



To: Councillor McRae, Convener; Councillor Bouse, Vice-Convener; and Councillors Alphonse, Blake, Boulton, Clark, Cooke, Copland, Crockett, Farquhar, Lawrence, Radley and Thomson.

Town House,
ABERDEEN 22 June 2023

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

The Members of the **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE** are requested to meet in **Council Chamber - Town House** on **THURSDAY, 29 JUNE 2023 at 10.00 am**. This is a hybrid meeting and Members may also attend remotely.

The meeting will be webcast and a live stream can be viewed on the Council's website. <https://aberdeen.public-i.tv/core/portal/home>

JENNI LAWSON
INTERIM CHIEF OFFICER – GOVERNANCE (LEGAL)

B U S I N E S S

MEMBERS PLEASE NOTE THAT ALL LETTERS OF REPRESENTATION ARE NOW AVAILABLE TO VIEW ONLINE. PLEASE CLICK ON THE LINK WITHIN THE RELEVANT COMMITTEE ITEM.

MOTION AGAINST OFFICER RECOMMENDATION

- 1.1. Motion Against Officer Recommendation - Procedural Note (Pages 7 - 8)

DETERMINATION OF URGENT BUSINESS

- 2.1. Determination of Urgent Business

DECLARATION OF INTERESTS AND TRANSPARENCY STATEMENTS

- 3.1. Members are requested to intimate any declarations of interest or connections

MINUTES OF PREVIOUS MEETINGS

- 4.1. Minute of Meeting of the Planning Development Management Committee of 1 June 2023 - for approval (Pages 9 - 16)
- 4.2. Minute of Meeting of the Planning Development Management Committee (Visits) of 8 June 2023 - for approval (Pages 17 - 30)

COMMITTEE PLANNER

- 5.1. Committee Business Planner (Pages 31 - 36)

GENERAL BUSINESS

REPORTS

- 6.1. Draft Energy Transition Zone Masterplan - Consultation - PLA/23/210 (Pages 37 - 136)
- 6.2. Aberdeen Planning Guidance: Outdoor Seating - PLA/23/217 (Pages 137 - 164)

WHERE THE RECOMMENDATION IS ONE OF APPROVAL

- 7.1. Detailed Planning Permission for the Change of use from residential dwelling (class 9) to mixed use (class 3 and 4) including community cafe, with ancillary office accommodation and meeting hall; erection of single storey extension to form additional seating areas to cafe; formation of access ramp, external seating area and erection of bin store with associated hard and soft landscaping works - Wallace Tower, Tillydrone Road Aberdeen (Pages 165 - 184)

Planning Reference – 221380

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Dineke Brasier

- 7.2. Listed Building Consent - Conversion of existing building to form community cafe with ancillary office accommodation and meeting hall; erection of single storey extension to form additional seating areas to cafe; internal alterations; formation of access ramp, external seating area and erection of bin store with associated hard and soft landscaping works - Wallace Tower, Tillydrone Road Aberdeen (Pages 185 - 196)

Planning Reference – 221379

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Dineke Brasier

- 7.3. Detailed Planning Permission for the erection of supported living accommodation (Class 8 - residential Institutions), comprising eight residential units and ancillary staff office building, new vehicular access, car parking, infrastructure, open space and landscaping - former Stoneywood School site, Stoneywood Road Aberdeen (Pages 197 - 224)

Planning Reference – 230428

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Alex Ferguson

- 7.4. Detailed Planning Permission for the installation of floodlighting to the existing 3G pitch (part retrospective) - International School Of Aberdeen, North Deeside Road, Cults (Pages 225 - 238)

Planning Reference – 230405

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Dineke Brasier

- 7.5. Detailed Planning Permission for the erection of detached dwellinghouse and associated works - 30 Woodend Place Aberdeen (Pages 239 - 252)

Planning Reference – 230601

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Robert Forbes

- 7.6. Detailed Planning Permission for the erection of 2 storey side extension and single storey rear extension - 40 Woodstock Road Aberdeen (Pages 253 - 266)

Planning Reference – 230398

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Rebecca Kerr

- 7.7. Detailed Planning Permission for the erection of timber glazed pavilion for an outdoor seating area retrospectively - 52 The Green Aberdeen (Pages 267 - 276)

Planning Reference – 230437

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Alex Ferguson

- 7.8. Detailed Planning Permission for the erection of a hydrogen production and vehicle re-fuelling facility, solar farm and underground solar grid connection (Aberdeen Hydrogen Hub) - Hareness Road And Ness Former Landfill Site, Coast Road, Aberdeen (Pages 277 - 296)

Planning Reference – 230299

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Lucy Greene

WHERE THE RECOMMENDATION IS ONE OF REFUSAL

- 8.1. Detailed Planning Permission for the change of use from amenity land to temporary outdoor seating area for public house including erection of marquee with bar, adjacent storage container, and associated al fresco areas - land opposite 10 Queen's Terrace Aberdeen (Pages 297 - 310)

Planning Reference – 230407

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Roy Brown

DATE OF NEXT MEETING

- 9.1. Thursday 24 August 2023 - 10am

To access the Service Updates for this Committee please click [here](#)

Website Address: aberdeencity.gov.uk

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