCALE FOR CESSATION OF USE AND REMOVAL OF STRUCTURE</p> <p>That permission for the development hereby approved shall be for a limited period, expiring 3 years from the date of this permission. The use of the marquee shall cease on 10.02.2026, with the marquee being removed from site by 28.02.2026.</p> <p>Reason: In order to retain control over this temporary form of development and to enable the impact of the development on the amenity of the surrounding area to be reviewed.</p> <p>(03) NOISE EQUIPMENT</p> <p>That there shall be no amplified music played in the marquee other than through the equipment identified in the Noise Impact Assessment by Grosle Environmental Services Version 4 dated 24.05.22, namely:</p> <p>a) A 100v line speaker system consisting of eight ceiling mounted speakers facing downward inside the marquee as detailed within sections 6.1.1 (and 5.4) and providing a maximum permitted music sound pressure level output of 71 dB(A) at one metre based on assessment conditions detailed within section 5.2.3.</p> <p>Reason: In the interests of the amenity of the occupiers of nearby buildings.</p> <p>(04) HOURS OF USE</p> <p>Use of the marquee shall be prohibited between the hours of 22:00 hours and 12:00 hours on any given day.</p> <p>Reason – in the interests of the amenity of the area.</p> |

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| | | <p>(05) TREES</p> <p>That the marquee hereby granted planning permission shall not be brought into use unless there are in place at least 4no. trees in the locations indicated on the approved drawings, or others that shall be subsequently agreed, in accordance with details of species and size at planting that have been submitted to, and agreed in writing with the planning authority. If any of the trees die or are severely damaged they shall be replaced with others of the same size and species.</p> <p>Reason - in the interests of the visual amenity and character of the area and to help screen views of the marquee.</p> <p><u>ADVISORY NOTES FOR APPLICANT</u></p> <p>It is recommended that a robust complaints procedure is established in respect of the use, including noise investigation protocol, pre-determined corrective actions and follow-up response to complainant.</p> |
| 7 | <p><u>Draft Aberdeen Planning Guidance: Resources for New Development - PLA/23/046</u></p> | <p><u>The Committee resolved:-</u></p> <ul style="list-style-type: none"> (i) to approve the content of the draft Aberdeen Planning Guidance: Resources for New Development (Appendix 1) and adopt the draft document as Interim Planning Advice from the date of adoption of the Aberdeen Local Development Plan 2023; (ii) to instruct the Chief Officer - Strategic Place Planning to, subject to any minor drafting changes, publish the draft Aberdeen Planning Guidance: Resources for New Development document for a six week period of public consultation, and for this consultation to be undertaken at the same time as the public consultation exercise on a number of associated Supplementary Guidance and Aberdeen Planning Guidance documents instructed by Council on 14 December 2022; (iii) to instruct the Chief Officer – Strategic Place Planning to report the results of the public consultation and any proposed revisions to the draft Guidance on Resources for New Development to Council before December 2023 as part of the |

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| | | <p>wider post-consultation report on all current draft guidance documents to support the Aberdeen Local Development Plan 2023;</p> <p>(iv) to instruct the Chief Officer – Strategic Place Planning to consult the Strategic Environmental Assessment (SEA) Gateway on the associated SEA Screening Report for the draft Aberdeen Planning Guidance document: Resources for New Development, and to publicise the result of the Screening Determinations on the Council’s website; and</p> <p>(v) to request that officers undertake a comparison of the adopted 2017 planning documents and the consultation documents, and for the changes to be presented alongside the consultation materials to aid effective engagement.</p> |
| 8 | <p><u>Draft Aberdeen Planning Guidance: Space Standards - PLA/23/050</u></p> | <p><u>The Committee resolved:-</u></p> <p>(i) to approve the content of the draft Aberdeen Planning Guidance: Space Standards (Appendix 1) and adopt the draft document as Interim Planning Advice from the date of adoption of the Aberdeen Local Development Plan 2023;</p> <p>(ii) to instruct the Chief Officer - Strategic Place Planning to, subject to any minor drafting changes, publish the draft Aberdeen Planning Guidance: Space Standards document for a six week period of public consultation, and for this consultation to be undertaken at the same time as the public consultation exercise on a number of associated Supplementary Guidance and Aberdeen Planning Guidance documents instructed by Council on 14 December 2022;</p> <p>(iii) to instruct the Chief Officer – Strategic Place Planning to report the results of the public consultation and any proposed revisions to the draft Guidance on Space Standards to Council before December 2023 as part of the wider postconsultation report on all current draft guidance documents to support the Aberdeen Local Development Plan 2023;</p> <p>(iv) to instruct the Chief Officer – Strategic Place Planning to consult the Strategic Environmental Assessment (SEA) Gateway on the associated SEA Screening Report for the draft Aberdeen Planning Guidance document: Space Standards, and to publicise the result of the Screening Determinations on the Council’s website; and</p> <p>(v) to request that officers undertake a comparison of the adopted 2017 planning documents and the consultation documents, and for the changes to be presented alongside the consultation materials to aid effective engagement</p> |

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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