

LEGAL AND DEMOCRATIC SERVICES

COMMITTEE DECISION SHEET

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - THURSDAY, 9 MARCH 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
1	<u>Declarations of Interest or Connections</u>	<p>The following statement of transparency was noted:-</p> <p>In relation to item 6.2 on the agenda (81 Brighton Place), Councillor Allard advised that he had a connection as he knew one of the objectors, Dr Susan Smith, who was due to present her objection to the application, but he did not consider that the nature of his connection amounted to an interest that would require him to withdraw from the meeting.</p>
2	<u>Minute of Meeting of the Planning Development Management Committee of 9 February 2023 - for approval</u>	<p>Councillor Blake advised that in relation to her transparency statement, that the wording be corrected slightly and should read:-</p> <p>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 the MBC News, which was linked to 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”</p> <p>Otherwise the minute approved as a correct record.</p>
3	<u>Committee Planner</u>	Noted.
4	<u>Detailed Planning Permission for the erection of extensions to side and rear and formation of door opening to form 2 semi-detached dwelling houses - 81 Brighton Place</u>	<p>Application refused for the following reasons:-</p> <p>Given the prominent location of the proposal and its design, scale and massing, the proposed extensions were considered overbearing and out of keeping with the scale and</p>

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	<p><u>Aberdeen</u></p> <p>Planning Reference – 221086</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>massing of the existing building and also detrimental to the historic character of the adjoining Albyn Place/ Rubislaw Conservation Area.</p> <p>Furthermore, the proposed materials for the extension, especially the use of timber and render, were also incompatible with the character of the existing dwelling and the conservation area. It was thus considered to have an adverse impact on the character of the surrounding area and had not given due consideration to the surrounding site context.</p> <p>For the foregoing reasons the proposal was considered not to be in compliance with the relevant criteria in;</p> <ul style="list-style-type: none"> • Policies 7 (Historic Assets); 14 (Design, Quality and Place) of National Planning Framework 4; • Policies H1 (Residential Areas), D1 (Quality Placemaking by Design) and D4 (Historic Environment) of the 2017 Aberdeen Local Development Plan; • Policies H1 (Residential Areas), D1 (Quality Placemaking) and D6 (Historic Environment) of the 2020 Proposed Aberdeen Local Development Plan and; • Relevant sections of the Householder Development Guide and the Council’s Technical Advice Note on “Materials: External Building Materials and their Use in Aberdeen.
5	<p><u>Detailed Planning Permission for the extension of an existing car park with associated external lights and landscaping works - Land at International Gate, Dyce, Aberdeen</u></p> <p>Planning Reference – 221436</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 approved in line with officer recommendation.</p>

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6	<p><u>Local Review Body Procedure Review</u> <u>PLA/23/079</u></p>	<p><u>The Committee resolved:-</u></p> <p>(i) to note the options presented in the report in relation to the constitution of the LRB;</p> <p>(ii) to agree the recommendations contained within option two of the report subject to the following changes:</p> <ol style="list-style-type: none"> 1. Membership of the local review body is drawn exclusively from PDMC Members on a rota basis, and members have the dates set in their diaries. 2. LRB Membership at any specific meeting is set at 5 members and a quorum at 3 Members. 3. A local ward Member cannot take part in decision making at the LRB when it is considering an application in the ward that Member represents. 4. Any substitutes to be exclusively drawn from PDMC Members and must be notified to the Committee Clerk as far as possible in advance of the meeting so that there is time to ensure that this would not result in a member from the ward as an application on the LRB. 5. LRB to be chaired by the Convenor of the PDMC, or Vice Convenor or another member if they are both unavailable or are precluded from taking part in the decision making at the LRB because it is considering an application in the Member’s ward; and <p>(iii) to refer the proposed changes to the constitution of the LRB to the Full Council meeting of 26 April 2023 for formal adoption.</p>

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